

Matrix: Regulatory Tools for Detached Accessory Dwelling Units (DADUs)

| OPTIONS | 1 | 2 * | 3 | 4 |
|--|---|--|---|---|
| Regulatory Tools | Site Specific Rezoning | Development Permit (DP) | Permitted Use in Residential Zones | New Residential Zone |
| Bylaws to be amended | <ul style="list-style-type: none"> • <i>Official Community Plan (OCP)</i> | <ul style="list-style-type: none"> • <i>OCP – Development Permit Area</i> | <ul style="list-style-type: none"> • <i>OCP</i> • <i>Zoning Bylaw – Section 11. Permitted Uses</i> | <ul style="list-style-type: none"> • <i>OCP</i> • <i>Zoning Bylaw – Part 5. Zoning Districts</i> |
| Length of Application Process | Longest —————> Shortest | | | |
| Cost to Applicant (<i>Affordability</i>) | Highest —————> Lowest | | | |
| Risk to Applicant | <ul style="list-style-type: none"> • High | <ul style="list-style-type: none"> • Medium • Reduced due to availability of guidelines | <ul style="list-style-type: none"> • Low | <ul style="list-style-type: none"> • Low |
| Public Input Opportunity | <ul style="list-style-type: none"> • High • Public Hearing | <ul style="list-style-type: none"> • None ¹ | <ul style="list-style-type: none"> • None ¹ | <ul style="list-style-type: none"> • None ¹ |
| Council's Discretionary Authority | <ul style="list-style-type: none"> • High | <ul style="list-style-type: none"> • Low ² • Limited to DP form and character guidelines only | <ul style="list-style-type: none"> • None ² | <ul style="list-style-type: none"> • None ² |
| Decision Making Considerations | <ul style="list-style-type: none"> • Assessment is done on a case-by-case basis | <ul style="list-style-type: none"> • Assessment is based on DP guidelines for form and character only | <ul style="list-style-type: none"> • Assessment is based on Zoning and Building Code only | <ul style="list-style-type: none"> • Assessment is based on Zoning and Building Code |
| Township Influence on Form & Character | <ul style="list-style-type: none"> • Medium - High | <ul style="list-style-type: none"> • High | <ul style="list-style-type: none"> • Low - Medium | <ul style="list-style-type: none"> • Low - Medium |
| Additional Considerations | <ul style="list-style-type: none"> • The length and cost of rezoning may hinder proposals to construct DADUs and hence the supply of rental units. | <ul style="list-style-type: none"> • Prescriptive design guidelines replace neighbourhood input. | <ul style="list-style-type: none"> • Section 11 of the <i>Zoning Bylaw</i> may result in DADUs being constructed on parcels zoned greater than single family residential | <ul style="list-style-type: none"> • Only suitable parcels for DADUs are identified though the establishment of a new RS-6 zone. |
| Municipalities | <ul style="list-style-type: none"> • City of Victoria (previous) | <ul style="list-style-type: none"> • Town of Gibsons • City of Richmond | <ul style="list-style-type: none"> • City of North Vancouver • City of Victoria (current) | <ul style="list-style-type: none"> • Town of Gibsons • City of Kelowna |

APPENDIX H
Staff Report DEV-17-059

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|--|--|---|---|--------------------|
| | | (neighbourhood specific) • City of North Vancouver • City of Victoria (current) – <i>however DP is: delegated to staff (no Council review).</i> | • City of Colwood • City of Port Coquitlam • City of Ottawa | • City of Richmond |
|--|--|---|---|--------------------|

Notes:

- * Option 2 – Development Permit is a regulatory tool that would have to be combined with one of the other options: 1 – Rezoning, 3 – Permitted Use, or 4 – New Residential Zone.
- 1. Opportunity for public input is only available at the Public Hearing prior to third reading of the Bylaw (amendment). Once the Bylaw is adopted there is no opportunity to provide input on individual applications.
- 2. Council has high discretionary authority in providing direction on the content of the Bylaw (amendment).