

Zones

Housing Zones

Housing – Small Scale (H-1) Zone

17 Purpose

The Housing – Small Scale (H-1) zone is intended to accommodate:

- (a) a variety of limited-scale, low-**density** residential **developments**; and
- (b) **Home Businesses** which predominantly serve local residents.

The H-1 zone replaces the existing R-CG and R-G districts.

18 Permitted Uses

Except where otherwise referenced in section 20, the following **uses** are **permitted uses** in the **Housing – Small Scale (H-1)** zone:

- (a) **Housing**
- (b) **Minor Utility**
- (c) **Protective and Emergency Service**
- (d) **Sign – Class A**
- (e) **Sign – Class B**
- (f) **Supportive Housing**
- (g) **Urban Agriculture**

Housing is proposed as a permitted use. This aligns with Objective 1.C.5.ii of the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability. This builds on the success of permitted Contextual housing forms and permitted housing in the current H-GO district in Land Use Bylaw 1P2007. The Permitted Use approach will be refined through further public engagement, testing and monitoring new development outcomes following the implementation of Rezoning for Housing.

19 Discretionary Uses

The following **uses** are **discretionary uses** in the **Housing – Small Scale (H-1)** zone:

- (a) **Child Care Service**
- (b) **Community Service**
- (c) **Home Business**
- (d) **Religious Facility**
- (e) **Sign – Class C**
- (f) **Sign – Class E**
- (g) **Temporary Sales Centre**

Child Care Service is added as a discretionary use, which allows it in certain conditions instead of needing to rezone to allow it. This supports meeting a growing need for more child care.

20 Additional Use Restriction

- (1) The following **uses** are **discretionary uses** where located within a proposed **building** on a **parcel** that is within a **heritage guideline area**:

- (a) **Housing**
- (b) **Supportive Housing**

Moving Housing to discretionary makes it so heritage guideline policies in a local area plan can be used for applications.

- (2) The following **uses** are additional **discretionary uses** if they are located entirely within a **heritage resource** or **pre-war home**:

- (a) **Health Care Service**
- (b) **Indoor Sales & Service**
- (c) **Neighbourhood Store**
- (d) **Office**

Allowing some options for retrofitting uses in heritage houses makes it more attractive for owners to save these buildings.

21 Parcel Area

- (1) The minimum **parcel area** is 90.0 square metres.
- (2) The maximum **parcel area** is 2000.0 square metres.

Parcel area is based on the minimum for the R-G district. More than one dwelling unit may be contained on a parcel. Maximum area limits land assembly to three to four 50 foot lots.

22 Parcel Width

- (1) The minimum **parcel width** is 7.5 metres for a **laneless parcel**.
- (2) The minimum **parcel width** is 5.0 metres for a **laned parcel**.

23 Density

The maximum **density** is 150 **dwelling units** per hectare.

This density is the same R-CG (75 uph + suites) once accessory dwelling units are included in density.

24 Building Height

- (1) Unless otherwise referenced in subsections (2), (3) or (4), the maximum **building height** is 11.0 metres.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with H-1 or H-2 Zone, the maximum **building height** is 8.0 metres measured at the shared **property line**, increasing at a 45 degree angle to a maximum of 11.0 metres.
- (3) Where not located on a **corner parcel**, the maximum **building height** for a **rear residential building** is 8.6 metres.
- (4) The maximum **building height** of a **backyard suite** or **accessory building** is 7.5 metres.
- (5) The maximum **floor plate area** of the third **storey** of a **building** must not exceed 75.0 per cent of the **floor plate area** of the **storey** below.

Building height is the same as R-CG.

Building height for accessory buildings is the same as for a backyard suite where they meet the same building separation and setbacks. This allows a home office or workshop above a garage where otherwise just a suite was allowed.

25 Building Length

The maximum **building length** of any façade of any **building** on a **parcel** is 30.0 metres.

26 Parcel Coverage

- (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 45.0 per cent.
- (2) For a **development** of 80 units per hectare or greater, the maximum **parcel coverage** is:
 - (a) 50.0 percent; or
 - (b) 60.0 percent where all **motor vehicle parking stalls**

Since there are no minimum parking requirements, coverage is calculated to account for developments that provide limited parking or provide surface parking stalls, with 50% coverage, as well as those that include parking in a garage, allowing for an additional 10% coverage for garages.

are provided within a **building**.

- (3) The **parcel coverage** of all **accessory buildings** must not exceed the lesser of:
 - (a) the **parcel coverage** of the **main residential buildings**; or
 - (b) 75.0 square metres for each **primary dwelling unit**.

27 Building Depth

For **laned parcels** with a **parcel depth** of 30.0 metres or greater, a **street** fronting **main residential building** must be wholly contained within 65.0% **parcel depth**.

28 Building Setbacks

- (1) The minimum **building setback** from a **front property line** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (9), the minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (3) Unless otherwise referenced in subsections (4), (5), (8), (9) or (11), the minimum **building setback** from a **side property line** is 1.2 metres.
- (4) For a **corner parcel**, the minimum **side setback** from a **flanking side property line** shared with a **street** is 0.6 metres.
- (5) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and 65.0 per cent **parcel depth**.
- (6) Unless otherwise referenced in subsections (7), (8), (9) or (11), the minimum **building setback** from a **rear property line** shared with another **parcel** is 5.0 metres.
- (7) On a **corner parcel**, the minimum **building setback** from a **rear property line** shared with another **parcel** is 1.2 metres.
- (8) For a **main residential building**, the minimum **building setback** from a **property line** shared with a **parcel** in a **special purpose zone** is 3.0 metres.
- (9) For an **accessory building** with **building height** of 4.6 metres or less, the minimum **building setback** from a **property line** shared with another **parcel** or a **lane** is 0.6 metres.
- (10) An **accessory building** must not be located in the **actual front setback area**.
- (11) There is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **dwelling units**.

For easier reference, building setbacks includes setbacks for main, accessory and suites in one place.

29 Reduced Setbacks

- (1) For a **building** containing only one **primary dwelling unit**, one **side setback** may be reduced to zero metres where:
 - (a) the owner of a **parcel** proposed for **development**

These are the same as existing zero lot line allowances from R-1N and R-G.

and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metres private maintenance easement that provides for:

- (i) 0.30 metres eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) 0.60 metres footing encroachment easement; and
 - (b) the reduced **side setback area** does not provide access to the primary entry of a **dwelling unit**.
- (2) For a **building** containing only one **primary dwelling unit**, one **side setback** may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a private **maintenance** easement with a minimum combined **width** of 1.5 metres;
 - (b) eaves are setback a minimum of 0.45 metres from any **property line**; and
 - (c) the reduced **side setback area** does not provide access to the primary entry of a **dwelling unit**.
- (3) The minimum **building setback** for an **accessory building** from a **side property line** or **rear property line** that is not shared with a **street** may be reduced to 0.0 metres when:
- (a) the **accessory building** is constructed of maintenance-free materials and there is no overhang of eave onto an **adjacent parcel**;
 - (b) the owner of the **adjacent parcel** grants a 1.5 metres private maintenance easement that must:
 - (i) be registered against the title of the **parcel** proposed for **development** and the title of the **adjacent parcel**; and
 - (ii) include a 0.6 metres eave and footing encroachment easement.

30 Projections

- (1) **Amenity structures** may project a maximum of:
 - (a) 1.8 metres into a **front setback area** or a **side setback area** adjoining a **street**; and
 - (b) 1.5 metres into a **rear setback area**.
- (2) Unless otherwise referenced in subsection (3), **amenity structures** on or below the first **storey** may project a maximum of 1.0 metres into a **side setback area** of 1.2 metres or greater.

What is allowed to project or locate within a setback area is combined from R-G and R-CG and mostly the same.

- (3) **Building projections** and **amenity structures** less than 2.4 metres above **grade** must not project into a **side setback area** that provides access to a primary entry for a **dwelling unit**, except on a **flanking side property line**.
- (4) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it has no part that is located closer than 0.6 metres to the **rear property line**.
- (5) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, apart from the required **front setback area**.
- (6) Swimming pools and hot tubs must not be located in the **front setback area**.

31

Building Separation

- (1) The minimum **building** separation between **street** fronting **main residential buildings** on the same **parcel** is 2.4 metres.
- (2) The minimum **building** separation between **rear residential buildings** on the same **parcel** is 2.4 metres.
- (3) The minimum **building** separation between a **street** fronting **main residential building** and a **rear residential building** is 6.5 metres.
- (4) The minimum **building** separation between a **main residential building** and a **backyard suite** or an **accessory building** with a **building height** greater than 4.6 metres is 5.0 metres.
- (5) The minimum **building** separation in subsection (4) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:
 - (a) is **adjacent** to the **main residential building** and the **backyard suite** or **accessory building**; and
 - (b) has no dimension less than 5.0 metres.
- (6) For an **accessory building** with a **building height** of 4.6 metres or less, the minimum distance between any façade of and a **main residential building** is 1.0 metres.
- (7) A **building** is considered part of the **primary building** and is not an **accessory building** where it is attached to a **primary building**:
 - (a) by a floor of a foundation greater than 1.0 metres above **grade**; or
 - (b) by a roof.

Building separation requirements are the same as R-CG and include separation distances for accessory buildings and backyard suites, for easy reference.

32

Unit Location

- (1) Unless otherwise referenced in subsection (2) and section 43 (Accessible Design), a **primary dwelling unit** must not be wholly or partially located above another **primary dwelling unit**.
- (2) Where a **building** contains two **dwelling units**, one **primary dwelling unit** may be located above one other **primary dwelling unit**.

Unit location is the same as for the uses allowed in R-CG and R-G, allowing for up-down duplexes and with exceptions for accessible units.

33 Backyard Suite

The maximum floor area of a **backyard suite**, not including any portion of the **building** used as a **private garage**, is 85.0 square metres.

The area of a backyard suite now includes stairs and landings and is increased to 85 sq m to account for these.

34 Unit Entries

- (1) For **parcels** with three (3) or more **primary dwelling units**, all **primary dwelling units** must have individual, separate, direct access to **grade**.
- (2) For **parcels** with three (3) or more **primary dwelling units**, all **dwelling units** with a **street**-facing façade must have:
 - (a) an entrance that is visible from the **street**; and
 - (b) a sidewalk that provides direct access to the **dwelling unit**.
- (3) One **primary dwelling unit** may share an entrance with one other **dwelling unit**.
- (4) For **parcels** with three (3) or more **primary dwelling units**, **main** entrances to **primary dwelling units** must incorporate covered or recessed **porches** or entrances, or awnings.
- (5) **Buildings** with two (2) or more **primary dwelling units** located on a **corner parcel** must have an exterior entrance which is visible from each side of the **corner parcel**.

Unit entry requirements are the same as R-CG with entrances at ground level and connected to the sidewalk.

A primary and accessory unit may share a single entrance for simpler façades.

Design requirements for entries are new and will make entries more obvious and protect people from the weather.

35 Amenity Structures

- (1) Unless otherwise referenced in subsection (2) or (3), **amenity structures** located above the first **storey** of a **building** may project a maximum of 1.8 metres from any **building** façade to which it is attached.
- (2) Where an **amenity structure** is attached to more than one **building** façade it may project more than 1.8 metres where it has a maximum **area** of 10.0 square metres or less.
- (3) Where an **amenity structure** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any part of the **storey** below, the **amenity structure** may have an **area** that equals 50.0 per cent of the **floor plate area** of the **storey** below.

Amenity structure rules match the balcony rules in R-CG.

36 Outdoor Amenity Space

- (1) Each **dwelling unit** must have outdoor **amenity space** that has a minimum **area** of 7.5 square metres with no dimension less than 1.8 metres.
- (2) Outdoor **amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) Outdoor **amenity space** may not include vehicular areas, parking areas, **accessory buildings**, or **waste** and recycling facilities.
- (4) **Common amenity space** must:
 - (a) be accessible from all **dwelling units**; and

A minimum area of outdoor space is required for every home and may be provided as shared or private space.

- (b) be **screened** using plantings or a **privacy wall** if located directly **adjacent** to **motor vehicle parking stalls** or **waste** and recycling areas.

37 Landscaping

- (1) On **parcels** with three or more **primary dwelling units** a minimum of 15.0 per cent of the **parcel area** must be a **soft landscape area**.
- (2) 1.0 tree must be provided for every 160.0 square metres of **parcel area**.
- (3) 1.0 shrub must be provided for every 40.0 square metres of **parcel area**.
- (4) The minimum mature crown projection is 10.0 per cent of the total **parcel area**.

Tree requirements based on parcel area are new; shrub requirements are new; a new minimum tree crown projection requirement ensures a minimum tree canopy.

38 Driveways

- (1) A residential **driveway** must not have access to an **arterial** or **collector street** or be located directly across from a **School** or **Park**, unless:
 - (a) there is no other method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **street**.
- (2) Where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all **driveway** and vehicle access to the **parcel** must be from the public **lane**, unless:
 - (a) access from the public **lane** is not physically feasible due to elevation differences between the **parcel** and the public **lane**;
 - (b) There is a legally existing **driveway** that is not being relocated or widened.
- (3) Where a **parcel** is the subject of a **development permit**, the **Development Authority** must not require the removal of a legally existing **driveway** accessing a **street**.
- (4) Where vehicle access is allowed from a **street** in accordance with subsections (1) and (2), a maximum of one (1) **driveway** per **primary dwelling unit**, is allowed from a **street**.
- (5) Where a **private garage** or parking **area** has 1.0 motor vehicle parking stall, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage or motor vehicle parking stall or 3.0 metres less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.
- (6) Where a **private garage** or parking **area** has 2.0 or more **motor vehicle parking stalls**, the maximum **driveway width**, measured at the back of the public sidewalk, is the **width** of the garage of **motor vehicle parking stalls** or 3.0 meters less than the **parcel width**, whichever is less, including any abutting pathways running parallel to the **driveway**.

Driveway rules are the same as for existing low density districts, but no longer allow new driveways where a parcel has access to a lane.

Driveway width rules are built on the rules in R-G, these require more testing with real sites to determine how this would work if applied.

- (7) A **driveway** connecting to a **street** must be a minimum of 6.0 metres in **length**, when measured along the intended direction of travel for vehicles from the back of the public sidewalk.
- (8) A **driveway** connecting to a **lane** must be a minimum of 0.6 metres in **length**, when measured along the intended direction of travel for vehicles.

39 Solar

A **building** containing a primary **dwelling unit** must be a **solar-ready building**.

This makes it so that conduit needed to connect solar panels on the roof is pre-installed at a reduced cost and disruption compared to a retrofit.

40 Use Specific Regulations

(1) For **Child Care Service**:

- (a) any outdoor play **area** must not be located within a **side setback area** adjoining a **parcel** with a **housing zone**; and
- (b) with more than 20 children, the **use** must:
 - (i) be located on a **corner parcel** or a **parcel** with **lane** access;
 - (ii) not be located on a cul-de-sac, unless on a **corner parcel**; and
 - (iii) not be located within a **dwelling unit**.

Conditions to manage larger child care services in residential neighbourhoods.

(2) A **Health Care Service, Indoor Sales & Service, Neighbourhood Store, or Office**:

- (a) must provide:
 - (i) an entrance that is visible from the **street**; and
 - (ii) a **walkway** that provides direct access to the entrance;
- (b) must not locate **motor vehicle parking stalls** or **loading stalls** between a **building** and a **street**;
- (c) must, unless otherwise referenced in subsection (d), where the **parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane**; and
- (d) may, where a **corner parcel** shares a **property line** with a **lane**, provide vehicle access to the **parcel** from the **lane** or the **street**.

The optional uses are only allowed in a heritage asset and when they meet these requirements.

41 Heritage

- (1) The maximum **parcel coverage** for a **parcel** containing a **heritage resource** or **pre-war home** is 20.0 per cent above the applicable maximum identified in section 22.
- (2) An addition to a **heritage resource** or **pre-war home** must not be located between the **front property line** and 3.0 metres beyond the front façade of the **building**.

Allowing bigger additions and more coverage will make it more attractive for owners to keep heritage buildings and preserve the street façade.

- (3) Where located within a **heritage resource** or **pre-war home**, the area for exempt **additions** to **Housing** with two or fewer **dwelling units** is increased in accordance with section 360 (exempt **additions** section in general regs).

42

Green Buildings

- (1) For an **ultra low emission building – small**:
- (a) the maximum **building height** may be increased by up to an additional 0.6 metres;
 - (b) the minimum **rear setback** may be decreased by up to an additional 0.6 metres, to a minimum **rear setback** of 1.2 metres;
 - (c) the maximum **parcel coverage** may be increased by up to an additional 5.0 per cent; and
 - (d) the floor plate reduction to the third **storey** does not apply.
- (2) For a **low emission building – small**:
- (a) the maximum **building height** may be increased by up to an additional 0.3 metres;
 - (b) the minimum **rear setback** may be decreased by up to an additional 0.3, to a minimum **rear setback** of 1.2 metres; and
 - (c) the maximum **parcel coverage** may be increased by up to an additional 2.0 per cent.

Low emission buildings have different insulation and building envelope needs that take up more space, accommodated by reducing some built form requirements.

43

Accessible Design

- (1) The maximum **parcel coverage** referenced in section 26 may be increased by 2.0 per cent if at least 20.0 per cent of the proposed **dwelling units** meet the accessible design standards referenced in Part 3, Division 1.
- (2) Despite section 32, a **primary dwelling unit** may be located above another **primary dwelling unit** located on the ground floor that meets the accessible design standards referenced in Part 3, Division 1.

Many people need or benefit from accessible housing. Accessible design requires more space and more living necessities on a single storey. More coverage and allowing a ground-floor unit below another unit makes accessible design viable.