

PUBLIC PARTICIPATION MEETING COMMENTS

8. PUBLIC PARTICIPATION MEETING - Amendments to the Z-1 Zoning By-law - Shipping Containers and Trailers - City Wide (Z-8623)
 - *(Councillor S. Turner mentioning that he happened across a show called “Tiny Houses” and, in some cases they use shipping containers as tiny houses and it seems to be this trend where there is a significant amount of density and people downsizing; recognizing that Mr. A. MacLean, Manager, Development Planning, said in the beginning of his presentation that accessory structures are not being considered for this because it could go either way but what if this were to be used as a primary dwelling unit on a lot as an independent structure; indicating that he has also seen this as a solution to affordable affordable housing issues or even subsidized housing issues in certain circumstances; imagining that those might sit outside of the structure that has been put forward here.); Mr. A. MacLean, Manager, Development Planning, responding that it is his understanding that if you were trying to use this as your primary residence, you would have to go through the building permit process and they would have to follow the regulations under the Building Code; indicating that he has seen these tiny houses on the internet, people are combining them in order to make cottages; in discussions with some of the Building Division staff, once you have to go in and retrofit these by cutting out openings, you are getting Engineers in, you have to have Engineering reports, you have to have a Structural Engineer and it gets to become a cost that, at the end of the day, standard construction would probably be the same but, having said that, they would have to go through the building permit process; if they wanted to use it as a granny suite or an accessory to it, his understanding is that they would have to go through the site plan approval process and they would still be subject to all the regulations under the Building Code.*
 - *(Councillor Hopkins requests more clarification as it relates to trailers sitting in a driveway; understanding that this by-law relates only if it is used as a dwelling, if it is sitting there temporary for ten months of the year it would not come under this by-law if it is just sitting there parked.); Mr. A. MacLean, Manager, Development Planning, responding that it depends on what the use of the trailer is, if it is a mobile home type of trailer or something like that, those are permitted on driveways and within residential areas but we are talking specifically about shipping containers; believing that it is the shipping containers because those are the ones that get dropped off at these areas to assist with moving or storage; if someone wanted to use a movable trailer they could, but the use is for that and it is there longer than the two or four month timeframe, then it would be on a complaint basis, where a person could call in and say that this has been here for the last eight months and they know they are doing more than renovations; if it is just for recreational trailer, those are permitted in residential zones; (Councillor Hopkins enquires if motor homes were looked at when staff was looking at this by-law; motor homes in terms of having the engine there that can drive the home that may or may not be used as a temporary dwelling.); Mr. A. MacLean, Manager, Development Planning, responding no, they did not, if it was a motorhome, it would have been considered a recreational vehicle and those are permitted under the by-law; these are strictly for the types of temporary uses that are there for a specific purpose, whether it be moving or construction or sales or some commercial uses whether they do gardening or selling fireworks or whatever on the commercial property.*
 - Michelle Doornbosch, Zelinka Priamo Ltd. – thanking staff for working with them with respect to the proposed by-law; noting that staff did implement a number of changes that they had requested throughout the process; expressing some concerns with the restriction on the number of units permitted for commercial uses, she does feel that that is going to have a significant impact on some of the properties, in particular, automotive dealerships; noting that it will likely be problematic; advising that, at the same time, she thinks that what staff has presented is something that they can try to work with them on with respect to these units.