

# Housing Opportunities Through the Proposed Zoning Bylaw

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# Project Description

Fourplex located in Glenora with an additional four basement suites.

- Lot size: 7000 SF
- Proposed Dwelling Area: 2650 SF
- Proposed Garage Area: 880 SF
- Total Site Coverage: 50%

Top Units: 1280 SF – 2 bedrooms & 3 baths comfortably housing a family of three

Basement Units: 620 SF – 1 bedroom & 1 bath, perfect for a single person or couple



# Benefits of Multi-Family Housing to the Community

## Diversity:

- Brings a diversity of housing types into a neighbourhood that is largely single-detached housing

## Affordability:

- Purpose-built rentals bring affordability and new household demographics
- Provides an entryway for young families

## Sustainability—more energy efficient due to:

- Use of shared walls
- More efficient building envelope
- Smaller square footage compared to average single-family home

# Regulatory Challenges

- Time and cost to rezone from RF1 to RF3
  - Eliminated under proposed Zoning Bylaw
- Rear setbacks and projection from eave to rear property line
  - Eliminated under proposed Zoning Bylaw
- Proposed site coverage
  - 50% exceeds both current (45%) and proposed (47%) but speaks to lack of parity as it would be permitted under RSF (55%)

# Summary

- Proposed Zoning Bylaw will remove unnecessary barriers for infill developers
- Replacing multiple zones with a single RS zone saves time and money on unnecessary rezoning and appeals—costs that are borne by the future residents
- Parity still needed to ensure multi-family projects can happen in the neighbourhoods that need them most

Thank You!

