

Bylaw 30-2020 text amendment to Land Use Bylaw 6-2015

Applicant: Select Engineering Consultants Ltd.

Report Purpose

To provide information to Council to make a decision on first, second and third reading of a bylaw that proposes to add a new zoning district, R1D – Single Detached Residential D Zoning District. This district would enable single detached dwellings with front attached garages to be built to one side property line on lots that do not have access to a lane.

Recommendations

1. THAT Bylaw 30-2020, a bylaw which proposes to amend Land Use Bylaw 6-2015 to add a new zoning district, R1D – Single Detached Residential D Zoning District, be given first reading.
2. THAT Bylaw 30-2020 be given second reading.
3. THAT Bylaw 30-2020 be considered for third reading.
4. THAT Bylaw 30-2020 be given third reading.

Our Prioritized Strategic Goals

Goal 1 - Build strong communities to support the diverse needs of residents

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 7 - Provide opportunities for public engagement and communication

Report

Proposed Bylaw 30-2020 will add a new zoning district, R1D - Single Detached Residential D Zoning District to Land Use Bylaw 6-2015. The new district would enable single-detached dwellings with front-attached garages to be located on residential lots where one side of the dwelling is built to the property line. This is sometimes referred to as zero lot line development.

Currently, the Land Use Bylaw enables new zero lot line development of single-detached dwellings only to be located on a lane, thereby promoting a rear-detached garage that is accessed from a lane. The proposed district would eliminate the requirement for a lane to be present and allow for zero lot line development of single-detached dwellings with front-attached garages to be achieved. This results in an additional choice of housing product.

The single-detached dwellings with front-attached garages that could be built on the lots enabled by the R1D Zoning District would be comparable to those enabled by other single-detached residential zoning districts currently in the Land Use Bylaw. However, the ability to locate the single-detached dwelling with front-attached garage product on the property line with the proposed district facilitates the ability to reduce the width and ultimately overall size of the lot needed to support this housing product. The intended result is to reduce associated costs of home purchase and yard development for the homebuyer and moves towards increased affordability. Each lot zoned to the R1D Zoning District will be required to have a 1.5 metre easement registered on the adjacent lot to protect drainage and provide access to the neighbouring home's exterior for maintenance.

The combination of a narrower lot width with a front driveway reduces the front-yard area; therefore, the purpose of the proposed zoning district is that it be applied in a manner that maintains an aspect of pedestrian-oriented design by being located:

- directly across from commercial, multi-unit residential, or lane-oriented land uses; or
- where a minimum of 20% of this district is directly across from open space; or
- in accordance with an adopted area structure plan, whereby the amount and location of R1D Zoning District within a community has been identified.

The applicant has submitted the proposed district in support of a concurrent rezoning application for Summerwood Stage 5B, proposed Bylaw 29-2020. Stage 5B is located along the northeast edge of the Summerwood Area Structure Plan.

The proposed district meets the intent of the Residential Policy Area of the Municipal Development Plan by supporting housing diversity for all ages and incomes with an increased opportunity to provide a balanced distribution of housing diversity within neighbourhoods.

Council and Committee History

September 5, 2017 Council adopted Municipal Development Plan Bylaw 20-2017.

March 10, 2015 Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

Other Impacts

Policy: Policy SER-008-022 - Redistricting (Map Amendment) Bylaws.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Communication Plan

Newspaper advertisement, website and letter.

Enclosures

1 Bylaw 30-2020