



# TA21-0003 & TA21-0004 Changes to RU7 Infill Housing Zone

Text Amendment Application



# Purpose

- ▶ To adopt text amendments to the Official Community Plan (OCP) and Zoning Bylaw to accommodate changes to the RU7 – Infill Housing zone.



# Background

- ▶ On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes
- ▶ The RU7 zone was designed to better accommodate a diversity of housing forms, better known as ‘missing middle’ housing
  - ▶ RU7 allows for up to 4 dwellings on a lot



# Background





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- ▶ Updates and adjustments to RU7 zone were anticipated to ensure the outcomes of development achieve the objectives of the program
- ▶ Staff have identified issues that should be addressed with regards to the RU7 program now
- ▶ These issues, and the changes needed, were originally presented to Council on July 13, 2020
- ▶ The purpose of this Report is to summarize the issues and have Council adopt the necessary changes in the Official Community Plan (OCP) and Zoning Bylaw



# Issue 1: Repetition of Design

- ▶ Certain designs are being used repeatedly on the same block and often next door to one another
- ▶ Creates a monotony that is undesirable
- ▶ Recommend that design guidelines be introduced to limit repetition of design





# Issue 2: Site Coverage

- ▶ RU7 zone does not have a reg. limiting site coverage for buildings, driveways and parking areas
- ▶ Some developments have taken advantage of this (at the expense of green space)
- ▶ Recommend a reg. limiting site coverage for buildings, driveways and parking areas consistent with other zones



# Issue 3: Landscaping

- ▶ Fast-track process does not require applicants to include a landscape bond with their application
- ▶ Resulted in some developments with less landscaping than indicated on design drawings—with no appropriate measures to remedy situation
- ▶ Recommend measures to require a landscape bond with fast-track applications





# Issue 4: Lighted Paths

- ▶ RU7 zone does not require dwellings located at back of lot be accessed from front of lot via a lighted pathway
- ▶ Fire Department has expressed concern over this
  - ▶ lighted pathway helps emergency responders access these units
- ▶ Recommend a reg. be introduced requiring dwellings have a lighted pathway extending to the front of the lot



# Issue 5: Secondary Suites

- ▶ Secondary suites permitted in RU7 zone only when grandfathered in
- ▶ Property owners with a single-family home wishing to add a secondary suite w/o redeveloping unable to do so
- ▶ Recognized to be an undue hardship
- ▶ Recommend that a single-family home on an RU7 parcel be permitted to add a secondary suite



# Issue 6: Home-Based Businesses

- ▶ Major home-based businesses not permitted in RU7
- ▶ Rationale: requirement of a parking stall for major home-based business would create problems for lots with 3 or 4 dwellings
- ▶ Property owners with only one or two dwellings, where an extra parking stall could be accommodated, are unable to have a major home-based business
- ▶ Recognized as being an undue hardship
- ▶ Recommend that major home-based businesses be permitted on lots with two or fewer dwellings



# Staff Recommendation

- ▶ Staff recommend that Council adopt the proposed Text Amendments to improve the RU7 – Infill Housing zone





## *Conclusion of Staff Remarks*