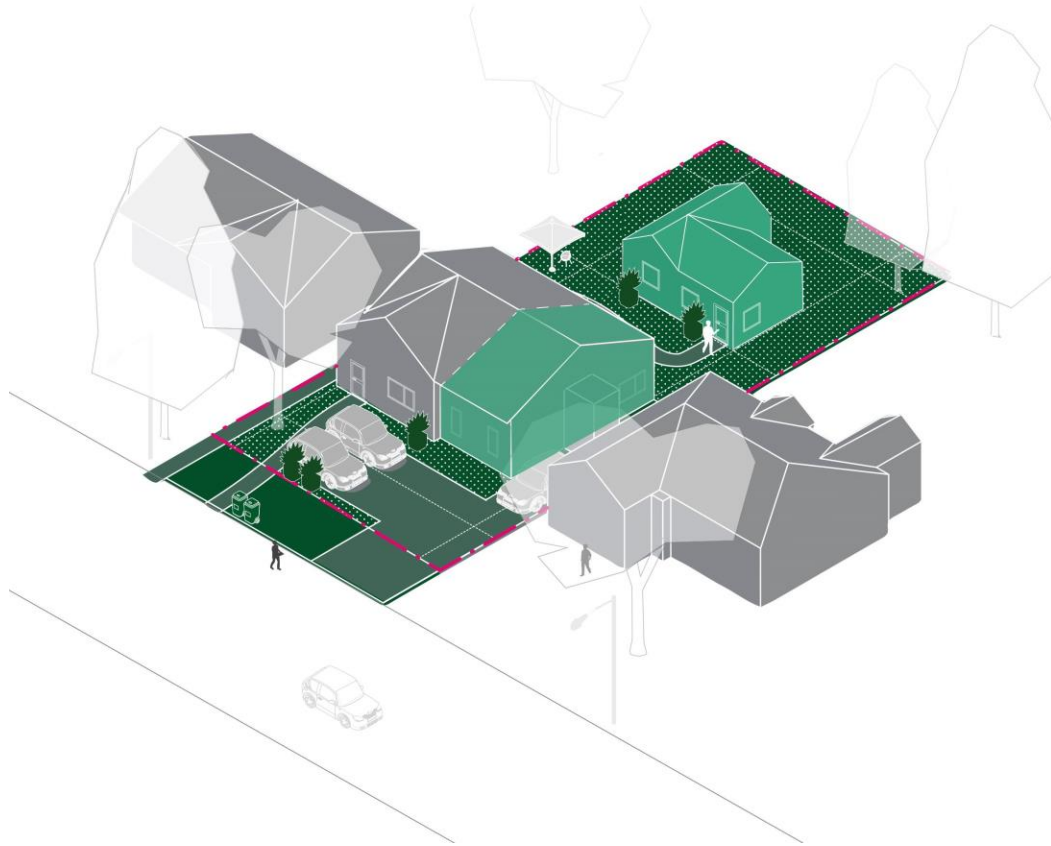


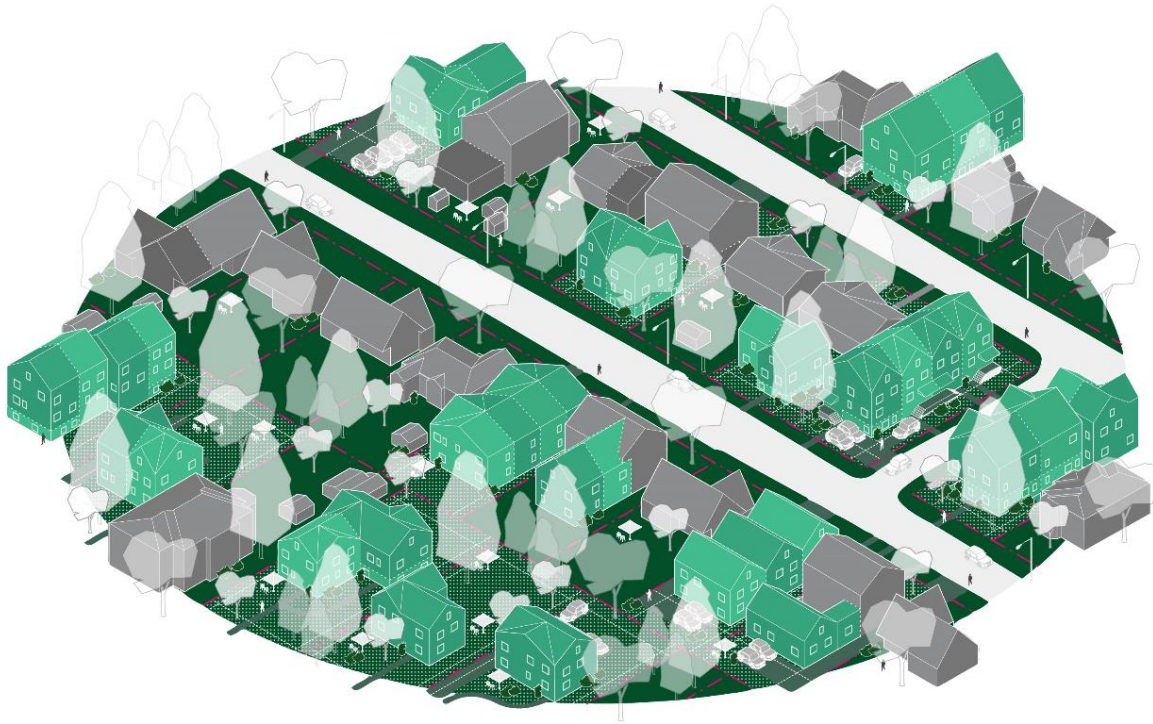
# Zoning Amendment to permit a secondary suite and a garden suite



## RS Zoning

- Both a secondary suite and garden suite are supported
- RS zoning still applies for single detached homes
- The garden suite is regulated under existing Schedule H
- The owner occupancy requirement is removed

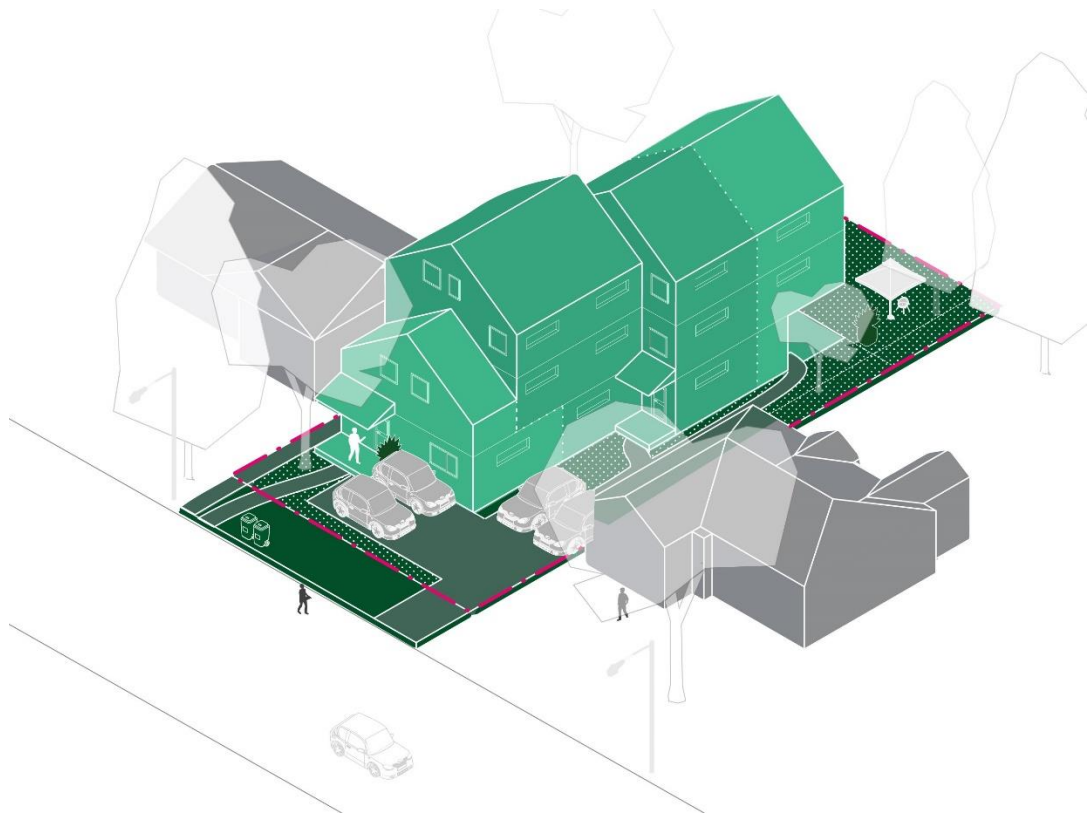
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Houseplex Overview

- Schedule G introduces **Houseplex** form
- **Houseplex** is any attached housing, townhouse, stacked townhouse, conversion, etc.
- Secondary suites are permitted

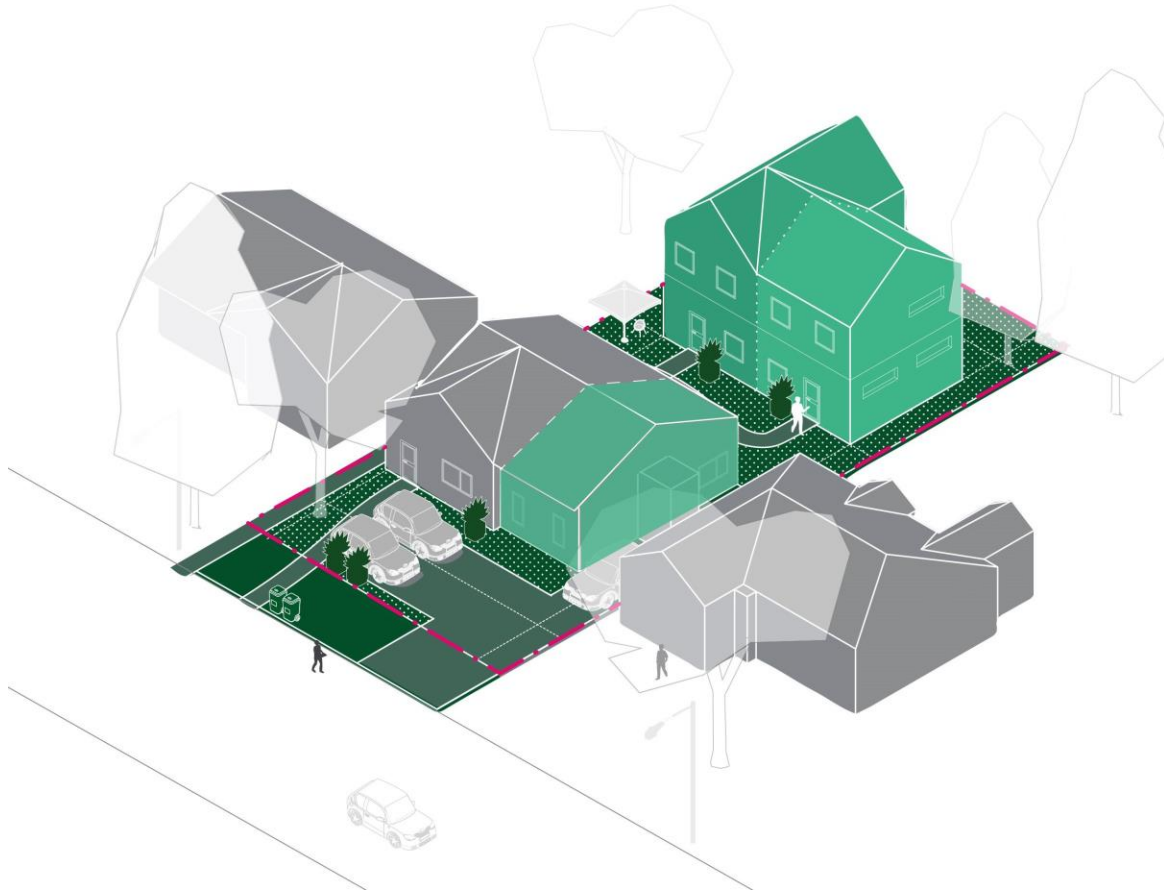
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Houseplex (Fourplex) – Regular Lots

- 3 storey, 11m height
- 7.5m rear yard setback
- Open site space requirement and front yard open site space requirement to provide opportunities for tree planting and maintain pervious surfaces

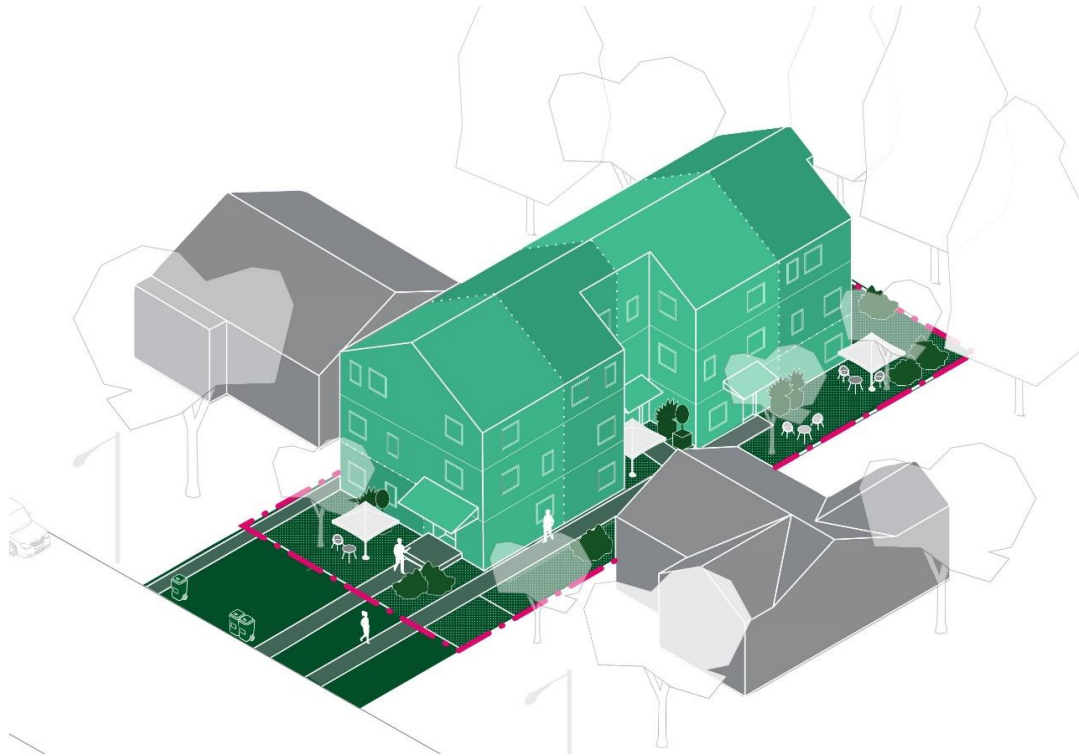
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Retain Existing

- An existing single detached home may be retained
- Maximum 2 storeys in a rear yard
- Separation space between two buildings
- Setbacks depend on height
- Open site space requirement

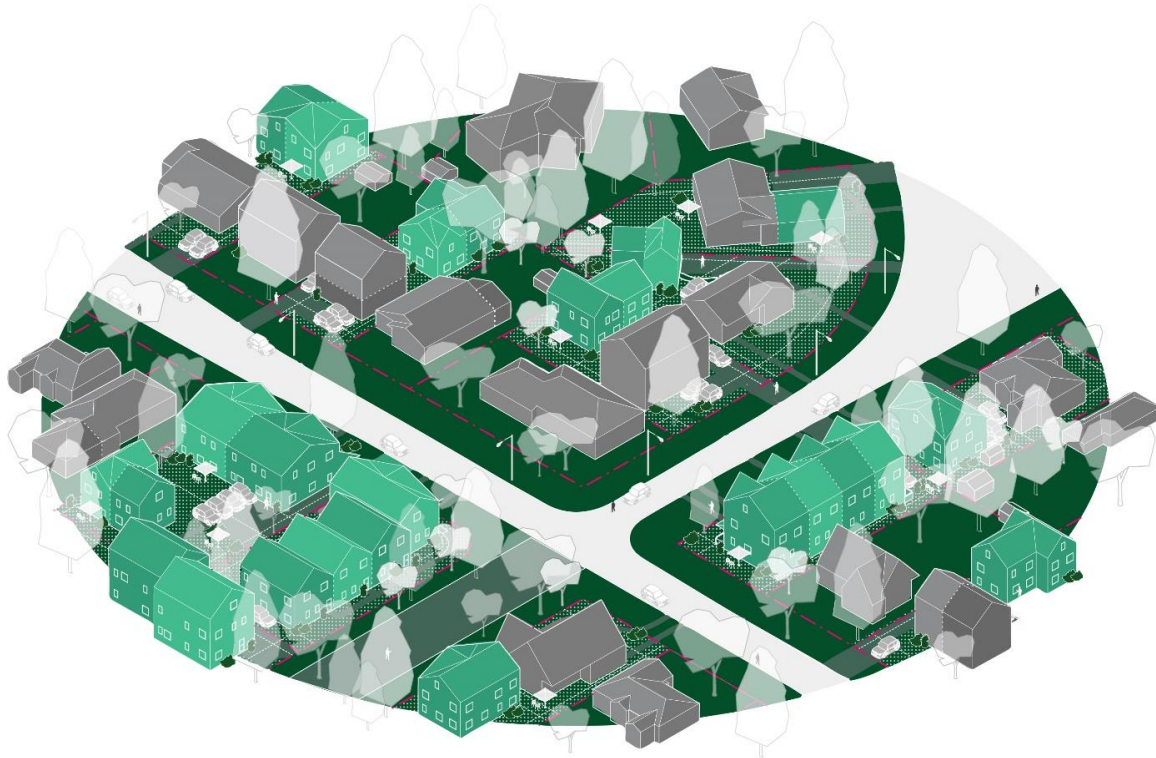
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Houseplex (Sixplex) – Transit Proximity Area Lots

- 3 storey height, 11 m height
- Rear yard and sideyard setback is reduced
- Allowable gross floor area is increased
- Open site space requirement and front yard open site space are maintained
- Off-street parking is not required due to proximity to transit

# Pattern of Neighbourhood Infill Over Time



- Mix of single detached, secondary suites and garden suites
- Addition of houseplexes
- Rental units and stratified units
- Diversity of unit sizes

# Development Approval Process

	Required	Notes
<b>REZONING</b>	No	If the development complies with use and density
<b>DEVELOPMENT VARIANCE PERMIT</b>	No	If the development complies with all zoning regulations
<b>DEVELOPMENT PERMIT</b>	No (1-4 units) Yes (5-6 units)	
<b>BUILDING PERMIT</b>	Yes	Addresses building code and servicing requirements
<b>TREE CUTTING PERMIT</b>	Yes (if trees are being removed)	