



# Land Use Bylaw Amendments to address Missing Middle Housing

September 9, 2022



# Recommendation

That the Infrastructure and Planning Committee recommend that Council:

Give three readings to the Proposed Bylaw to amend Land Use Bylaw 1P2007 to add a new housing district (Housing – Grade-Oriented (H-GO) District), to amend the Residential – Grade-Oriented Infill (R-CG) district, as well as other minor consequential amendments to accommodate grade-oriented housing forms such as: semi-detached dwellings, rowhouses, townhouses, at-grade flats, and suites as outlined in Attachment 2.

## Big Picture Issues

- Housing Affordability
- Demographic/population Change
- Housing Supply

## Regulatory Issues

- Rigid Land Use Rules
  - Results in Direct Control districts
  - Prohibits mid-block R-CG development
- Approval Process
  - Land Use Redesignations vs. Development Permits



- More Direct Control applications for new forms of housing
  - **60% of Direct Controls** are for 5 units and 5 suites or more
  - **40% of Direct Controls** are to enable mid-block R-CG
- Concerns at Public Hearings and through Application Review
  - Small Units
  - Parking
  - Waste & Recycling
  - Open Space



# What are the Solutions?

## Create a New District:

### Housing – Grade-Oriented (H-GO)

#### What:

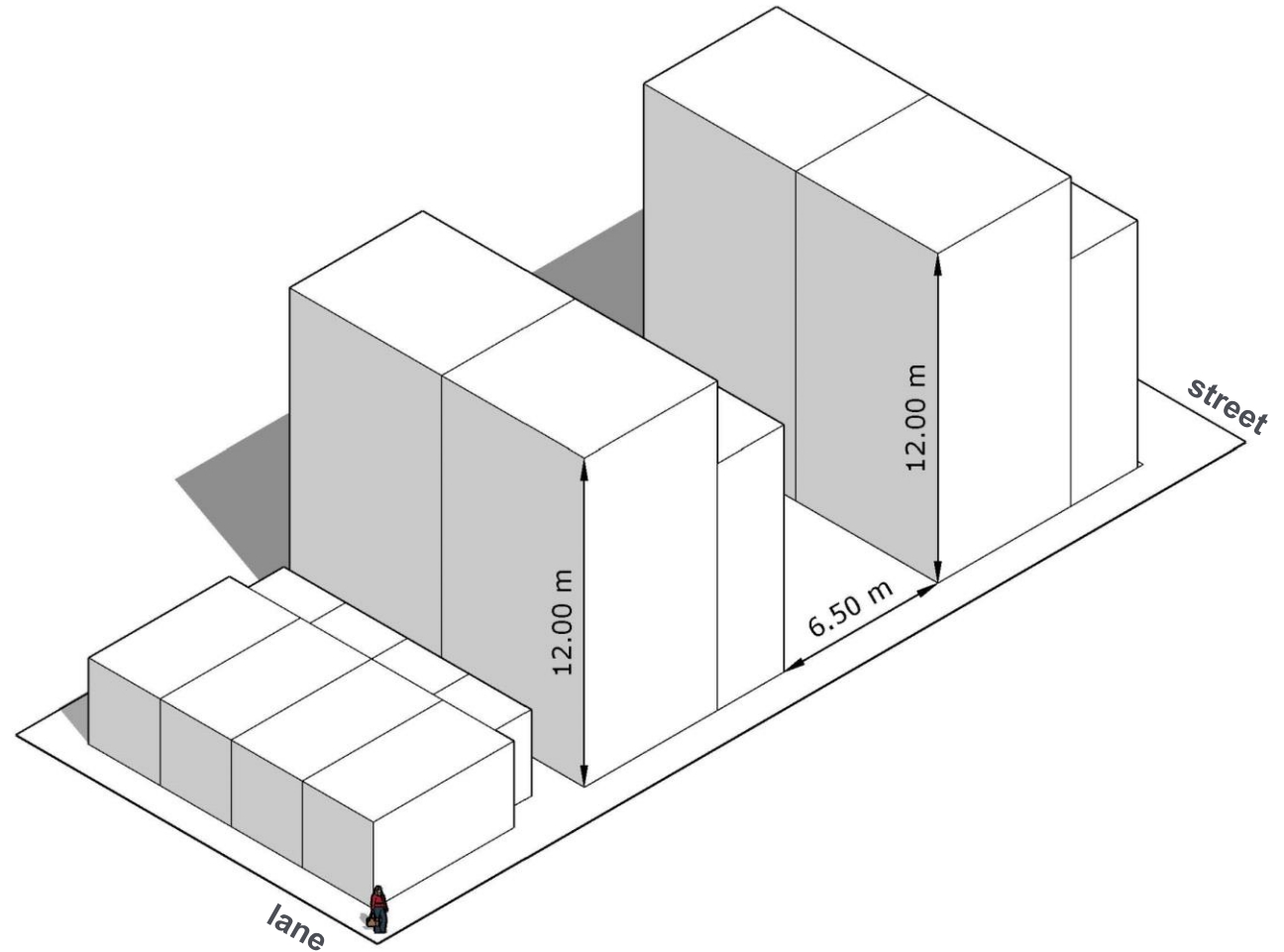
- Same height as M-CG (12 metres)
- Same parcel coverage as R-CG (60%)

#### Where:

- Only near Main Streets and Transit
- LAP: Neighbourhood Connector and Neighbourhood Flex

#### How:

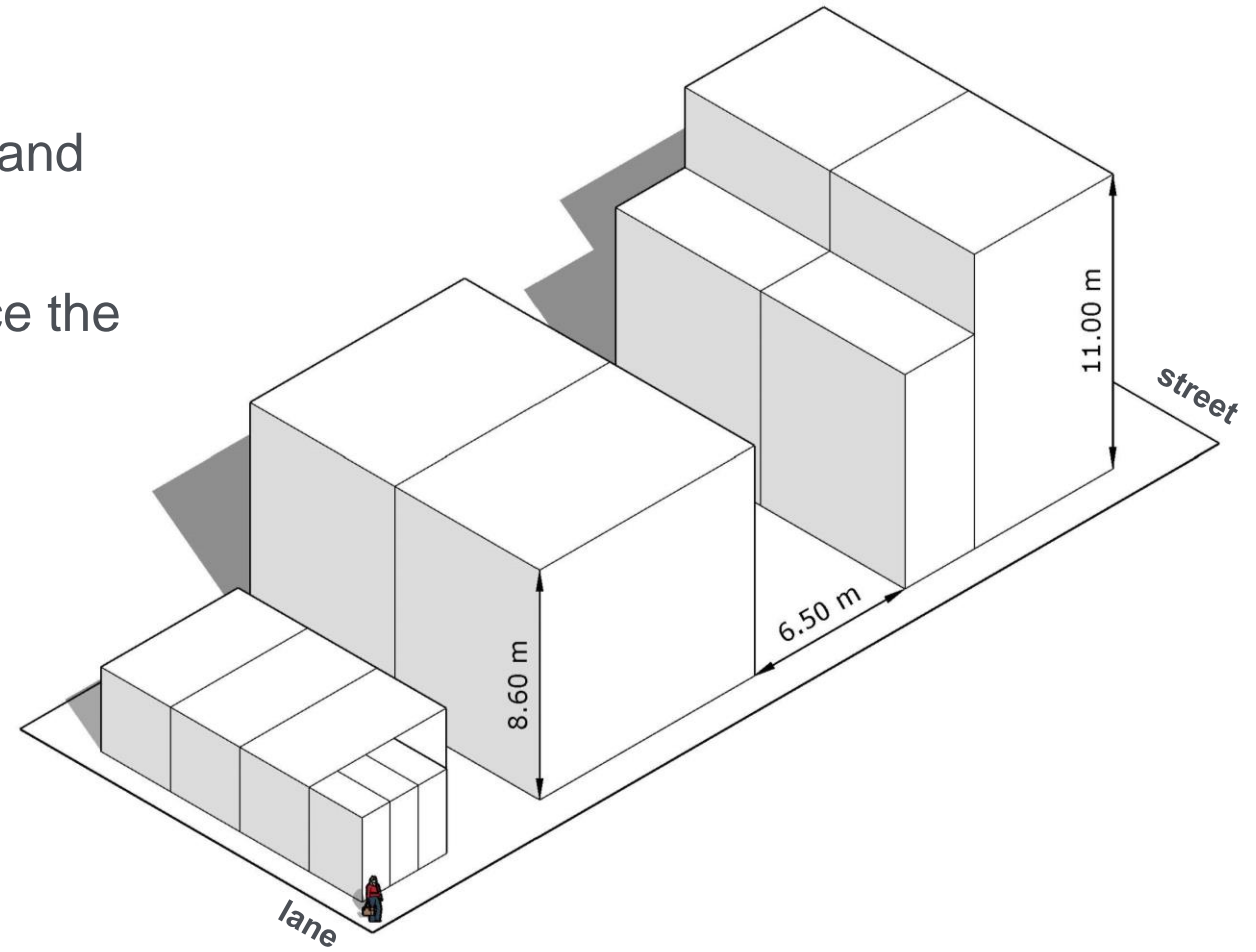
- Applicant-led applications
- Case-by-case Council decisions



# What are the Solutions?

## Improve R-CG

- No changes to height (11 metres), density and parcel coverage
- Remove restriction that all homes must face the street
- Reduce height for rear buildings
- Reduce parking requirements by 1 stall



# What are the Solutions?

## Modify Rules for Multi-Residential Districts

- Enable a variety of housing forms
- Standardize costs of parking requirements

## Advantages

- Prevents down-zonings and Direct Controls
- Regulatory consistency
- Enable redevelopment in priority growth areas



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