

Memo



To: Committee of the Whole
From: **Manager of Development and Engineering Services**
Date: 2017-12-11
Subject: Highlight discussion of Public Hearing on OCP and Zoning Bylaw Changes.

Background

The City held a Public Hearing November 27, 2017 and received overall positive feedback from about twenty residents on the proposed changes to the Zoning Bylaw, most notably, changes that could allow garden suites and tiny houses on wheels that meet certain criteria. The City recorded input from residents and clarified questions on the proposed changes. The hearing attracted a near record turnout for an event of this type. This memo highlights elements of the draft bylaws which the public asked about at the hearing.

The Official Community Plan (OCP) will have increased guidance on affordable and sustainable housing. Once the amendments are passed, City Council will have additional tools for making decisions about potential projects. For example, if the City wanted to offer fee reductions for non-profit

partnerships, then the amended OCP would enable the City to consider them where before the justification would not have existed.



Some residents were concerned that their neighbours could just go ahead and build a detached suite without any community input. Staff explained that the draft bylaw requires a development permit for any detached suite and a temporary use permit for a “tiny house on wheels”. That means that any property owner looking to build a garden suite would be required to post a development permit application sign on their property so that neighbours

would see that a change could be taking place pending Council or department approval. Comments would be received at City Hall and Council could decide to reject the permit.

Staff reiterated that manufactured (mobile) homes would still be restricted to rural residential zones or mobile home parks and that they are different from a tiny house on wheels. The latter would only be allowed through a temporary use permit that could last for a maximum of three years before the structure would need to be placed on a foundation and become a garden suite, or be removed.

Other conditions apply to tiny houses on wheels, but the intent is to find a way to legally have them within City limits while respecting building code requirements. Cluster housing (also known as pocket neighbourhoods or cottage courts) also came under discussion primarily as an introduction to the concept of multiple smaller dwellings on one parcel with a large common area and parking typically off to one side of the parcel. Most commonly they have a strata or coop ownership model.

Common to most of the proposed changes was a maximum building footprint of fifty percent now includes parking, meaning that despite the number of dwellings that could be built on a parcel, they would not take up more than half of the land including required parking spaces. Staff explained that this restriction was intended to preserve green space while allowing more flexibility of the potential form of housing. There will also be barriers in place to potential subdivision of garden suites from their original parcel. The parcel including both primary house and any suite will be serviced through one utility service so that they would share electrical, water, and wastewater connections.

The proposed OCP and Zoning Bylaw changes will be brought to Council for third reading in the new year.