

SLRD Bylaw No. 1679-2020 Referral Review Comments

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Staff recommend that the following comments be forwarded to the SLRD in response to the referral for their Zoning Amendment Bylaw No. 1679 – 2020 which seeks to help address the need for affordable housing in SLRD Electoral Area C:

- The RMOW is generally supportive of the proposed zoning amendment to permit one additional auxiliary residential dwelling unit for employee restricted housing within the existing approved subdivision for Wedgewood Estates.
- With respect to the Section 219 Covenants that will be required to be registered in order to have two auxiliary dwelling units on a parcel, we request that consideration be given to the following:
  - Ensure the covenant requirements are specified such that the housing is restricted for affordable employee housing.
  - Clearly establish that eligible renters include people employed within the member municipalities in addition to people employed within the geographic boundary of the SLRD
  - Establish a clear definition of employee and clarify what parameters will exist around, minimum amount of time employed, minimum number of hours worked per week/month, etc.
  - Include a mechanism such as a specific price cap or maximum rental rate, to ensure affordability
- Suggest defining “long term rental” under the zoning bylaw to be a minimum of not less than six months, in order to dissuade the loss of long term housing stock to weekenders who may otherwise rent units for an entire winter season
- Consider how best to manage the units, particularly with respect to how compliance will be assessed and enforced
- Investigate provision of transit service for residents. Consider the establishment of a transit stop for the Pemberton Commuter, including consideration of related turn lane/bus shelter improvements as may be necessary to facilitate the safe and efficient access to and from the neighbourhood for both vehicles and pedestrians