

Request for Decision



To: Special Meeting

From: **Development and Engineering Services**

Date: November 27, 2017

Subject: Public Hearing for Bylaws 1919-A2, 2039 and 1606-R1

Recommendation: **RESOLVED THAT Council hold the public hearing for Official Community Plan Bylaw Amendment 1919-A2, Zoning Bylaw 2039, and Zoning Bylaw Repeal 1606-R1 as advertised, allowing any person present who believes that his or her interest is affected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw, and ensuring that, as a council, hearing from the public is required to take all submissions and to base a decision on the facts relevant to the planning bylaw changes.**

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 in the attached comparison / summary document.

- The repeal bylaw would repeal Zoning Bylaw 1606 with all amendments (1633, 1679, 1696, 1702, 1712, 1713, 1717, 1720, 1751, 1774, 1777, 1785, 1792, 1800, 1802, 1808, 1814, 1826, 1828, 1834, 1835, 1842, 1843, 1853, 1864, 1869, 1878, (Zoning Amendment Bylaw) 1888, 1906, 1920, 1927, 1936, 1947, 1987, 1990, 1606-A2, and 1606-A4)
- 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.

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	1 st and 2 nd Readings	Complete
November 27	Public Hearing	In progress
December 11	Report on Public Hearing results; Third Reading unless significant changes recommended	
December/January 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; Bylaw Changes Summary table

Recommendation

RESOLVED THAT Council hold the public hearing for Official Community Plan Bylaw Amendment 1919-A2, Zoning Bylaw 2039, and Zoning Bylaw Repeal 1606-R1 as advertised, allowing any person present who believes that his or her interest is affected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw, and ensuring that, as a council, hearing from the public is required to take all submissions and to base a decision on the facts relevant to the planning bylaw changes.

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:	Public Hearing OCP Zoning and Repeal Nov 2017.docx
Attachments:	<ul style="list-style-type: none">- By1919-A2 Affordable Housing OCP Amendment_.pdf- By2039 Zoning Bylaw Draft November 15 2017.pdf- By1606 R-1 Zoning Bylaw Repeal.pdf- zoning bylaw changes comparison table.pdf
Final Approval Date:	Nov 17, 2017

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

Dolores Sheets - Nov 17, 2017 - 10:53 AM

Diane Heinrich - Nov 17, 2017 - 11:47 AM