

Bylaw 21/2020

Residential Front Back (RFB) District

November 30, 2020

Presented by:

Barb Dupuis

Planner

Planning & Development



Council Motion CM-19-014

- Motion CM-19-014

That by the June 2020, Governance, Priorities and Finance Committee Meeting, Administration present changes to the Land Use Bylaw to allow front-back combined residential units.

- Motion AR-20-126

Bylaw 21/2020, being amendment 170 to the Land Use Bylaw, be brought forward to the first Council meeting in December, 2020.

Front-Back Access Homes



Dual Access Concerns (vs. Lane Access)

- Reduction of on-street parking;
- Reduction of opportunity for boulevard trees, power boxes, hydrants;
- Decrease in pedestrian safety by increasing collision opportunities by introducing driveways to an area that would otherwise not have them;
- Increase in long-term operational costs for the City, while negating the benefits of the lane & rear only access.

Bylaw 21/2020

- Adds a new district, Residential Front Back (RFB) District to the Land Use Bylaw.
- Proposes semi-detached and duplex dwellings with both front and back vehicular access. Proposes singles with rear lane access.

Rationale for a New District

- Allows administration to preserve the intent of the Residential Lane (RXL) District.
- Allows administration to compare the implementation of RXL and RFB to learn lessons from each.

RFB Features: Garage Grouping



Industry Feedback

- Requesting narrower lot widths.
 - Garage and Parking Regulations currently prevent narrowing lot widths any further.
- The front-backs are better than strictly front access products for curb cuts.
 - Correct. Need to ensure garages are grouped and lot widths remain stable.
- The block ends are usually rear detached garages, so a transition point is required in the middle where the garages are not grouped.
 - This has been accommodated in the proposed regulations.

Summary of Concerns

- Regulations have been prepared that will permit dual access.
- Dual access homes will incur extra costs for the City, due to maintenance of the lane.
- Dual access homes do not take full advantage of the benefits of the lane.

Recommendation

1. That the Public Hearing on Bylaw 21/2020 be closed.
2. That Bylaw 21/2020, being amendment 170 to the Land Use Bylaw, be read a second time.
3. That Bylaw 21/2020 be read a third and final time.