

FLOOR AREA & SITE COVERAGE

What We've Heard

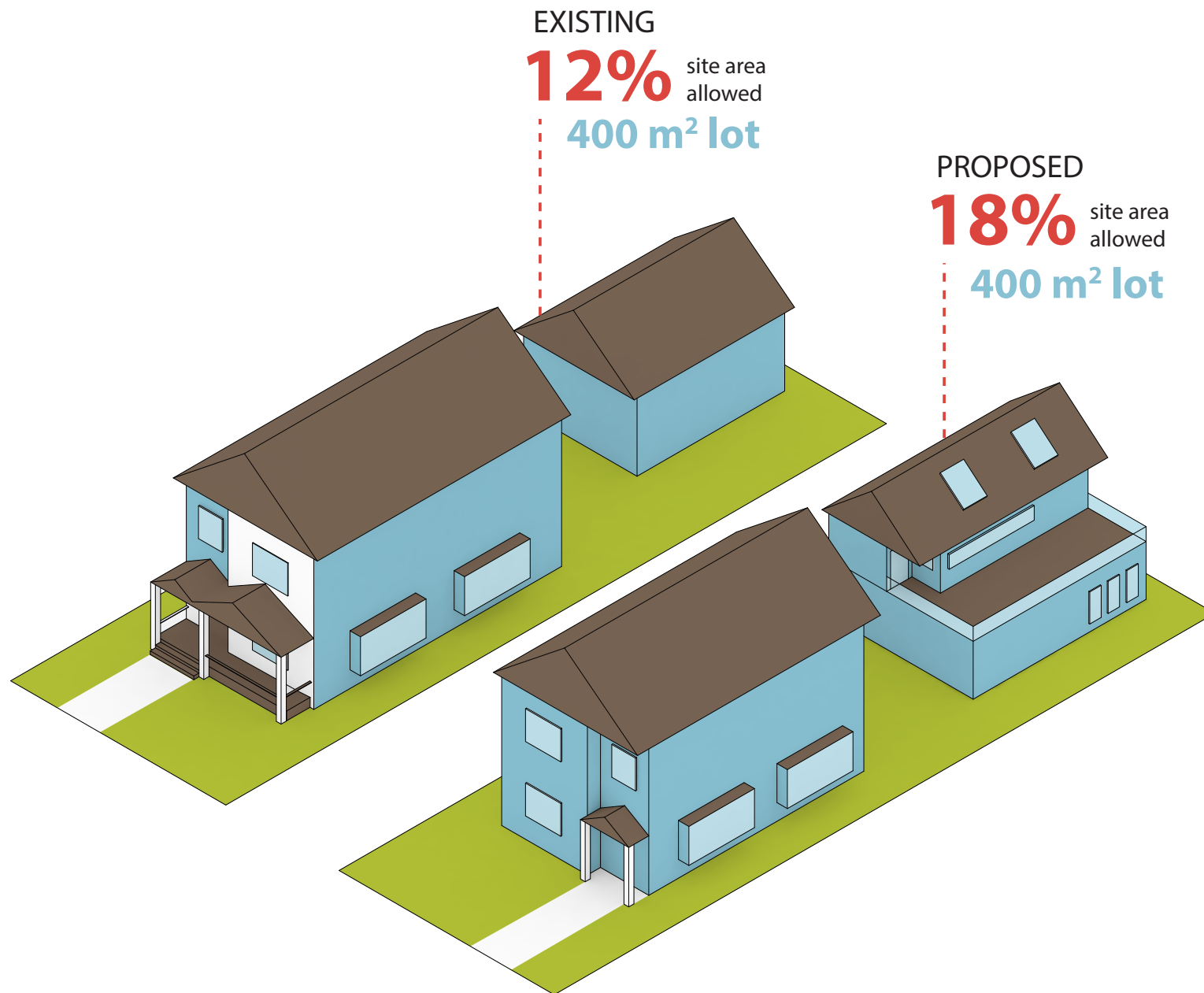
- Stairs should be provided inside the building to increase safety
- Current floor area limit (60 m²) makes it difficult to provide a livable 2 bedroom suite
- Having some of the suite on the main floor is a nice feature but parking and maximum site coverage make this difficult
- Large 3 and 4 car garages are visually unappealing

What We're Thinking

- Exclude stairs from floor area calculation
- Increase in floor area (from 60 m² to 75 m²) and site coverage (from 12 to 18%) to allow living space (not additional parking area) on main floor
- Maintain or reduce 60 m² limit for second storey to 50 m²
- Restrict parking area within the garage or the width of the overhead door

Let's Talk!

- What do you like / not like about the proposed changes?
- Are there other ways to address what we heard?
- Should more site coverage for the garage decrease the size of the house so that total site coverage stays the same?



DISCRETIONARY USE & NOTIFICATION

What We've Heard

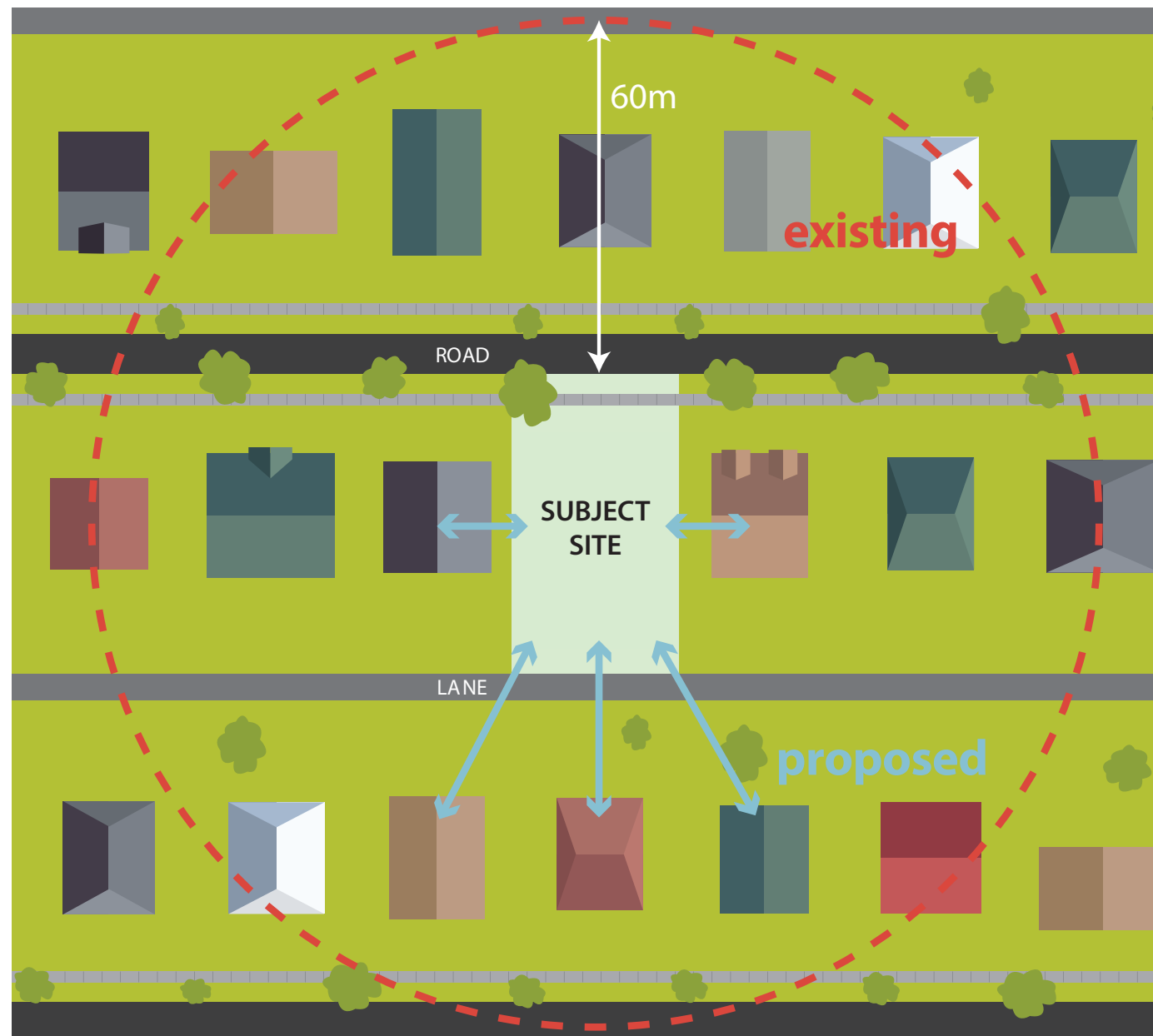
- Notification and conversation with neighbours is important
- Having Garage and Garden suites as discretionary uses increases risk, creates potential for conflict with neighbours, and leads to longer approval timelines
- Garage and garden suites should be permitted if they meet all the regulations

What We're Thinking

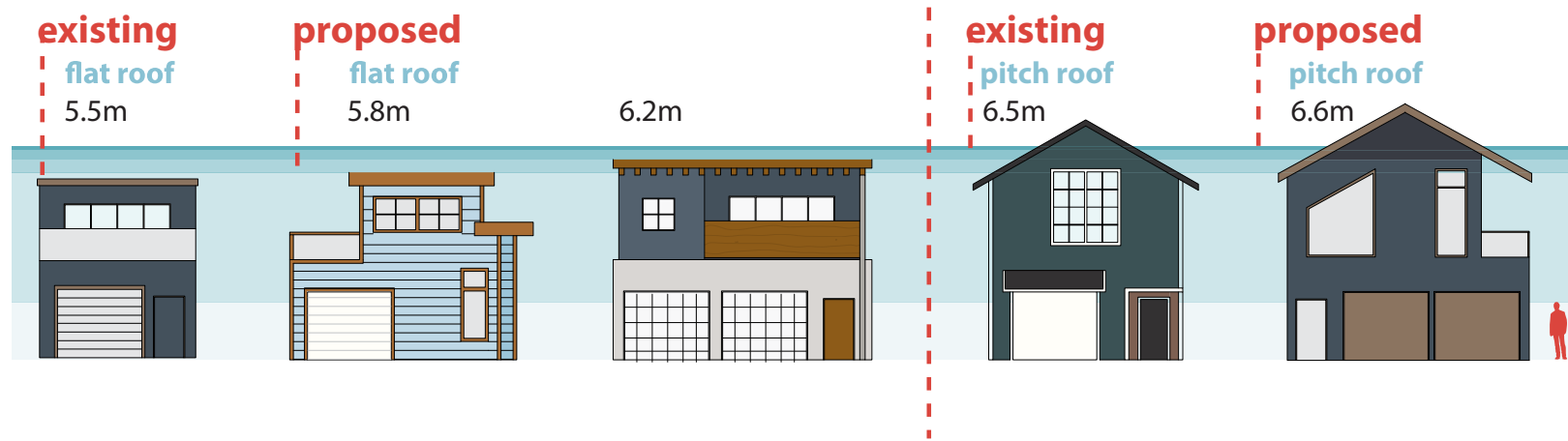
- Make garage and garden suites permitted if they meet the regulations
- Encourage or require notification and conversation with direct neighbours through acknowledgement letters

Let's Talk!

- Are there circumstances under which garage and garden suites should remain discretionary?
- How can we encourage better conversation and inform neighbours?



HEIGHT & WALL ARTICULATION



What We've Heard

- Large, blank walls are unattractive and have a massing impact
- Regulations requiring articulation need to be clear and flexible
- Type of appropriate articulation may be different for different types of buildings
- Difficult to develop a suite with a flat roof or steeper slope under current height limits
- Linking height to the principal dwelling doesn't always make sense

What We're Thinking

- Require some form of articulation or architectural features to avoid large, uninterrupted walls
- Slight increases in height limits to allow for a variety of roof types
- Remove link to principal dwelling height

Let's Talk!

- What do you like/not like?
- Should articulation or architectural features be required for all sides of the building?
- What types of features are sufficient to make walls visually appealing?

WINDOWS & PRIVACY

What We've Heard

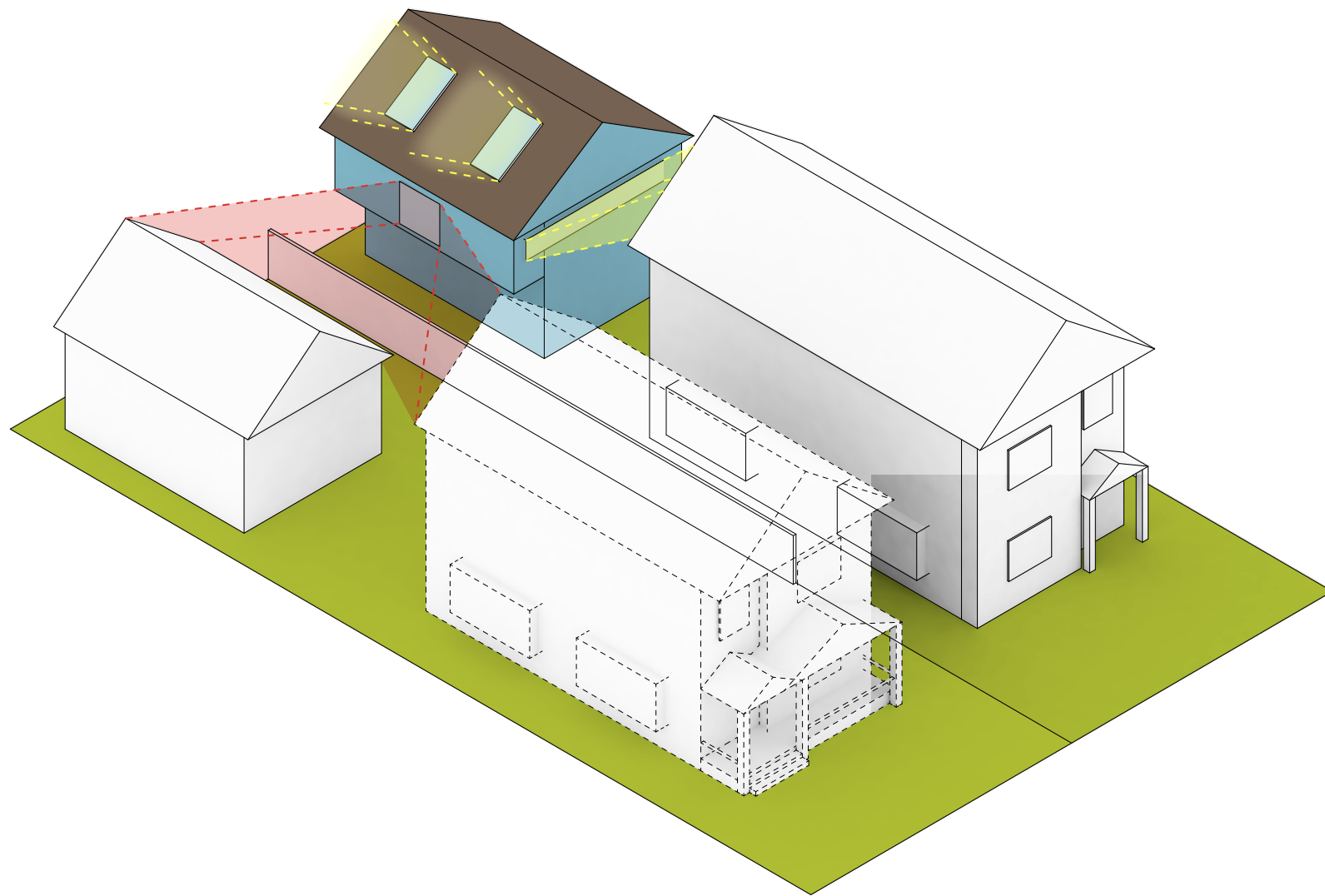
- Current window and privacy regulations are unclear and create unpredictability
- Privacy is important
- Requiring balconies to face the lane is too restrictive

What We're Thinking

- Limit the amount of windows based on the direction they face
- Require some windows to be obscured based on the direction they face
- Allow more flexibility in balcony location

Let's Talk!

- Do windows on some facades have greater privacy impacts than others?
- Should balconies be allowed to face the side lot line or the house?
- Are privacy impacts different if there's no lane?



LANDSCAPING & AMENITY AREA

What We've Heard

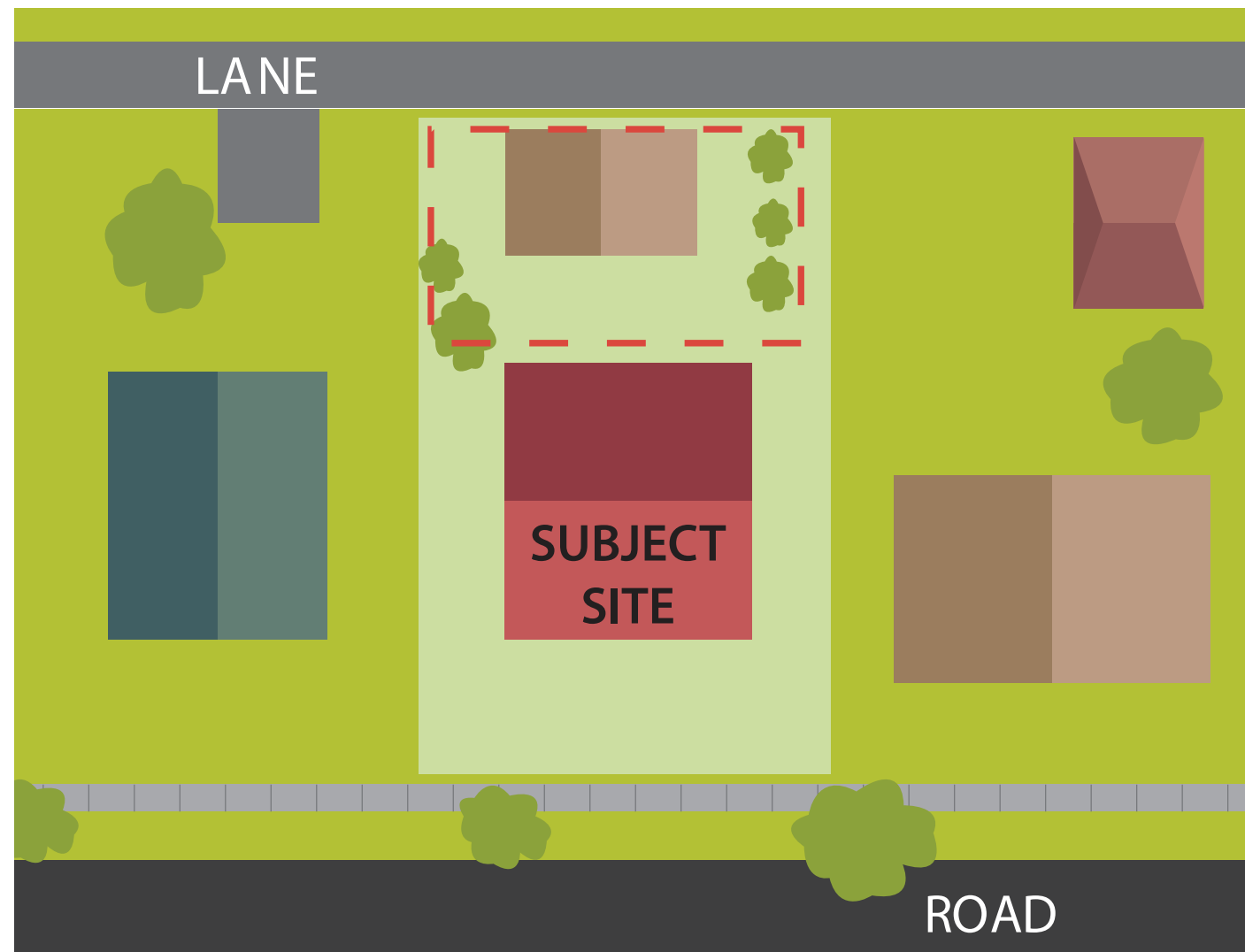
- Existing landscaping is being removed to accommodate suites
- Landscaping could reduce visual impact
- Suites should be provided with private amenity area
- Provision of amenity area should be decided between owners and tenants

What We're Thinking

- Require some landscaping in the form of shrubs at sides or rear of the building
- Encourage balconies by removing them from floor area calculation but still include them in site coverage calculation

Let's Talk!

- What type of landscaping is appropriate for garage and garden suites?
- Where should landscaping be provided?
- Should balconies be encouraged?



DEVELOPING AREAS

What We've Heard

- There is demand for garage and garden suites in developing areas
- Minimum site area requirements typically make it impossible to develop

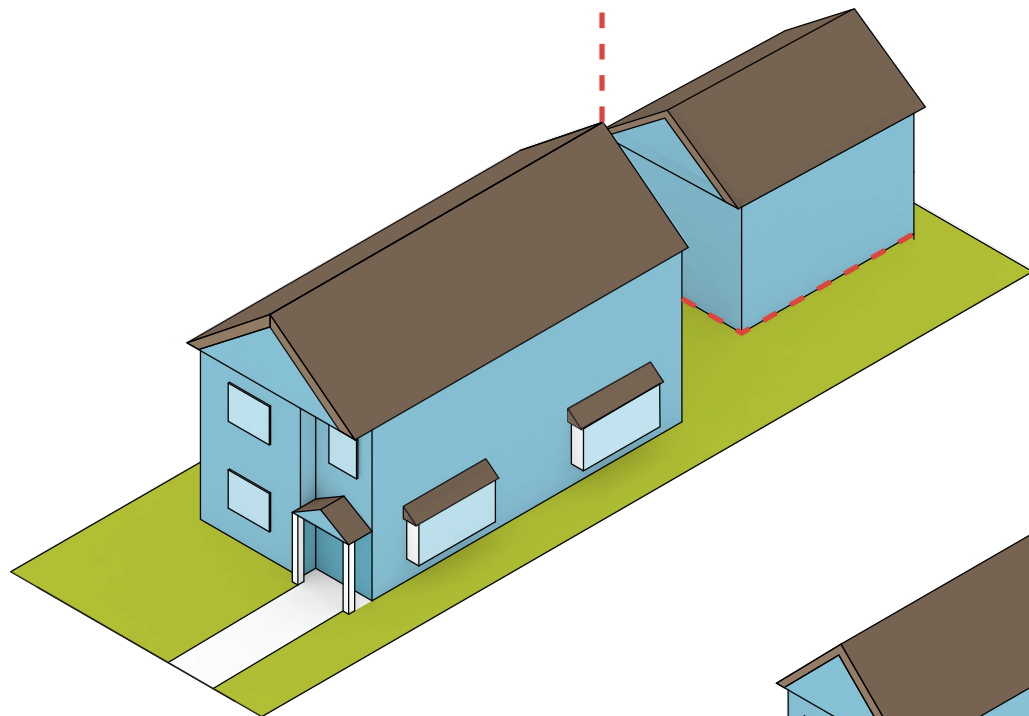
What We're Thinking

- Reduce the minimum site area for zones in developing areas (RSL, RPL)
- Remove location criteria for zones in developing areas (RSL, RPL)

Let's Talk!

- Should minimum site area be reduced city-wide or just in new neighbourhood zones?
- Should location criteria be removed for developing areas as they were for mature areas?

EXISTING
400 m² lot



PROPOSED
280 m² lot

