

**Policies for Secondary Suites  
in the Residential – Grade Oriented Infill (R-CG) District**

- (a) Amend the *Policy to Guide Discretion for Secondary Suites and Backyard Suites* to add the following policy at the end:

**“D. Policies for Secondary Suites in the Residential - Grade-Oriented Infill (R-CG) District**

1. An application for a Secondary Suite should be approved where one or more parking stalls is provided for the Secondary Suite in addition to the parking stall(s) that is required for the main Dwelling Unit.
2. Where a parking stall is not provided, a Secondary Suite may be supported in a Rowhouse Building or within a development with more than one **main residential building** where the following supporting characteristics are present:
  - a. shops, services and institutions are accessible locally;  
**key indicator**
    - i. the suite is located close (within about 600 metres) of a Main Street or Activity Centre identified in a planning policy.
  - b. a variety of mobility options are available;  
**key indicators**
    - i. the suite is located:
      - close to a frequent bus service (within about 150 metres);
      - close to a capital funded LRT platform (within about 600 metres);
      - close to a street containing a bicycle lane or cycle track (within about 400 metres);
  - c. the intensity added with the secondary suite is in keeping with the immediate context;  
**key indicators**
    - i. the suite is located:
      - adjacent to a parcel designated with a land use district that allows multi-residential or commercial uses;
      - adjacent to school sites, parks or parcels designated Special Purpose District;
      - adjacent to local collector and collector roads.
3. The following policies guide the implementation of policy D.2:
  - a. Where two or more of the supporting characteristics are present, Secondary Suites may be approved in all of the Dwelling Units in a development.
  - b. Where one of the supporting characteristics is present, Secondary Suites may be approved in up to half of the Dwelling Units in a development.
  - c. Where none of the supporting characteristics are present, Secondary Suites are not supported in a development.
  - d. The key indicators itemize features that contribute to achieving the support function of the supporting characteristic described. Not all key indicators are required to be present in order to achieve the supporting function of the supporting characteristic.
  - e. The presence of other local features that serve a similar supporting function to the key indicators may be considered when evaluating whether a supporting characteristic is met.
  - f. Distances are provided as general guide and are not intended as precise measurements.”