



COUNCIL QUESTIONS & ANSWERS

Meeting date: July 26th

1. Please provide clarity between Employee Housing and Caretaker Residences including if Caretaker Residences can be in detached buildings.

“Employee Housing” is not a recognized or defined use in the Zoning Bylaw but may be occurring informally as part of mixed-use development allowed in many zones in the city. Property owners may be reserving the dwelling units in the development for themselves or employees.

“Caretaker Residences” are specifically intended for owners and employees of a commercial or industrial development instead of possibly being rented out to the general public. This allows them to be in commercial and industrial areas away from residential neighbourhoods and associated amenities and services. Caretaker Residence zoning regulations therefore include size limits for the residences to discourage large families from using them and to ensure the property is primarily used for the non-residential uses.

Another difference between the two uses is that caretaker residences are secondary to the principal use where it cannot be developed without the other uses, whereas housing as part of a mixed-use development may be a principal use meaning it has no formal association or reliance to other uses other than perhaps being part of a condominium. As noted “Employee housing” is an informal use of residential development in a mixed-use development so can be single or multiple units.

Both uses could be established in attached or detached buildings as has been determined on a case by case basis. In this zoning amendment the Caretaker Residences will only be permitted in the primary structure.

It is recognized that as interest in multiple Caretaker Residences becomes more popular, the introduction of “Employee Housing” to the Zoning Bylaw should be considered to also provide greater clarity between the Zoning Bylaw definitions and allowable uses which could occur during the Zoning Bylaw Rewrite that will commence after the adoption of the new Official Community Plan.