Agenda – Council – February 27, 2013

Report – Standing Policy Committee on Property and Development – February 19, 2013

Item No. 1 Development Procedures By-law Amendment – Secondary Suites

STANDING COMMITTEE RECOMMENDATION:

On February 22, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the Development Procedures By-law No. 160/2011 be amended as per attached Schedule 1.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Council – February 27, 2013

Report – Standing Policy Committee on Property and Development – February 19, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 22, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 19, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **DEVELOPMENT PROCEDURES BY-LAW – Secondary Suites**

Critical Path: **Standing Policy Committee on Property and Development –> Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That the Development Procedures By-law No. 160/2011 be amended as per attached Schedule 1.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

The adoption of the proposed amendment to the Development Procedures By-law is required to satisfy the May 30, 2012 Council decision to enable attached secondary suites as "B" Conditional Uses (Council Minute No.408).

IMPLICATIONS OF THE RECOMMENDATIONS

Should Standing Policy Committee adopt the proposed amendment, Section 5.B. of the Development Procedures By-Law will be amended to include attached secondary suites as a use that the Director of Planning, Property and Development can consider as a "B' Conditional Use.

DISCUSSION

The attached amendment to the Development Procedures By-law is being made concurrently and in tandem with changes to the City of Winnipeg Zoning By-Law 200/2006 with respect to Secondary Suites (See concurrent report titled: "Secondary Suites Amending By-law").

On January 25, 2012 Winnipeg City Council requested the Public Service to report back to the Standing Policy Committee on a number of topics regarding secondary suites including recommendations regarding changes to existing zoning regulations and public consultation to obtain citizen feedback on detached secondary suites.

The Public Service held four public open house sessions on February 22 and 23, 2012 to garner input from interested citizens on the proposed changes to regulations pertaining to secondary suites in Winnipeg.

A report entitled *"Attached and Detached Secondary Suites"* was heard by the Standing Policy Committee on Property and Development at their May 8, 2012 meeting. The report included recommended changes to Zoning By-law 200/2006 with respect to attached and detached secondary suites. The Standing Policy Committee concurred in the recommendations of the Public Service and added one amendment, which was to change the process for Conditional Use approval for attached secondary suites. This report responds to that amendment.

The attached By-law (Schedule 1) has been prepared at the instruction of Council and is to affect the changes to the Development Procedures By-law 190/2011 as endorsed by Council at their May 30, 2012 meeting.

FINANCIAL IMPACT

Financial Impact Statement Date: January 17, 2013

Project Name:

DEVELOPMENT PROCEDURES BY-LAW – Secondary Suites

COMMENTS:

There are no financial implications associated with this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Internal Consultation:
Legal Services

External Consultation:

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Noah Yauk
Date:	January 18, 2013
File No.	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2013 Reports\Development Procedures By-law - Secondary Suites.doc

UD2013-002

Attachments: Schedule 1

Schedule 1:

THE CITY OF WINNIPEG

BY-LAW NO. 2 / 2013

A By-law of The City of Winnipeg to amend Development Procedures By-law No. 160/2011 with respect to attached secondary suites.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Development Procedures By-law amended

1 This by-law amends the Development Procedures By-law No. 160/2011.

Part 3: Approval Process amended

2 In Part 3: Approval Process, section 5. Variance and Conditional Use, paragraph B. Requirements, under "Director Conditional Uses (DCU 'B')*", clause i is amended by adding a subclause c. as follows after subclause b.:*

c. **Secondary Suites, attached**

i. A conditional use to allow "Secondary suite, attached" as an accessory use under The Winnipeg Zoning By-law.

DONE AND PASSED this day of , 2013.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Approved as to form:

James Carter
for Director of Legal Services and City Solicitor