

Request for Decision



To: Regular Meeting

From: **Development and Engineering Services**

Date: March 26, 2018

Subject: Final Reading of OCP Bylaw Amendment and Zoning Bylaw replace and repeal

Recommendation: **THAT Council gives final reading to Official Community Plan Bylaw Amendment 1919-A2;**

THAT Council gives final reading to Zoning Bylaw 2039;

THAT Council gives final reading to Zoning Bylaw Repeal 1606-R1.

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 documented several challenges affecting housing affordability, and proposed that Council initiate changes to the OCP and Zoning Bylaw in a themed, prioritized approach.

Process:





- The department introduced 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.
- 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, 1606-A2, 1606-A4, and 1606-A6).
- Subsequent changes identified through the remainder of the theme reviews over the next year would be brought forward in further changes in the OCP and Zoning Bylaw in 2018 and 2019, including:

- Environmental sustainability and Environmental Development Permit Areas
 - Form and Character Development Permit Areas
 - Active Transportation
 - Asset Management & Sustainable Infrastructure
- Council held a public hearing on November 27, 2017 after first and second readings, and referred the bylaws for review by Ministry of Transportation and Regional District of Kootenay Boundary. Staff from both agencies were supportive of the changes and the RDKB directors at the Electoral Area Services meeting on January 11 voted to support the proposed bylaws. Third reading was passed on March 12, and Ministry of Transportation and Infrastructure signed off on the OCP amendment and new Zoning Bylaw 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; Agency Notifications	Complete
November 27	Public Hearing	Complete
March 12, 2018	Third Reading	Complete
March 26, 2018	MOTI Sign-off	Complete
March 26, 2018	Final Reading	Current

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

- Bylaws 1919-A2, 2039 with Schedule 'A', and 1606-R1

Options

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

Report Approval Details

Document Title:	180326 RMC RFD DEV ENG Final Reading OCP Zoning and Repeal.docx
Attachments:	<ul style="list-style-type: none">- By1919-A2 Affordable Housing OCP Amendment_.pdf- By2039 Zoning Bylaw for final reading.pdf- By1606 R-1 Zoning Bylaw Repeal.docx
Final Approval Date:	Mar 15, 2018

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

Dolores Sheets - Mar 15, 2018 - 2:51 PM

Diane Heinrich - Mar 15, 2018 - 3:22 PM