

Small-Scale Multiple-Unit Housing

April Update



1. Background

Staff is bringing the March and April Committee of the Whole (COW) reports to the Advisory Planning Commission (APC) and Design Review Committee (CRD) meetings on April 16 and April 10 respectively.

Staff will give a verbal update of the DRC meeting at the April Committee of the Whole meeting and summarize both recommendations at the May Committee of the Whole meeting.

2. Exempt Lots

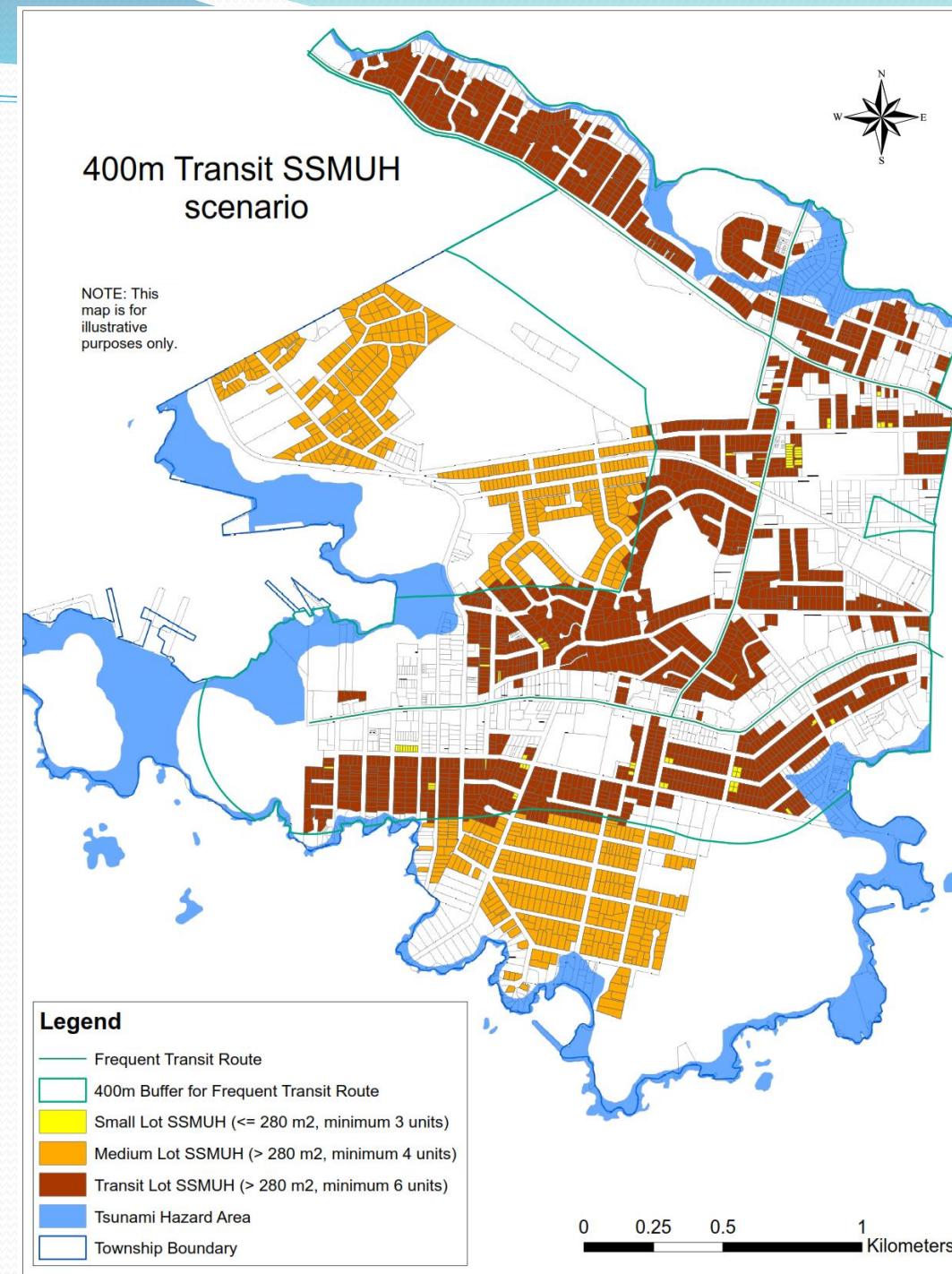
There are lots which would be considered 'restricted lots' within the Township which are being excluded from SSMUH rezoning:

- As shown in Appendix A, staff is proposing to exclude lots from SSMUH zoning which are in the Tsunami Hazard Area.
- There is also one lot at 890 Coles St that is excluded from SSMUH zoning due to it being over 4,050m² in size. As per Provincial direction these lots should be reserved for more than 6 units.

2. Exempt Lots

Blue is the Tsunami Hazard Area.

Lots touching this are proposed to be exempt from SSMUH zoning.



3. SSMUH Zone Summary

SSMUH Zone Summary Table

	Small Lot SSMUH Zone	Medium Lot SSMUH Zone	Transit Lot SSMUH Zone	Waterfront Lot SSMUH Zone
Minimum Lot Size	250m ²	280m ²	280m ²	500m ²
Minimum Lot Width	8.5m	10m	10m	15m
Minimum Lot Width Corner Lot	10m	13m	13m	15m
Minimum Lot Depth	27m	27m	27m	35m
Minimum Dwelling Unit Size	25m ²	25m ²	25m ²	25m ²
Maximum Dwelling Unit Size	250m ²	250m ²	250m ²	250m ²
Maximum Dwelling Units	3	4	6	4
Minimum Building Width ¹	6m	7m	7m	7m
Front Lot Line Setback (min) ²	2m	4m	2m	4m
Rear Lot Line Setback (min) ³	1.5-6m	1.5-6m	1.5m	7.5m
Side Lot Line Setbacks (min) ⁴	1.2-3m	1.2-3m	0-1.2m ⁵	1.5
Combined Side Lot Line Setback		3m	0-1.2m ⁵	4.5m
Maximum Height	11m	11m	11m	11m
Maximum FAR				
Maximum Storeys	3	3	3	3
Maximum Lot Coverage	50%	40%	60%	30%
Maximum Principal Buildings per Lot	2	2	2	2
Minimum Building Separation	2.5m	2.5m	2.5m	2.5m
Off-Street Parking Requirements (max)	1 per unit	1 per unit	0-0.5 per unit ⁶	1 per unit

¹ - Will likely need different minimum building widths for smaller principle buildings like DADUs.

² - Consultation with Engineering around details relating to accommodation of servicing infrastructure or future road right of way requirements

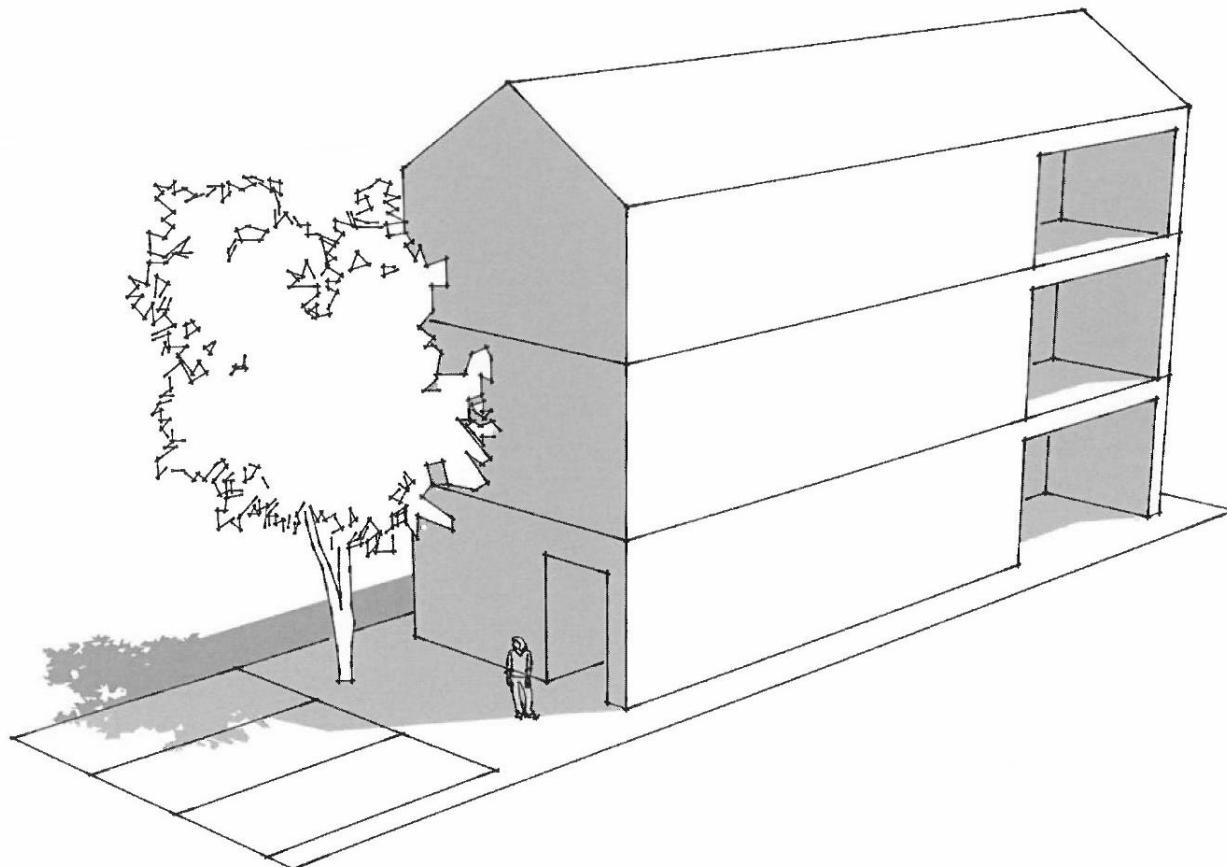
³ - 1.5m for buildings smaller or equal in size to an existing DADU, 6m for larger building, consideration to be made in DP for positioning of rear parking in case of 2 principal buildings

⁴ - 3m on one side if rear parking is required

⁵ - 0m for party wall in fee-simple row house configurations. More may be needed for combustible buildings. Fire/Building departments will be consulted

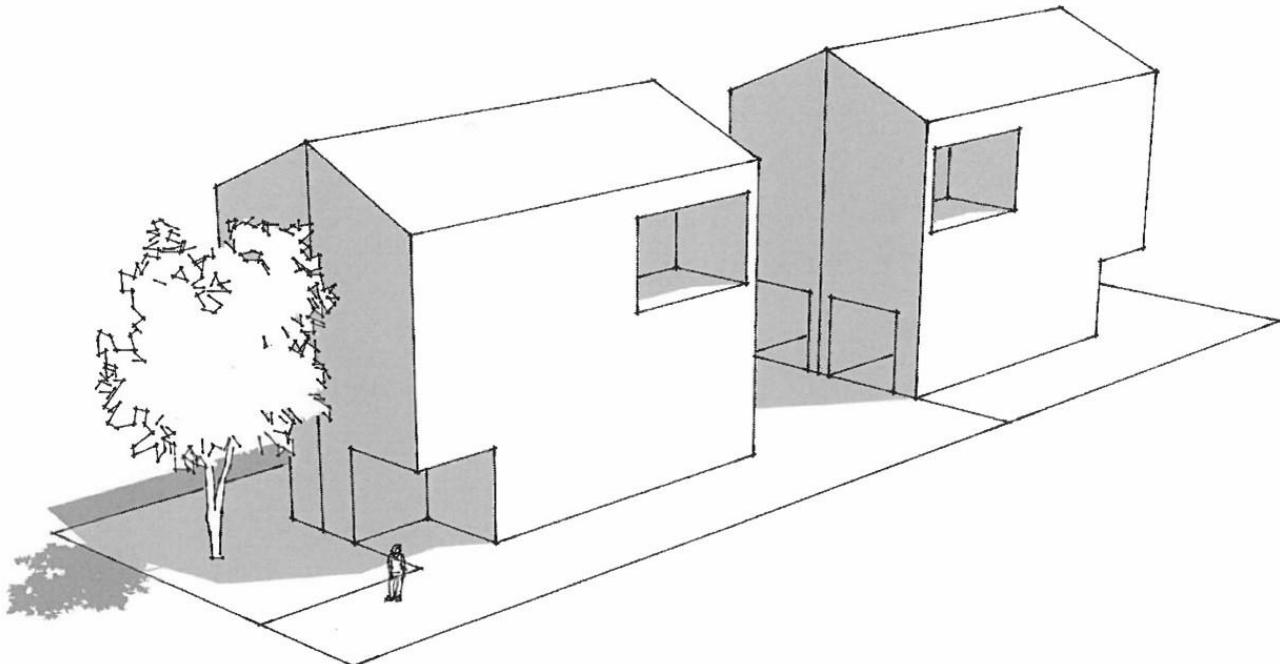
⁶ - Depends on whether the site is in a Provincially-recognized frequent transit area (0 spaces) or a Township one (0.5 spaces)

4. Small Lot SSMUH Zone



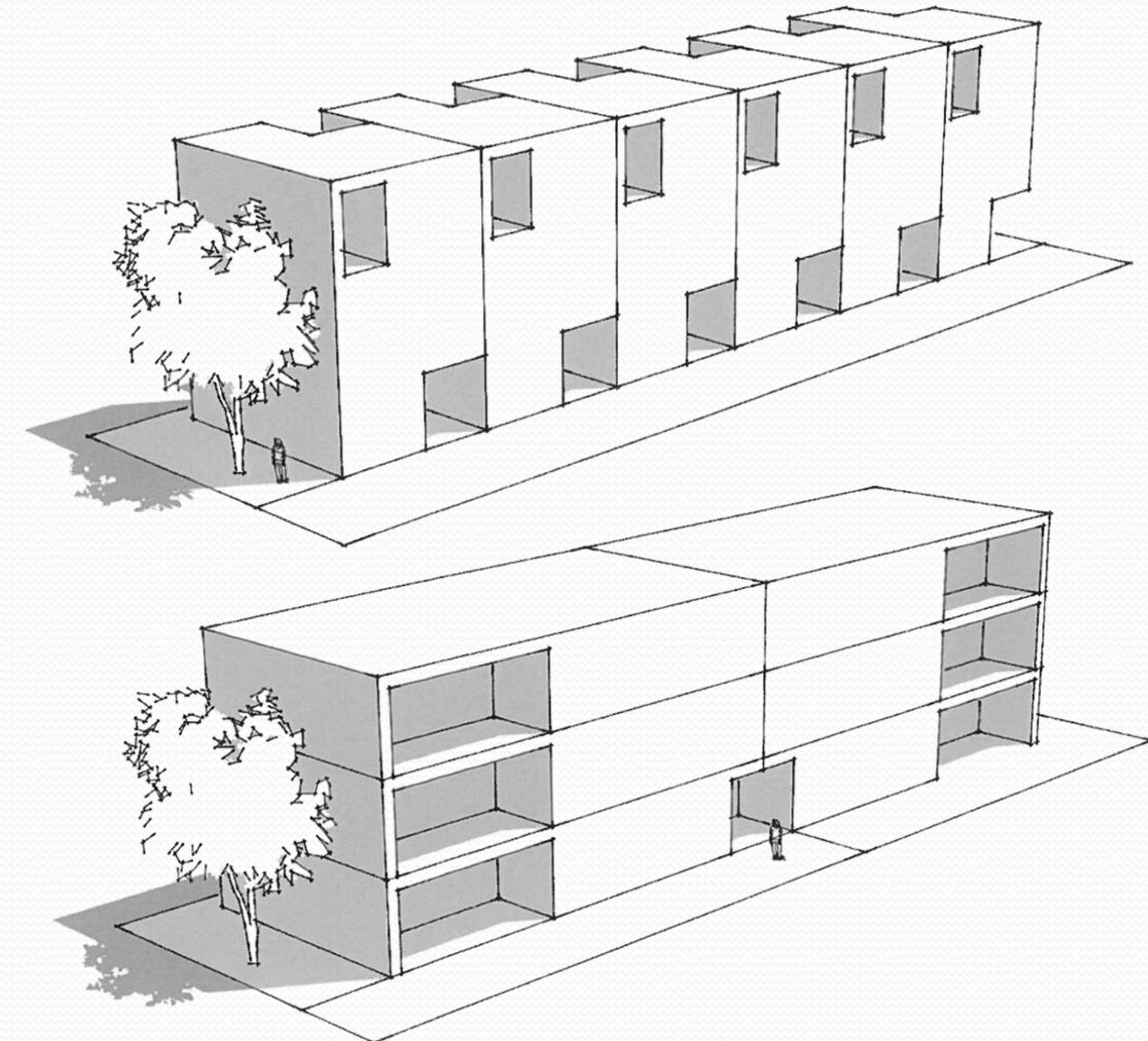
Minimum Lot Size	250m ²
Minimum Lot Width	8.5m
Minimum Lot Width Corner Lot	10m
Minimum Lot Depth	27m
Minimum Dwelling Unit Size	25m ²
Maximum Dwelling Unit Size	250m ²
Maximum Dwelling Units	3
Minimum Building Width ¹	6m
Front Lot Line Setback (min) ²	2m
Rear Lot Line Setback (min) ³	1.5-6m
Side Lot Line Setbacks (min) ⁴	1.2-3m
Combined Side Lot Line Setback	
Maximum Height	11m
Maximum FAR	
Maximum Storeys	3
Maximum Lot Coverage	50%
Maximum Principal Buildings per Lot	2
Minimum Building Separation	2.5m
Off-Street Parking Requirements (max)	1 per unit

4. Medium Lot SSMUH Zone



Minimum Lot Size	280m ²
Minimum Lot Width	10m
Minimum Lot Width Corner Lot	13m
Minimum Lot Depth	27m
Minimum Dwelling Unit Size	25m ²
Maximum Dwelling Unit Size	250m ²
Maximum Dwelling Units	4
Minimum Building Width ¹	7m
Front Lot Line Setback (min) ²	4m
Rear Lot Line Setback (min) ³	1.5-6m
Side Lot Line Setbacks (min) ⁴	1.2-3m
Combined Side Lot Line Setback	3m
Maximum Height	11m
Maximum FAR	3
Maximum Storeys	40%
Maximum Lot Coverage	2
Maximum Principal Buildings per Lot	2.5m
Minimum Building Separation	1 per unit
Off-Street Parking Requirements (max)	

4. Transit Lot SSMUH Zone



Minimum Lot Size	280m ²
Minimum Lot Width	10m
Minimum Lot Width Corner Lot	13m
Minimum Lot Depth	27m
Minimum Dwelling Unit Size	25m ²
Maximum Dwelling Unit Size	250m ²
Maximum Dwelling Units	6
Minimum Building Width ¹	7m
Front Lot Line Setback (min) ²	2m
Rear Lot Line Setback (min) ³	1.5m
Side Lot Line Setbacks (min) ⁴	0-1.2m ⁵
Combined Side Lot Line Setback	0-1.2m ⁵
Maximum Height	11m
Maximum FAR	3
Maximum Storeys	60%
Maximum Lot Coverage	2
Maximum Principal Buildings per Lot	2.5m
Minimum Building Separation	0-0.5 per unit ⁶
Off-Street Parking Requirements (max)	

4. Ongoing Considerations

Staff is considering the following issues, with more to emerge as the project progresses:

- Are there to be useable open space requirements for these zones? It could further constrain site potential.
- Bike storage/parking requirements are being considered.
- Engineering will be consulted regarding the many issues associated with increasing density and reducing setbacks on these lots.
- Tree removal will be a significant concern, and replacing trees and ensuring that an urban tree canopy is maintained will need thought. Parks will be involved in this discussion/
- Placing DP guidelines within the Zoning Bylaw is a consideration, as was done with the DADU regulations.
- Screening and privacy will become more important.

5. Recommendation

That Committee receive this report for information and provide feedback to Staff as necessary.

