



City of Port Moody

Report/Recommendation to Council

Date: December 6, 2021
Submitted by: Community Development Department – Policy Planning Division
Subject: Zoning Bylaw Amendment – Accessible Detached Accessory Dwelling Units (DADUs)

Purpose

To present City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 65, 2021, No. 3336 (Accessible Detached Accessory Dwelling Units) for consideration of first and second reading.

Recommended Resolution

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 65, 2021, No. 3336 (Accessible Detached Accessory Dwelling Units) be read a first and second time as recommended in the report dated December 6, 2021 from the Community Development Department – Policy Planning Division regarding Zoning Bylaw Amendment – Accessible Detached Accessory Dwelling Units (DADUs);

AND THAT Bylaw No. 3336 be referred to a Public Hearing.

Background

At the March 12, 2019, Regular Council Meeting, Council passed the following resolution:

RC19/099

THAT staff be directed to report back with policy amendments relating to the physical requirements needed to enable accessible laneway homes.

The existing framework in Port Moody encourages adaptable and accessible Detached Accessory Dwelling Units (DADUs) per the *BC Building Code's Adaptable Housing Standards*. At the Regular Council meeting on November 23, 2021, Council received a report outlining additional policy options to support DADUs with a range of accessibility features, including:

1. 2.6m² (25ft²) Floor Area Exemption for visitable features;
2. 4.6m² (50ft²) Floor Area Exemption for adaptable features;
3. To support accessible DADU designs, one or more of the following:
 - one parking space exemption on RS1-S lots;
 - up to a 2.0 metre reduction in the required setback between the principal building and DADU (effectively increases site coverage).

In response, Council passed the following resolution:

CW21/131

THAT staff be directed to update the laneway house program to include the policy recommendations for visitable, adaptable, and accessible Detached Accessory Dwellings Units (DADUs) as recommended in the report dated October 27, 2021 from the Community Development Department – Policy Planning Division regarding Accessibility Guidelines for Detached Accessory Dwellings Units (DADUs).

This report presents zoning bylaw amendments corresponding to this Council direction.

Discussion

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 65, 2021, No. 3336 (Accessible DADUs) (**Attachment 1**) includes the following updates to the laneway house program to support accessible DADUs:

- a new definition for “visitable housing”
- a new definition for “accessible housing”¹
- a new Section 5.5.8 including floor area exemptions, setback reduction, and parking exemptions for Detached Accessory Dwelling Units that meet accessibility features; and
- reference to Section 5.5.8 in other related sections (i.e. 5.3.4 Floor Area Ratio Calculations and 5.3.2 Siting Exceptions).

These new provisions encourage the voluntary provision of accessible design features in laneway homes.

Other Option

THAT the report dated December 1, 2021 from the Community Development Department – Policy Planning Division regarding Zoning Bylaw Amendment – Accessible Detached Accessory Dwelling Units (DADUs) be received for information.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

Should Council give first and second readings to Bylaw No. 3336, a public hearing will be scheduled.

The City’s guidebook for property owners on Detached Accessory Dwelling Units will be updated with Council direction pertaining to accessibility requirements.

¹ Note that “adaptable housing” is currently a defined term in the Zoning Bylaw.

Council Strategic Plan Objectives

The policy options proposed in the report correspond with the following Council Strategic Plan (2019-2022) Healthy City strategic priorities:

- Plan for a variety of housing types to meet community needs;
- Ensure plans and programs take into account the diverse needs of residents and factors related to age and other demographics such as income, languages, housing types, and abilities; and
- Consider accessibility when planning and designing programs, services, facilities, parks, and infrastructure.

Attachment

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 65, 2021, No. 3336 (Accessible Detached Accessory Dwelling Units).

Report Author

Jess Daniels
Policy Planner

Report Approval Details

Document Title:	Zoning Bylaw Amendment - Accessible Detached Accessory Dwelling Units (DADUs).docx
Attachments:	- Attachment 1 - Draft City of Port Moody Zoning Bylaw 2018 No. 2937 Amendment Bylaw No. 65 2021 No. 3336 (Accessible DADUs).pdf
Final Approval Date:	Dec 23, 2021

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli, Manager of Policy Planning - Dec 6, 2021 - 10:29 AM

Kate Zanon, General Manager of Community Development - Dec 6, 2021 - 5:18 PM

Dorothy Shermer, Corporate Officer - Dec 8, 2021 - 4:39 PM

Rosemary Lodge, Manager of Communications and Engagement - Dec 8, 2021 - 4:42 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 10, 2021 - 9:33 AM

Tim Savoie, City Manager - Dec 23, 2021 - 8:07 AM