

MEMORANDUM



To: Regular Meeting of Council

From: Manager of Development and Engineering

Date: June 26, 2017

Subject: Official Community Plan and Zoning Bylaw Changes for Affordable and Sustainable Housing

Recommendation: RESOLVED THAT Council receives the memorandum for information.

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. These changes are presented for review and discussion in the summary table and marked-up copies of the bylaws as attached.
- There are also some identified 'housekeeping' changes to the Zoning Bylaw for clarity, and further updates to definitions and regulations will be noted at the time of bylaw introduction in July.





MEMORANDUM



- 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 will be brought forward in a new OCP and amended 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:
 - June 26 Memo & Presentation
 - July 17th Introduction, 1st and 2nd Readings -> Agency Referrals
 - September 5th Public Hearing
 - September 18th Third Reading -> MOTI sign-off
 - October 16th Final Reading/Adoption

Benefits or Impacts of changes when introduced:

Strategic Impact:

-  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, sustainability, affordability and availability of housing stock

Policy/Legislation: OCP, Zoning Bylaw, Implementing Financial bylaws; Community Charter, Local Government Act

Attachments: Working Framework for Affordable Housing; draft amendment to OCP and repeal/replacement of Zoning Bylaw for discussion; Zoning Map

Recommendation: RESOLVED THAT Council receives the memorandum for information.

OPTIONS:

1. Council could choose to support the recommendation.
2. Council could choose to not support the recommendation.
3. Council could choose to refer the report back to staff for more information

MEMORANDUM



Report Approval Details

Document Title:	Official Community Plan and Zoning Bylaw Changes June 2017.docx
Attachments:	<ul style="list-style-type: none">- zoning_ansiB.pdf- Theme 2 Changes Framework June 26 2017.pdf- GF_SCP_amendment_theme2_(1).pdf- bylaw_1606_repeal_changes_(1).pdf
Final Approval Date:	Jun 20, 2017

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

No Signature - Task assigned to Dolores Sheets was completed by assistant Graham Watt

Dolores Sheets - Jun 20, 2017 - 8:21 AM

Diane Heinrich - Jun 20, 2017 - 11:17 AM