

DESIGN GUIDELINES FOR LANEWAY HOUSING - DEFERRAL REPORT

EXECUTIVE SUMMARY

This report confirms that Administration will incorporate Council's requested design guidelines for laneway housing into more comprehensive city wide urban design guidelines, and therefore requests a deferral to Administration's response to Council's direction to report back no later than Q1 2017.

ADMINISTRATION RECOMMENDATION(S)

That the Standing Policy Committee on Planning and Urban Development recommend that Council defers Administration's preparation of design guidelines for laneway housing into the city wide urban design guideline project, commencing in 2017 and reporting back to Council in Q1 2018.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2017 JANUARY 11:

That the Administration Recommendation contained in Report PUD2017-0049 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

At its 2016 May 16 meeting, Council approved amendments to the Land Use Bylaw 1P2007 (LUB) through CPC2016-110, and approved the following motion arising:

MOTION ARISING, Moved by Councillor Farrell, Seconded by Councillor Carra, that with respect to Report CPC2016-110, Council direct Administration to prepare design guidelines for laneway housing and to return to Council no later than 2017 Q1.

BACKGROUND

During its consideration of Land Use Bylaw amendments pertaining to the size and parcel width requirements for secondary suites and backyard suites, Council agreed that better design of backyard suites could result in more acceptance and better integration of this form of development by residents and communities. Council supported incorporating guidelines for the design of backyard suites into more comprehensive urban design guidelines.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Discussion of design achieves better results if it is holistic. Therefore, it needs to apply also to other forms of infill development, addressing amenity space, privacy, character, and architectural design. These issues will be addressed as Administration prepares city wide urban design guidelines, building on urban design guideline documents already in place. A deferral of the Q1 2017 deadline allows Administration to prepare comprehensive urban design guidelines for development city wide.

Stakeholder Engagement, Research and Communication

Engagement with the development industry and builders will be required as part of the process of developing city wide urban design guidelines.

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Strategic Alignment

There is no impact of this deferral to strategic corporate objectives.

Social, Environmental, Economic (External)

No impact has been identified with respect to this referral.

Financial Capacity

Current and Future Operating Budget:

There are no operating costs associated with this deferral. Any additional consultation costs will be absorbed within the current operating budget.

Current and Future Capital Budget:

There are no capital costs associated with this deferral.

Risk Assessment

There is a risk that deferral will result in applications for backyard suites that do not meet the expectations of neighbouring residents and communities for design quality. Administration will be in a position to mitigate risk through the exercise of discretion on backyard suite applications.

REASON(S) FOR RECOMMENDATION(S):

Administration will undertake the preparation of comprehensive, city wide urban design guidelines, commencing in 2017. These guidelines will be available to Administration, applicants and the public to help improve urban design for development throughout the city.

ATTACHMENT(S)

None