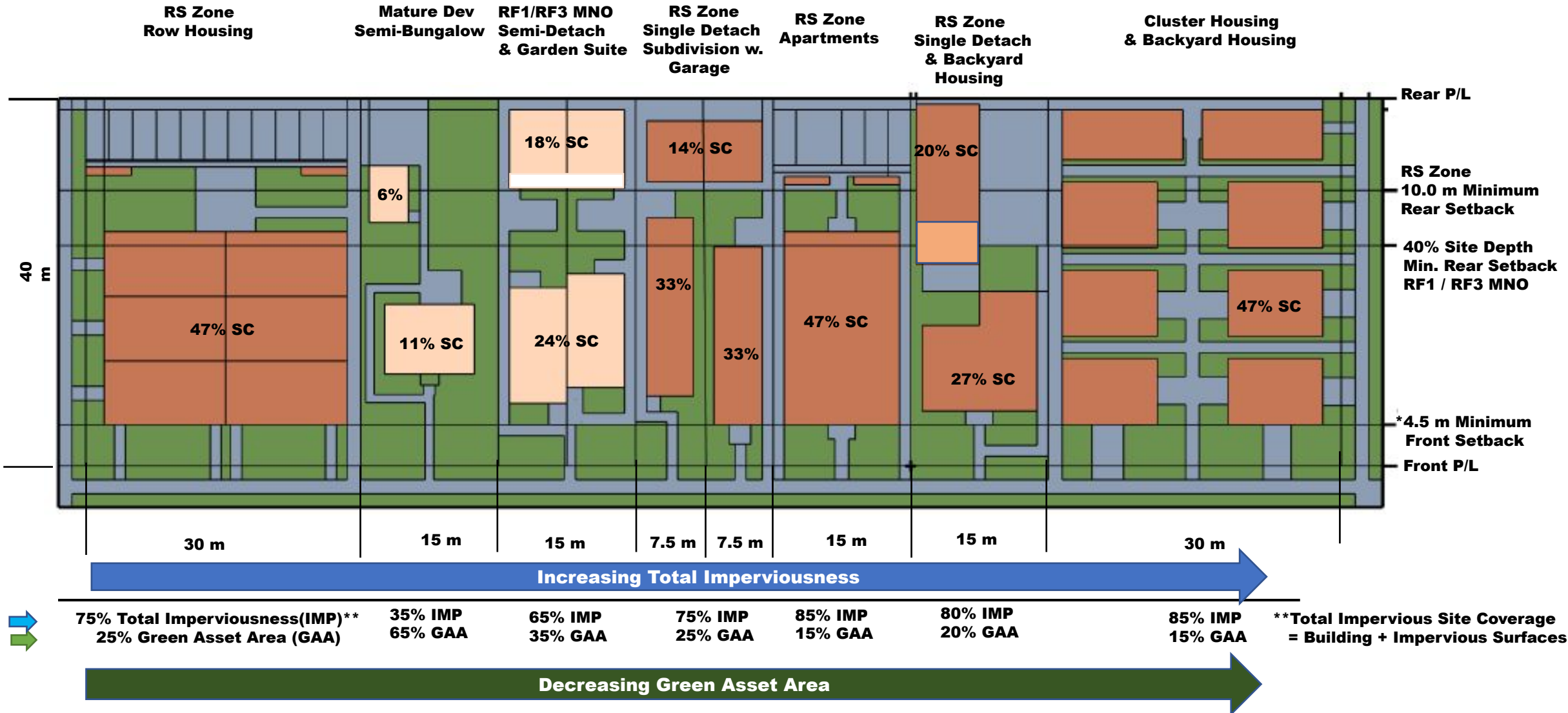


**Draft Zoning Bylaw –
Recommendations to
support future
sustainable infill
redevelopment**



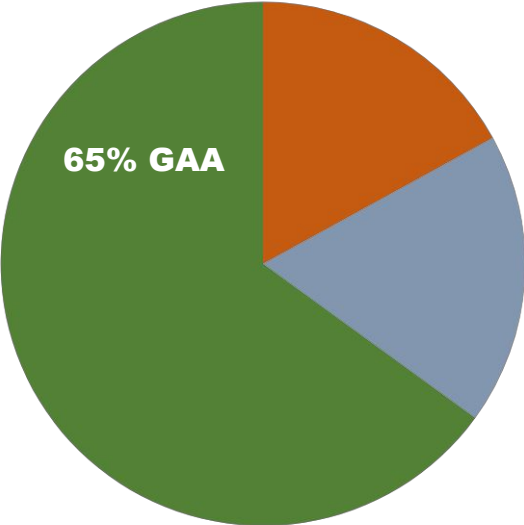
RS Zone: 47% Building Site Coverage – Increased site imperviousness



NOTE: In 2019 Industry proposed city-wide RLD zone with 55% Site Coverage

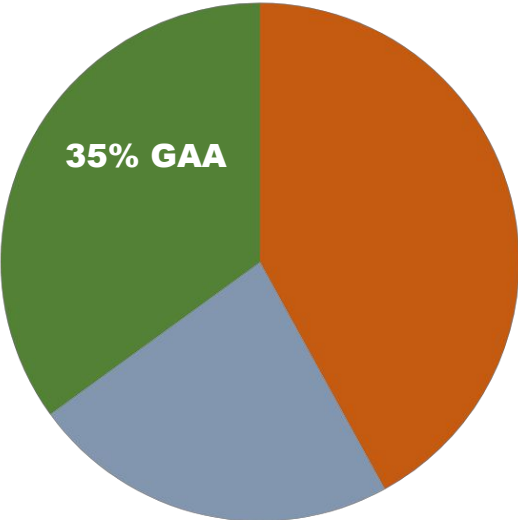
RS Zone – Diminishing Green Asset Area

Mature Development
1 : 2 IMP to GAA



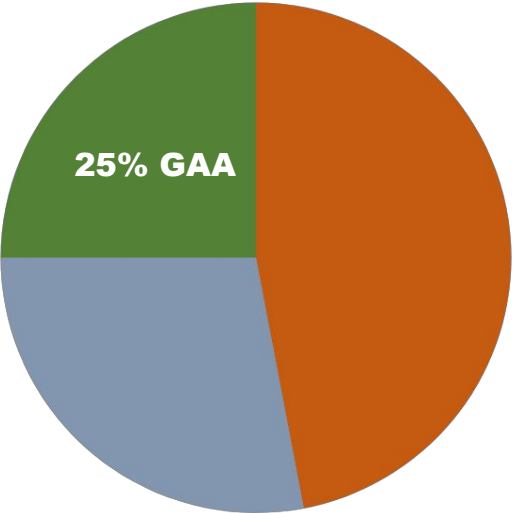
■ Building Site Coverage 17%
■ Impervious Surfaces
■ Green Asset Area

RF1/RF3 MNO Infill
2:1 IMP to GAA



■ Building Site Coverage 42%
■ Impervious Surfaces
■ Green Asset Area

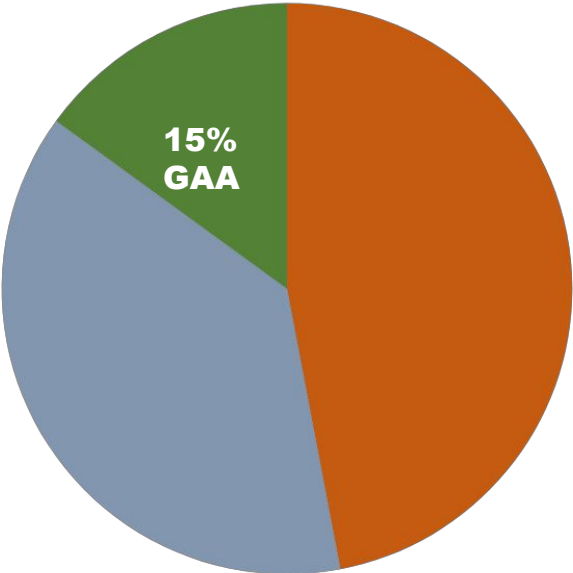
Row Housing | Single Detached Subdivision
3 : 1 IMP to GAA



■ Building Site Coverage 47%
■ Impervious Surfaces
■ Green Asset Area

Section 5.9 Landscaping Bylaw
70% Total Site Imperviousness Max.
Caveat for Row Housing allows 75%

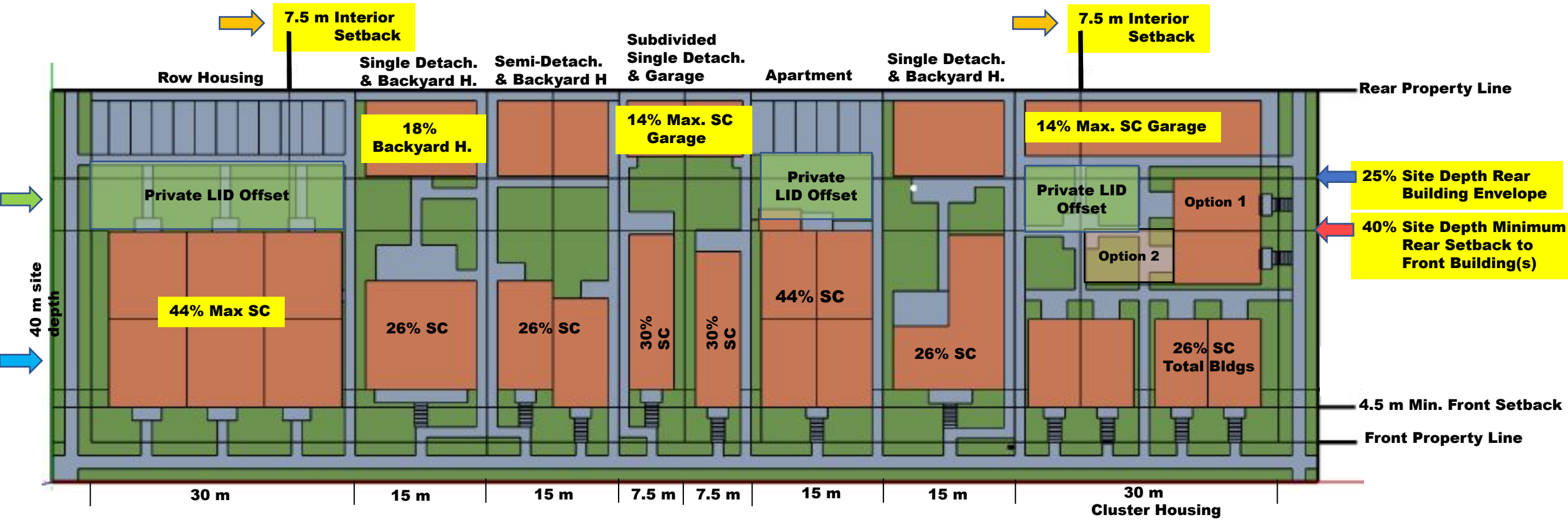
Cluster Housing
<6 : 1 IMP to GAA



■ Building Site Coverage 47%
■ Impervious Surfaces
■ Green Asset Area

The Site Impervious Maximum
Does not apply to Cluster Housing
There could be 0% GAA

RS Zone Recommended Revisions - Increase GAA & Improve Building Alignment



➡ Add Minimum 30% GAA and incentives for Private LID or Public Offset

➡ 44% Maximum Total Site Coverage for all housing types

➡ Maintain 40% Site Depth Minimum Rear Setback

➡ Add 25% Site Depth Rear Building Envelope

➡ Add 7.5 m Interior Setback buildings for corner lots

■ Maximum 44% Total Site Coverage (Buildings)

■ > 70% Total Impervious Site Coverage - Private or Public LID Offsets

■ Minimum 30% Green Asset Area (Soil, Vegetation, Trees)