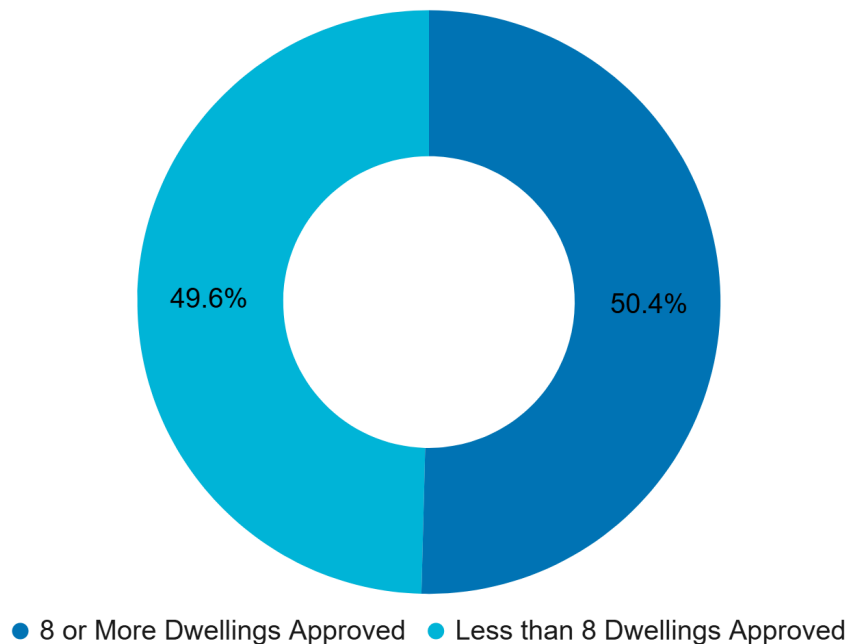


Analysis of the Eight Unit Maximum in the RS Zone

Total Number of Developments Built to the Eight Unit Maximum in the RS Zone in 2024

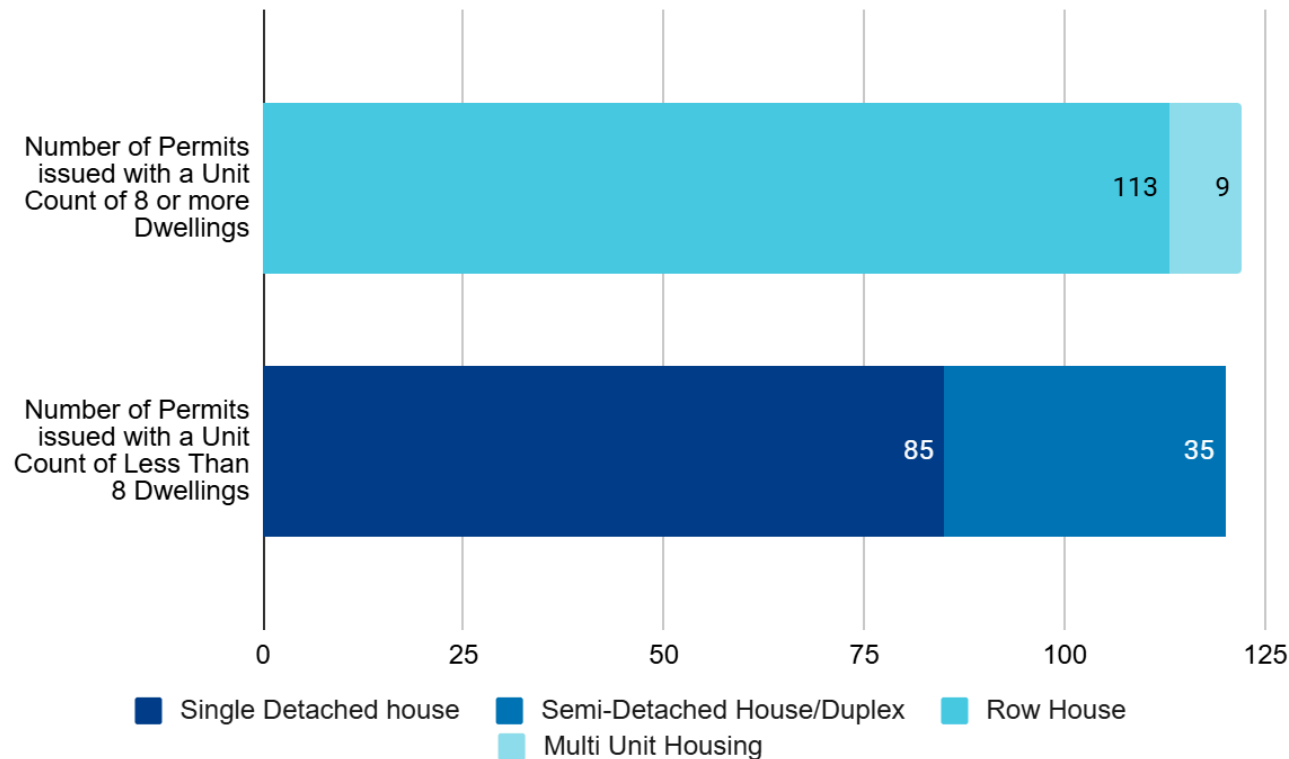
In the RS Zone, a site must have a minimum site area of 600 square metre to develop eight dwelling units. Interior sites are limited to a maximum of eight units, whereas a corner site may accommodate more units if it meets the minimum site area per dwelling regulation. Out of a total of 555 issued residential development permits in 2024, 242 were on parcels with a site area of 600 square metres or greater. Just under half of the applicants chose to apply for fewer units than the maximum possible. This suggests that although there was potential to build the maximum allowable number of units on a larger property, not every applicant chose to do so.

Graph 1 - Total Number of Dwellings Approved on Sites 600 m2 or Greater



Graph 2 - Total Number of Dwellings Approved on Sites 600 m2 or Greater by Housing Type

Of the 242 permits, 122 were issued for developments that proposed a total of eight units or more, primarily in the form of row housing.



RS Zone Variance Data

A very low proportion of development permits for residential buildings were approved with a variance in the RS Zone in 2024. Of the 165 development permits approved for row housing, only two were approved with a variance and only one variance was to relax the minimum site area per dwelling regulation to allow for an eight dwelling row house and was located on an interior lot. Of the 175 development permits issued for Backyard Housing, nine were approved with a variance to the minimum site area per dwelling regulation, three of which were for more than eight dwellings on the site and were located on corner lots. No other small scale residential housing types were approved with a variance to the minimum site area per dwelling requirement.

This indicates that in most instances, residential developments in the RS Zone are able to meet the regulations of the Zoning Bylaw and that applicants are not currently seeking to develop more than what the current limits allow.

Table 1: Most Common Variances to Minimum Site Area Per Dwelling in the RS Zone - 2024

Regulation	# Times Varied (% of Approved Permits)	Total # of Approved Permits
Row Housing	1 (0.6%)	165
Backyard Housing	9 (5.1%)	175