

Previous Council Direction

Below is the context and previous council direction around this report.

Context

Over the past few years, new emerging trends in ground-oriented housing forms have become more prominent. These were not anticipated through Land Use Bylaw 1P2007, which was created 14 years ago. Existing regulatory gaps makes accommodating these forms through a standard district difficult, leading to a rise in the number of direct control applications for housing products that aim to mix semi-detached, rowhouses, townhouses, at-grade flats, and basement suites.

While the Residential - Grade-Oriented Infill (R-CG) district was intended to accommodate missing middle housing forms and has successfully enabled the addition of rowhouse options on many corner parcels, constraints in the rules have not allowed development of the mid-block, courtyard form. On 2022 April 12, Council directed Administration to minimize the number of DC districts proposed for planning applications where R-CG does not fully serve the needs of the applicant and the community by bringing an amendment to the Land Use Bylaw to create a new land use district that addresses the shortcomings of the R-CG district in creating “the missing middle”. To address those short comings, and to avoid the need for land use redesignations where existing districts work, a new land use district was developed, as well as amendments to R-CG and the general rules of multi-residential rules.

Previous Council Direction

The table below provides details of Council direction since 2019 that have guided Administration’s work on amendments to the Land Use Bylaw proposed in this report.

Timeline of Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2022 April 12	CPC2022-0256	Motion Arising with respect to Report CPC2022-0256 On 2022 April 12, Council directed Administration to minimize the number of Direct Control (DC) districts proposed for planning applications where R-CG does not fully serve the needs of the applicant and the community by bringing an amendment to the Land Use Bylaw to create a new land use district that addresses the shortcomings of the R-CG district in creating “the missing middle”, reporting back to Council through the Infrastructure and Planning Committee no later than end of Q3 2022.

9/13/2021	CPC2021-1183	<p>Motion Arising with respect to Report CPC2021-1183</p> <p>On 2021 September 13 Council directed Administration to prioritize and undertake a sustainment review of Land Use Bylaw 1P2007 pertaining to the Residential – Grade-Oriented Infill (R-CG) District. The scope of review should consider possible recommendations of refined or new rules to allow for: grade-oriented, low density multi-unit residential development in a variety of forms and unit configurations on mid-block and corner parcels; development forms with an orientation of dwelling units around a central courtyard; and specific motor vehicle parking requirements for secondary suites and backyard suites. And further, Administration be directed to report back through the successor committee of the Standing Policy Committee on Planning and Urban Development with a timeline for this work in Q1 2022 as part of the 2022 Planning Department Workplan.</p>
7/29/2019	CPC2019-0759	<p>Motion Arising with respect to Report CPC2021-1183</p> <p>On 2019 July 29 Council directed Administration, as part of ongoing review of the low-density land use districts and existing work on the Developed Areas Guidebook, to bring forward land use amendments that facilitate mid-block rowhouse implementation, with particular consideration to: allowing courtyard-style development with rules that require building separation distances that allow for reasonable sunlight penetration, sufficient private amenity/gathering space, and that minimize side yard massing challenges. Any additional rules required to enable successful internal private amenity/gathering space, including minimum dimensions and green landscaping requirements; and height limits, chamfers, setbacks, and/or step backs that reduce side/rear massing impacts and support appropriate transitions to adjacent parcels of varying intensities or scales of development, returning to Council through the Standing Policy Committee on Planning and Urban Development no later than Q4 2020.</p>