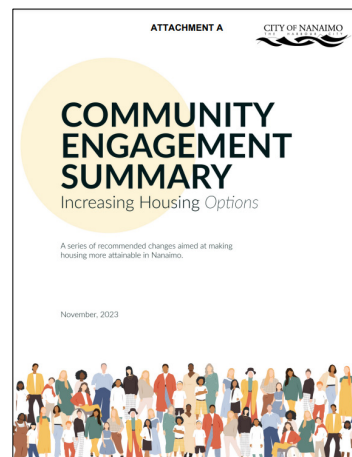


Increasing Housing Options & Small-Scale Multi-Unit Housing

2024-MAY-06

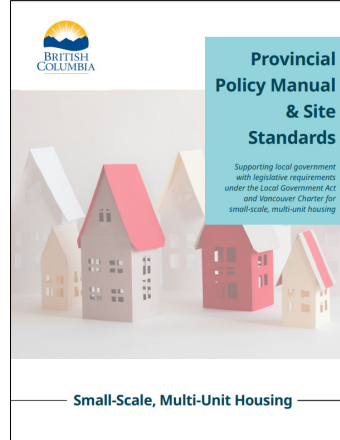
INCREASING HOUSING OPTIONS

- Community engagement occurred in fall 2023
- Largely positive feedback
- Moving forward with Secondary Suite Regulations and Infill Housing in Existing Neighbourhoods



SMALL-SCALE MULTI-UNIT HOUSING

- “SSMUH”, a component of Provincial Bill 44
- Requires all “restricted zones” to permit a maximum of 3 or 4 units
- Provincial Policy Manual provides additional guidance



SMALL-SCALE MULTI-UNIT HOUSING

The following zones in the Zoning Bylaw have been identified as “restricted zones”:

- **R1 / R1a / R1b** – Single Dwelling Residential
- **R2** – Single Dwelling Residential – Small Lot
- **R4** – Duplex Residential
- **R13** – Old City Duplex Residential



SMALL-SCALE MULTI-UNIT HOUSING

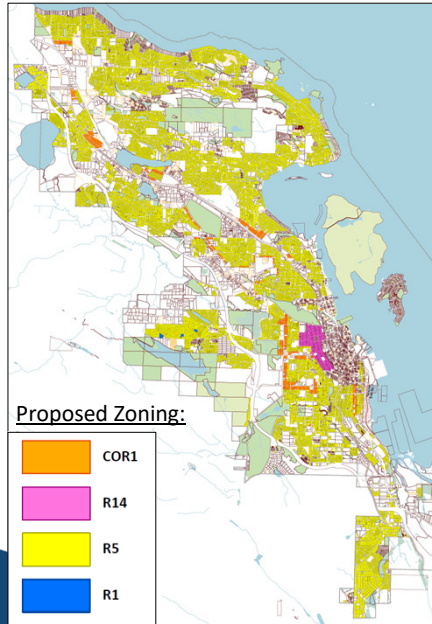
The following zones are proposed to provide the Provincial Small-Scale Multi-Unit Housing:

- **R5** – Three and Four Unit Residential
 - All areas in the city except the *Old City Neighbourhood* and *Corridor* designations
- **R14** – Old City Fourplex Residential
 - Within the *Old City Neighbourhood* designation
- **COR1** – Residential Corridor “Interim Corridor Area”
 - Within the *Corridor* designations

SMALL-SCALE MULTI-UNIT HOUSING

All “restricted zone” properties are proposed to be pre-zoned to R5, R14, and COR1, unless any of the following exemptions apply:

- Lots that are not connected to City utilities
- Zones where the minimum lot area is 4,050m² (1 acre) or greater
- Lots that are 4,050m² or greater in area
- Lots subject to hazardous conditions (North Slope)
- Lots within a Transit-Oriented Area



PROPOSED ZONING

- Overview of proposed areas for pre-zoning.
- Full zoning maps attached to proposed Zoning Amendment Bylaw.
- Most properties in the city are proposed to be pre-zoned to the R5 zone, with text amendments.

PROPOSED ZONING

Zoning Regulation	R5 Zone Four and Three Unit Residential		R14 Zone Old City Fourplex Residential	
	current	proposed	current	proposed
Maximum Density	3 to 4 dwelling units; 0.55 FAR	3 to 4 dwelling units	4 dwelling units; 0.65 FAR	4 dwelling units
Maximum Lot Coverage	40%	40%	40%	40%
Maximum Building Height	8m flat roof; 9m sloped roof	9m flat roof; 10.5m sloped roof	7.75m	7.75m
Minimum Front Yard Setback	4.5m	3m	6m	3m first storey; 4.5m above
Minimum Rear Yard Setback	7.5m; 1.5m for accessory	7.5m; 1.5m for accessory	7.5m; 1.5m for accessory	7.5m; 1.5m for accessory
Minimum Lot Area	800m ² ; 700m ² on a lane	600m ² ; 550m ² on a lane	750m ²	750m ²







PROPOSED ZONING

Other key text amendments proposed are:



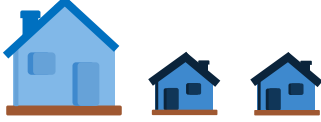

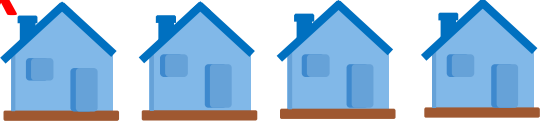
- Allowing a fifth dwelling unit in the R14 zone where an older residential dwelling is retained
- Limit of two principal buildings on a lot in the R5 zone
- Allowing secondary suites in duplexes, townhouses, and row houses (one per dwelling unit)
- Revising the Row House (R7) zone to allow multi-family residential (townhouse) development



Building form scenarios proposed in R5 and R14 zones

 <p>Single Residential Dwelling</p>	 <p>Duplex (attached or detached)</p>
 <p>Single Residential Dwelling with secondary suite (or detached suite)</p>	 <p>Duplex (attached or detached) with secondary suites</p>
 <p>Single Residential Dwelling with secondary suite and detached suite</p>	 <p>Three Dwelling Units (or Four Dwelling Units on lots $\geq 280m^2$) in 1 or 2 buildings</p>

Building forms not proposed in R5 and R14 zones

<p>X</p>  <p>Single Residential Dwelling with two secondary suites in same building</p>	<p>X</p>  <p>Duplex with a detached suite</p>
<p>X</p>  <p>Single Residential Dwelling with more than one detached suite</p>	<p>X</p>  <p>Three or Four Dwelling Units with secondary suites</p>
<p>X</p>  <p>Three or Four Dwelling Units in more than 2 buildings (except in R14 zone)</p>	

PRACTICAL CONSIDERATIONS

- Maximum allowable density will not necessarily be feasible on all eligible lots (site constraints, parking requirements, BC Building Code, servicing, etc.).
- Potential impacts on City infrastructure and services (on-street parking, waste collection, utilities, etc.) to be monitored over time.



NEXT STEPS

- 2024-MAY-27 – Bylaw introduction
- 2024-JUN-17 – Consideration of adoption
- 2024-JUN-30 – Provincial deadline for compliance with SSMUH
- 2024-2025 – Comprehensive review of Zoning Bylaw

Increasing Housing Options & Small-Scale Multi-Unit Housing

Questions?

