

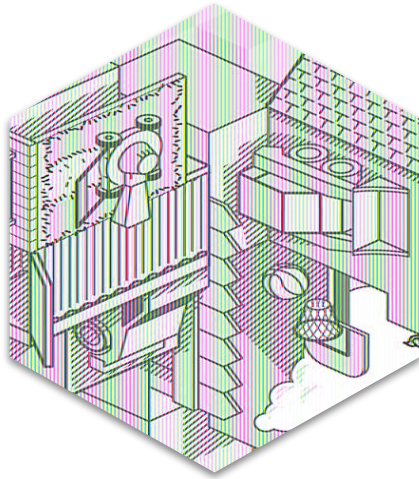
Urban Planning and Economy

**Text Amendments to Zoning Bylaw  
20001 - Mid-block Row Housing in  
the RS Zone**

June 30, 2025, Public Hearing

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# Zoning Bylaw 20001



- Updated regulations that were outdated and barriers to development and business opportunities.
- Aligns and implements city building goals and policies (e.g. City Plan, District Plans).
- Public engagement, combined with technical analysis and research, shaped the new Zoning Bylaw.
- Took effect on January 1, 2024.

## More Housing Everywhere



- Providing **diverse housing options** for people with different needs.
- Use existing public infrastructure (water, sewage, transit, etc), services, and amenities, which is **more sustainable as well as fiscally responsible**.

## Previous Council/Committee Action

Urban Planning Committee, June 3 and 17, 2025

### **RS Zone, mid-block:**

- Requirements for front facade design
- Reducing maximum building length
- Limiting side entrances
- Increasing interior side setbacks
- Limiting stair projections in side yards
- Reducing the maximum number of dwellings from 8 to 6

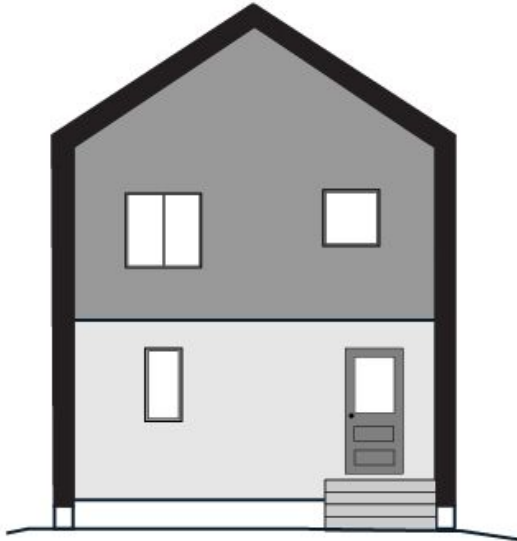
### **RSM and RM Zones**

- Clarify rules for single detached housing

# RS Zone - Proposed Row House Facade Design

## Current Condition

7% WINDOWS  
NO ENTRANCE COVERING



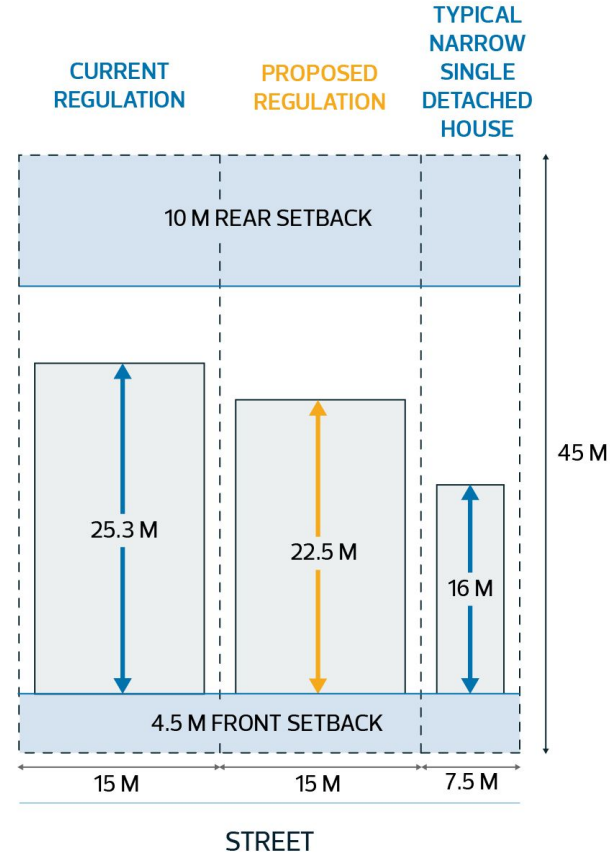
## Proposed Regulation

15% WINDOWS  
WITH ENTRANCE COVERING



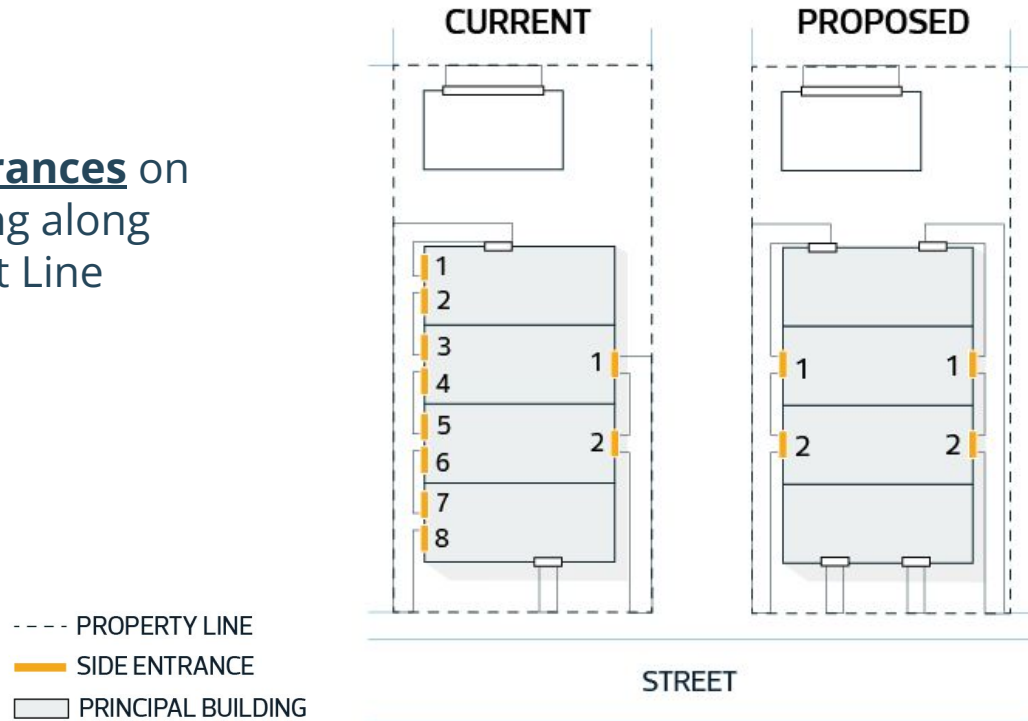
# RS Zone - Proposed Maximum Building Length

For Interior Lots  
Maximum Building Length  
**50% of Site Depth or 25 m,  
whichever is less**



## RS Zone - Proposed Number of Side Entrances

Maximum of **2 entrances** on the side of a building along the Interior Side Lot Line



# RS Zone - Proposed Interior Side Setbacks for Row Housing and Multi-unit Housing

Minimum **1.9 m interior side setback** for row housing and multi-unit housing where an entrance is located on the side of the building.

Typical Egress Window Well - 0.76 m

Minimum Pathway Width - 0.9 m

Minimum Drainage Swale - 0.15 m

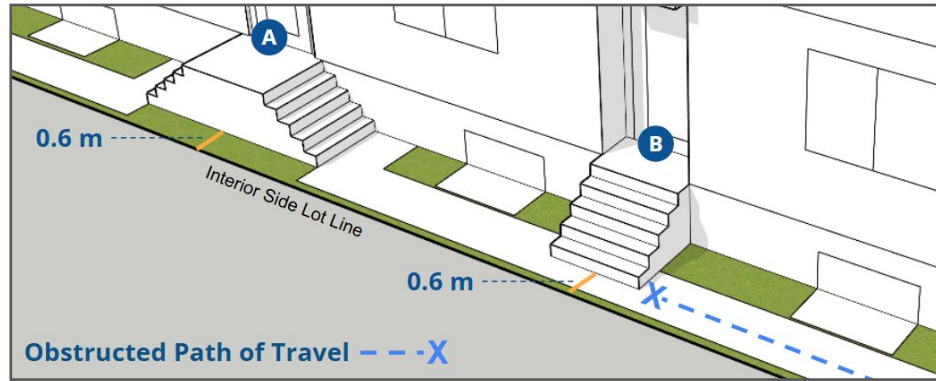
Total = 1.81 m



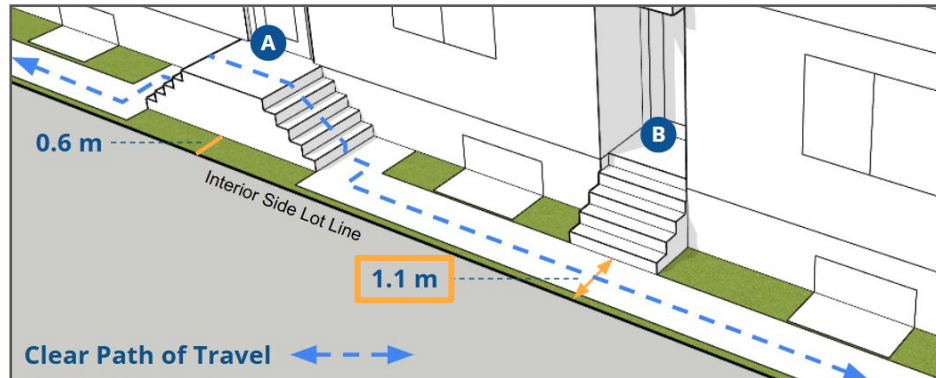


# General Regulations - Proposed Side Step Regulations

Current



Proposed



# RS Zone - Proposed Number of Dwellings on an Interior Lot

## 2.10 RS - Small Scale Residential Zone

### 3. Additional Regulations for Specific Uses

#### 3.2. Residential

3.2.1. The maximum number of Dwellings on an Interior Site is 6 8.

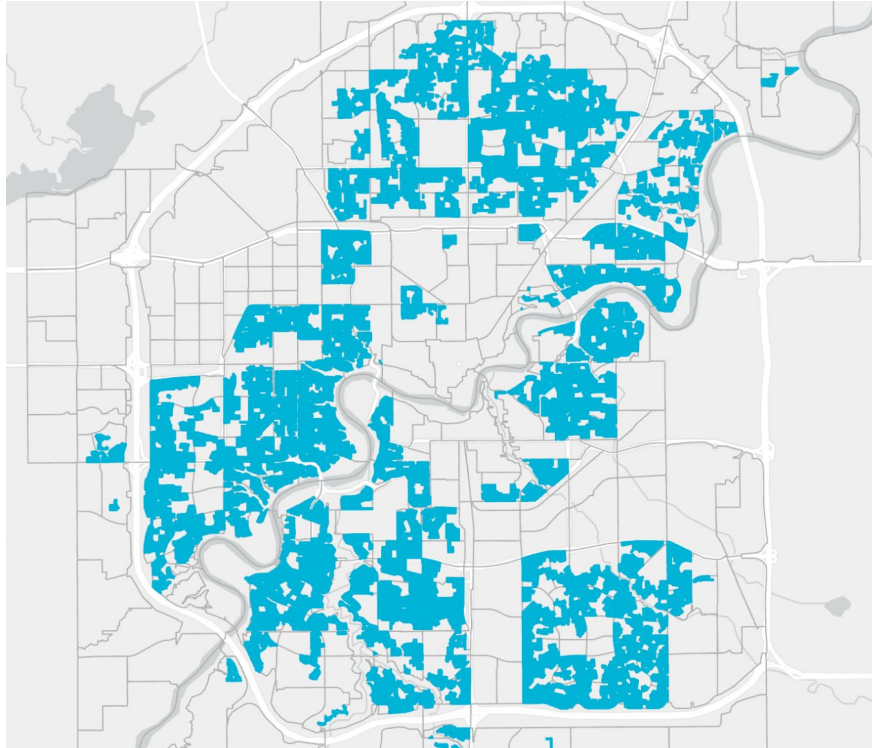
# RSM and RM Zones - Proposed Changes

## RSM and RM ZONE

Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where:

- constructed ~~existing~~ as of January 1, 2024; or
- developed on the same Lot as Row Housing or Multi-unit Housing.

# Zoning Bylaw 12800 (RF1) Single Detached Residential Zoning Map

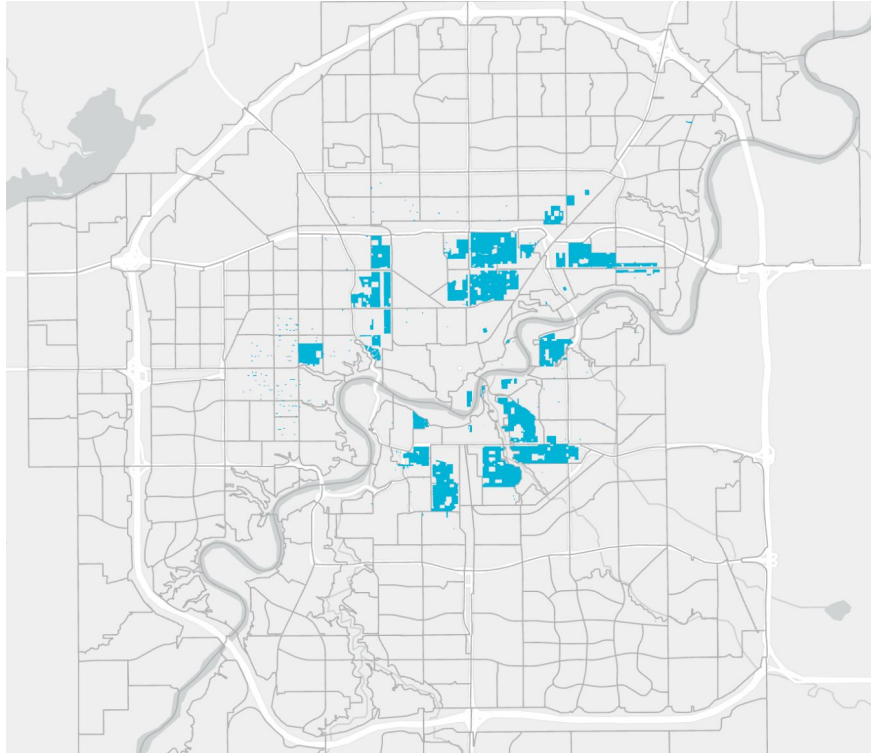


Opportunities for:

- Single detached
- Semi-detached
- Secondary and garage suites

 RF1 Zoned Areas

# Zoning Bylaw 12800 (RF3) Small Scale Infill Development Zoning Map



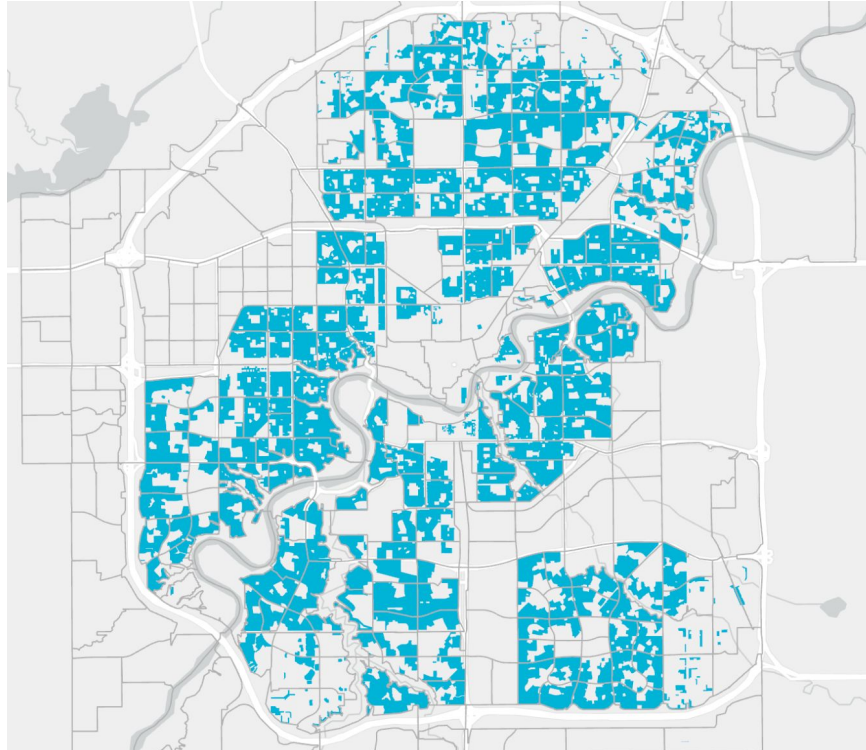
Opportunities for:

- Single detached
- Semi-detached
- Secondary and garage suites
- Row housing



**RF3 Zoned Areas**

# Zoning Bylaw 20001 (RS) Small Scale Residential Zoning Map

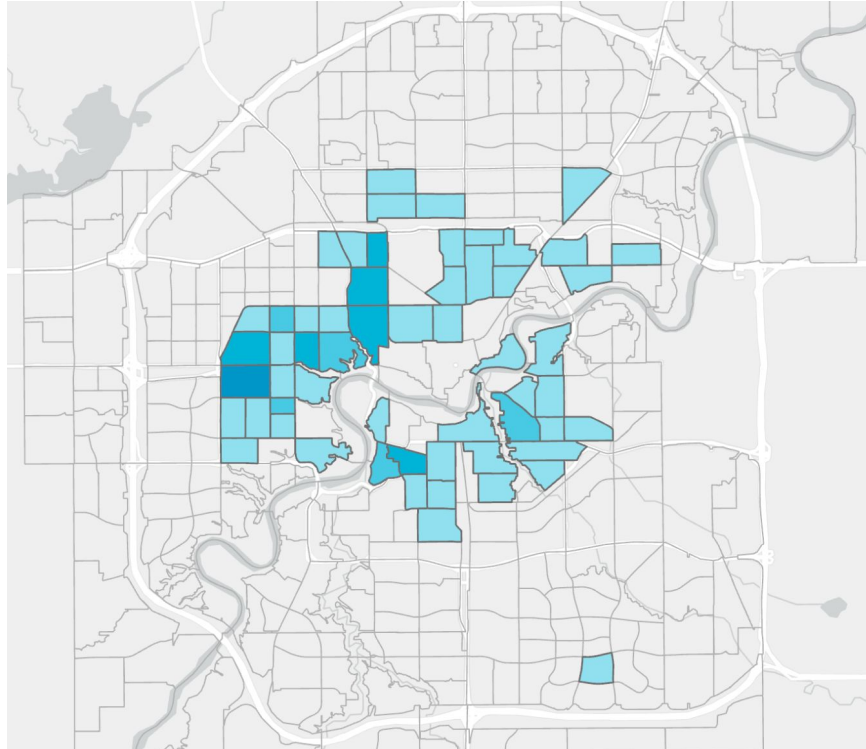


Opportunities for:

- Singles
- Semi-detached
- Row housing
- Multi-family
- Secondary suites
- Backyard housing

 RS Zoned Areas

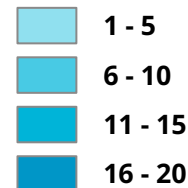
## RS Zone - Mid-block Row Housing Distribution by Neighbourhood (2024 - June 2025)



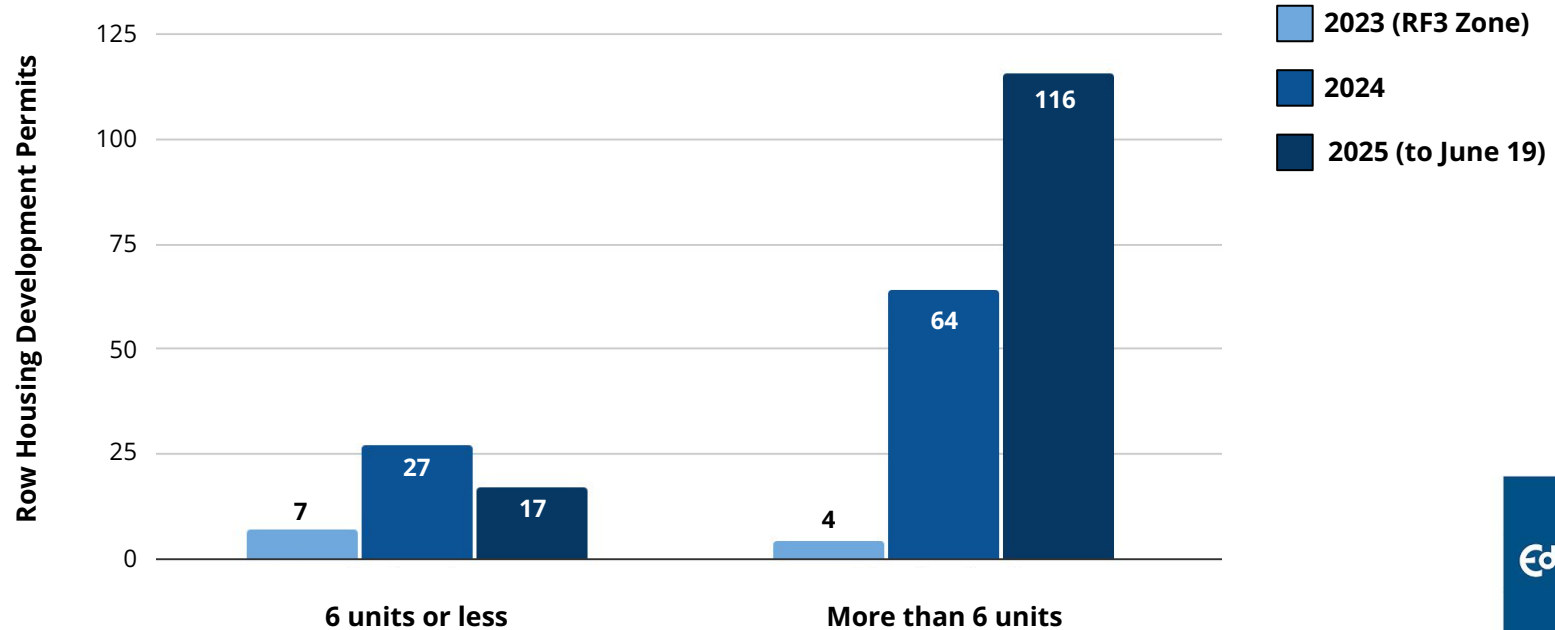
Neighbourhoods with 11 or more mid-block row house development permits approved:

- Glennwood (18)
- Grovenor (14)
- Britannia Youngstown (12)
- Inglewood (12)
- Westmount (11)
- Prince Charles (12)
- McKernan (11)

### Number of Permits Issued



## Mid-block Row Housing - Number of Dwellings RS and RF3 Zones: 2023 - June 2025



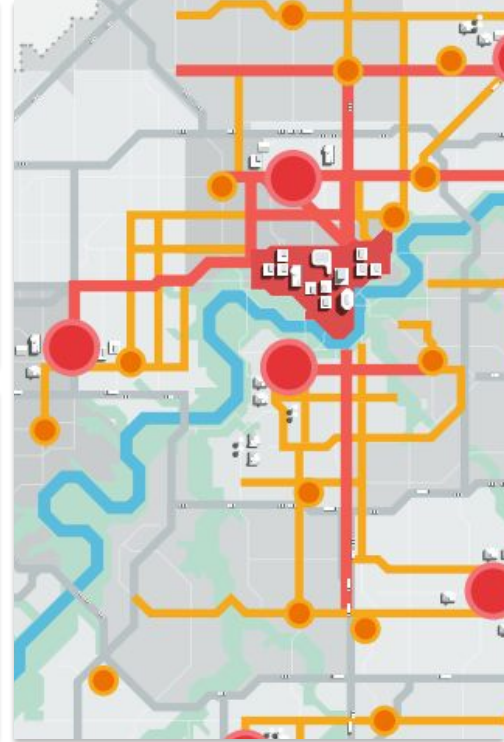


## What We Heard and Are Hearing



- Pace of change
- Design
- Parking
- Waste collection

# Supporting Diverse Housing Options



# Bylaw 21202

- Administration supports Bylaw 21202
  - Mechanics
    - Council can choose to Approve Bylaw 21202 in its entirety
    - A motion is required to Approve parts of Bylaw 21202
- If approved, the proposed amendments would be effective immediately



# Questions and Thank You