

Staff Report



Date: May 14, 2024
To: Chief Administrative Officer
From: James van Hemert, Consulting Planner
Re: Amendment to Zoning Bylaw No. 1055-2021 to increase zones and building types for Accessory Dwelling Units

Proposed bylaw number 1104-2024 serves to satisfy the requirements of provincial Bill 44 with respect to accessory dwelling units (ADUs) and also the town's commitments made in regards to ADUs as part of the Housing Accelerator Fund grant awarded by the federal government.

The accompanying report, dated March 25, 2024, 'Analysis of Accessory Dwelling Units Relative to Zoning Bylaw No. 1055-2021:Housing Accelerator Fund (HAF) Initiative 5 and Bill 44' provides an extensive analysis and a set of recommendations (also listed below) for updating the town's zoning bylaw to expand the opportunities for accessory dwelling units.

The report and its recommendations were reviewed and recommended to council by the Advisory Planning Commission in its meeting of April 25th. The amending bylaw being considered for 1st and 2nd reading is prepared accordingly.

Housing Accelerator Fund (HAF)

The town's commitment under the federal Housing Accelerator Fund (HAF) for the accessory dwelling unit initiative is to **incentivize an additional two (2) accessory dwelling units** over a three (3) year period, 2024 through 2026. Under the 'business as usual' scenario, the number of ADUs over the period is three (3). Combined, the total expected number of ADUS within the three-year period of the initiative is five (5), representing 'business as usual' plus the incentivized units.

Summary of recommended changes to satisfy Bill 44 and the HAF grant

Currently ADUs are permitted only in the R3 and R5 zones. To satisfy Bill 44, the Town must also include ADUs as a permitted use in zones R1, R2, R4, and R6. The recommendations also address incorporating some types of ADUs in duplexes, increasing flexibility with respect to heights and setbacks, and expanding the range of types of ADUs permitted in different zones.

Recommendations included in the bylaw:

1. Permit ADUs in single detached dwellings in R1, R2, and R4, and under certain conditions in R6.
2. Allow home business and an ADU if one or the other is located in a separate structure such as a coach house or a garden suite, or if a secondary suite and home business do not exceed 40% of the area of a principal dwelling.
3. For ADUs in duplexes, limit to corner lots and/or internal tandem (in line rather than side by side) parking space.
4. Provide for a choice between an internal secondary suite, a garden suite, and a coach house in the R1, R2, and R3 zones.
5. Permit ADUs in duplex dwellings in R2, R3, and R4 zones.
6. Amend R6 standards as follows:
 - reduce maximum lot coverage of 60% to 50% to avoid a lot completely covered with building and parking areas,
 - require a mandatory garage for one vehicle, and
 - limit the ADU type to a basement suite only.
7. Reduce the side setback from 2 m to 1.5 m for R2 and R3 zone districts.
8. Increase principal dwelling maximum height from 10.5 to 11.0 m.



James van Hemert, MCIP, RPP, Consulting Planner