

3. TEXT AMENDMENT: Basements in Single-Family Areas

Summary: To facilitate functional basements in single-family houses, RS (single-family) zoning amendments are proposed that would allow more floor area in the basement, together with less floor area above grade and a smaller house footprint. To enable more livable basement suites, two options for basement height are provided for consideration, as requested by Council at referral on May 5, 2009. Under A, the proposed amendments would permit basements that are higher out of the ground by one foot (from 4 to 5 feet). Under B, basements could be higher by two feet (from 4 to 6 feet) – with this option there would also be an outright one foot increase in overall building height in the RS-1 zone (from 30 to 31 feet).

Applicant: Director of Planning

Recommended Approval: By the Director of Planning in consultation with the Director of Development Services:

A. THAT the application to amend the RS District Schedules to facilitate functional and livable basements, generally in accordance with Appendix A to the Policy Report *"Enabling Basements in Single Family Districts"*, dated April 27, 2009, be approved.

or

B. THAT the application to amend the RS District Schedules to facilitate functional and livable basements, generally in accordance with Appendix A to the Policy Report *"Enabling Basements in Single Family Districts"*, dated April 27, 2009, be approved, together with the following change to the section titled "Improve Livability in Basements in all RS Districts" (in Appendix A, page 10 of 11, of the above report):

- Amend the following RS Districts by increasing the allowable height of the first storey floor surface from 4 feet (1.2 m) to ~~5 feet (1.5 m)~~ **6 feet (1.8 m)**, and **consequentially increase building height in the RS-1 District Schedule from 30 feet (9.2 m) to 31 feet (9.5 m), and any related consequential amendments.**

(RZ. 705/2009 - Basements in Single-Family Areas)