



City of
Courtenay

ZOOM Window Space

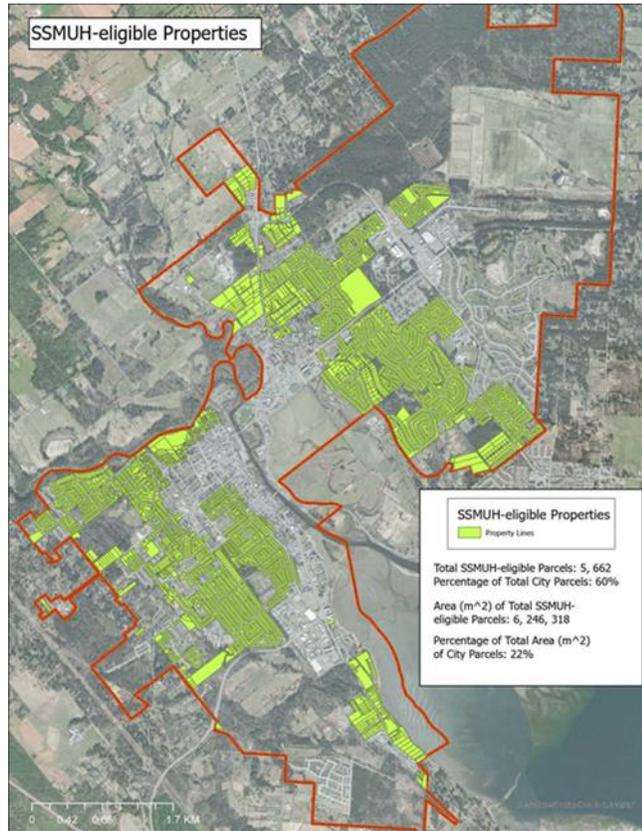
Proposed R-SSMUH Zone

Presented by:
Marianne Wade Director of Development Services
City of Courtenay
May 8, 2024, Council Meeting

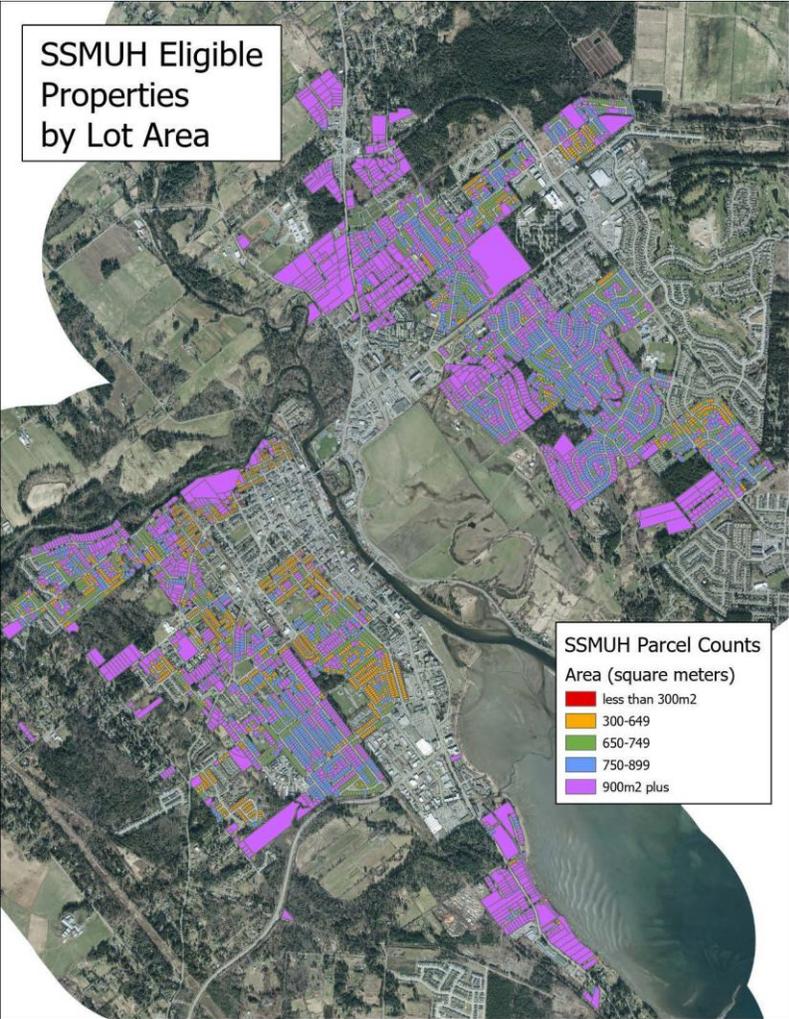
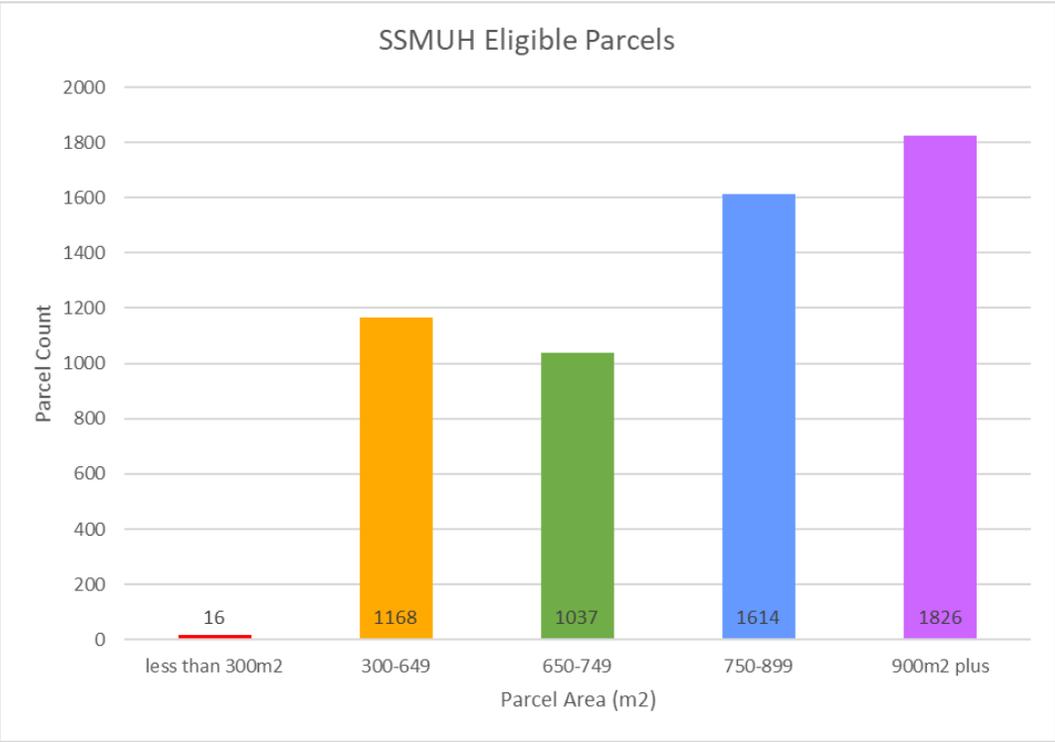


Identification of eligible properties and exemptions

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Lot Sizes in the proposed R-SSMUH Zone



Proposed R-SSMUH Zone

Table 1: Comparison of Provincial and proposed Courtenay Zoning Regulations		
Zoning Bylaw Parameter	Recommended Benchmark	Courtenay Proposed Regulation
Front yard setback	Minimum 5 - 6 m	Minimum 4 m with provision for garage/carport setback of 6 m
Rear yard setback	Minimum 6 m for principal bldgs. Minimum 1m for ADUs	Minimum 5.0 m for principal bldgs. Minimum 1.5 m for ADUs
Side yard setbacks	Minimum 1.2 m	Minimum: 1.5 m for interior side yards 3.0 m for exterior side yards
Height	Maximum 11 m to midpoint of sloped roof or flat roof on principal bldgs.	Maximum 11 m to midpoint of sloped roof or flat roof on principal buildings; Maximum 6.5 m to midpoint of sloped roof or flat roof for ADUs
Maximum No. of Storeys	3 storeys for principal bldgs. 2 storeys for ADUs	No regulations for storeys
Maximum Lot Coverage	25-40%	60% impermeable surfaces
Off Street Parking	1 space per dwelling unit	1 space per dwelling unit

Proposed Definitions to support R-SSMUH Zone

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- Amendments related to Accessory Dwelling Units:
 - Removal of definitions of Carriage House, Granny Flat, Secondary Residence.
 - Amended definition of Secondary Suite.
 - Addition of Secondary suites and ADU in general regulations allows more flexibility in any other zone that permits a single family or duplex.
- Dwelling, townhouse- refined to permit a stacked townhouse.
- Impermeable surface- add definition to address site coverage align with province.
- Yard: Front Yard, Rear Yard, Side yard definition have been revised for clarity for implementation.

Proposed New Section for Secondary Suites and Accessory Dwelling Unit

DIVISION 6 GENERAL REGULATIONS

Add new Section 6.19.1 as follows:

6.19.1 The following conditions shall apply to Secondary Suites and Accessory Dwelling Units:

- (i) Not more than one (1) Secondary Suite or one (1) Accessory Dwelling Unit shall be permitted as accessory to a single residential dwelling or duplex dwelling on a lot where such principal uses are permitted, subject to all other regulations in this Bylaw, and as may be governed by the development regulations of a particular zone;
- (ii) A Secondary Suite or Accessory Dwelling Unit shall not be permitted on the same property as a Boarding House or Bed and Breakfast Operation;
- (iii) No subdivision or strata titling of a Secondary Suite or Accessory Dwelling Unit shall be permitted;
- (iv) The minimum floor area of a Secondary Suite or Accessory Dwelling Unit shall not be less than:
 - (a) 30 m² for a studio unit;
 - (b) 45m² for a one-bedroom unit;
 - (c) 65m² for a two-bedroom unit;
 - (d) 85m² for a three-bedroom unit.

(v) An Accessory Dwelling Unit shall not exceed the lesser of 6.5m in height or the height of the principal residence, unless otherwise specified in the development regulations of a particular zone. Where the width of a dormer or dormers exceeds 50% of the width of the roof on which they are located, the height of the building will be measured to the top of the dormer or to the top of the main roof, whichever is greater;

(vi) Parking shall be in conformance with the regulations of this Bylaw;

(vii) Where a Secondary Suite or Accessory Dwelling Unit is permitted, a minimum area of 20m² of private amenity space shall be provided per dwelling unit. The private amenity space shall have a direct connection to the habitable space and be defined and screened through the use of landscaping such as: plantings, architectural elements such as a trellis, low fences, planters or changes in elevation.;

(viii) A lighted pathway is required from the on-site Secondary Suite or Accessory Dwelling Unit parking stall(s) to the entrance door of the Secondary Suite or Accessory Dwelling Unit, provided that the lighting does not shine directly on adjoining properties or interfere with the effectiveness of any traffic control device.

Proposed Parking Amendment

DIVISION 7 OFF STREET PARKING AND LOADING				
Part 7 General Requirements				
Schedule 7A Required Number of Off-Street Parking Spaces				
A. Residential Use	41	<i>Bed and Breakfast – 2 spaces per dwelling unit and 1 space for each sleeping use used for Bed and Breakfast</i>	<i>Bed and Breakfast – 1 space per dwelling unit and 1 space for each bedroom used for Bed and Breakfast</i>	<ul style="list-style-type: none"> • Sleeping use is an unclear term. • A Bed and Breakfast operation is limited to 2 bedrooms.
A. Residential Use	41	<i>Granny Flat or Accessory Dwelling Unit - 1 per dwelling unit</i>	<i>Accessory Dwelling Unit - 1 per dwelling unit</i>	<ul style="list-style-type: none"> • Granny flat and Carriage House is proposed to be deleted from Definitions.
A. Residential	41	<i>Single Dwelling Unit or duplex – 2 per dwelling unit</i>	<i>Single Dwelling Unit or duplex – 1 per dwelling unit</i>	<ul style="list-style-type: none"> • Amended to align with Provincial SSMUH guidelines.

Walkability Radius – 5 or 10 minutes

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- Reduce parking by one stall per site if in the radius
- Map will be amended to fit the street layout



Staff is seeking Comments on:

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- Reduce parking by one stall across the site if in the walking radius-meets OCP policies.
- One parking Stall per dwelling unit –meets OCP policies.
- Do we want to consider Off street parking to meet parking requirements? If so Staff will need to work out logistics and bring back after R-SSMUH is adopted.



Interactive Graphic Presentation by EKISTICS Town Planning

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- Demonstrate what can be built on
 - Minimum lot size 300m²
 - Existing city lots
 - 650 m²
 - 750 m²
 - 900 m²
- Illustrate impacts of :
 - Parking reduction
 - Solid waste
 - Bike Parking
- Addressing amenity space on roof



Staff Recommended Resolution

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1. THAT Council receive for information the report from the Director of Development Services entitled “Small-Scale Multi-Unit Housing Regulations” and dated May 8, 2024;

AND THAT Council direct staff to bring forward amendments to Zoning Bylaw No. 2500, 2007 in substantially the form set out in the reported dated May 8, 2024 and Attachment 1 , if applicable, other affected bylaws that will bring municipal regulations into conformity with the *Local Government Act*.

