

Decision Meeting

Additional Residential Dwelling Unit Official Plan and Zoning Bylaw Amendments

December 14, 2020

Purpose

- The Planning Act has changed and requires municipalities to:
 - permit additional residential units within and on the same lot as detached, semi-detached and townhouse dwellings
 - establish a parking rate of no more than 1 space for each additional unit provided and
 - parking spaces are permitted in a stacked arrangement (one in front of the other)

Additional Residential Dwelling Unit Review

- Public Meeting July 13, 2020
- Community engagement survey
June 18- September 13, 2020
- Key issues:
 - Size
 - Number of bedrooms
 - Height of detached ARDU
 - Setbacks of detached ARDU

Size and number of bedrooms:

- Maximum size of 45% of the total net floor area of the primary building

Interior units:

- Can occupy the entirety of the basement
- 3 bedrooms

Detached units:

- Overall maximum size of 80 m²
- Maximum 30% yard coverage
- 2 bedrooms

Height and setbacks of detached ARDU's:

- Maximum height of 2 storeys, and shall not exceed the overall building height of the primary dwelling
- Side and rear yard setbacks consistent with the primary dwelling in the applicable zone

ARDU Concept Plan- R.1B Zone

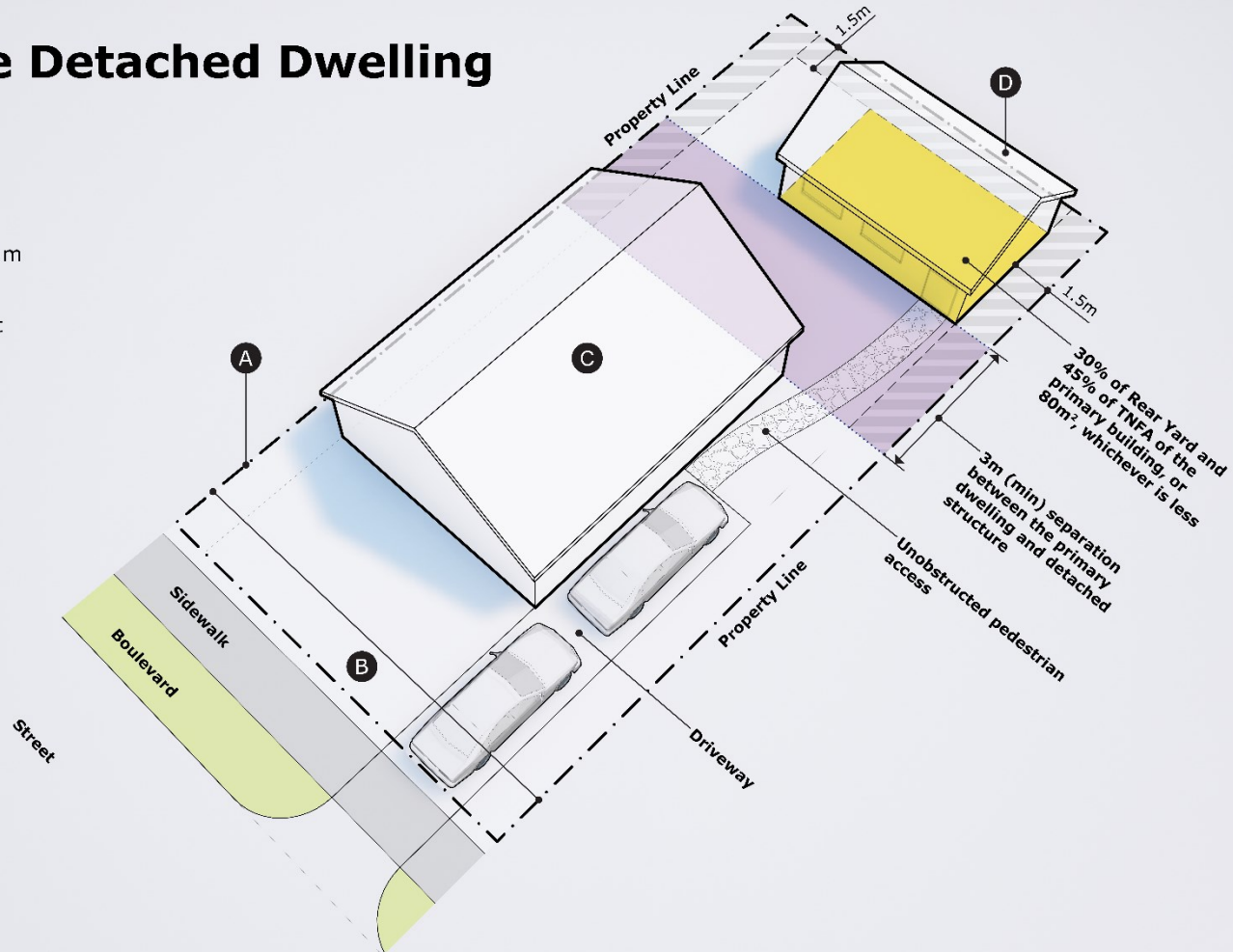
R.1B Single Detached Dwelling

Single Storey

Regulation Index

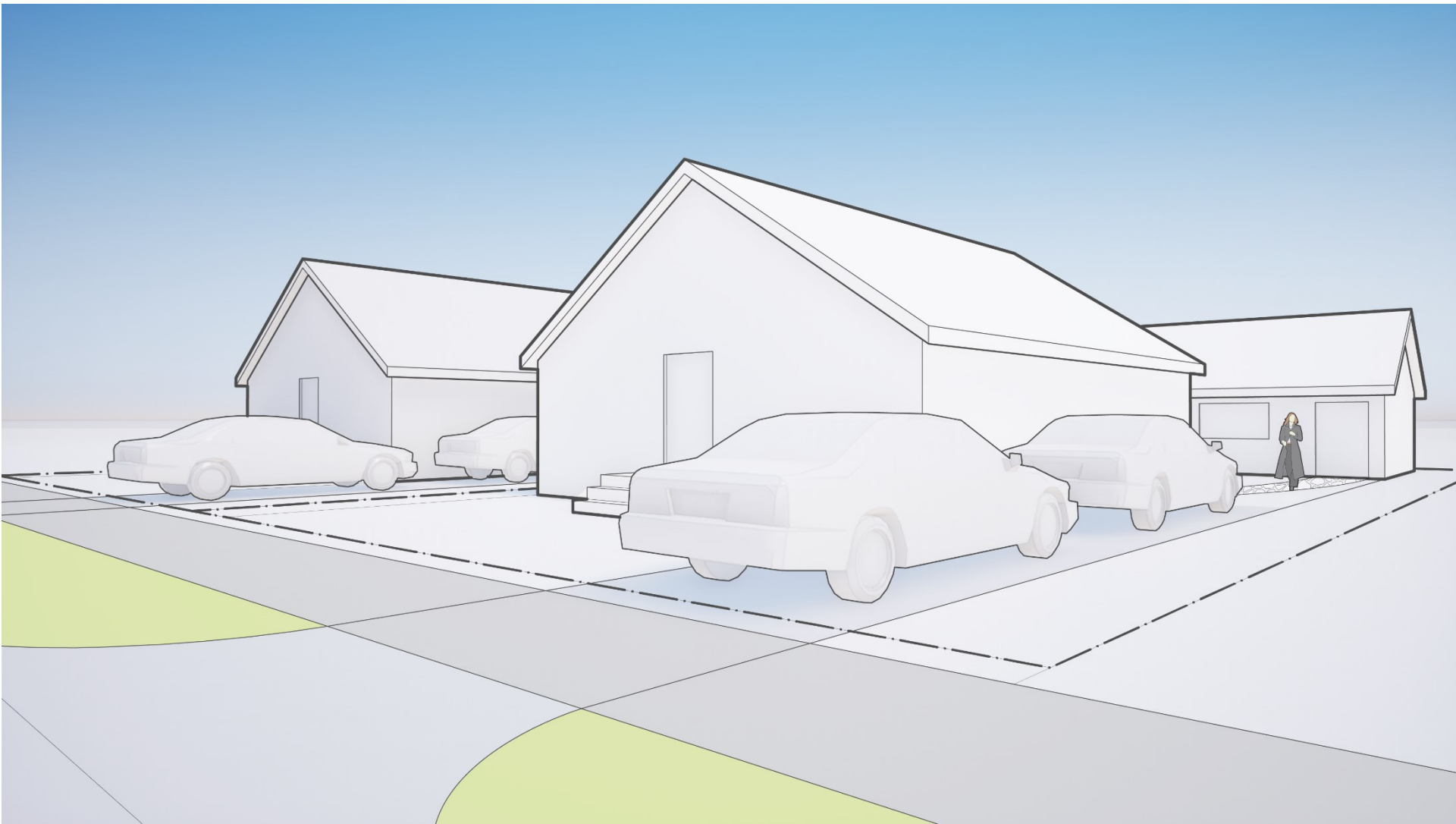
- A** Min. Lot Area = 460 m²
- B** Min. Lot Frontage = 15 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View- R.1B Zone



ARDU Concept Plan- R.1C Zone

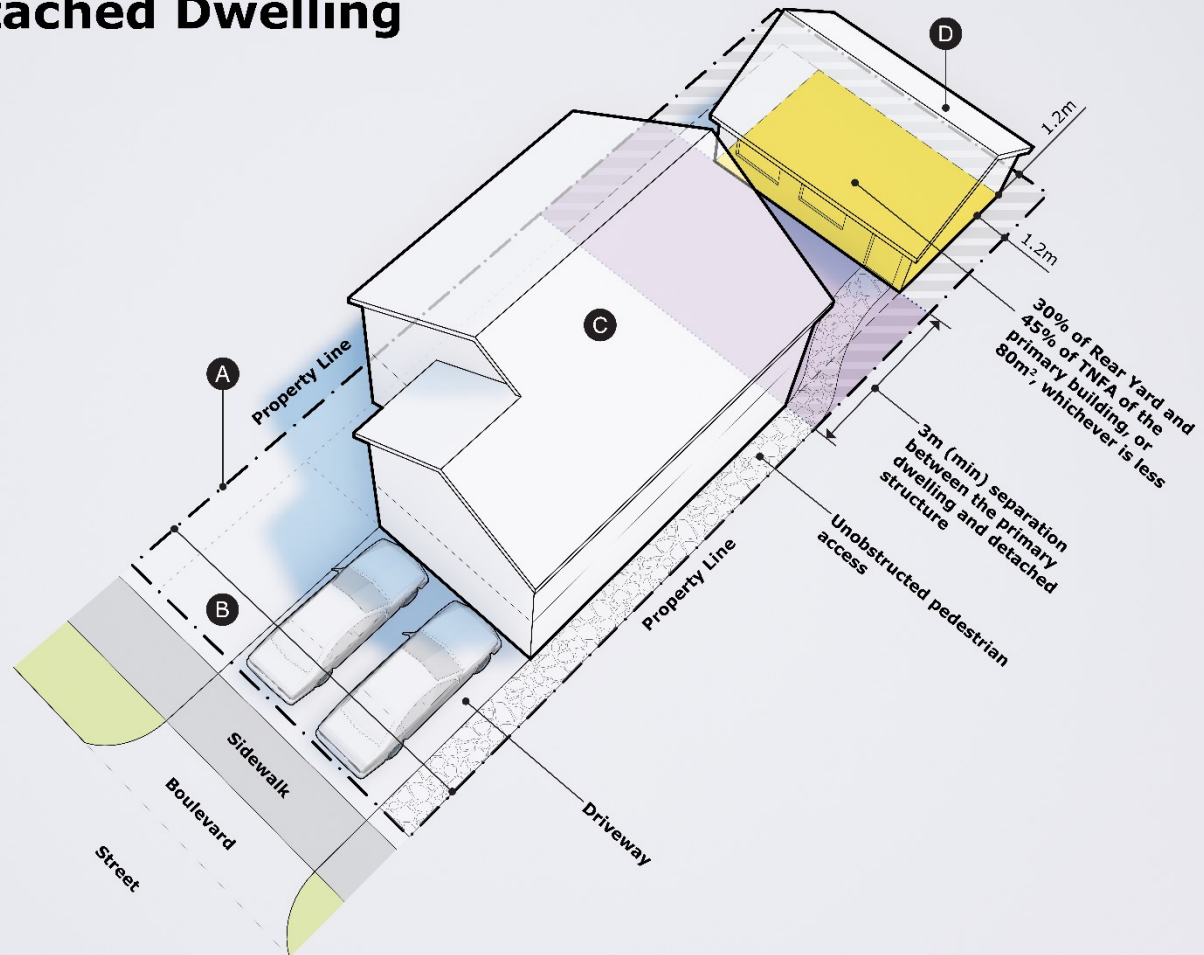
R.1C Single Detached Dwelling

2 Storey

Regulation Index

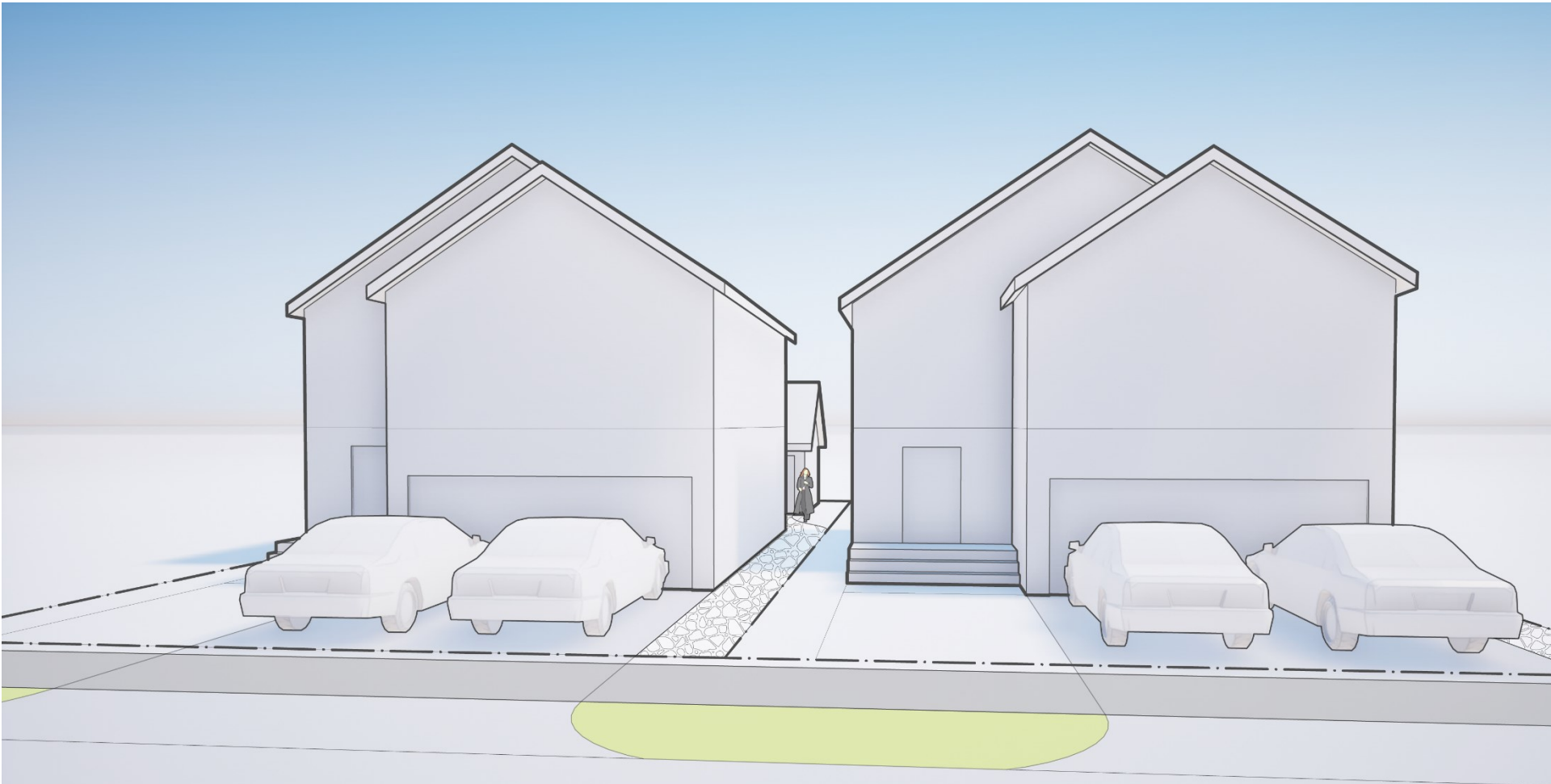
- Ⓐ Min. Lot Area = 370 m²
- Ⓑ Min. Lot Frontage = 12 m
- Ⓒ Main Dwelling
- Ⓓ Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View- R.1C Zone



ARDU Concept Plan- R.2 Zone

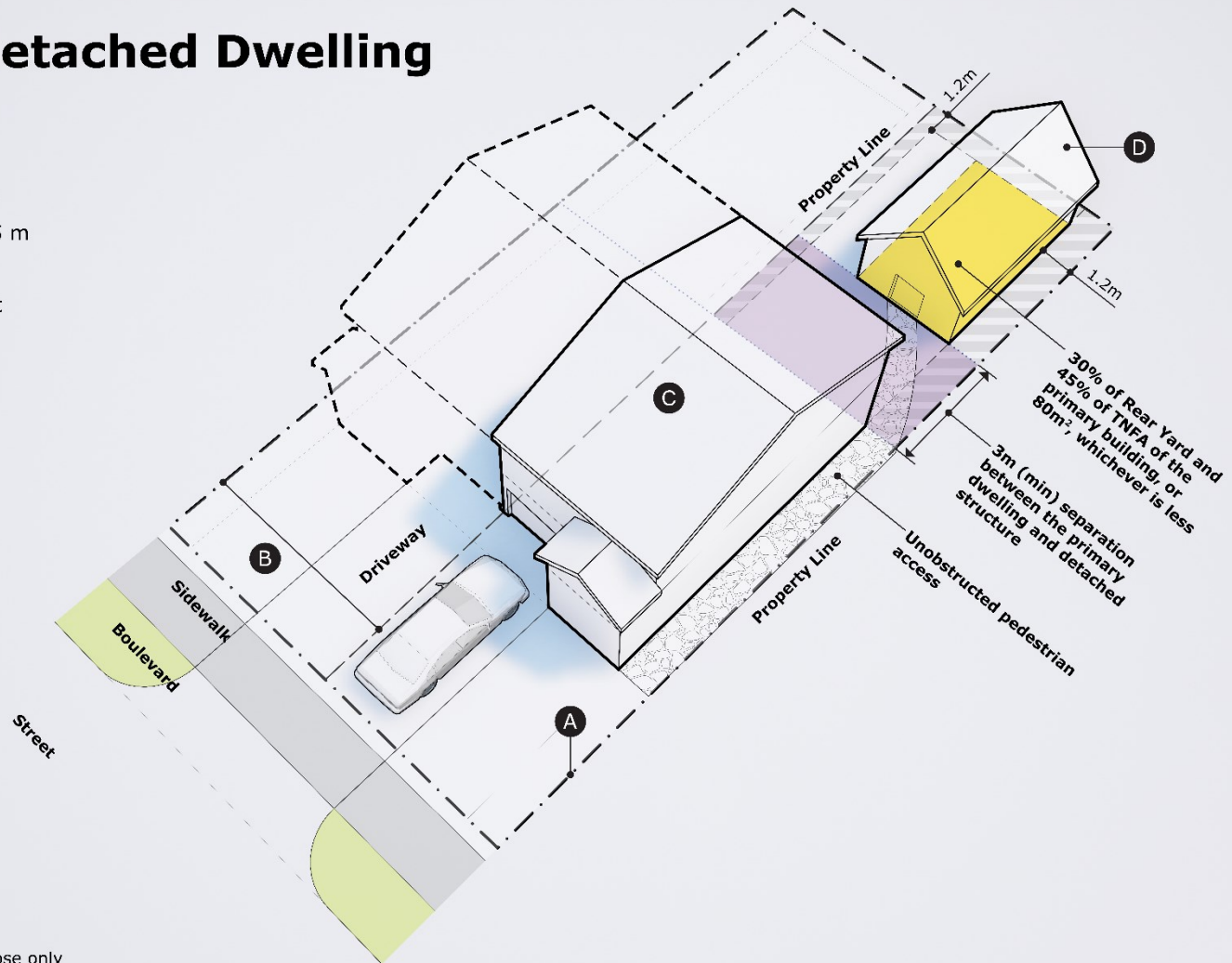
R.2 Semi-detached Dwelling

2 Storey

Regulation Index

- A** Min. Lot Area = 230 m²
- B** Min. Lot Frontage = 7.5 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View- R.2 Zone



ARDU Concept Plan- R.3B Zone

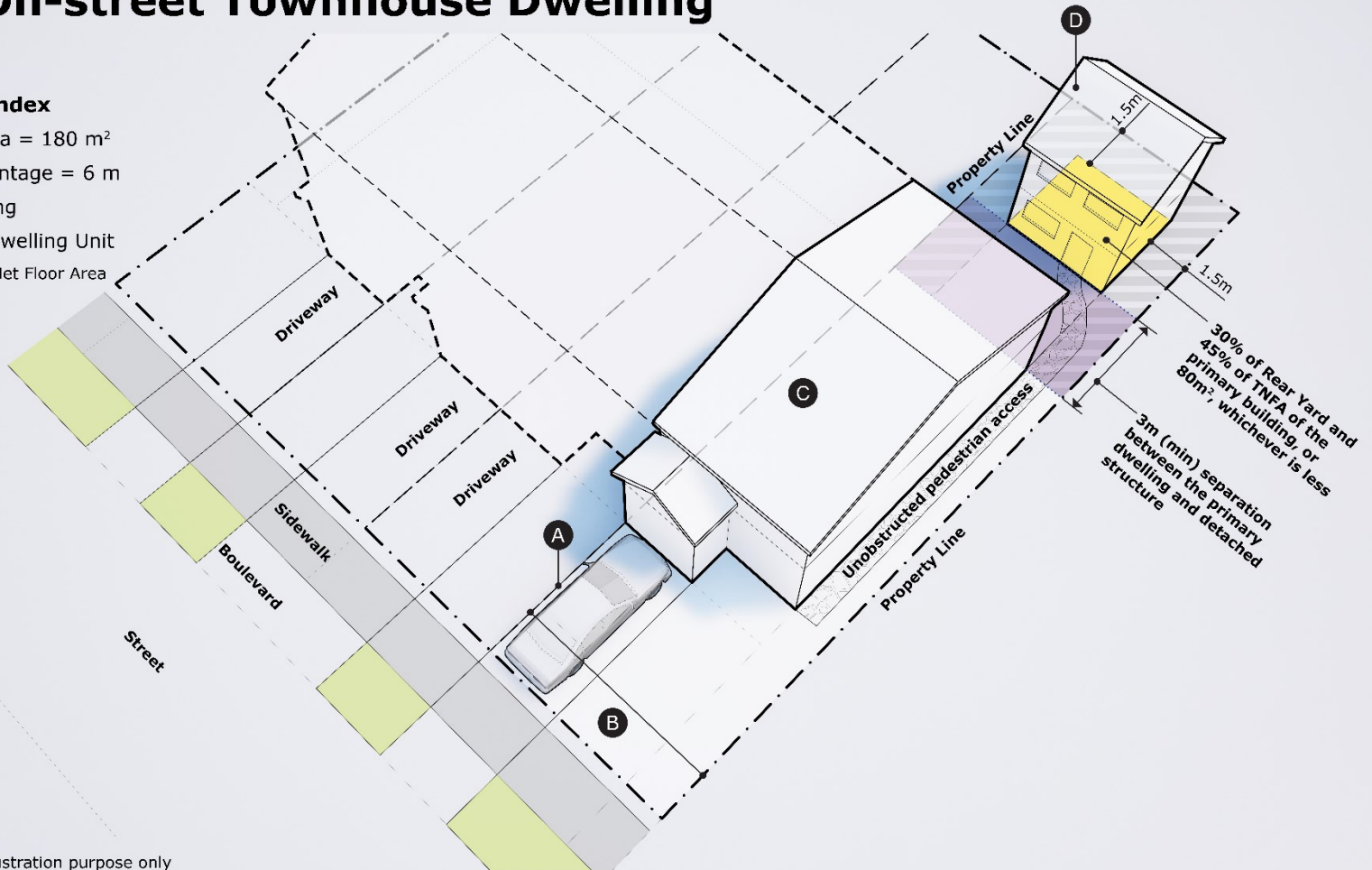
R.3B On-street Townhouse Dwelling

2 Storey

Regulation Index

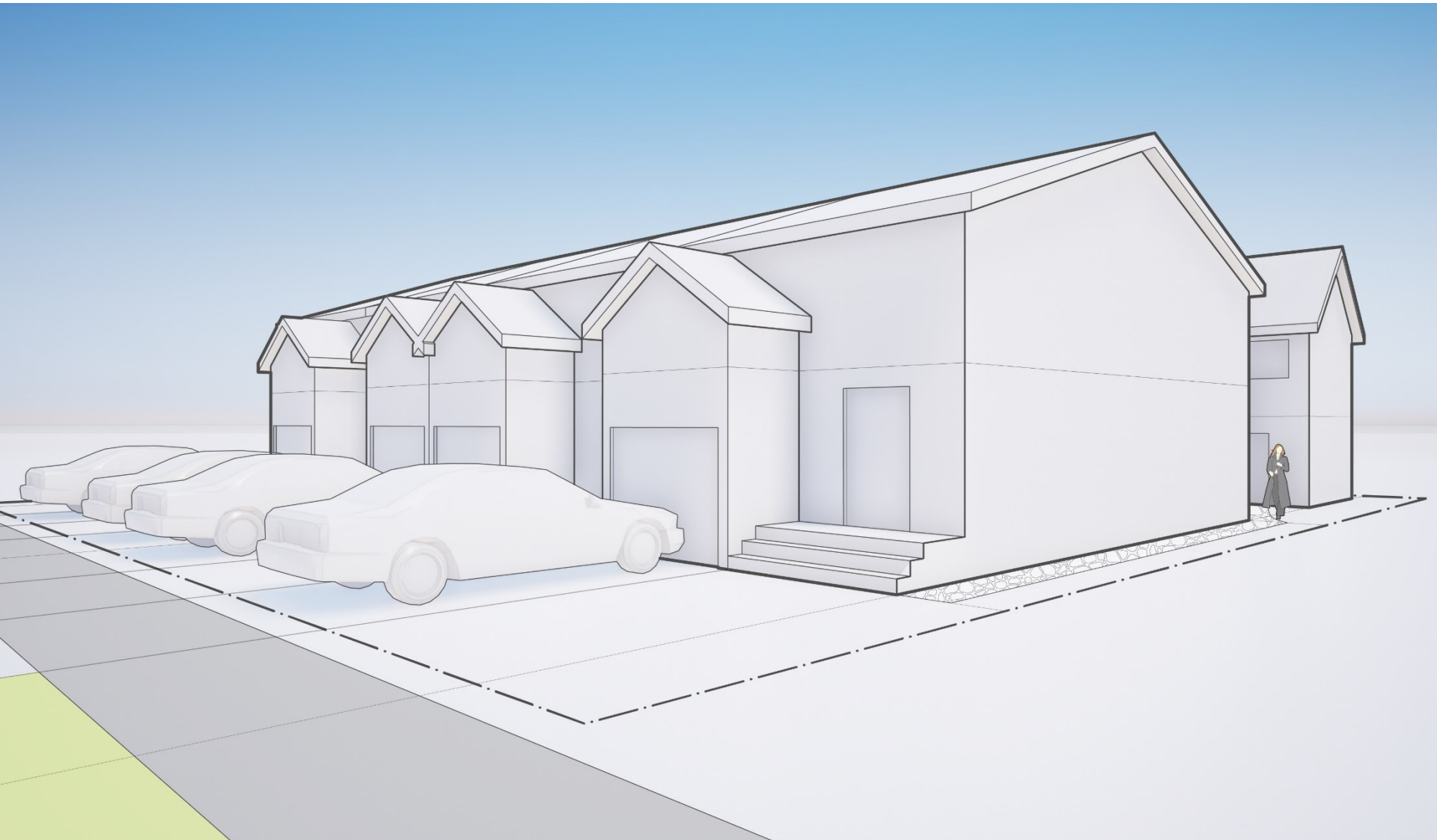
- A** Min. Lot Area = 180 m²
- B** Min. Lot Frontage = 6 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View – R.3B Zone



Recommendation:

1. That City-initiated Official Plan Amendment No. 72 be approved in accordance with Attachment 1 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.
2. That the City-initiated Additional Residential Dwelling Unit Zoning Bylaw Amendment (OZS20-02), be approved in accordance with Attachment 2 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.