

# Detached Suites - Legalization

COTW March 9, 2020



# Presentation Outline

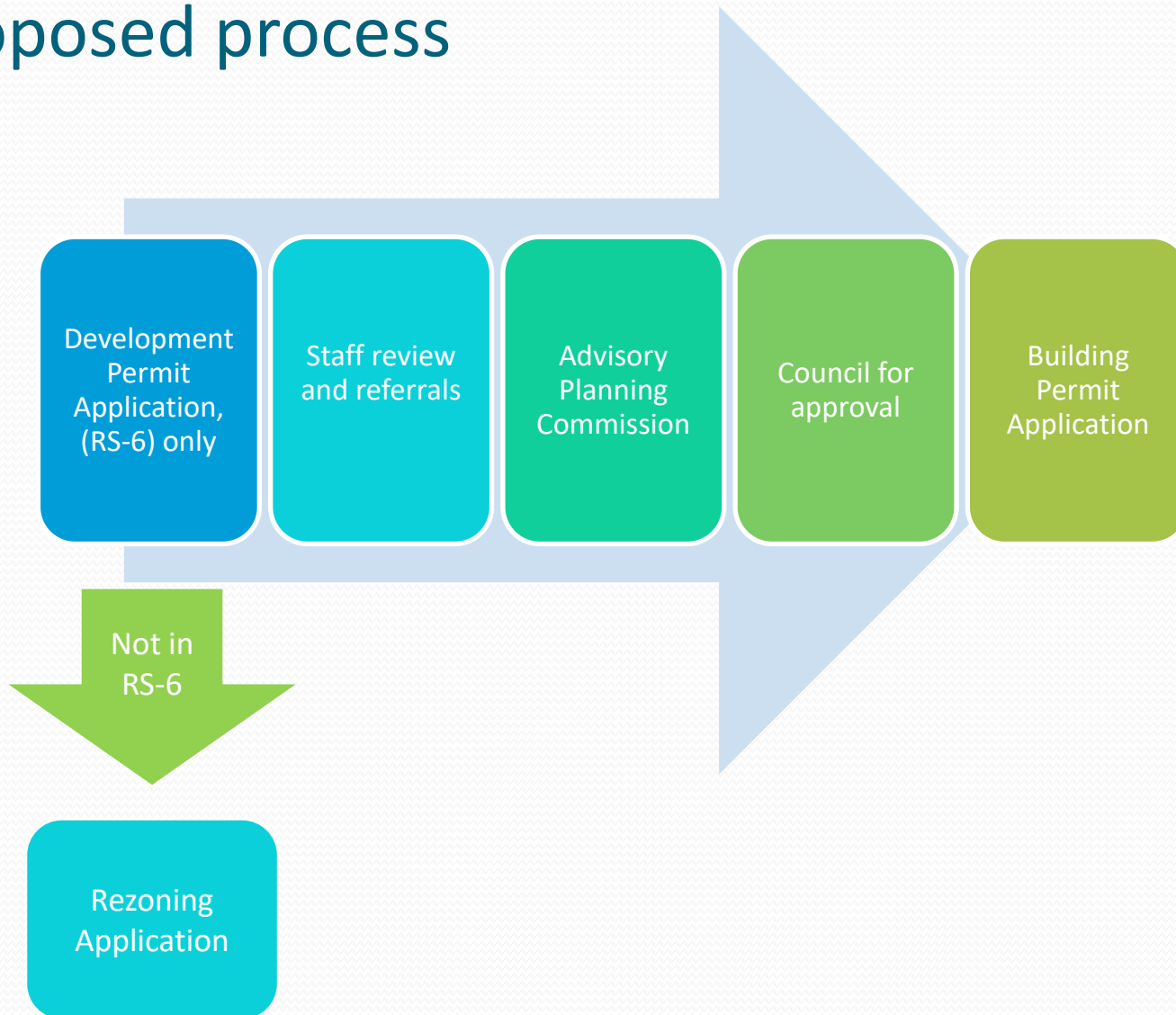
- Background
- Proposed process
- Proposed zoning regulations
- Proposed eligible properties
- Proposed design guidelines
- Public engagement
- Recommendations



# Background

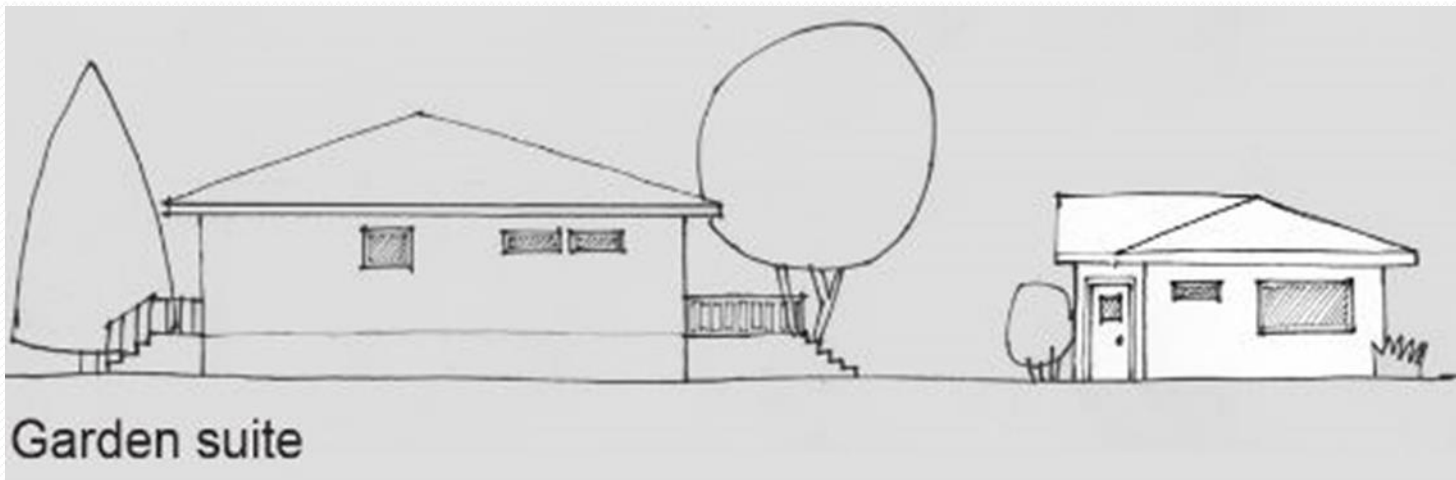
- Existing OCP policy to support legalization in low density areas with one dwelling unit.
- Council reviewed options for process – DP chosen.
- Staff have reviewed regulations in neighbouring jurisdictions and have made recommendations for a proposed RS- 6 zone.
- Council feedback needed.

# Proposed process



# Proposed zoning regulations - height and density

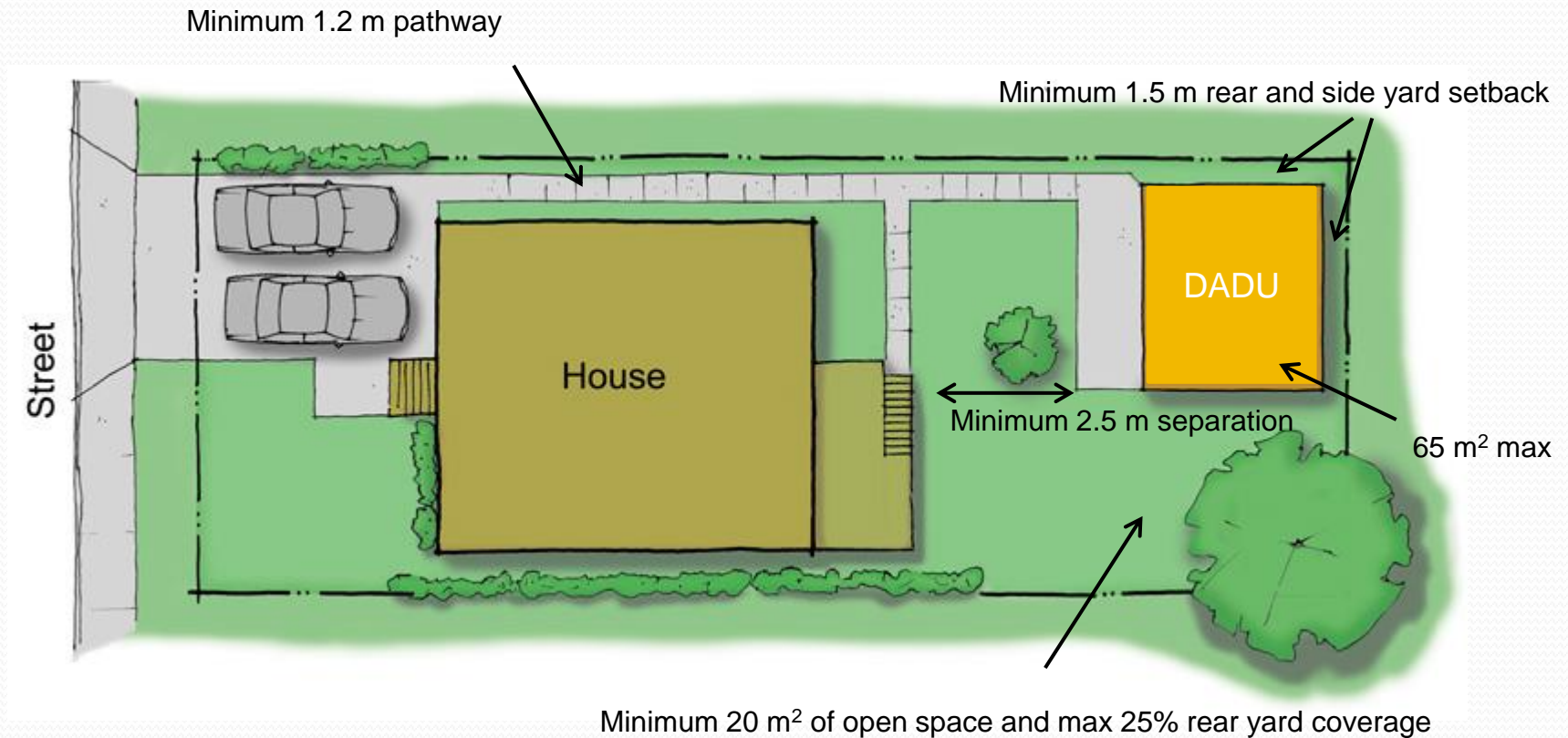
Regulation	Proposed
Number of stories (stories includes basement)	1
Maximum floor area	65 m <sup>2</sup>
Lot coverage (all buildings)	30%
Floor area ratio	0.35
Lot coverage (accessory only)	10%
Site coverage (rear yard only)	25%
Height (maximum)	3.6 m
Height in relation to Principal Dwelling	The maximum height of a Garden suite should not be at an elevation higher than that of the principal dwelling.



# Proposed zoning regulations - siting

Regulation	Proposed
<b>Siting on lot</b>	Rear yard only.
<b>Rear yard setback</b>	1.5 m
<b>Side yard setbacks</b>	1.5 m
<b>Exterior side yard setback</b>	3.6 m
<b>Combined side yard setback</b>	4.5 m
<b>Distance from principal dwelling</b>	2.5 m
<b>Minimum amount of open space</b>	20 m <sup>2</sup>
<b>Minimum lot depth</b>	Not required

# Proposed zoning regulations



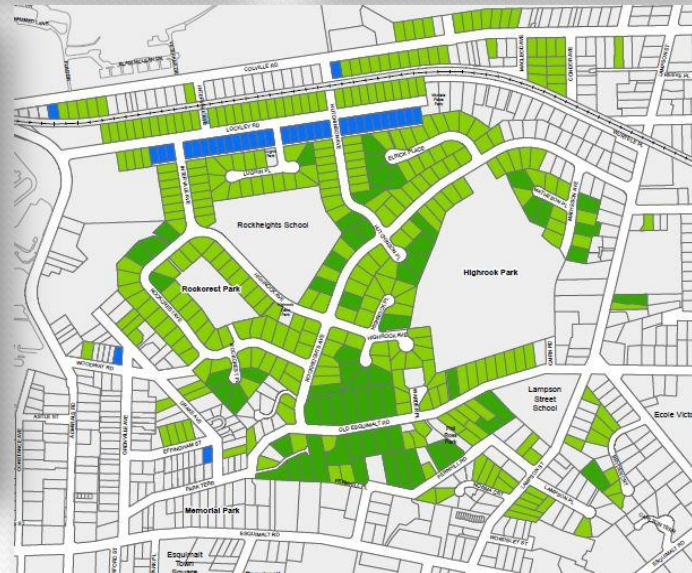
# Proposed criteria for eligibility

## ***ELIGIBILITY for RS-6 zoning***

Regulation	Proposed	Rationale
<b>OCP Proposed land use designation</b>	Low density residential only	Already in OCP policy
<b>Where zoned for B&amp;B</b>	Not permitted	Standard practice
<b>Where a secondary suite, DADU.</b>	Not permitted	Standard practice
<b>Where zoned for duplex</b>	May be considered through rezoning in some situations, but not eligible for RS-6 zone automatically.	Standard practice.
<b>Waterfront lots or within 20 m of Gorge or 10 m of Strait</b>	Not eligible	Environmental development permit area.
<b>On bare land strata lots</b>	Not eligible	Servicing issues, strata law.
<b>Parcel size minimum</b>	475 or 530 m <sup>2</sup>	475 where there is a corner lot or laneway access. 530 for other lots. 530 is the minimum lot size for RS zoned lots.
<b>Accessory building</b>	Cannot convert	Standard practice
<b>Strata titling</b>	Not permitted	Standard practice
<b>Requirement that either garden suite or principal dwelling be occupied by the owner</b>	No	Same as secondary suites.



# Proposed eligible properties – north and central



# Proposed eligible properties – south



Total 1089 properties of which  
1051 are larger than 530 m<sup>2</sup>



# Proposed design guidelines

- 16 new guidelines specific for detached suites
- Existing DP area No. 3 –Enhanced Residential
- Key elements to address:
  - Overlook
  - Massing
  - Orientation and entryway
  - Landscaping and open space
  - Utilities and servicing
  - Laneways



# Public engagement for regulatory framework

- Purpose is to gauge level of support for process, zoning, parking, eligibility and guidelines.
- Proposed format:
  - Survey
  - Open house
  - Information displays
- Public engagement to take place spring 2020

## Recommendations

- That the COTW receive the report for information and provide additional direction to staff; and
- That the COTW direct staff to undertake consultation with the public as outlined in the report prior to bringing forward bylaw amendments and development permit guidelines for Council's consideration.





Questions?