

# Detached Accessory Dwelling Units (DADU) – Public Hearing

**Council May 17, 2021**

# Presentation Outline

- Rezoning of eligible properties
- Eligible properties
- DP process
- Zoning regulations
- Design guidelines



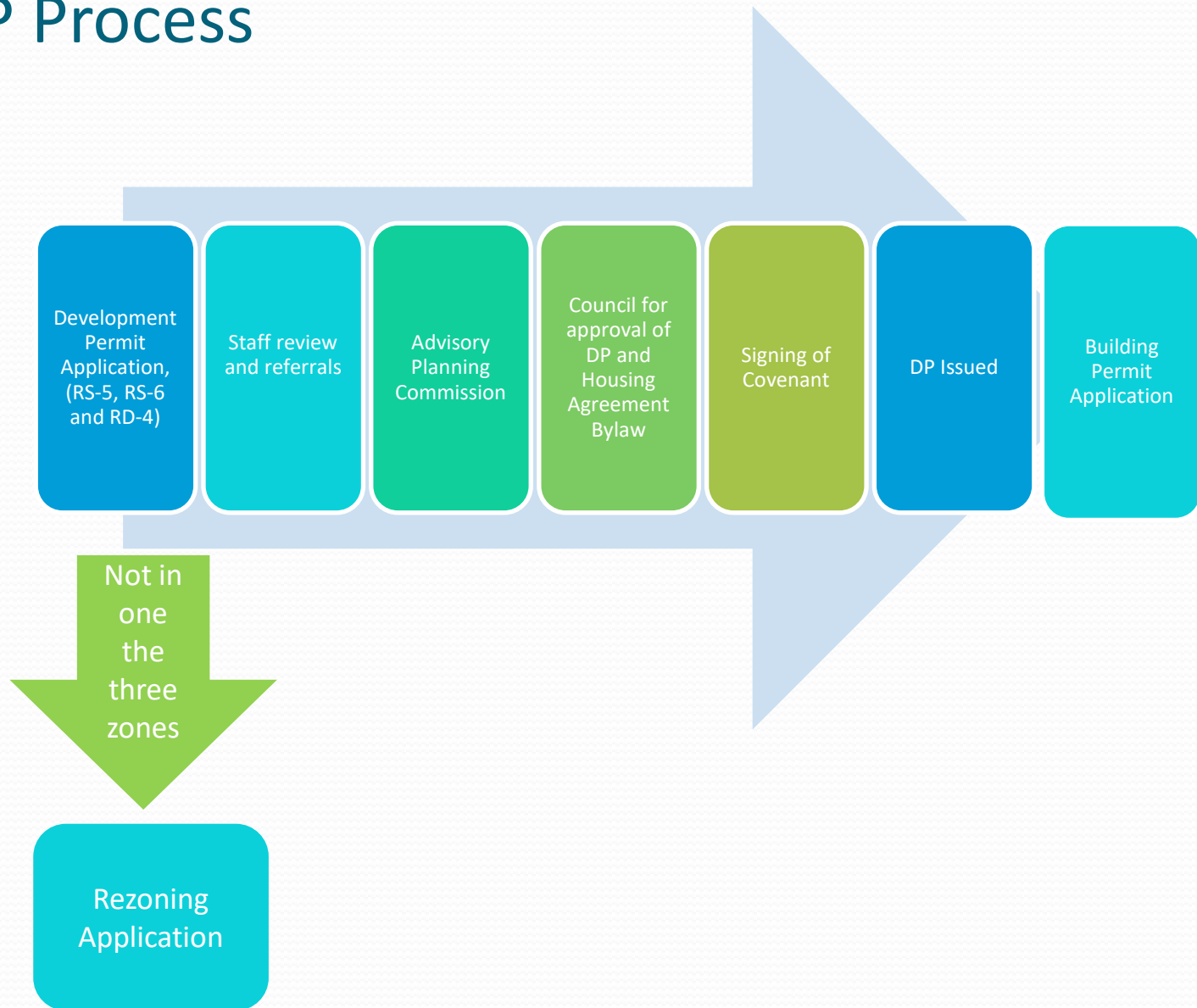
# Rezoning of Eligible Properties

- Two new zones being created- RS-6 and RD-4.
- RS-5 zone amended to permit DADU.
- Once rezoning is complete, properties in RS-5, RS-6 and RD-4 will be permitted to have a DADU with a Council approved Development Permit.

# Proposed criteria for eligibility

Regulation	Bylaw Requirement
OCP Proposed land use designation	Low density residential only
Where zoned for B&B	Not permitted
Where a secondary suite, DADU.	Not permitted
Where zoned for duplex	Eligible if meeting all other eligibility requirements and no duplex has been constructed
Waterfront lots or within 20 m of Gorge or 10 m of Strait	Not eligible
On bare land strata lots	Not eligible
Parcel size minimum	475 or 530 m <sup>2</sup>
Accessory building	Cannot convert accessory buildings constructed after DADU zoning adopted.
Tenure	Rental only or owner occupied
Property owner occupied	Yes

# DP Process



# Zoning regulations - height and density

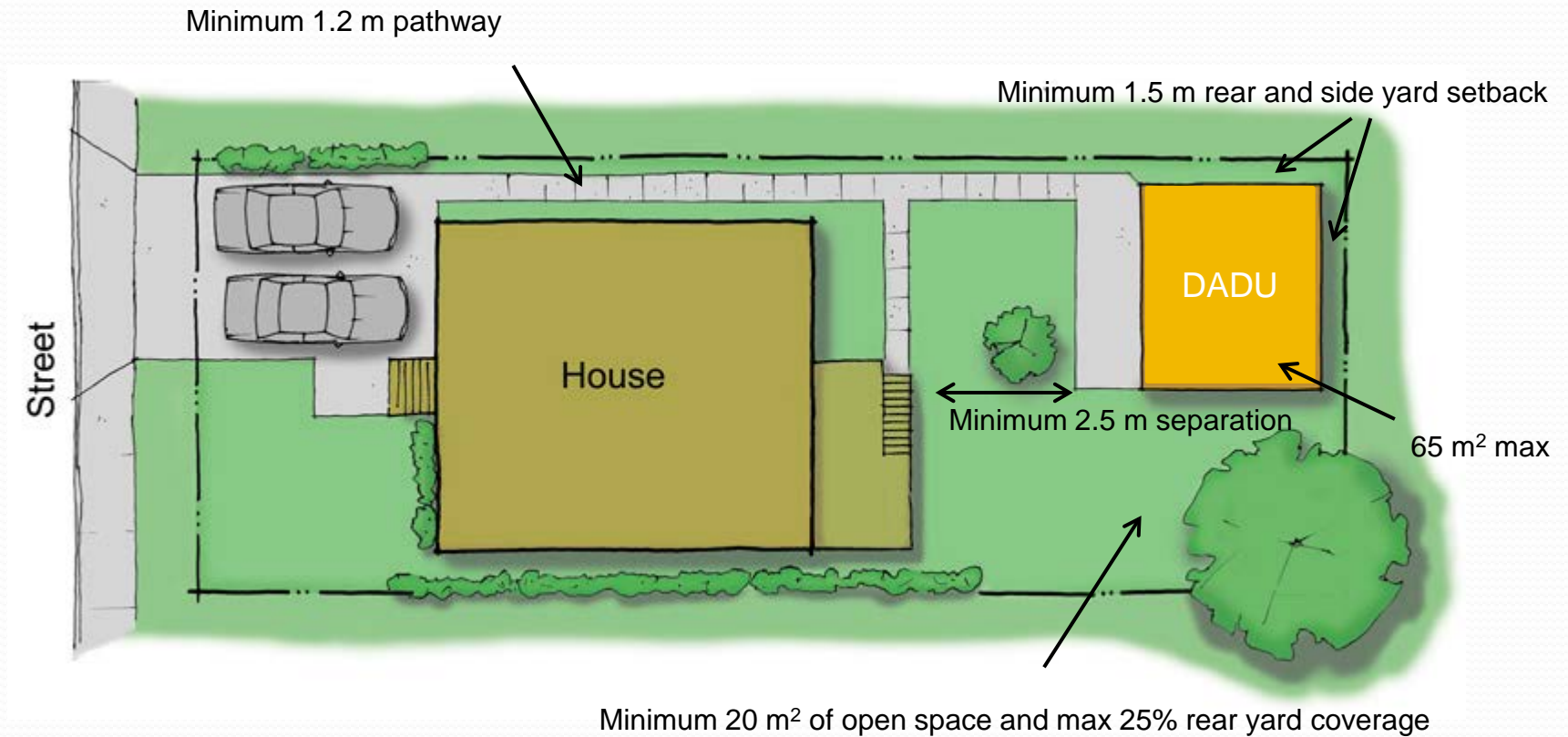
Regulation	Proposed
Number of stories (stories includes basement)	1
Maximum floor area	65 m <sup>2</sup>
Lot coverage (all buildings)	30%
Floor area ratio	0.35
Lot coverage (accessory only)	10%
Site coverage (rear yard only)	25%
Height (maximum)	4.2 m
Height in relation to Principal Dwelling	The maximum height of a Garden suite should not be at an elevation higher than that of the principal dwelling.



# Zoning regulations - siting

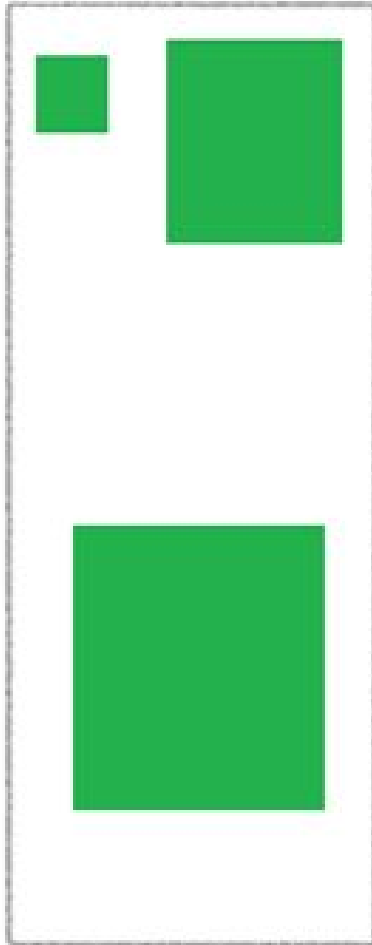
Regulation	Proposed
<b>Siting on lot</b>	Rear yard only.
<b>Rear yard setback</b>	1.5 m
<b>Side yard setbacks</b>	1.5 m
<b>Exterior side yard setback</b>	3.6 m
<b>Combined side yard setback</b>	4.5 m
<b>Distance from principal dwelling</b>	2.5 m
<b>Minimum amount of open space</b>	20 m <sup>2</sup>
<b>Minimum lot depth</b>	Not required

# Setbacks

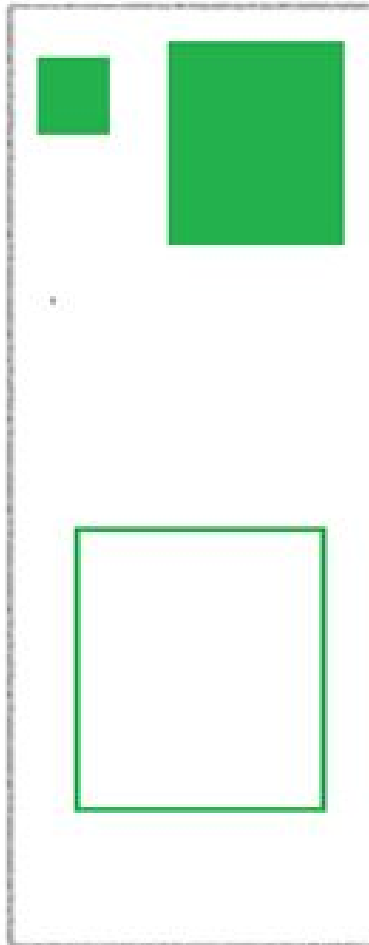




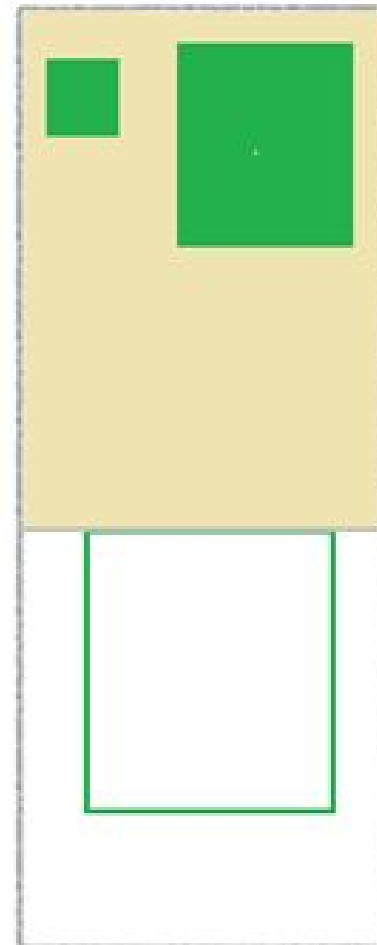
# Lot Coverage



Maximum 30% site coverage (all buildings)



Maximum 10% site coverage (accessory buildings including DADU)



Maximum 25% site rear lot coverage (all accessory buildings)

# Design guidelines

- New guidelines specific for detached suites in zoning bylaw
- Existing DP area No. 3 –Enhanced Residential
- Existing Environmental DP areas – water and energy conservation, Greenhouse Gas emissions and biodiversity guidelines.



## Recommendations

- That Council, upon considering comments made at the public hearing, resolves that Zoning Bylaw, 1992, No. 2050 and Parking Bylaw, No. 2011, 1992, Amendment Bylaw No. 3013, 2021, attached as Appendix A to Staff Report DEV-21-034 and which would allow for the regulation of Detached Accessory Dwelling Units (DADUs) in specific areas of the Township, shown on Schedules D and E of Appendix A, be given third reading.



Questions?