

Request for Decision



To: Regular Meeting

From: **Development and Engineering Services**

Date: October 30, 2017

Subject: Introduction of OCP Bylaw Amendment and Zoning Bylaw replace and repeal

Recommendation: **RESOLVED THAT Council gives first and second reading to Official Community Plan Bylaw Amendment 1919-A2;**

RESOLVED THAT Council gives first and second reading to Zoning Bylaw 2039;

RESOLVED THAT Council gives first and second reading to Zoning Bylaw Repeal 1606-R1;

RESOLVED THAT Council give public hearing to Bylaws 1919-A2, 2039, and 1606-R1 on November 27th, 2017 at 6:00 p.m. at City Hall.

Background

- On May 9, 2016, Council directed staff to further explore options for enabling and permitting innovative (small home, cluster home, and eco-home) housing in bylaws and regulations. The department recommended that Council consider these changes in context of other issues in the Official Community Plan, and on June 13, 2016 Council directed staff to undertake a review of the OCP and undertake a public and stakeholder engagement program to implement the changes.
- OCP 'Theme 2' changes were proposed to include topics on tiny homes and cluster development, secondary suites and laneway houses, and other tools for the encouragement of affordable and sustainable housing.
- Staff developed a short online survey and held a stakeholder workshop on housing issues. The department was looking for insight from community members and feedback on key policy issues before developing recommendations for bylaw and policy changes.
- The department has learned of a number of challenges affecting housing affordability, and proposes that Council initiate high-priority changes to the OCP and Zoning Bylaw **before** the scheduled completion of the Official Community Plan and Zoning Bylaw update (2018/2019).

Process:

- The department recommends these changes as an amendment to the current OCP and concurrent repeal and creation of a new Zoning Bylaw. A new Zoning Bylaw is required because of the number of recommended changes in the attached report as well as cumulative amendments since 1999. There are also some identified 'housekeeping' changes as noted below in 'Housekeeping' section.
 - The repeal bylaw would repeal Zoning Bylaw 1606 with all amendments (1633, 1679, 1696, 1712, 1717, 1720, 1751, 1774, 1777, 1785, 1792, 1800, 1802, 1808, 1814, 1826, 1828, 1834, 1835, 1842, 1843, 1853, 1864, 1869, 1878, 1888, 1906, 1920, 1927, 1936, 1947, 1987, 1990)
- Subsequent changes identified through the remainder of the theme reviews over the next year would be brought forward in a new OCP and new Zoning bylaw in 2018 and 2019, respectively.
- Council is required to hold a public hearing after first reading and before third reading. Ministry of Transportation and Infrastructure must sign off on amendments or repeal/replacement between third reading and final reading.

Housekeeping and minor items:





- "Sustainable Community Plan" will be renamed to "Official Community Plan"
- Zoning Bylaw Section 27 Screening and Fencing: addition of "Closed Fencing to 1.3 metres with open upper section to 1.85 metres may be sited on any portion of a parcel." This allows lattice-top or open screening to be placed to a height that will deter deer from front yards and has already become common practice in many yards.
- Set bylaw measurements all to metric with conversion factor provided
- Section number updating
- Clarification of minor definitions including floor area & height

Timeline:

Date	Topic	Status
January/February 2017	Survey on Affordable Housing	Complete
February 21	Public Workshop on Affordable and Sustainable Housing	Complete

June 26	Memorandum on proposed changes	Complete
July 17	Discussion of proposed changes with Council	Complete
October 30	1st and 2nd Readings; Agency Notifications	In progress
November 27	Public Hearing	
December 11	Third Reading	
December xx	MOTI Sign-off	
January xx	Final Reading	

Benefits or Impacts

-  Provides a strategic basis for investment in affordable housing for the community
-  Increases availability of affordable housing, easing economic and social stresses
-  Based on significant public engagement and providing further stakeholder, public and agency review
-  Improves quality, affordability and availability of housing stock

Policy/Legislation

OCP, Zoning Bylaw, Implementing Financial bylaws; Community Charter, Local Government Act

Attachments

- Draft Bylaws 1919-A2, 2039 with Schedule 'A', and 1606-R1
- Affordable Housing Strategy draft document

Recommendation

RESOLVED THAT Council gives first and second reading to Official Community Plan Bylaw Amendment 1919-A2;

RESOLVED THAT Council gives first and second reading to Zoning Bylaw 2039;

RESOLVED THAT Council gives first and second reading to Zoning Bylaw Repeal 1606-R1;

RESOLVED THAT Council give public hearing to Bylaws 1919-A2, 2039, and 1606-R1 on November 27th, 2017 at 6:00 p.m. at City Hall.

Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	RFD RD1+2 OCP Amendment A2 and Zoning Bylaw 2039.docx
Attachments:	- By1919-A2 Affordable Housing OCP Amendment_.docx
Final Approval Date:	Oct 20, 2017

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Oct 20, 2017 - 3:51 PM

Diane Heinrich - Oct 20, 2017 - 4:00 PM