

Suites in Duplexes

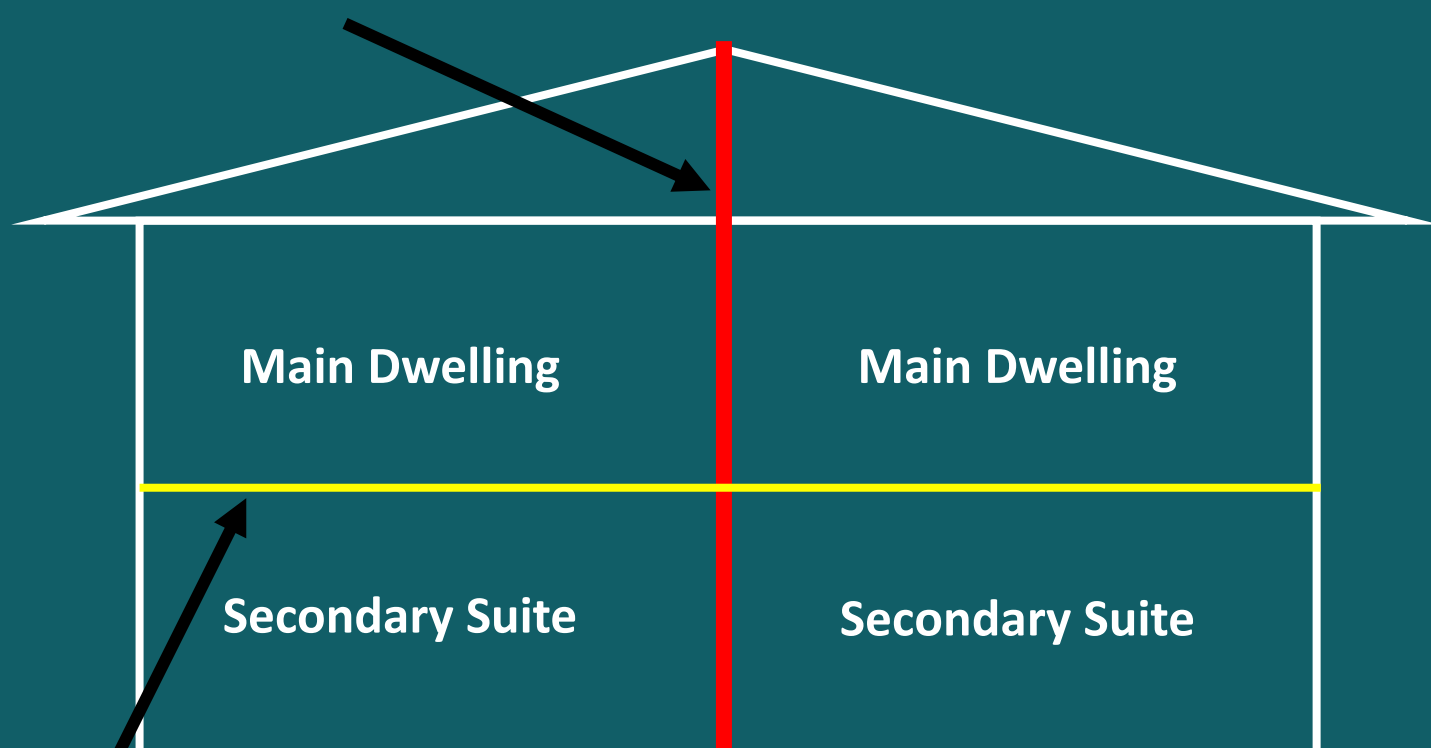
GOAL

The District introduced multi-unit flex units as a new form of housing as part of the 2017 Zoning Bylaw Update (E-Bus). Flex units are a form of suite that could be integrated in a multi-unit development (townhouse or duplex).

PROPOSED CHANGES

- Clarify that the maximum allowable gross floor area of a flex unit is 90 sq. m or 40% of the gross floor area of the building, whichever is less, keeping it consistent with secondary suite regulations;
- Clarify that flex units are permitted in the RS-2 zone and in all zones which permit a Townhouse; and,
- Permit suites in duplexes that have an adequate firewall, as shown below.

4 HOUR FIREWALL



1 HOUR FIREWALL

SUITES IN DUPLEXES

Residential Small Lot (RS-3)

GOAL

The current RS-3 siting and size regulations have led to larger homes being developed on smaller lots. The intent of the RS-3 Zone is to encourage smaller, more affordable dwellings on small lots.

PROPOSED CHANGES

- RS-3 density (FAR) and lot coverage regulations are proposed to be reduced.
- RS-3 interior side setback is proposed to be increased.
- Existing RS-3 lots won't be affected by this regulation (legal non-conforming)



Accessory Dwelling Units

GOAL:

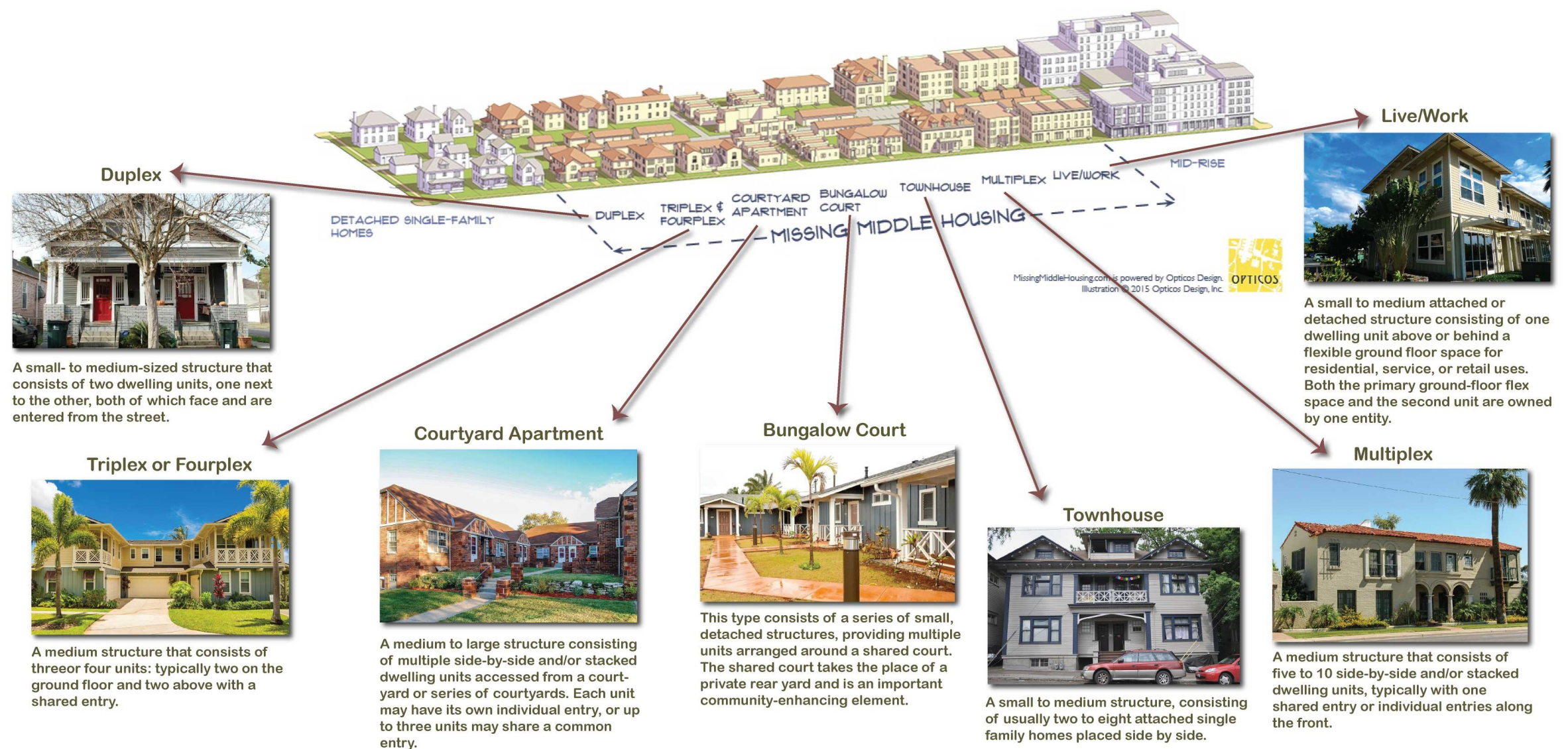
- Complete housekeeping amendments to clarify Accessory Dwelling Unit (ADU) regulations and ensure these structures meet the intended land use.

PROPOSED CHANGES:

- **MAXIMUM LIVING SPACE:** Further clarify the maximum (70 m² or 90m²) of habitable (living) space in carriage houses to ensure that the remainder of these buildings are used as a garage rather than additional habitable space.
- **ENERGY EFFICIENCY:** On larger lots (0.2 hectares) ADU's are allowed to increase their maximum habitable space from 70 m² to 90 m². To achieve this increase, the District is proposing to also add that the ADU be built to a higher energy efficient construction standard.
- **HEIGHT:** Remove the smaller height for carriage homes with no garage (currently 4.58m), so that ground floor carriage homes can also achieve the allowable height of 6.7m.
 - The maximum area of the ADU's won't change, but this will allow for narrow homes and more ADU design variety.
- **VEHICLE ACCESS:** Ensure that garages built below ADUs are only built when drive way access for vehicles is provided.
- **RENAME:** 'Accessory Residential Dwelling' to 'Caretaker Dwelling' to clarify the distinction of this use from 'Accessory Dwelling Unit'.



What is Missing Middle Housing?



Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Missing Middle Housing

GOAL:

- Facilitate the development of Missing Middle Housing forms in new and existing neighbourhoods.



PROPOSED CHANGES TO THE RS-1 ZONE:

Combine RS-1 and RS-2 zones to add two-unit dwellings as a permitted use in the RS-1 zone for all properties except large, undeveloped lots where sub area planning should be completed.

Limit the maximum floor area ratio on RS-1 lots to 0.45 for single unit dwellings and 0.5 for two unit dwellings to maintain a scale that is compatible with existing neighbourhoods and provides an incentive for developing a range of housing forms.

Permit triplexes to be built on corner lots within the RS-1 zone. Triplex development would meet same general form and massing as single-unit dwellings but may require a reduction to the exterior side yard setback, driveway access from both roads and/or a minor increases to the floor area ratio.

Permit 'cottage clusters' in the RS-1 zone. Cottage clusters are multiple small homes on individual lots. Proposed regulations include: minimum parcels size of 1296 m², 1 unit/320 m², maximum floor area per unit 90 m², maximum height 6.7 m, reduced setbacks, 1 parking space per unit, clusters only permitted outside floodplain or overland flow areas (potentially with a height bonus to accommodate FCL.).



Residential Open Space

GOAL:

- To ensure that multiple-unit residential development encompasses appropriate common useable open space.

PROPOSED CHANGES:

INDOOR AMENITY SPACE

Currently there is no requirement for indoor amenity space in apartment buildings. Staff propose a requirement of a minimum of 37 m² of indoor amenity space, preferably connected to shared outdoor space, for apartments of 10-20 units and an additional 2.0 m² per dwelling unit in excess of 20 units .



OPEN SPACE REQUIREMENT

The existing requirement for common useable open space only applies to Multiple Unit and Comprehensive Development zones. Staff propose redefining these requirements to include all townhouse and apartment land uses outside the downtown area, including commercially zoned properties over 0.5 ha in size where apartments are a permitted use.

