

Summary of Proposed Amendments

Topic	Existing Rule	Proposed Amendment
<i>Secondary Suites in Rowhouses</i>	Secondary Suites are a permitted use in Single Detached Dwellings, Semi-detached Dwellings and Rowhouse Buildings.	Secondary Suites would be a permitted use in Single Detached Dwellings and Semi-detached Dwellings. Secondary Suites would be a discretionary use in Rowhouse Buildings and where there is more than one main residential building on parcel.
<i>Parking for Secondary Suites</i>	An exemption from the parking requirement is provided for Secondary Suites and Backyard Suites that are less than 45 m ²	The parking exemption would only be available for Secondary Suites and not Backyard Suites. Two conditions would be added for a Secondary Suite to qualify for the parking exemption: • It must be close to an LRT platform or frequent bus route; and • Additional storage space must be provided for mobility alternatives like bikes.
<i>Rowhouse Height</i>	The maximum building height of a Rowhouse Building is 11 metres measured from grade. The maximum building height of Single Detached Dwellings and Semi-detached Dwellings is 10 metres plus 1 metre for grading measured according to the elevation at the front or rear property line, whichever is higher.	The maximum building height for all three forms of housing would be 11 metres measured from grade. This method of measuring building height has an equivalent maximum height to R-C2 and is slope adaptive.
<i>Rowhouse Height (continued)</i>	The maximum building height for Rowhouse Buildings is stepped down at the side based on the height of the buildings on the neighbouring properties. These height steps are squared off. This rule applies only next door to some low density residential districts, such as R-C1 or R-C2, and does not apply next door to the R-CG district.	The maximum building height for all housing forms in R-CG would be reduced at an angle as a building gets closer to the neighbouring property based on the height of the buildings on the neighbouring properties. This rule would apply next door to all low density residential districts, R-CG included, as well as the M-CG district.

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<i>Corner Rowhouses</i>	Rowhouse Buildings on corner parcels are allowed to be built to the full depth of the parcel to within 1.5 metres of the rear property line with only a standard 1.2 metre wide side yard setback.	Rowhouse Buildings would be allowed to be built to the full depth of the parcel to within 1.5 metres of the rear property line, but would need to provide a 3.0 metre wide side yard next to the neighbouring back yard. This allowance would be extended to apply to other combinations of buildings, such as a development with two Semi-detached Dwellings instead of just a four unit rowhouse.
<i>Setbacks from the Street</i>	A front setback that lines up with the average front yard setback on the neighbouring properties applies to all parcels next to R-C1 or R-C2. The shallowest setback allowed is 3.0 metres and there is no maximum on how far back a building might have to be setback. Next door to R-CG or a multi-residential district the minimum front setback is always 3.0 metres.	The minimum front setback would range from 3.0 metres to 4.5 metres deep, based on how far the neighbouring houses are set back from the front property line, and would apply in all cases, no matter what district is next door.
	The same front setback requirements apply to both corner and mid-block parcels.	A different front setback option would be available on corner parcels that allows the new building to be located closer to the front property line the further away it is from the property next door.
<i>Yards and Fences</i>	The minimum side yard setback on the street side of a corner parcel is 1.2 metres.	The minimum side yard setback on the street side of a corner parcel would be 0.6 metres.
	Any fence that is behind the furthest forward part of the new house is allowed to be up to 2.0 metres tall.	A fence that is built forward of the front of the neighbouring house would only be allowed to be 1.2 metres tall.
	Private yards (amenity space) required for new houses cannot be located in the front yard.	Private yards (amenity space) required for new houses would be allowed in the front yard.

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<i>Parcel Coverage</i>	Single detached, semi-detached and cottage housing have a maximum building coverage ranging from 45 to 55 percent. Rowhouses have a maximum building coverage ranging from 45 to 60 per cent.	All forms of housing will have the same maximum building coverage ranging from 45 to 60 per cent.
<i>Secondary Suites in Semi-detached Dwellings</i>	The Secondary Suite definition requires that a Secondary Suite be on the same parcel or bare land unit as a Dwelling Unit in a Single Detached Dwelling, Semi-detached Dwelling or Rowhouse Building. This means that if a Semi-detached Dwelling Rowhouse Building is not subdivided it is not permitted to contain a Secondary Suite.	The Secondary Suite definition would be changed to allow a Secondary Suite to be “contained in” a Single Detached Dwelling, Semi-detached Dwelling or Rowhouse Building. This means that subdivision would not be necessary. The density rules for suites would also be changed to use the same language. This will not change the number of suites allowed per house, it will remain at one Backyard Suite or Secondary Suite per Dwelling Unit.
<i>Suites in Multi-Residential Districts</i>	The rules for multi-residential districts require that Secondary Suites and Backyard Suites in multi-residential districts meet the rules of the R-CG District. The definitions for suites do not include reference to multi-residential districts, therefore suites are not allowed with Semi-detached Dwellings in multi-residential districts, although they are allowed in R-CG.	Reference to multi-residential districts would be added to the definitions of Secondary Suite and Backyard Suite so that the rules of the R-CG District can be applied to suites in multi-residential districts, as intended.
<i>Height of Attached Rear Garages</i>	The maximum height for attached rear garages is not clear about how where the height of the building is measured from. The “building height” term used in the rule results in inconsistency between how the height of an attached rear garage is measured and how the height of a detached rear garage is measured, potentially allowing a taller attached garage.	The method to measure the height of an attached rear garage would be the same as the method for measuring the height of a detached rear garage.

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<i>Floor Area of Garages and Sheds</i>	The total building coverage of all detached garages and sheds (Accessory Residential Buildings) is not allowed to exceed 75 m ² for Single Detached Dwellings and 150 m ² for both units in a Semi-detached Dwelling. This rule does not consider Rowhouses that will need larger garages and is more complicated than needed.	The total building coverage for all garages and sheds would be limited to 75 m ² per dwelling unit. This results in the same allowance and makes it so that the rule applies in the same way for all low density housing forms.