

# CHANGES TO BYLAW 17116

## Garage & Garden Suites and Narrower Lots

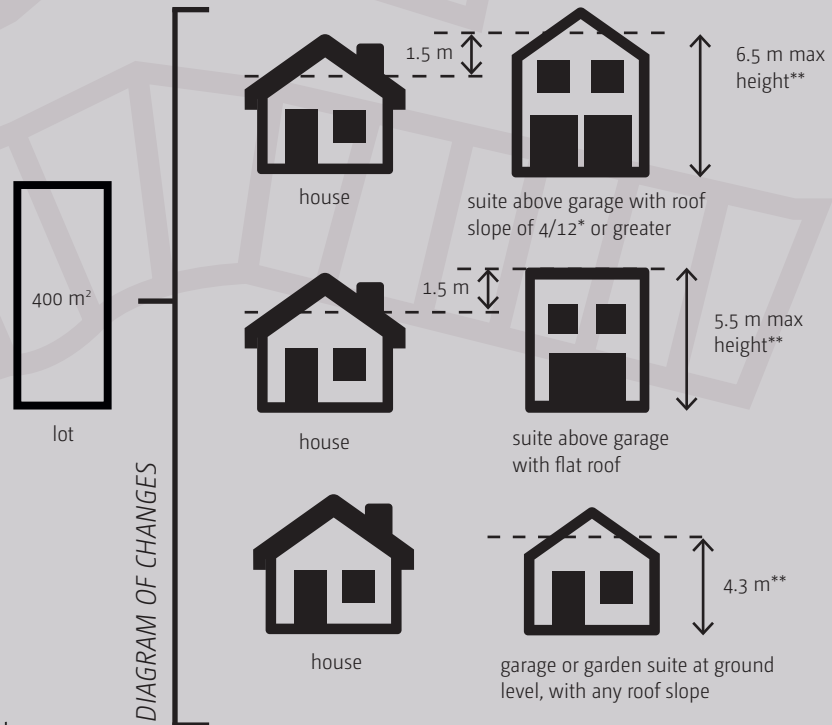
### GARAGE & GARDEN SUITES

#### NOW

- Location restrictions have been removed. Garage & Garden Suites can be built on any lot in RF1, RF2, RF3, and RF4 zones.
- Garage Suites allowed 1.5 m (5 ft) higher than existing home. A sloped roof has a max height of 6.5 m. A flat roof a max height of 5.5 m.
- Garage & Garden Suites can be built on lots as small as 400 m<sup>2</sup> (4300 ft<sup>2</sup>). This allows sufficient space for parking and amenities without sacrificing the main components of site design.

#### BEFORE

- Garage suites only allowed on corner lots, arterial roads, sites next to service roads, or backing on or adjacent to apartment zones.
- Garage Suites must be built the same height as the existing home. A sloped roof has max height of 6.5 m and a flat roof has a max height of 5.5 m.
- Garage Suites can be built on lots at least 460 m<sup>2</sup> (4951 ft<sup>2</sup>) in size.
- Garden Suites can be built on lots at least 525 m<sup>2</sup> (5651 ft<sup>2</sup>) in size.



\*The angle, or pitch, of a roof is calculated by the number of inches it rises vertically for every 12 inches it extends horizontally.

\*\*Height is measured to the midpoint of the roof.

### NARROWER LOTS IN RF1

#### NOW

- Minimum site width is decreased to 7.6 m (25 ft).
- Garage can take up 14% of total lot area. This accommodates a two car garage (19 x 19 ft)
- Lots with front yards 10.4 m (34.1 ft) wide or larger can have driveways 3.1m (10.2 ft) wide max per number of side-by-side garage parking spaces.
- Front yard lots narrower than 10.4 m can have driveways exactly 3.1 m (10.2 ft) wide.
- Subdivision must be limited to a maximum of two lots.\*\*\*

\*\*\*Subdivision into three or more lots is supported by Statutory Plans or Policies, or if the Site Width is deemed to be in character with Lots on the same block.

#### BEFORE

- RF1 zone lots can be subdivided into more than two lots, provided minimum lot width is met.
- Minimum site width is 12 m (39.3 ft).
- Garage can take up 12% of total lot area.

On Monday, April 13, 2015, City Council approved Zoning Bylaw changes to subdivide and create narrow lots in the RF1 Zone (min. of 25 ft or 7.6 m). Location criteria was also removed for garage and garden suites. This allows the suites to be built in all residential areas.

**This document is for illustrative purposes only. For more information about these changes and how they affect your property, call 311.**