

**Attachment 1. Phase 1a: Proposed Text Amendments to Burnaby Zoning Bylaw No. 4742**

This attachment details the proposed text amendments to *Burnaby Zoning Bylaw No. 4742* to implement the final program for Housing Choices Phase 1a. The program introduces laneway homes and suites in semi-detached homes to single and two family properties on lanes, and on corner and through lots.

The proposed text amendments are provided in the following set of tables, which indicate the relevant *Zoning Bylaw* section, the existing text, and the proposed text. Proposed text additions are underlined and proposed text removals are ~~struck through~~.

The tables are organized under the following sections:

- 1.0 Laneway Homes
- 2.0 Suites in Semi-Detached Homes
- 3.0 Parking Regulations

**1.0 Laneway Homes**

| Section | Existing Text   | Proposed Text  |
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| 3       | N/A   | <u>"LANEWAY HOME" means a detached accessory dwelling unit. For the purposes of this bylaw, a laneway home is not an accessory building.</u>   |
| 3       | " <b>ACCESSORY BUILDING</b> " means<br>(1) a building, the use or intended use of which is ancillary to that of a principal building situated on the same lot, or<br>(2) a building which is ancillary to a principal use being made of the lot upon which such building is located.  | " <b>ACCESSORY BUILDING</b> " means<br>(1) a building, the use or intended use of which is ancillary to that of a principal building situated on the same lot, or<br>(2) a building which is ancillary to a principal use being made of the lot upon which such building is located.<br><br><u>For the purposes of this bylaw, a laneway home is not an accessory building.</u>  |
| 6.3     | <b>6.3 Distances between Buildings on the same Lot:</b><br>Where the exterior walls... overlap, the clear distance between such overlapping walls shall not be less than the following:<br>(1) When windows to habitable rooms occur in the overlapping section of either or both of the opposing walls:<br>(a) In RM, C8 and C9 Districts... | <b>6.3 Distances between Buildings on the same Lot:</b><br>Where the exterior walls... overlap, the clear distance between such overlapping walls shall not be less than the following:<br>(1) When windows to habitable rooms occur in the overlapping section of either or both of the opposing walls:<br>(a) In RM, C8 and C9 Districts...<br>(b) In all zoning districts, except <del>R and</del> RM Districts and developments in the C8 and C9 Districts...<br>(2) When no windows in habitable rooms occur in the overlapping section of either or both of the opposing walls:<br>(a) In RM, C8 and C9 Districts... |

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|                     | <p>(b) In all zoning districts, except RM Districts and developments in the C8 and C9 Districts...</p> <p>(2) When no windows in habitable rooms occur in the overlapping section of either or both of the opposing walls:</p> <p>(a) In RM, C8 and C9 Districts...</p> <p>(b) In all zoning districts, except RM Districts and developments in the C8 and C9 Districts...</p> | <p>(b) In all zoning districts, except <b>R and</b> RM Districts and developments in the C8 and C9 Districts...</p>   |
| <p><b>6.3.1</b></p> | <p><b>6.3.1</b> Notwithstanding Section 6.3, no detached garage or carport shall be located closer than 4.5 m (14.8 ft.) from the principal building in the R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts. (B/L No. 10124-94-12-05)</p>   | <p><del><b>6.3.1</b> Notwithstanding Section 6.3, no detached garage or carport shall be located closer than 4.5 m (14.8 ft.) from the principal building in the R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts. (B/L No. 10124-94-12-05)</del></p> <p><b>Distances between Buildings in R Districts</b></p> <p><u>(1) The minimum distance between buildings in R Districts on the same lot is 2.4 m (7.87 ft.).</u></p> <p><u>(2) Notwithstanding Section 6.3.1(1), the following features may project into the minimum distance between buildings on the same lot, up to a maximum of 0.6 m (1.97 ft.):</u></p> <p><u>- belt courses, cornices, eaves, gutters, sills, chimneys, or other similar features, and bay windows.</u></p> |
| <p><b>6.7.2</b></p> | <p>N/A</p>   | <p><u>Section 6.7.2 Laneway Homes</u></p> <p><u>A laneway home may be permitted as an accessory use to a single family dwelling in an R1, R2, R3, R4, R5, R6, R9, R10, R11, R12, and RM6 District, subject to the following conditions:</u></p> <p>a) <u>Only one laneway home shall be permitted on each lot;</u></p> <p>b) <u>A laneway home may be located on a lot containing a single family dwelling with a secondary suite;</u></p> <p>c) <u>A laneway home shall have a minimum floor area as set out in Section 6.10(1);</u></p>   |

- d) A laneway home and the primary dwelling unit, including any secondary suite, shall at all times remain under a single title and shall not be subdivided into separate parcels by way of strata plan, airspace plan or otherwise;
- e) Neither a boarding use, the operation of a boarding, lodging or rooming house, the operation of a group home, private hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a laneway home.
- f) A laneway home shall be:
  - (i) on a lot with vehicular access from a lane; or
  - (ii) subject to the approval of the Director Engineering, on a corner lot with vehicular access from the street abutting the side lot line; or
  - (iii) subject to the approval of the Director Engineering, on a through lot.
- g) A laneway home shall not include a cellar or crawl space.
- h) A laneway home shall be located in a rear yard or, in the case of through lots, behind the primary dwelling unit.
- i) A laneway home shall be located:
  - (i) not less than 1.2 m (3.94 ft.) from any side or rear lot line; and
  - (ii) in the case of a corner lot, outside of the required side yard adjoining the flanking street; and
  - (iii) outside the required vision clearance areas specified in Section 6.13.
- j) A laneway home without an automatic sprinkler system shall be located no more than 45 m (147.64 ft.) from a lot line abutting a street.
- k) There shall be a 0.91 m (3 ft.) fire access corridor on a minimum of one side of the lot:
  - (i) from the front lot line to the laneway home; or
  - (ii) on a corner lot, from the flanking side lot line to the laneway home.

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|  |  | <u>The fire access corridor shall contain a paved or gravel path and be clear to sky of any projections or obstructions.</u>  |
| <b>6.10 (1)</b>  | <p>Minimum Floor Area for Dwelling Units:</p> <p>No single family, two family or row house dwelling shall contain less than 56m<sup>2</sup> (602.80 sq. ft.) of floor area for each dwelling unit except that a single family dwelling in an R1 District shall contain at least 93 m<sup>2</sup> (1,001.08 sq. ft.) of floor area.</p> <p>Notwithstanding the foregoing, a secondary suite shall contain at least 30.0 m<sup>2</sup> (322.93 sq. ft.) of floor area.</p> | <p>Minimum Floor Area for Dwelling Units:</p> <p>No <u>primary dwelling unit</u> in a single family dwelling or two family dwelling, or row house dwelling shall contain less than 56m<sup>2</sup> (602.80 sq. ft.) of floor area for each dwelling unit except that a <u>primary dwelling unit</u> in a single family dwelling in an R1 District shall contain at least 93 m<sup>2</sup> (1,001.08 sq. ft.) of floor area.</p> <p><del>Notwithstanding the foregoing, a</del> <u>A secondary suite and laneway home</u> shall each contain at least <del>30.0 m<sup>2</sup> (322.93 sq. ft.)</del> <u>32.52 m<sup>2</sup> (350 sq. ft.)</u> of floor area.</p> |
| <b>6.12 (5)</b>  | N/A  | <p><u>Exceptions to Rear Yard Requirements:</u></p> <p><u>A laneway home may be permitted in a rear yard, subject to the provisions of Section 6.7.2 and the applicable district schedules.</u></p>   |
| <b>6.29(1)(b)</b>  | <p>(b) short-term rental shall not be permitted in:</p> <ul style="list-style-type: none"> <li>i. a rental unit;</li> <li>ii. ...</li> </ul>   | <p>(b) short-term rental shall not be permitted in:</p> <ul style="list-style-type: none"> <li>i. a rental unit;</li> <li>ii. ...</li> <li>vii. <u>a laneway home</u></li> </ul>  |
| <b>101.3</b><br><b>102.3</b><br><b>103.3</b><br><b>110.3</b><br><b>111.3</b>   | Lot coverage shall not exceed 40 percent.  | Lot coverage shall not exceed 40 percent, <u>except that lots with a laneway home shall have a maximum lot coverage of 45 percent.</u>  |
| <b>104.3 (1)</b><br><b>105.3 (1)</b><br><b>109.3</b><br><b>112.3</b>   | Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.  | Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building, <u>or a laneway home</u> , shall have a maximum lot coverage of 45 percent.   |
| <b>101.4 (6)</b><br><b>102.4 (6)</b><br><b>103.4 (6)</b><br><b>104.4 (5)</b><br><b>105.4 (5)</b><br><b>109.4 (6)</b><br><b>110.4 (5)</b><br><b>111.4 (5)</b><br><b>112.4 (5)</b> | N/A  | <u>A laneway home may have a maximum gross floor area equal to the lesser of 0.20 of the lot area or 140 m<sup>2</sup> (1,507 sq. ft.). A garage attached to the laneway home shall be included in the calculation of gross floor area of the laneway home.</u>   |

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| <p>101.5 (6)<br/>102.5 (6)<br/>103.5 (6)<br/>104.5 (8)<br/>105.5 (8)<br/>109.5 (6)<br/>110.5 (7)<br/>111.4.1 (6)<br/>112.4.1 (6)</p> | <p>N/A</p>   | <p><u>The floor area of a laneway home shall be excluded from calculation of above grade floor area.</u></p>  |
| <p>101.6.1<br/>102.6.1<br/>103.6.1<br/>104.6.1<br/>105.6.1<br/>109.6.1<br/>112.6.1</p>   | <p>N/A</p>   | <p><u>Height of a Laneway Home:</u><br/>(1) <u>Subject to the applicable exceptions in section 6.4, no portion of a laneway home shall exceed a height of:</u></p> <ul style="list-style-type: none"> <li>a) <u>2 storeys and 7.6 m (24.9 ft.) for a building with a sloping roof, or</u></li> <li>b) <u>2 storeys and 6.7 m (22 ft.) for a building with a flat roof;</u></li> </ul> <p><u>measured vertically from the lowest point along the perimeter of the laneway home from the lower of the natural or finished grade.</u></p> <p>(2) <u>Notwithstanding subsection (1) of this section, where a laneway home meets or exceeds the highest performance standards for:</u></p> <ul style="list-style-type: none"> <li>a) <u>Step 5 of the BC Energy Step Code, and/or</u></li> <li>b) <u>the BC Zero Carbon Step Code;</u></li> </ul> <p><u>the height may be increased by 0.5 m (1.64 ft.).</u></p> |
| <p>110.6</p>   | <p>Height of a Principal Building<br/>...<br/>(2) Subject to the applicable exceptions in section 6.4, no part of a principal building shall have an elevation greater than<br/>(a) 7.6 m (24.9 ft.) for a building with a sloping roof, or<br/>(b) 5.8 m (19.0 ft.) for a building with a flat roof<br/>...</p> | <p>Height of a Principal Building <u>or Laneway Home</u><br/>...<br/>(2) Subject to the applicable exceptions in section 6.4, no part of a principal building <u>or laneway home</u> shall have an elevation greater than...<br/>(a) 7.6 m (24.9 ft.) for a building with a sloping roof, or<br/>(b) 5.8 m (19.0 ft.) for a building with a flat roof<br/>...</p>   |
| <p>111.5</p>   | <p>Height of a Principal Building<br/>(1) The height of a principal building with a gross floor area greater than</p>  | <p>Height of a Principal Building <u>or Laneway Home</u><br/>(1) The height of a principal building with a gross floor area greater than...shall not exceed 6.1 m (20 ft.)</p>  |

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|  | <p>...shall not exceed 6.1 m (20 ft.)</p> <p>(2) The height of a principal building with a gross floor area of ...or less shall not exceed</p> <p>(a) 7.6 m (24.9 ft.) for a building with a sloping roof, or</p> <p>(b) 5.8 m (19.0 ft.) for a building with a flat roof.</p> <p>(3) ...</p> | <p>(2) The height of a principal building with a gross floor area of ...or less shall not exceed</p> <p>(a) 7.6 m (24.9 ft.) for a building with a sloping roof, or</p> <p>(b) 5.8 m (19.0 ft.) for a building with a flat roof</p> <p>(3) ...</p> <p>(4) <u>The height of a laneway home shall not exceed the maximum height for a principal building provided in Section 111.5 (1) and (2), as applicable.</u></p> |
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## 2.0 Suites in Semi-Detached Homes

| Section  | Existing Text   | Proposed Text  |
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| <b>3</b> | "BASEMENT" means the portion of a building between two floor levels that is partly underground but has at least one-half its height, from its finished floor to the underside of the joists of the floor next above it, above average natural grade as determined by the Building Inspector; and a basement shall be considered to be a storey. | "BASEMENT" means the portion of a building between two floor levels that is partly underground but has at least one-half its height, from its finished floor to the underside of the joists of the floor next above it, above average natural grade as determined by the Building Inspector; and a basement shall be considered to be a storey <u>unless otherwise stated in this Bylaw.</u> |
| <b>3</b> | "DWELLING, MULTIPLE FAMILY" means any building consisting of three or more dwelling units, but does not include a supportive housing facility.  | "DWELLING, MULTIPLE FAMILY" means any building consisting of three or more dwelling units, but does not include a supportive housing facility <u>or a semi-detached dwelling with secondary suite(s).</u>  |
| <b>3</b> | "DWELLING, SEMI-DETACHED" means a two-family dwelling wherein the two dwelling units are placed side by side or front to back.  | "DWELLING, SEMI-DETACHED" means a two-family dwelling wherein the two <u>primary</u> dwelling units are placed side by side <u>or front to back.</u>   |
| <b>3</b> | "DWELLING, SINGLE FAMILY" means any building consisting of one dwelling unit. Such a dwelling may include a secondary suite, subject to Section 6.7.1 of this Bylaw.  | "DWELLING, SINGLE FAMILY" means any building consisting of one <u>primary dwelling unit.</u>   |

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| 3           | "DWELLING, TWO FAMILY" means any building divided into two dwelling units.  | <u>"DWELLING, TWO FAMILY" means a semi-detached dwelling or a duplex dwelling.</u>  |
| 3           | N/A   | <u>"GROUND LEVEL SUITE" means a secondary suite that is:</u><br>a) <u>located at or below grade;</u><br>b) <u>accessible by a pedestrian path with a width of at least 1 m (3.28 ft.) and a slope of no more than 1:10; and</u><br>c) <u>certified by the SAFERhome Standard Society by the issuance of a SAFERhome Standards Certificate.</u>  |
| 3           | N/A   | <u>"PRIMARY DWELLING UNIT" means:</u><br>a) <u>for a single family dwelling, the dwelling unit that is the principal use of the lot; or</u><br>b) <u>for a semi-detached dwelling, the dwelling unit within each side that is the principal use of that side.</u><br><u>Each primary dwelling unit may contain a secondary suite.</u>   |
| 3           | "SECONDARY SUITE" means an accessory dwelling unit fully contained within a single family dwelling.                         | <u>"SECONDARY SUITE" means an accessory dwelling unit fully contained within a primary dwelling unit.</u>   |
| 6.7.1(1)(e) | a secondary suite shall have a minimum floor area of 30.0 m2 (322.93 sq. ft.);  | a secondary suite shall have a minimum floor area as set out in Section 6.10(1);  |
| 6.7.1(1)(f) | The floor area of a secondary suite shall not exceed forty percent (40%) of the gross floor area of the principal building. | <del>The floor area of a secondary suite shall not exceed forty percent (40%) of the gross floor area of the principal building.</del>  |
| 6.7.1(2)    | N/A   | <u>Section 6.7.1 (2). A secondary suite may be permitted as an accessory use to a semi-detached dwelling in an R4, R5, R6, R12 and RM6 District, subject to the following conditions:</u><br>a) <u>Only one secondary suite shall be permitted in each primary dwelling unit of a semi-detached dwelling;</u><br>b) <u>A secondary suite may be permitted anywhere within the primary dwelling unit;</u><br>c) <u>A secondary suite shall meet the requirements for a secondary suite under the British Columbia Building Code;</u><br>d) <u>A secondary suite shall have a minimum floor area as set out in Section 6.10(1);</u> |

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|                          |   | <ul style="list-style-type: none"> <li>e) <u>A secondary suite and the primary dwelling unit shall at all times remain under a single title and shall not be subdivided into separate parcels by way of strata plan, airspace plan or otherwise;</u></li> <li>f) <u>Neither a boarding use, the operation of a boarding, lodging or rooming house, the operation of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a semi-detached dwelling unit that contains a secondary suite, including within the secondary suite;</u></li> <li>g) <u>A semi-detached dwelling with a secondary suite shall be:</u> <ul style="list-style-type: none"> <li>(i) <u>on a lot with vehicular access from a lane; or</u></li> <li>(ii) <u>subject to the approval of the Director Engineering, on a corner lot with vehicular access from the street abutting the side lot line; or</u></li> <li>(iii) <u>subject to the approval of the Director Engineering, on a through lot.</u></li> </ul> </li> </ul> |
| <p><b>6.10(1)</b></p>    | <p>No single family, two family or row house dwelling shall contain less than 56 m<sup>2</sup> (602.80 sq.ft.) of floor area for each dwelling unit except that a single family dwelling in an R1 District shall contain at least 93 m<sup>2</sup> (1,001.08 sq.ft.) of floor area. Notwithstanding the foregoing, a secondary suite shall contain at least 30.0 m<sup>2</sup> (322.93 sq.ft.) of floor area.</p> | <p>Minimum Floor Area for Dwelling Units:</p> <p>No <u>primary dwelling unit</u> in a single family dwelling or two family dwelling, or row house dwelling shall contain less than 56m<sup>2</sup> (602.80 sq. ft.) of floor area for each dwelling unit except that a <u>primary dwelling unit</u> in a single family dwelling in an R1 District shall contain at least 93 m<sup>2</sup> (1,001.08 sq. ft.) of floor area. <del>Notwithstanding the foregoing, a</del> <u>A secondary suite and laneway home shall each contain at least 30.0 m<sup>2</sup> (322.93 sq. ft.) 32.52 m<sup>2</sup> (350 sq. ft.) of floor area.</u></p>  |
| <p><b>6.29(1)(b)</b></p> | <p>(b) short-term rental shall not be permitted in:</p> <ul style="list-style-type: none"> <li>iii. a rental unit;</li> <li>iv. a single family dwelling containing a secondary suite, including within the secondary suite</li> </ul>  | <p>(b) short-term rental shall not be permitted in:</p> <ul style="list-style-type: none"> <li>i. a rental unit;</li> <li>ii. a single family dwelling <u>or semi-detached dwelling unit</u> containing a secondary suite, including within the secondary suite</li> </ul>  |



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| 104.2(1)             | R4 Single Family Dwelling. Each lot shall have an area of not less than 557.4 m <sup>2</sup> (6,000 sq. ft.) and a width of not less than 15.0 m (49.2 ft.).  | R4 Single Family Dwelling and Two Family Dwelling. Each lot shall have an area of not less than 557.4 m <sup>2</sup> (6,000 sq. ft.) and a width of not less than 15.0 m (49.2 ft.).  |
| 104.2(4)             | R4 Two-family Dwelling. Each lot shall have an area of not less than 758.06 m <sup>2</sup> (8,160 sq. ft.) and a width of not less than 20.7 m (68 ft.).  | <del>R4 Two-family Dwelling. Each lot shall have an area of not less than 758.06 m<sup>2</sup> (8,160 sq. ft.) and a width of not less than 20.7 m (68 ft.).</del>  |
| 104.4(6)<br>105.4(6) | N/A   | <u>In a semi-detached dwelling unit, the floor area of a floor containing a secondary suite shall not exceed the floor area of the storey next above or below it.</u>   |
| 104.4(7)<br>105.4(7) | N/A   | <u>In a semi-detached dwelling unit, the floor area of a secondary suite shall be excluded from the calculation of gross floor area under subsection (1)(a).</u>  |
| 104.4(8)<br>105.4(8) | N/A   | <u>A semi-detached dwelling shall not be developed with a cellar.</u>   |
| 104.4(9)<br>105.5(9) | N/A   | <u>A one-storey semi-detached dwelling that exists, or that was approved for construction by the issuance of a building permit, on September 18, 2023, and that contains a cellar may be developed with a secondary suite in the cellar provided that the gross floor area of the cellar shall not exceed that which existed on September 18, 2023.</u>   |
| 104.5(3)<br>105.5(3) | For duplex dwellings and one storey semi-detached dwellings the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed 116m <sup>2</sup> (1,247.3 sq. ft.) per dwelling unit.   | (3) For duplex dwellings and one storey semi-detached dwellings <u>without secondary suites</u> , the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed 116m <sup>2</sup> (1,247.3 sq. ft.) per dwelling unit.<br><br><u>(3.1) For a one storey semi-detached dwelling with a secondary suite, the gross floor area of the primary dwelling unit shall not exceed 116 m<sup>2</sup> (1,247.3 sq. ft.).</u>   |
| 104.5(5)             | A two-storey semi-detached dwelling shall not<br>a) be developed with a cellar;<br>b) have a dwelling unit with a gross floor area greater than 204.4 m <sup>2</sup> (2,200 sq. ft.) nor a second floor with a gross floor area greater than 69.69 m <sup>2</sup> (750 sq. ft.) | A two-storey semi-detached dwelling shall not:<br>a) <del>be developed with a cellar;</del><br>b) have a <u>primary</u> dwelling unit with a gross floor area greater than 204.4 m <sup>2</sup> (2,200 sq. ft.); <del>nor a second floor with a gross floor area greater than 69.69 m<sup>2</sup> (750 sq. ft.),</del><br>c) have a combined <del>above grade</del> <u>gross</u> floor area of the two <u>primary</u> dwelling units that exceeds 0.30 of the lot area plus 139.35 m <sup>2</sup> (1,500 sq. ft.); or |

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|  | <p>c) have a combined above grade floor area of the two dwelling units that exceeds 0.30 of the lot area plus 139.35 m<sup>2</sup> (1,500 sq. ft.).</p>  | <p>d) <u>have a primary dwelling unit with a second storey floor area less than one-third of its constructed gross floor area.</u></p>   |
| <p><b>104.7(2)</b><br/><b>105.7(2)</b></p> | <p>Semi-detached Dwelling:</p> <p>Subject to the applicable exceptions in section 6.4, the height of a semi-detached dwelling shall not exceed the following:</p> <p>a) <u>for a one-storey dwelling, 5.5 m (18.0 ft.)...</u></p> <p>b) <u>for a two-storey dwelling with a sloping roof, 9 m (29.5 ft.)...</u></p> <p>c) <u>for two-storey dwelling with a flat roof, 7.4 m (24.3 ft.)...</u></p> | <p>Semi-detached Dwelling <u>without a secondary suite:</u></p> <p>Subject to the applicable exceptions in section 6.4, the height of a semi-detached dwelling <u>without a secondary suite</u> shall not exceed the following:</p> <p>a) <u>for a one-storey dwelling, 5.5 m (18.0 ft.)...</u></p> <p>b) <u>for a two-storey dwelling with a sloping roof, 9 m (29.5 ft.)...</u></p> <p>c) <u>for a two-storey dwelling with a flat roof, 7.4 m (24.3 ft.)...</u></p>   |
| <p><b>104.7(3)</b><br/><b>105.7(3)</b></p> | <p>N/A</p>   | <p><u>Semi-detached Dwelling with a secondary suite other than a ground level suite:</u></p> <p>Subject to the applicable exceptions in section 6.4, <u>the height of a semi-detached dwelling with a secondary suite other than a ground level suite shall not exceed the following:</u></p> <p>a) <u>for a one-storey semi-detached dwelling, 5.5 m (18.0 ft.) measured from the front average elevation to the highest point of the structure; and</u></p> <p>b) <u>for a two-storey semi-detached dwelling:</u></p> <p>i. <u>for a building with a sloping roof, 9 m (29.5 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and</u></p> <p>ii. <u>for a building with a flat roof, 7.4 m (24.3 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure</u></p> |

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| <p><b>104.7(4)</b><br/><b>105.7(4)</b></p> | <p>N/A</p>   | <p><u>Semi-detached Dwelling with ground level suite:</u></p> <p><u>Subject to the applicable exceptions in section 6.4, the height of a semi-detached dwelling with a ground level suite shall not exceed the following:</u></p> <p>(a) <u>for a one-storey semi-detached dwelling:</u></p> <p>i. <u>for a building with a sloping roof, 7.62 m (25 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and</u></p> <p>ii. <u>for a building with a flat roof, 6.1 m (20 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and</u></p> <p>(b) <u>for a two-storey semi-detached dwelling:</u></p> <p>i. <u>for a building with a sloping roof, 10.5 m (34.4 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and</u></p> <p>ii. <u>for a building with a flat roof, 8.9 m (29.2 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure.</u></p> |
| <p><b>104.7(5)</b><br/><b>105.7(5)</b></p> | <p>N/A</p>   | <p><u>In a semi-detached dwelling with a secondary suite, a basement or floor containing a ground level suite shall not be considered a storey.</u></p>   |
| <p><b>104.10(1)</b></p>                    | <p>Side yards shall be provided with a minimum width of 1.5 m (4.9 ft.) for the least side yard and 3.5 m (11.5 ft.) for the sum of both side yards.</p> | <p>Side yards shall be provided with a minimum width of 1.5 m (4.9 ft.) <del>for the least side yard and 3.5 m (11.5 ft.) for the sum of both side yards.</del></p>   |
| <p><b>104.10(2)</b></p>                    | <p>In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.5 m (11.5 ft.) in width.</p>                        | <p>In the case of a corner lot, the side yard adjoining the flanking street shall be not less than <del>3.5</del> <u>3.0</u> m (<del>11.5</del> <u>9.84</u> ft.) in width.</p>  |

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| <p><b>104.12(2)</b><br/><b>105.12(2)</b></p> | <p>Parking for a two storey semi-detached dwelling shall be provided in a detached garage or carport at the rear of the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case a garage or carport having a maximum area of 42 m<sup>2</sup> (452.1 sq. ft.) may be attached to the dwelling.</p>                              | <p>(2) Parking for a two storey semi-detached dwelling <u>without a secondary suite</u> shall be provided in a detached garage or carport at the rear of the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case a garage or carport having a maximum area of 42 m<sup>2</sup> (452.1 sq. ft.) may be attached to the dwelling.</p>  |
| <p><b>105.2(1)</b></p>                       | <p>R5 Single Family Dwelling. Each lot shall have an area of not less than 557.4 m<sup>2</sup> (6,000 sq. ft.) and a width of not less than 15.0 m (49.2 ft.).</p>   | <p>R5 Single Family Dwelling <u>and Two Family Dwelling</u>. Each lot shall have an area of not less than 557.4 m<sup>2</sup> (6,000 sq. ft.) and a width of not less than 15.0 m (49.2 ft.).</p>   |
| <p><b>105.2(4)</b></p>                       | <p>R5 Two-family Dwelling. Each lot shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.).</p>  | <p><del>R5 Two-family Dwelling. Each lot shall have an area of not less than 668.88 m<sup>2</sup> (7,200 sq. ft.) and a width of not less than 18.28 m (60 ft.).</del></p>  |
| <p><b>105.5(5)</b></p>                       | <p>A two-storey semi-detached dwelling shall not<br/> a) be developed with a cellar;<br/> b) have a dwelling unit with a gross floor area greater than 185.8 m<sup>2</sup> (2,000 sq. ft.) nor a second floor with a gross floor area greater than 65.03 m<sup>2</sup> (700 sq. ft.)<br/> c) have a combined above grade floor area of the two dwelling units that exceeds 0.30 of the lot area plus 139.35 m<sup>2</sup> (1,500 sq. ft.).</p> | <p>A two-storey semi-detached dwelling shall not<br/> a) <del>be developed with a cellar;</del><br/> b) have a <u>primary</u> dwelling unit with a gross floor area greater than 185.8 m<sup>2</sup> (2,000 sq. ft.); <del>nor a second floor with a gross floor area greater than 65.03 m<sup>2</sup> (700 sq. ft.)</del><br/> c) have a combined <del>above grade</del> <u>gross</u> floor area of the two <u>primary</u> dwelling units that exceeds 0.30 of the lot area plus 139.35 m<sup>2</sup> (1,500 sq. ft.); or<br/> d) <u>have a primary dwelling unit with a second storey floor area less than one-third of its constructed gross floor area.</u></p> |
| <p><b>105.7(3), (4) and (5)</b></p>          | <p>N/A</p>   | <p>See 104.7 (3), (4) and (5) above</p>   |
| <p><b>112.1(2)</b></p>                       | <p>Semi-detached dwellings and front-to-back two-family dwellings</p>  | <p><del>Semi-detached dwellings and front-to-back two-family dwellings</del></p>  |
| <p><b>112.5(4)</b></p>                       | <p>The gross floor area of the second floor of each dwelling</p>   | <p>The gross floor area of the second floor of each <u>primary</u> dwelling unit shall not <del>exceed 65 m<sup>2</sup> (700</del></p>  |

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|           | unit shall not exceed 65 m <sup>2</sup> (700 sq. ft.).   | <u>sq. ft.) be less than one-third of the constructed gross floor area of the primary dwelling unit.</u>  |
| 112.5(6)  | N/A  | <u>In a semi-detached dwelling unit, the floor area of a secondary suite shall be excluded from the calculation of gross floor area under subsections (1), (2) and (3).</u>   |
| 112.5 (7) | N/A  | <u>In a semi-detached dwelling unit, the floor area of a floor containing a secondary suite shall not exceed the floor area of the storey next above or below it.</u>   |
| 112.6(1)  | <b>Height of Principal Building:</b><br>The height of a principal building shall not exceed,<br>...<br>(b) for a two-family dwelling, 7.62 m (25 ft.) for a house with a sloping roof and 6.1 m (20 ft.) for a house with a flat roof  | <b>Height of Principal Building:</b><br>The height of a principal building shall not exceed,<br>...<br>(b) for a two-family dwelling ( <u>excluding a semi-detached dwelling with a secondary suite</u> ), 7.62 m (25 ft.) for a house with a sloping roof and 6.1 m (20 ft.) for a house with a flat roof;<br>(c) for a <u>semi-detached dwelling with a secondary suite other than a ground level suite, 9 m (29.5 ft.) for a building with a sloping roof and 7.4 m (24.3 ft.) for a building with a flat roof;</u> and<br>(d) for a semi-detached dwelling with a <u>ground level suite, 10.5 m (34.4 ft.) for a building with a sloping roof and 8.9 m (29.2 ft.) for a building with a flat roof.</u> |
| 112.6(3)  | N/A  | <u>In a semi-detached dwelling with a secondary suite, a basement or floor containing a ground level suite shall not be considered a storey.</u>  |
| 112.12    | <b>Kitchens in Semi-Detached or Two Family Dwellings on Lots Having a Width of 13.72m (45 ft.) or Less:</b><br>The kitchen and any other cooking facilities shall be located only on the ground floor of each dwelling unit. In the case of a strata lot, and for the purposes of this section, the lot width shall be the total width of the lands included within the strata plan. | <del><b>Kitchens in Semi-Detached or Two Family Dwellings on Lots Having a Width of 13.72m (45 ft.) or Less:</b></del><br><del>The kitchen and any other cooking facilities shall be located only on the ground floor of each dwelling unit. In the case of a strata lot, and for the purposes of this section, the lot width shall be the total width of the lands included within the strata plan.</del>  |

### 3.0 Parking Regulations

| Section   | Existing Text  | Proposed Text   |                   |  |                                    |   |  |   |   |   |
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| 800.3.1(1)  | <p><b>Parking Spaces for Disabled Persons:</b></p> <p>(1) Accessible and van accessible parking spaces for all developments for which the rezoning bylaw has received Second Reading, or a preliminary plan approval, or a Building Permit application has been submitted after 2019 November 01 shall comply with this Section 800.3.1.</p> | <p><b><u>Accessible Parking Spaces in Districts other than R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts:</u></b></p> <p>(1) <u>Except in the R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts,</u> accessible and van accessible parking spaces for all developments for which the rezoning bylaw has received Second Reading, or a preliminary plan approval, or a Building Permit application has been submitted after 2019 November 01 shall comply with this Section 800.3.1.</p>   |                   |  |                                    |   |  |   |   |   |
| 800.3.2   | N/A  | <p><b><u>Accessible Parking Spaces in R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts</u></b></p> <p>(1) <u>Accessible and van accessible parking spaces in R1, R2, R3, R4, R5, R6, R9, R10, R11, R12 Districts shall comply with this Section 800.3.2.</u></p> <p>(2) <u>Accessible parking spaces shall be provided in accordance with the following:</u></p> <table border="1" data-bbox="802 1243 1414 1860"> <thead> <tr> <th data-bbox="802 1243 1110 1360"><b><u>USE</u></b></th> <th data-bbox="1117 1243 1414 1360"><b><u>REQUIRED ACCESSIBLE PARKING SPACES</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="802 1369 1110 1478">(a) <u>lot with a laneway home</u></td> <td data-bbox="1117 1369 1414 1478"><u>1 van accessible parking space per primary dwelling unit</u></td> </tr> <tr> <td data-bbox="802 1486 1110 1671">(b) <u>lot with a ground level suite</u></td> <td data-bbox="1117 1486 1414 1671"><u>1 van accessible parking space per primary dwelling unit with a ground level suite</u></td> </tr> <tr> <td data-bbox="802 1680 1110 1860">(c) <u>lot with single family dwelling with a secondary suite and no laneway home</u></td> <td data-bbox="1117 1680 1414 1860"><u>1 regular accessible parking space</u></td> </tr> </tbody> </table> | <b><u>USE</u></b> | <b><u>REQUIRED ACCESSIBLE PARKING SPACES</u></b> | (a) <u>lot with a laneway home</u> | <u>1 van accessible parking space per primary dwelling unit</u> | (b) <u>lot with a ground level suite</u> | <u>1 van accessible parking space per primary dwelling unit with a ground level suite</u> | (c) <u>lot with single family dwelling with a secondary suite and no laneway home</u> | <u>1 regular accessible parking space</u> |
| <b><u>USE</u></b>   | <b><u>REQUIRED ACCESSIBLE PARKING SPACES</u></b>   |   |                   |  |                                    |   |  |   |   |   |
| (a) <u>lot with a laneway home</u>  | <u>1 van accessible parking space per primary dwelling unit</u>  |   |                   |  |                                    |   |  |   |   |   |
| (b) <u>lot with a ground level suite</u>  | <u>1 van accessible parking space per primary dwelling unit with a ground level suite</u>  |   |                   |  |                                    |   |  |   |   |   |
| (c) <u>lot with single family dwelling with a secondary suite and no laneway home</u> | <u>1 regular accessible parking space</u>  |   |                   |  |                                    |   |  |   |   |   |

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|                  |  | <p>(d) <u>lot with semi-detached dwelling with a secondary suite that is not a ground level suite</u></p> <p>1 regular accessible parking space per primary dwelling unit with a secondary suite that is not a ground level suite</p> <p>(3) <u>Direct and unobstructed access shall be provided from the laneway home or ground level suite to the accessible or van accessible parking space.</u></p> <p>(4) <u>The minimum dimensions of accessible and van accessible parking spaces are as set out in Section 800.3.1(3).</u></p>   |
| <b>800.4 (1)</b> | <p>USE<br/>Single family, two family and row-house dwellings.</p> <p>REQUIRED PARKING SPACES<br/>1 for each dwelling unit</p>  | <p>USE<br/>Single family <u>dwelling without a secondary suite or laneway home</u>, two family <u>dwellings without a secondary suite</u>, and row-house dwellings</p> <p>REQUIRED PARKING SPACES<br/>1 for each dwelling unit</p>   |
| <b>800.4(1a)</b> | <p>USE<br/>Single family dwelling with secondary suite</p> <p>REQUIRED PARKING SPACES<br/>1 independently accessible parking space for each dwelling unit. The Director Planning and Building may waive the requirement for a second parking space where the single family dwelling was constructed before January 1, 2014 and the Director Planning and Building is satisfied that it is not feasible to create a second parking space on the property.</p> | <p>USE<br/>Single family dwelling with <u>a secondary suite and/or laneway home</u>, and two family <u>dwellings with a secondary suite</u></p> <p>REQUIRED PARKING SPACES<br/>1 <del>independently accessible</del> <u>outdoor parking space or carport space</u> for each <u>primary dwelling unit, which:</u></p> <p>(a) <u>meets the accessibility requirements of Section 800.3.2; and</u></p> <p>(b) <u>is accessed from:</u></p> <p>(i) <u>a lane; or</u></p> <p>(ii) <u>subject to the approval of the Director Engineering, on a corner lot, from the street abutting the side lot line; or</u></p> <p>(iii) <u>subject to the approval of the Director Engineering, on a</u></p> |

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|                         |   | <p style="text-align: center;"><u>through lot, from the rear street.</u></p> <p><del>The Director Planning and Building may waive the requirement for a second parking space where the single family dwelling was constructed before January 1, 2014 and the Director Planning and Building is satisfied that it is not feasible to create a second parking space on the property.</del></p> |
| <p><b>800.8 (1)</b></p> | <p>All parking spaces required for dwelling units pursuant to Sections 800.4 and 800.3.1(2) shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except:</p> <p>...</p> <p>(b) parking spaces for secondary suites</p> | <p>All parking spaces required for dwelling units pursuant to Sections 800.4, <del>and 800.3.1(2)</del> <u>and 800.3.2(2)</u> shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except:</p> <p>...</p> <p><del>(b) parking spaces for secondary suites</del></p>   |