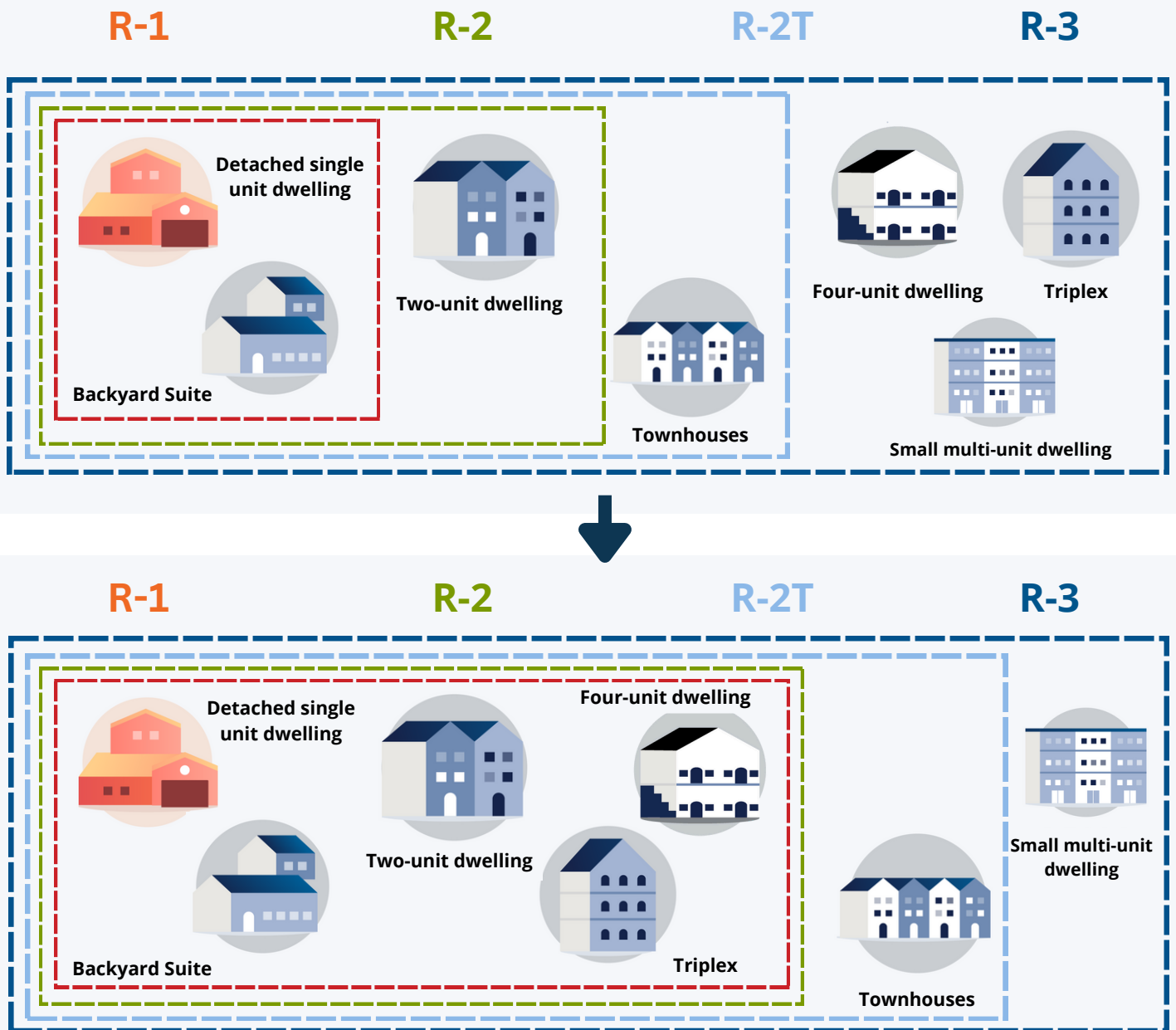


Approved HAF Amendments: Permitted Uses

UPDATED
JUNE 2024

A **maximum of four dwelling units per lot** are now permitted in all residential zones within the existing serviced areas, through the approved amendments to existing “Low-Density Residential” Zones (R-1 and R-2), to permit more housing options.

Changes to Low-Density Residential Zones



What are the Approved Changes to Residential Zones?

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

- The municipality has amended low-density residential zoning (R-1 and R-2 Zones) within the **Urban Service Area**, outside the **Regional Centre**, which are already serviced with central sewer and water. Making the municipality one of the first across Canada to remove exclusionary zoning policy to allow more diverse types of housing to meet the needs of residents and address the housing shortage.
- **“At least four dwelling units”** means that a single unit dwelling, two-unit dwelling or a three-unit dwelling is permitted on any lot, in addition to a backyard suite. A four-unit dwelling without a backyard suite is also permitted on a lot.

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

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

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

- Some residential zones contained outdated policy that required a minimum number of single unit dwellings to be built, even though other types of housing was allowed.
- This policy was removed **to permit** single unit dwellings in new development, but it **no longer requires** them.

Relaxed minimum parking requirements for residential development in the Suburban Area

- The parking minimums were reduced for all residential buildings, including multi-unit dwellings and shelters, to 1 parking spaces per every 3 residential unit. More parking is permitted to be built, but it is not required if the minimum required parking will meet the needs of the building's residents.

Adjusted backyard suite requirements to be more flexible across the municipality

- Accessory structures that are considered “non-conforming” can be converted into backyard suites, up to a gross floor area of 93 square metres (1,000 sq ft).
- Accessory structures can 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 do 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 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** were added to a new **Suburban Housing Accelerator (SHA) Secondary Municipal Planning Strategy and Land Use By-law**.

Selected sites received 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 SHA Plan Permit?

The Suburban Housing Accelerator (SHA) Secondary Municipal Planning Strategy and Land Use By-law's **Housing Accelerator (HA) Zone**, permits 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

Permitted Uses

- 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

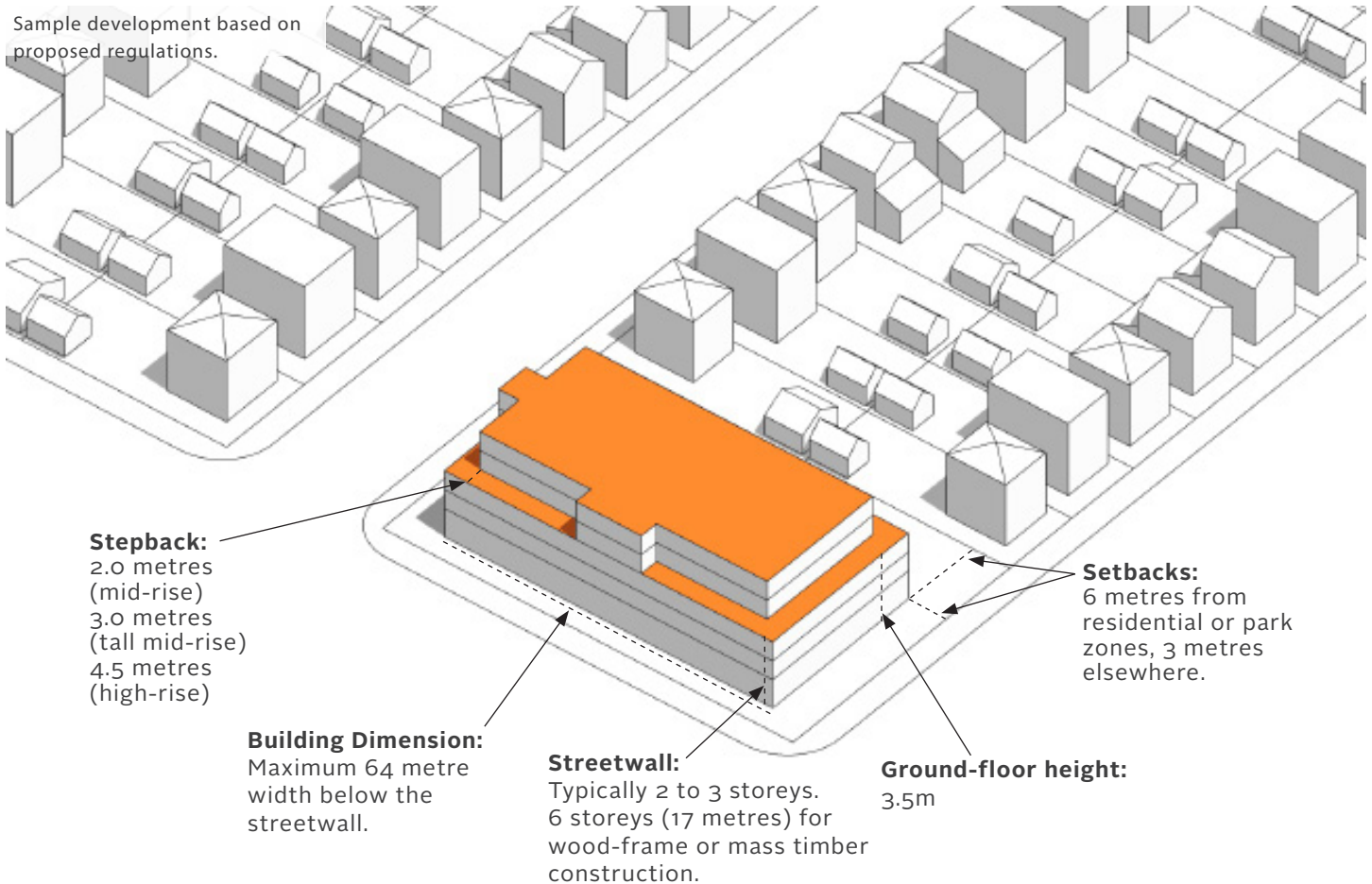


For more details see the **Housing Accelerator (HA) Zone Fact Sheet (Attachment A5)** or the complete **Suburban Housing Accelerator Land Use By-law**.

HOUSING ACCELERATOR (HA) ZONE

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

Sample development based on proposed regulations.



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:

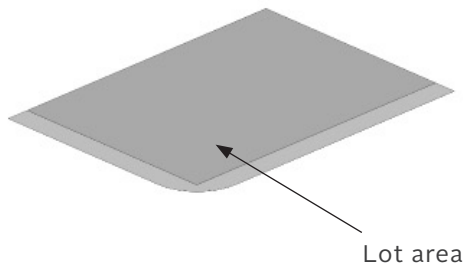
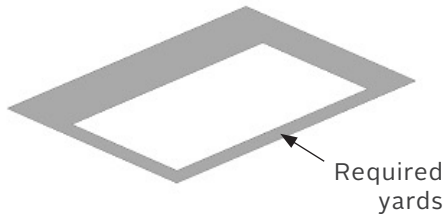
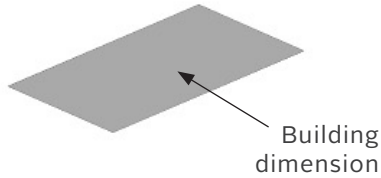
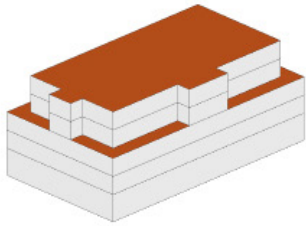
Most developments in the HA zone will be mid-rise buildings (4 to 7 storeys). Other building types permitted include low-rise (4 storeys or less), tall-mid rise (7 to 10 storeys), and high-rise (more than 10 storeys).

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.