



# RU7 Updates

June 22, 2020



# Purpose

- ▶ Receive RU7 status update
- ▶ Consider interim updates to the RU7 zone

# Background

- ▶ Infill Challenge (2015/16)
  - ▶ Design competition for new forms of infill housing
  - ▶ Led by a Community Panel
  
- ▶ Vision

*Infill housing will strengthen neighbourhoods where the diverse needs of all are met locally.*

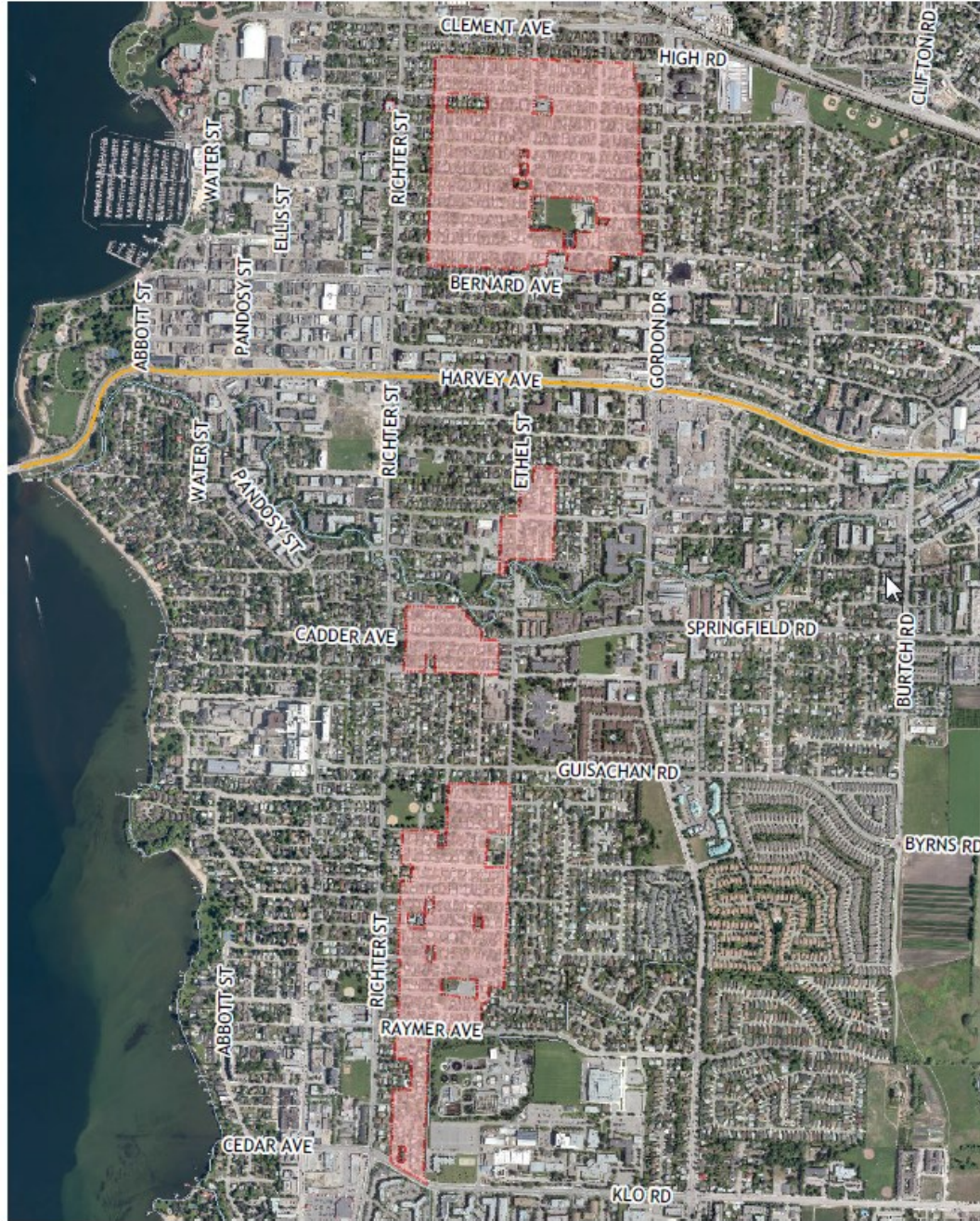
# Background

- ▶ 2 winning designs



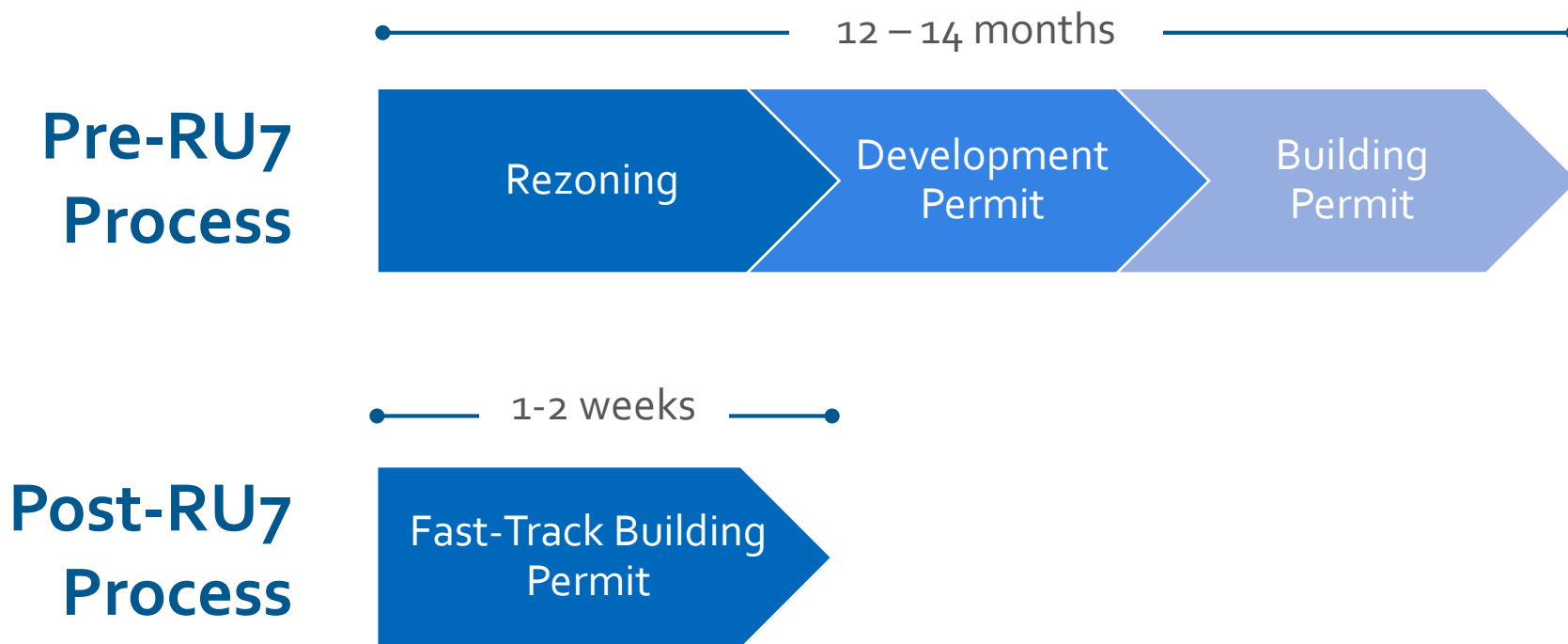
# Background

- ▶ Rezoning to a new RU7 Infill Housing zone
  - ▶ Supporting Urban Centres
  - ▶ Consistent sizes
  - ▶ Lane access



# Background

## Fast-Track Process



# Current Status

- ▶ 96 projects built or under construction
- ▶ Majority are 4-plex
- ▶ More innovation being demonstrated
- ▶ Aligning to market – becoming more “mature”

# Recommendations:

## Proximity

Issue	Recommendation
Fast-track designs repeated next to each other	Require different designs on adjacent lots and on corner lots

## Site Coverage

Issue	Recommendation
Site coverage regulation does not include driveways and parking	Add new site coverage regulation for driveways and parking



# Recommendations:

## Landscaping

Issue	Recommendation
Landscaping standards not being consistently followed	Ensure landscape bonding is taken with all Ru7 applications

## Site Plan

Issue	Recommendation
Some utility requirements are not being identified	Require utility and mail boxes on site plans

# Recommendations:

## Secondary Suites

Issue	Recommendation
Secondary suites not currently permitted	Allow one secondary suite in a single detached dwelling

## Home Based Businesses, Major

Issue	Recommendation
Major home based businesses not currently permitted	Allow one major home based business in a single detached dwelling

# Recommendations:

## Fast-Track Extension

Issue	Recommendation
Fast-Track program is nearing expiry	Extend the Fast-Track program by 1 year

# Summary

- ▶ Adaptive management
- ▶ RU7 is maturing and evolving
- ▶ Interim changes will address several current challenges
- ▶ Larger RU7 review underway

# *Conclusion of Staff Remarks*





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