



STAFF REPORT

Title: Bylaw No. 667-LU-20 - Amend LUB No. 382-LU-10 (PH)

Meeting Date: May 26, 2020

Executive Summary:

Proposal to amend the R2- Residential district to allow for the development of single detached dwellings on lots with a minimum width of 8.5 metres or greater.

Background:

Currently R2-Residential district only allows single detached dwellings on lots with a minimum width of 15 metres. Administration has been approached by the development community to consider an amendment to the Land Use Bylaw (LUB) that would allow for single detached dwellings on lots with the minimum width of 8.5 metres. Currently, there is a substantial inventory of R2-zoned lots available in the city; however, the development community has observed decreasing interest from home buyers in purchasing semi-detached dwellings. Administration has been advised that home buyers are shying away from purchasing semi-detached dwellings as older single detached dwellings can typically be purchased for around the same price point as a newly constructed semi-detached dwelling. Home buyers have indicated their preference not to purchase a home where they share a party wall with their neighbour.

The proposed amendment is intended to achieve several objectives:

- Provide a more affordable form of housing that home buyers have indicated their preference for;
- Stimulate new home construction;
- Allow land developers to sell their existing inventory of R2 lots

By allowing a reduced lot width for single detached dwellings within the R2-district it would allow home builders to place two (2) narrower single detached dwellings on a lot intended for a semi-detached dwelling. This would allow for the use of existing water and sewer services and would not result in an increase density in a neighbourhood as the number of dwelling units remain the same. Several examples of potential house designs that would fit on a narrower lot are provided for illustration.

The proposed amendment to the LUB includes several criteria which need to be met in order to consider an application for a home on a narrow lot:



- Two (2) on-site parking spaces must be provided in accordance with LUB Table 10.5-6;
- The site shall be designed to avoid placing driveways atop the water or sanitary service;
- The site shall be designed to ensure that the placement of the driveway allows on-street parking to be maintained as would be required for a semi-detached dwelling;
- No secondary suites shall be allowed. Given the narrow lot configuration there would not be sufficient space to accommodate the additional parking requirement for a secondary suite.

Administration is of the opinion that the proposed amendment would align with the City's Municipal Development Plan as it relates to providing and enhancing a range of housing choices within the City. Specifically, section 7.2 of the MDP indicates that the City should consider options for small lot housing. There is also an existing area of the city along 50th Avenue with similarly sized lots.

Administration did not receive any comments with respect to the proposed amendment prior to the Council report deadline.

Bylaw No. 667-LU-20 received first reading at the April 28, 2020 Council Meeting.

Alternatives:

Public Hearing

Recommended Action:

Public Hearing

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer