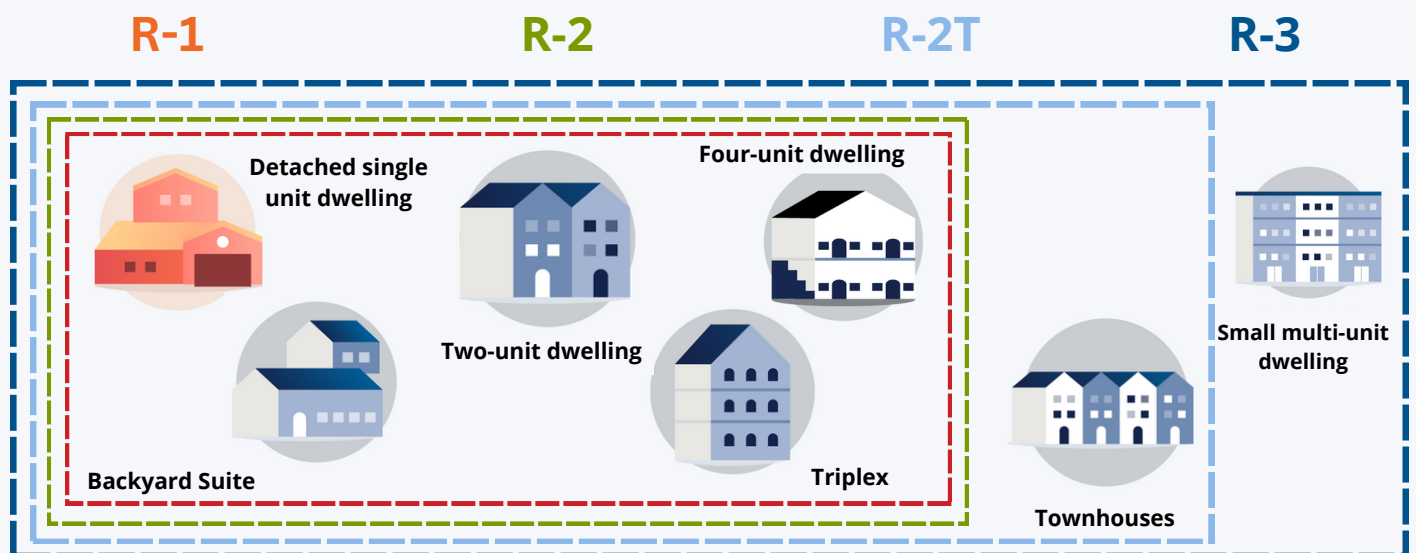
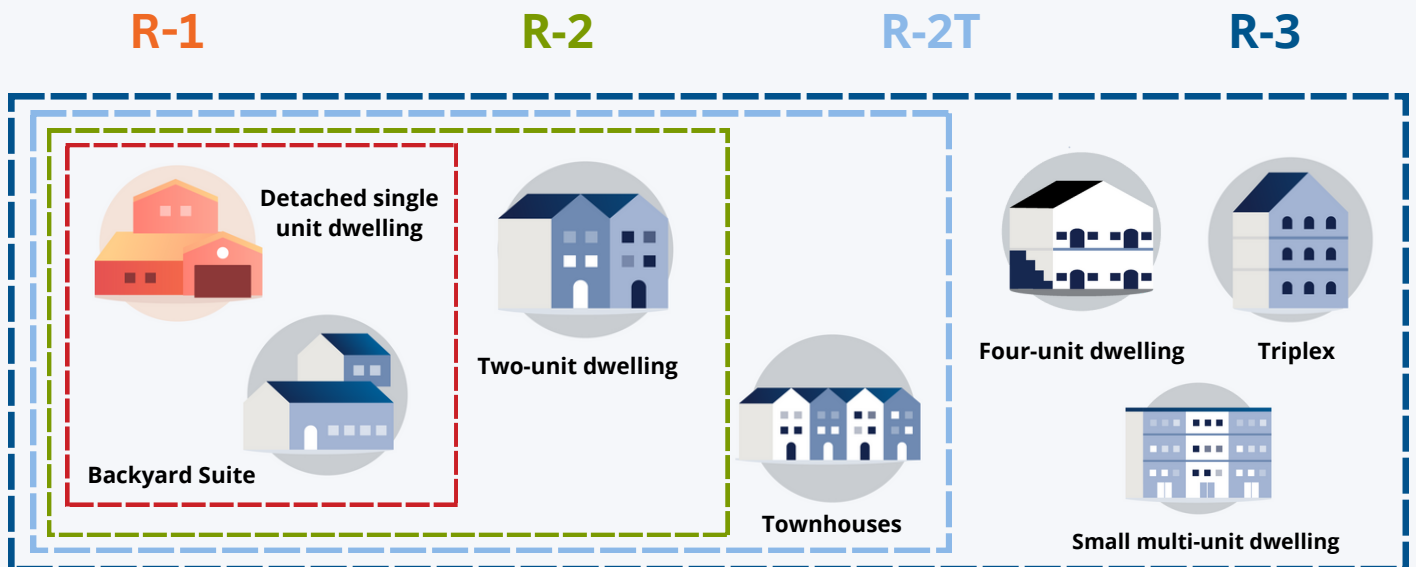


# URGENT CHANGES TO PLANNING DOCUMENTS FOR HOUSING Suburban and Rural Areas: Proposed Amendments

## Proposed HAF Amendments: Permitted Uses

It is proposed that the municipality allow a **maximum of four dwelling units** in all residential zones within the existing serviced areas by amending the “Low-Density Residential” Zones (R-1 and R-2) to permit more housing options.

### Existing Zones



### Proposed Zones

### What are the Proposed Changes to Residential Zones?

#### Four dwelling units on centrally serviced lots in all residential zones (except the Beechville Community)

- Like other municipalities across Canada, the municipality is proposing to replace exclusionary “R-1” (single family dwellings only) zoning with policy that allows more diverse types of housing to meet the needs of residents.
- **“At least four dwelling units”** means that a single unit dwelling, two-unit dwelling or a three-unit dwelling would be permitted on any lot, in addition to a backyard suite. A four-unit dwelling without a backyard suite would also be permitted on a lot.
- This provision would apply to lots in the **Urban Service Area**, outside the Regional Centre, which are already serviced with central sewer and water.

**?** Most R-1 (single family home) and R-2 (two-unit dwelling) zones already permit 2-3 dwelling units per lot (e.g. main + backyard or secondary suite\*).

	R-1 Zone	R-2 Zone
Existing Policy	<ul style="list-style-type: none"> <li>• Single unit dwellings</li> <li>• Backyard or Secondary suites*</li> </ul>	<ul style="list-style-type: none"> <li>• Single unit dwellings</li> <li>• Two-unit dwellings</li> <li>• Backyard or secondary suites*</li> </ul>
Proposed Policy	<ul style="list-style-type: none"> <li>• Single unit dwellings</li> <li>• Two-unit dwellings</li> <li>• Three-unit dwellings</li> <li>• Backyard suites</li> <li>• Four-unit dwellings (no backyard suite)</li> </ul>	<ul style="list-style-type: none"> <li>• Single unit dwellings</li> <li>• Two-unit dwellings</li> <li>• Three-unit dwellings</li> <li>• Backyard suites</li> <li>• Four-unit dwellings (no backyard suite)</li> </ul>

**\*Note:** Secondary suites will still be permitted in the Regional Centre and Suburban Area subject to the National Building Code.

# URGENT CHANGES TO PLANNING DOCUMENTS FOR HOUSING

## Suburban and Rural Areas: Proposed Amendments

### Remove policies in the Suburban Area that require single unit dwellings in new developments

- Some residential zones still contain outdated policy that require a minimum number of single unit dwellings to be built, even though other types of housing are allowed.
- Removing this policy would continue **to permit** single unit dwellings in new development, but would **not require** them.

### Relax minimum parking requirements for residential development

- It is proposed that parking minimums be reduced for all residential buildings, including multi-unit dwellings and shelters, to 0.33 parking spaces per residential unit.

### Adjust backyard suite requirements to be more flexible across the municipality

- Accessory structures that are considered “non-conforming” could be converted into backyard suites, up to a gross floor area of 93 square metres (1,000 sq ft).
- Accessory structures could be built taller, up to 7.7 metres (25 ft), and larger, up to 93 square metres (1000 square ft), to encourage more backyard suites.

## What would these changes mean for my neighbourhood?

**More choices for residents:** Missing middle housing helps fill the gap between single-unit dwellings and high-density multi-unit apartments.

**Inclusive communities:** A range of dwelling types and greater supply provides more opportunities for affordable housing.

**Greater gentle density, same form:** Maximum building height, minimum setbacks, and maximum lot coverage requirements will remain the same, creating minimal impact to the existing built form.

### What is the Suburban Housing Accelerator (SHA) Plan?

To advance developments in suburban communities that are consistent with the direction of the Regional Plan, **Suburban Opportunity Sites** are proposed to be added to a new **Suburban Housing Accelerator (SHA) Secondary Municipal Planning Strategy and Land Use By-law**.

Selected sites will receive a new designation and zone based on a modern planning framework.

### What are Suburban Opportunity Sites?

- Suburban Opportunity Sites were selected from the [list of site specific requests](#) submitted to the municipality as part of the ongoing [Suburban Planning process](#). This includes requests received through the [Regional Plan Review consultation process](#).
- Suburban Opportunity Sites were selected based on the following criteria:
  - **Lot Size:** Must be smaller than 2 hectares
  - **Location:** Must meet at least one of the following:
    - be within 800 metres of a [proposed Rapid Transit](#) route
    - be within 1200 metres of a [proposed Rapid Transit](#) terminal
    - be within 800 metres of a post-secondary institution campus, or
    - be a site identified by the [Provincial Land for Housing Program](#) or a housing non-profit
  - **No Net Loss:** Projects must not result in the demolition of an existing multi-unit dwelling (3 units or more)
  - **Environmental protection:** Sites are not located within a coastal or watercourse setback

Information on the selected Opportunity Sites and recommended changes is available [here](#).



Visit the [interactive map here](#) to see where HAF Opportunity Sites are located.

### What does the proposed SHA Plan Permit? .....

The proposed Suburban Housing Accelerator (SHA) Secondary Municipal Planning Strategy and Land Use By-law's **Housing Accelerator (HA) Zone**, would permit a range of residential uses from **low-rise (maximum height 3-4 storeys)** to **high-rise (maximum height 14 storeys)**, depending on each site's surrounding built form and community context.

#### HA Zone

##### Proposed Policy

- Single-unit dwelling
- Two-unit dwelling
- Three-unit dwelling
- Four-unit dwelling
- Townhouses: (max. width 64 m)
- Multi-unit dwellings (max. building dimensions 64 m)
- Commercial uses (ground floor)
- Institutional uses (ground floor)
- Backyard suites (for single to four-unit dwellings)

##### Design Requirements

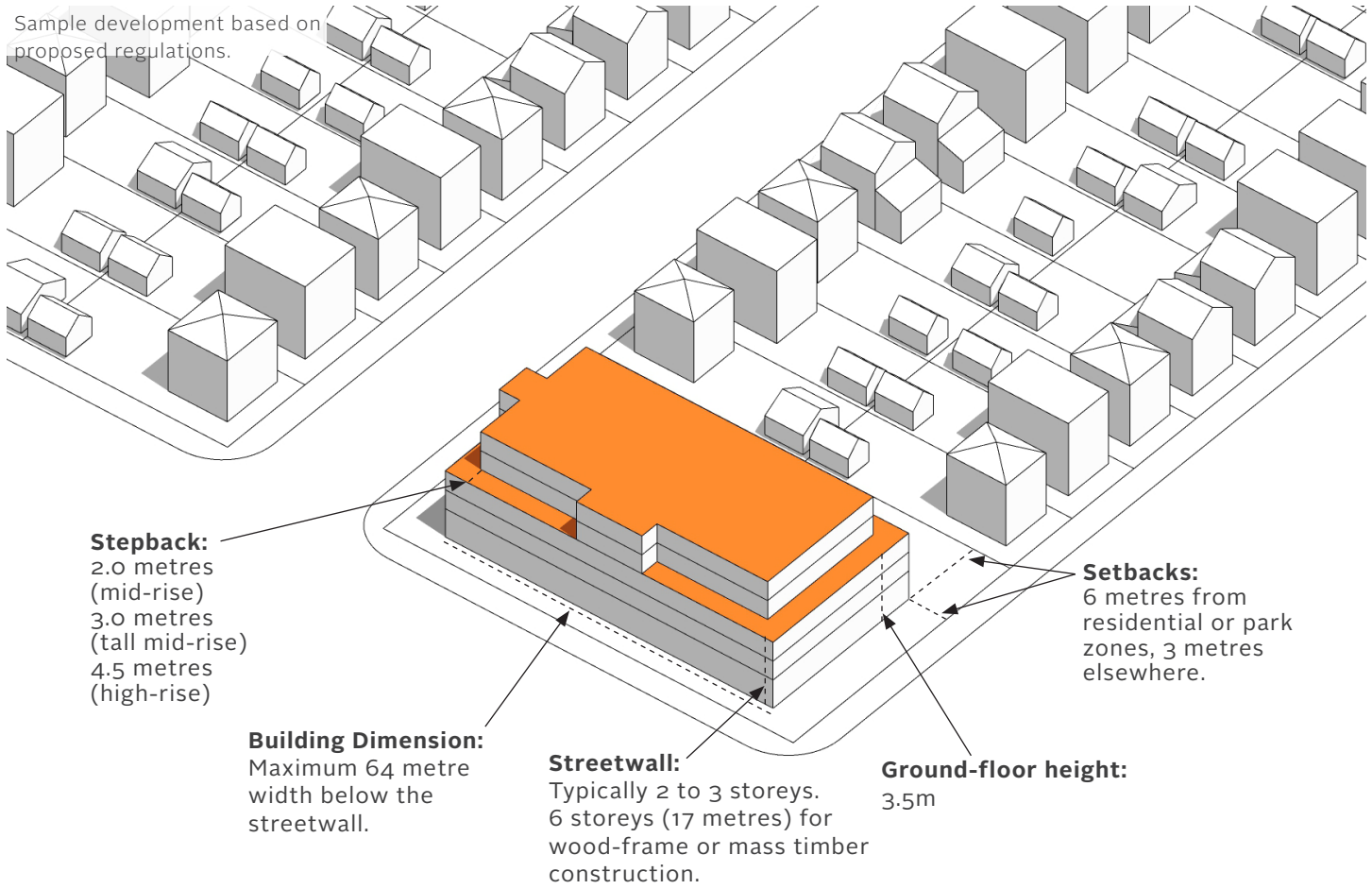
- Site specific maximum building heights
- 2.5 - 4 metres front yard setbacks requirements
- 2 - 3 storey maximum streetwall heights for buildings over 5 storeys (6 storeys for wood and timber construction)
- 70% Maximum Lot Coverage
- 3 - 6 metre side setbacks
- 6 - 8 metres rear setbacks
- 2 - 4.5 metre streetwall stepbacks
- Bedroom max: 10 per unit



For more details see the proposed **Suburban Housing Accelerator Land Use By-law (Attachment C4)**.

# HOUSING ACCELERATOR (HA) ZONE

The Housing Accelerator Designation has only one zone: Housing Accelerator (HA)



**Stepback:**  
 2.0 metres (mid-rise)  
 3.0 metres (tall mid-rise)  
 4.5 metres (high-rise)

**Building Dimension:**  
 Maximum 64 metre width below the streetwall.

**Streetwall:**  
 Typically 2 to 3 storeys.  
 6 storeys (17 metres) for wood-frame or mass timber construction.

**Ground-floor height:**  
 3.5m

**Setbacks:**  
 6 metres from residential or park zones, 3 metres elsewhere.

## WHAT IS THE HOUSING ACCELERATOR ZONE?

### WHAT IS PERMITTED?

**Residential uses:**

A broad range of residential uses are permitted from single-unit up to multi-unit dwellings.

**Commercial uses:**

Local commercial uses that are compatible with residential neighbourhoods are permitted on the ground floor.

**Building types:**

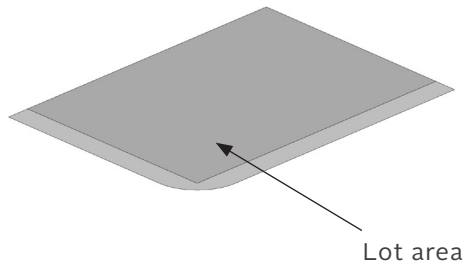
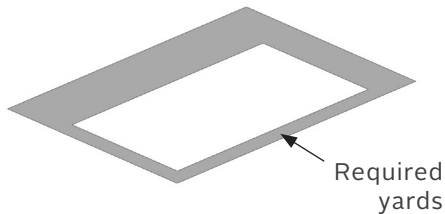
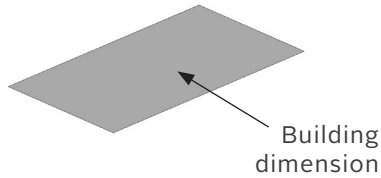
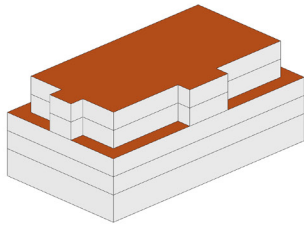
Most developments in the HA zone will be mid-rise buildings (4 to 7 storeys). Other building types permitted include low-rise (4 storeys or less), tall-mid rise (7 to 10 storeys), and high-rise (more than 10 storeys).

### WHERE ARE HOUSING ACCELERATOR ZONES TYPICALLY LOCATED?

The Housing Accelerator (HA) zone is generally located in areas that are close to a high-frequency transit service or post-secondary institutions. Some exceptions may be possible for affordable housing projects. Exact HA zone locations are mapped in Schedule 1 - Maps 1 to 5 of the Suburban Housing Accelerator Land Use By-law.

# HOUSING ACCELERATOR (HA) ZONE

The Housing Accelerator Designation has only one zone: Housing Accelerator (HA)



## MINIMUM LOT AREA

220 square metres

## MINIMUM LOT FRONTAGE

12.2 metres, except for townhouses

## MAXIMUM BUILDING DIMENSIONS

Below streetwall - 64x64 m  
 Above streetwall: 40 metre width and 35 metre depth, and max 900 square metres on average per storey.  
 Any tower portions above a streetwall must be located at least 12.5 metres from any property line and 25 metres from any other tower portion of the same development.

## MAXIMUM HEIGHT

Ranges from 3 storeys to 14 storeys. See Schedule 2 - Maps 1 to 5 of the SHA LUB.

## REQUIRED SIDE YARD

3.0 metres if not abutting residential or park zone (Transition Line)  
 6.0 metres if abutting residential or park zone (Transition Line)

## REQUIRED REAR YARD

6 metres (6 storeys or less)  
 8 metres (6 storeys or taller)

## REQUIRED FRONT YARD

Typically 2.5 to 4.0 metres

## MAXIMUM STREETWALL HEIGHT

3 storeys, but 6 storeys for a wood-frame or mass timber construction.

## ARTICULATION BREAKS

Every 10 metres

## CAR PARKING REQUIREMENTS

None

## UNIT MIX

New buildings over 40 units must provide at least 25% two-bedroom units

## AMENITY SPACE

5 square metres per unit; minimum 50% of space provided within indoor spaces (not necessarily in the main dwelling)

## APPROVAL PROCESS

Development Permit, with Density Bonusing required. Non-profit Organizations are exempt from Density Bonusing.