

Appendix E: Additional Comments from Mark Parton MLA


Changes to RZ1 zoning rules.

- 1.1. One of the most contested aspects of the new territory plan has been the changes to RZ1 rules, namely the relaxation of Dual Occupancy laws. I fear that the change in this space will not result in more than a handful of additional dwellings. My view is that because of the restriction in the size of the second dwelling and the overbearing LVC charges, it's not likely to be viable for many homeowners to proceed with a second dwelling. I'm also fearful that, despite this, the change in zoning laws will potentially result in an uplift to the unimproved value of all blocks above 800 m/sq, which would then lead to an increase in rates across the board. This increase in unimproved value would be despite the unviability of the dual occupancy redevelopment for most homeowners. Consequently, the biggest outcome of the RZ1 Dual Occupancy policy would not be an increase in the supply of dwellings, but rather a significant increase in government revenue.
- 1.2. If the RZ1 Dual Occupancy change did not limit the size of the second dwelling, other than the current planning guidelines, then it would actually deliver more dwellings. And therefore, I believe that we should have included as a recommendation.

Recommendation 1

I recommend that the government revise its RZ1 policy for developing parcels of 800 sqm or larger to:

- Include an option for allowing separate titling, and
- Remove the 120 sqm limit on additional residence.



Mark Parton MLA

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