



# Staff Report to Council

---

**DATE: Monday, March 4, 2024**

**DEPARTMENT: Planning**

**APPLICATION NO.: Z22-0022**

**SUBJECT: Bylaw No. 2082 – Omnibus 60, Various Housekeeping Items (Revised)**

---

## **EXECUTIVE SUMMARY:**

The purpose of Bylaw No. 2082 is to make a number of amendments to Zoning Bylaw No. 300. The proposed amendments address a host of changes related to land use, urban design, accessibility, parking regulations, and other general housekeeping items. The intent of this report is to provide further information regarding three potential areas of change, including parking space dimensions, storage of unlicensed vehicles, and retaining walls.

## **BACKGROUND:**

On October 10, 2023, Council gave 1<sup>st</sup> Reading to Bylaw No. 2082, an omnibus bylaw that proposes various amendments to Zoning Bylaw No. 300. This Bylaw has been re-drafted since the time of First Reading to correct minor errors in the Zoning Bylaw and to address a Council-directed motion to provide further research and analysis with respect to parking space dimensions. These changes are outlined in amendments 1 – 3 below.

Should Council agree with the proposed changes, they may wish to rescind First Reading of Bylaw No. 2082 and provide a new First Reading as re-drafted.

## **COMMENTARY:**

### *Amendment 1: Parking Space Dimensions*

On October 10, 2023, as per Council instruction, any further consideration of the Bylaw was subject to staff providing additional information on the implications of increasing parking space dimensions, prior to Public Hearing. This research is now complete and based on the findings, staff recommend the removal of the suggested amendment to parking space dimensions as these changes may not be in the best interest of the community.

Staff's initial recommendation was based on the following. The City's higher density neighbourhoods have historically had issues with parking garages being used for a range of purposes outside of the

intended/expected storage of vehicles. It appears that many people in purchasing or renting within these neighbourhoods routinely underestimate the suitability of the size of the home for their needs before moving in, and eventually they are forced to use garage space for storage of personal items. This results in people choosing to park on the road right-of-way as opposed to designated on-site parking, causing parking issues for the neighbourhood and ultimately the Bylaw Department.

However, based on additional research, it is now staff's position that the amendment will not solve parking issues at present, and may pose other unforeseen, negatively cascading impacts. Specifically, it's possible that the amendment will inadvertently lead to an increased cost of housing: increasing room for cars corresponds to less habitable floor space across the site, which affects density and livability.

Therefore, and as noted above, staff recommend that this section be removed from the bylaw.

#### *Amendment 2: Storage of unlicensed vehicles*

At the regular meeting of June 19, 2023, Council adopted Bylaw No. 2126, to prohibit the storage of recreation vehicles on properties less than 550m<sup>2</sup>. The Bylaw was intended to reflect changes in ICBC licensing practices (ICBC no longer requires insurance decals). However, following adoption, staff noted that the term “recreation vehicle” was unintentionally omitted from the terms of the Bylaw, leaving only unlicensed vehicles subject to the regulation. To ensure the bylaw is functioning as intended, the addition of the term “recreation vehicle” has been included in the Bylaw.

#### *Amendment 3: Retaining Walls*

This section of the Bylaw was given First Reading as part of the original Bylaw No 2082. To ensure this regulation is current, relevant, and accurate, staff are now proposing to remove this amendment from the proposed Bylaw and delegate the proposed changes to the Engineering Department for future consideration within Development and Servicing Bylaw No. 1000.

*The following amendments remain unchanged since First Reading of Bylaw No. 2082*

1. By introducing “accessory dormitories” as a permitted use in the CD2 (Hull’s Field) zone;
2. By removing restrictions on where apartments may occur in the City Centre Pedestrian (CCP) Zone excluding Peatt Road, Claude Road, Bryn Maur Avenue, Jacklin Road and Veterans Memorial Parkway;
3. By consolidating all daycare capacity exemptions from each zone into Part 3 of the Zoning bylaw;
4. By allowing two-family dwellings within the R2 (One-and Two-family Residential) zones on lots less than 600m<sup>2</sup> but not less than 500m<sup>2</sup> if the lot width is 17m;

5. By introducing requirements for accessible parking in all types of multi-family residential development.

**FINANCIAL IMPLICATIONS:**

None.

**LEGAL IMPLICATIONS:**

None.

**OPTIONS:**

**Option 1**

THAT Council rescind First Reading of Bylaw 2082 and give First Reading to Bylaw 2082 as revised.

**OR Option 2**

THAT Council proceed with consideration of Second and Third Reading of the existing version of Bylaw 2082 at a subsequent meeting.

**SUBMITTED BY: David Sametz, MCIP, RPP – Senior Planner, Long-Range Planning**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities

**Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Deputy Director of Corporate Services

**Concurrence:** Braden Hutchins, Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer

Attachment(s): Bylaw 2082 – Revision for garage size implementation, storage of recreational vehicles, and landscape retaining walls – March 4, 2024