

Schedule 3 to PLS-2019-0059: Public Comments and Staff Responses

Proposed amendments to Town policies regarding accessory dwelling units were presented to the public by way of Report No. PLS-2019-0030 and a Statutory Public Meeting on June 17th, 2019. There were approximately 2 (two) interested persons in attendance at the meeting with both of those individuals coming forward to speak to their concerns. Additionally, staff received 1 (one) phone call prior to the Public Meeting from residents in regards to parking permissions for accessory dwelling units. The following sections describe specific public concerns and provide staff responses:

Comment/Issue	Staff Response
<p>Proposed Increase in Floor Area Maximum for Accessory Dwelling Units:</p> <p>Comments received at the Public Meeting indicated that proposed new maximum floor area requirement of 95m² (or 1,022ft²) would still be too restrictive for main floor accessory dwelling units. It was suggested a separate maximum for main floor units of 140m² (or 1,500ft²) be considered for more flexibility in the design of such units.</p>	<p>Staff consulted with both Building and Development Review staff on a potential increase in maximum floor area for accessory dwelling units, beyond the proposed 95m². As will be discussed in greater detail in subsection 4.1, staff has proposed a revised floor area requirement of 40 per cent of total floor area to a maximum of 110m² (or 1,185ft²). While this does not directly meet the size request made, it does provide opportunity for units beyond the initially proposed size of 95m². Additionally, the proposed removal of size restrictions on basement apartments will also provide opportunity for home owners to create larger units than what is currently permitted.</p>
<p>Proposed Removal of Floor Area Maximum for Accessory Dwelling Units:</p> <p>Further comments received at the Public Meeting suggested the floor area maximum for accessory dwelling units should be removed so that they can be designed logically, without the burden of size restrictions.</p>	<p>Planning staff have had ongoing consultation with Building and Development Review staff, as well as external agencies. Feedback from these consultations revealed a removal of a floor area maximum for accessory dwelling units would not be supported. As the intent is for the units to be secondary to the primary dwelling unit on a property, it is important they remain smaller in floor area. The removal of a maximum could effectively result in the creation of a duplex, which is already defined and regulated separately in the Comprehensive Zoning By-law. Staff is therefore not willing to support the removal of a floor area maximum for accessory dwelling units.</p>

<p>Increasing Maximum Driveway Width to Accommodate Parking:</p> <p>Comments received prior to the Public Meeting suggested zoning regulations for maximum driveway width and front yard soft landscaping requirements be changed to better accommodate required parking for accessory dwelling units. The comments suggested these changes would help townhouses better accommodate the parking requirement (two spots for the primary dwelling and one for the accessory) for accessory dwelling units.</p>	<p>Section 5.2.14 of the Comprehensive Zoning By-law sets out a maximum driveway width of 7 metres for dwellings units, provided a minimum of 40 per cent soft landscaping is maintained on the yard in which the driveway is located. Soft landscaping refers to green area (grass, trees, shrubs and gardens) not covered by driveways or structures.</p> <p>In considering the above, staff consulted with both Building and Development Review staff and concluded an increase in maximum driveway width within the Comprehensive Zoning By-law, where soft landscaping requirements would then be reduced, should not be included in this review. Soft landscaping is critical for proper drainage on properties in residential areas while providing environmental and aesthetic value in these areas.</p>
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