

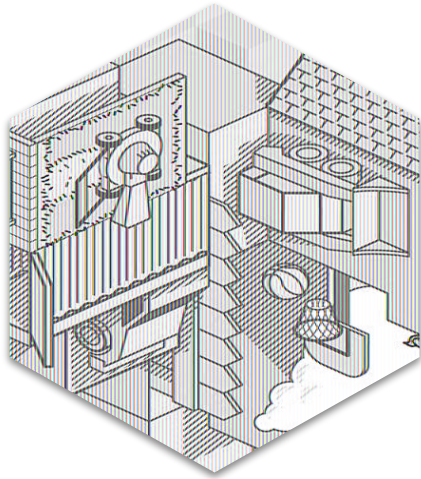
Urban Planning and Economy

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

June 30, 2025, Public Hearing

Travis Pawlyk, Branch Manager - Development Services
Shauna Kuiper, Director - Planning Coordination
Katherine Pihooja, Planner II - Zoning Bylaw Team

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- Updated regulations that were outdated and barriers to development and business opportunities.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

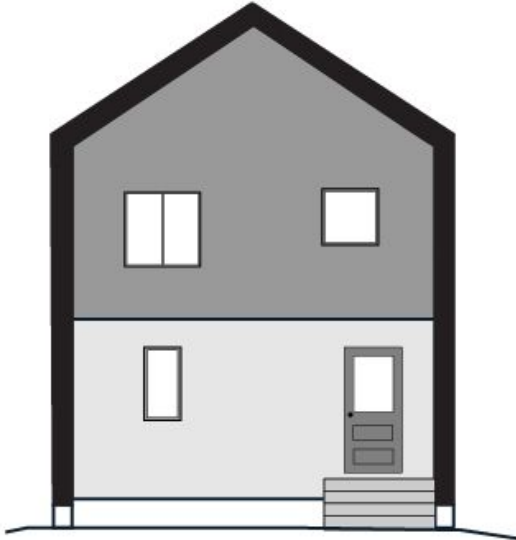
RSM and RM Zones

- Clarify rules for single detached housing

RS Zone - Proposed Row House Facade Design

Current Condition

7% WINDOWS
NO ENTRANCE COVERING



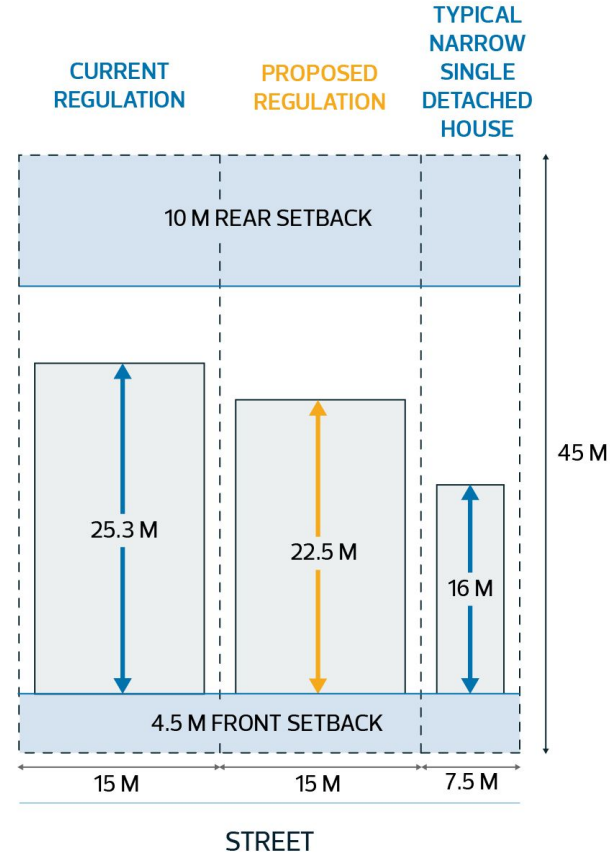
Proposed Regulation

15% WINDOWS
WITH ENTRANCE COVERING



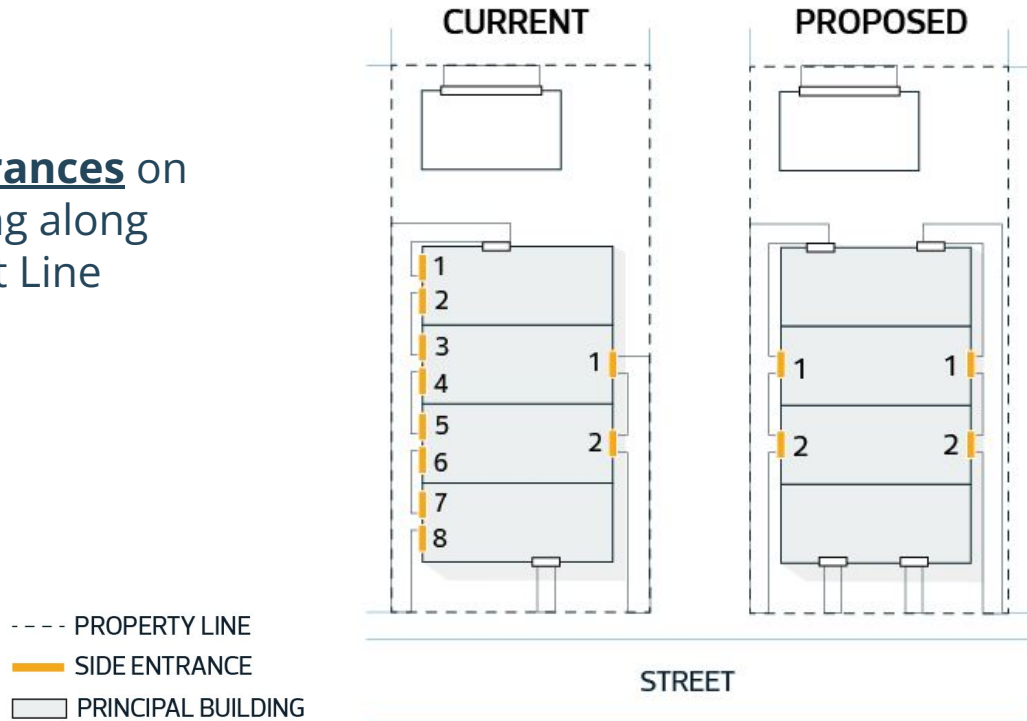
RS Zone - Proposed Maximum Building Length

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

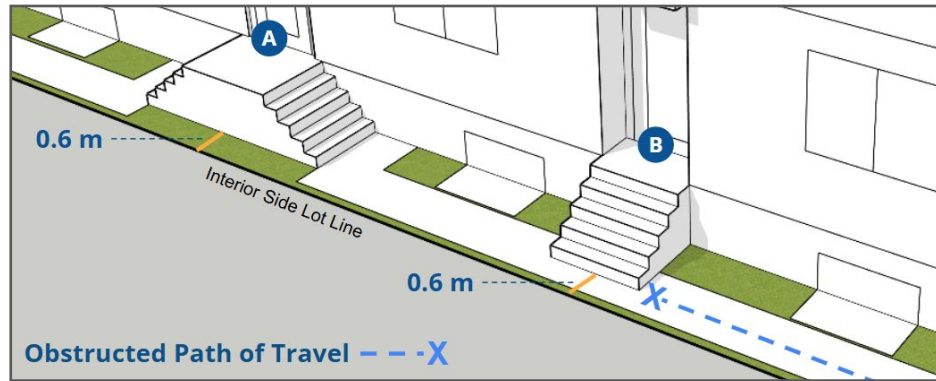
Minimum Drainage Swale - 0.15 m

Total = 1.81 m

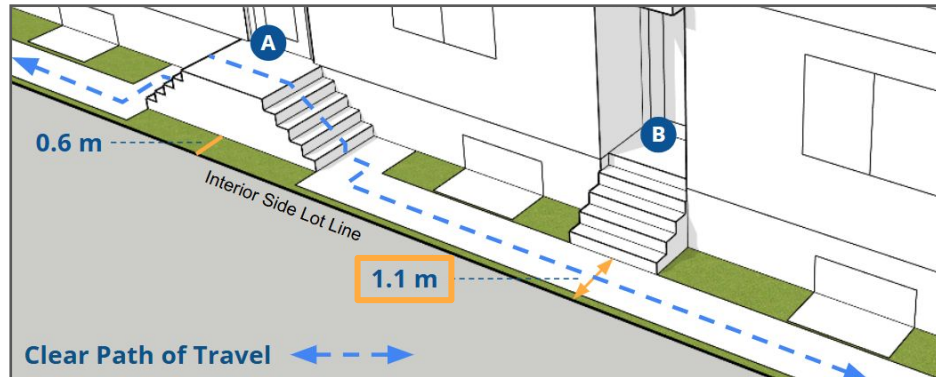


General Regulations - Proposed Side Step Regulations

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.

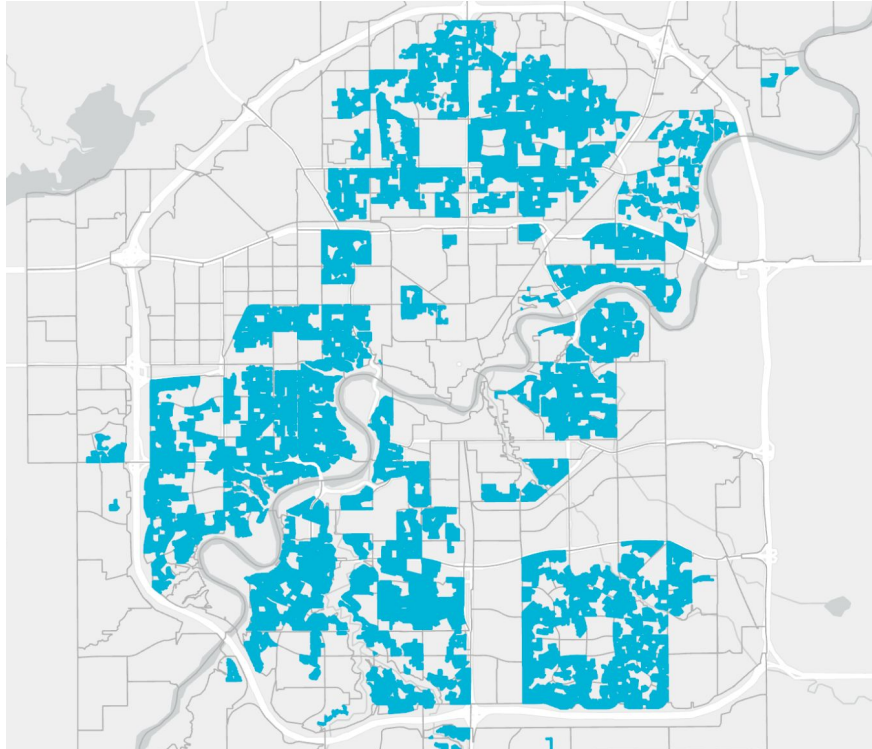
RSM and RM Zones - Proposed Changes

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

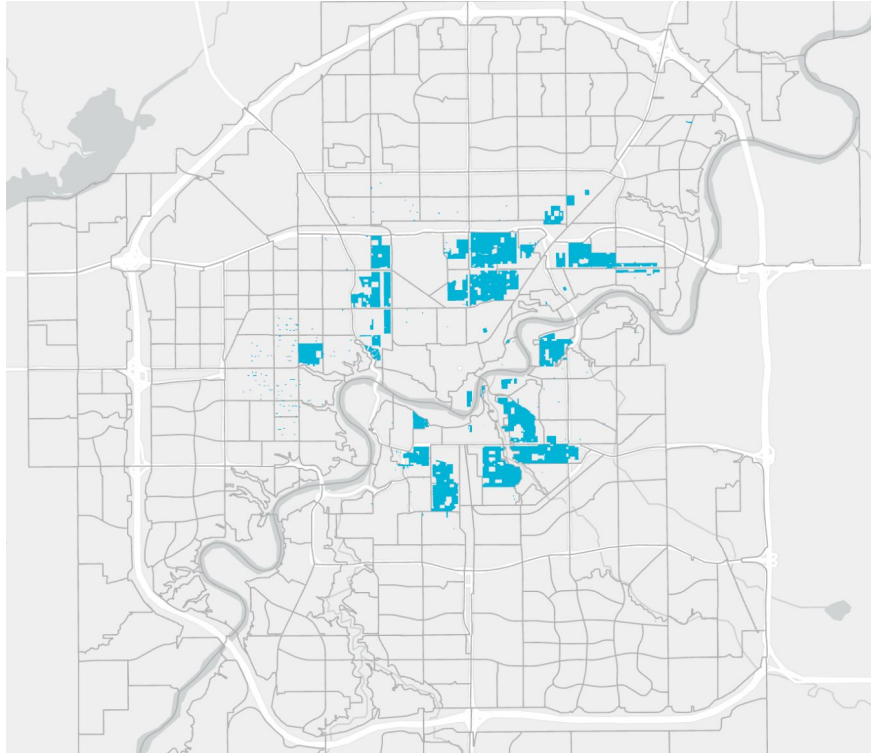


Opportunities for:

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

 RF1 Zoned Areas

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



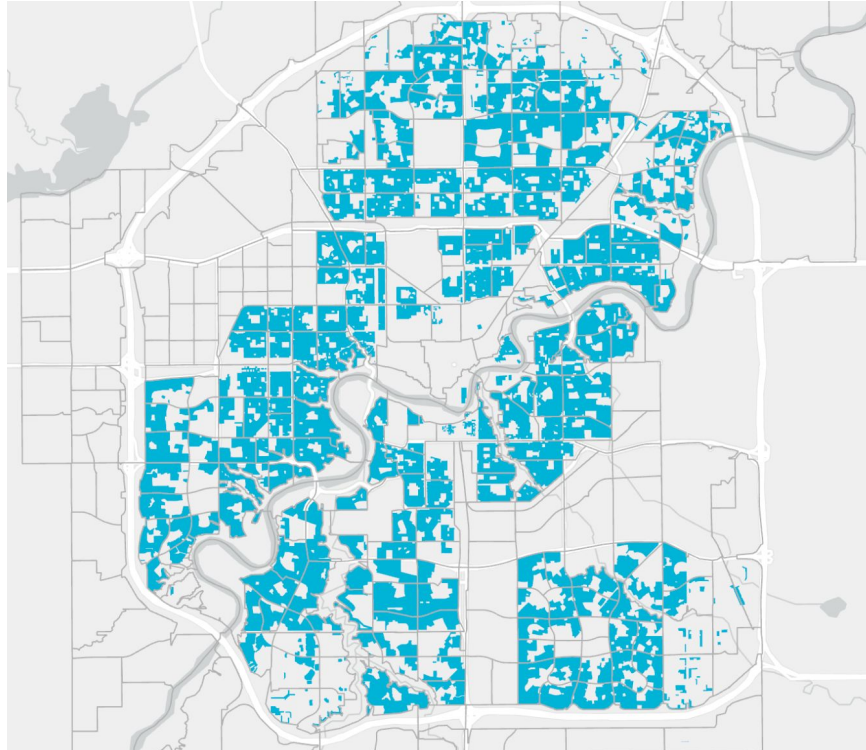
Opportunities for:

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



RF3 Zoned Areas

Zoning Bylaw 20001 (RS) Small Scale Residential Zoning Map

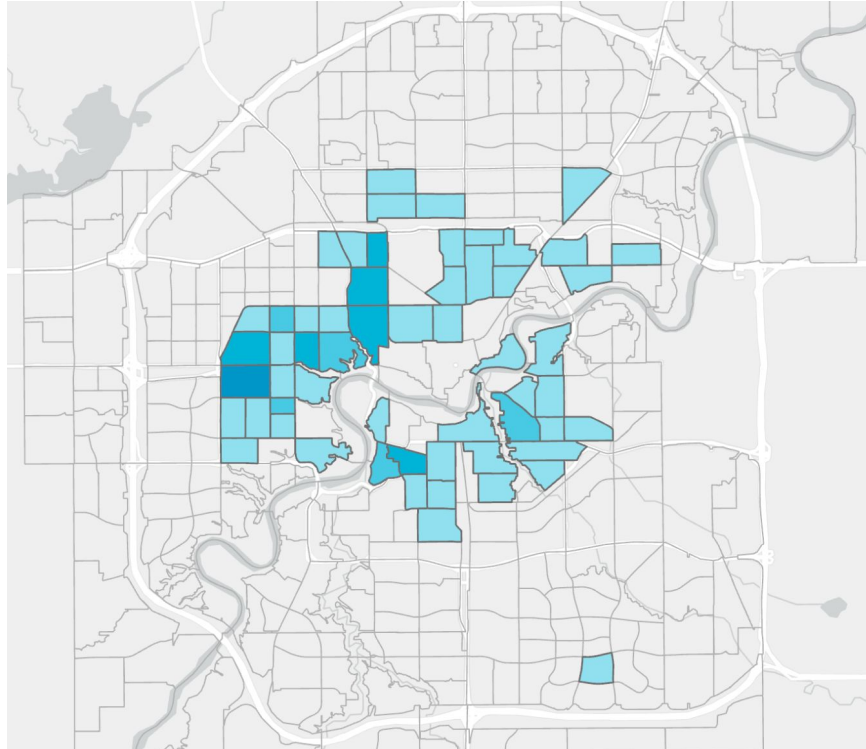


Opportunities for:

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

 RS Zoned Areas

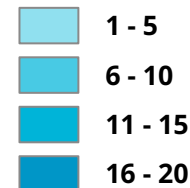
RS Zone - Mid-block Row Housing Distribution by Neighbourhood (2024 - June 2025)



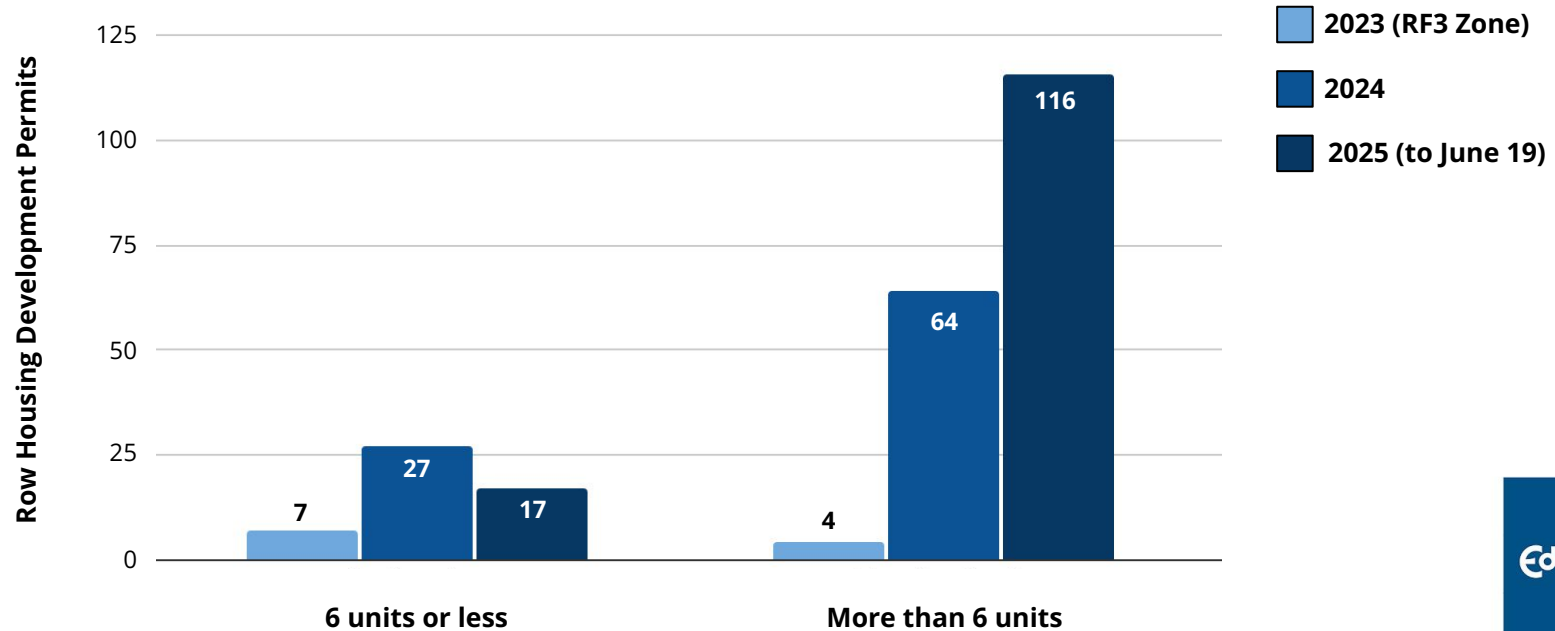
Neighbourhoods with 11 or more mid-block row house development permits approved:

- 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

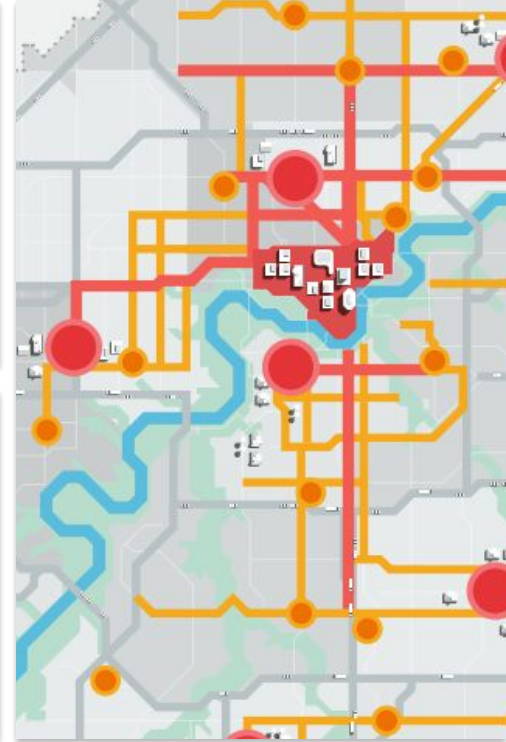
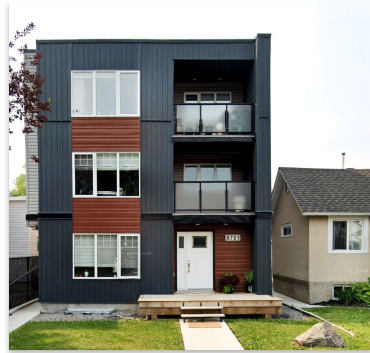


What We Heard and Are Hearing



- Pace of change
- Design
- Parking
- Waste collection

Supporting Diverse Housing Options



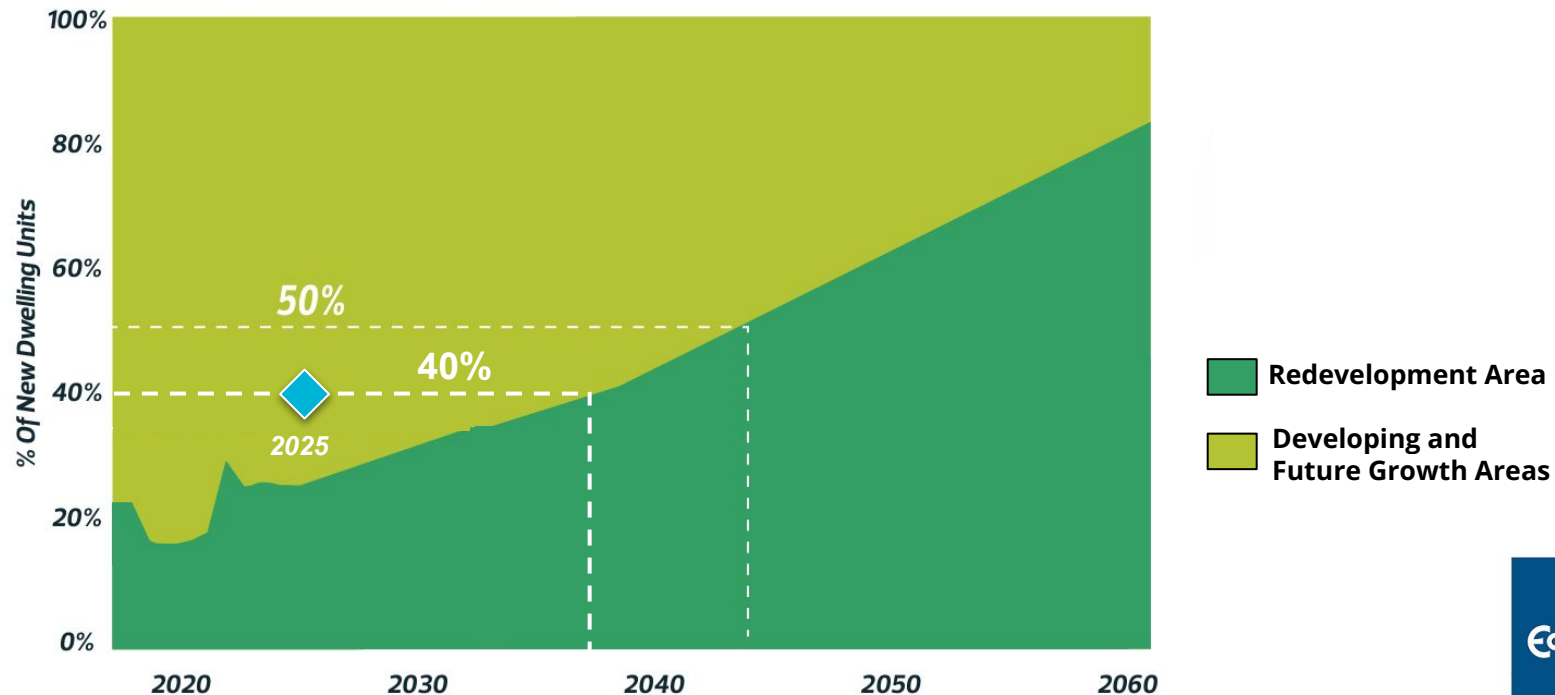
Bylaw 21202

- 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

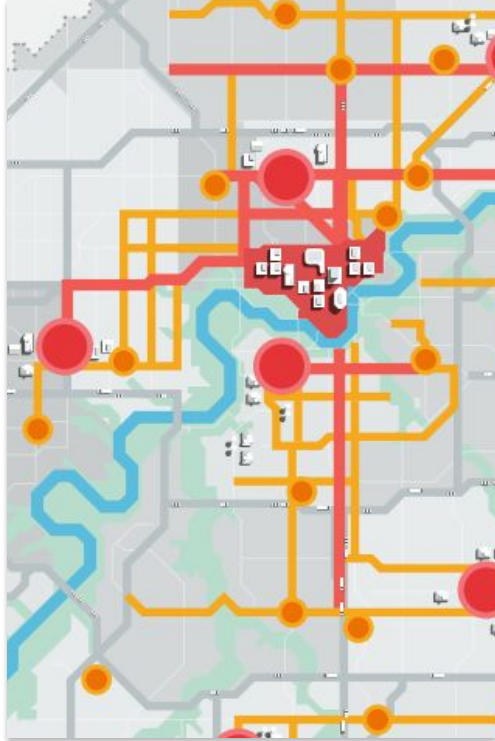


Questions and Thank You

Infill Targets Over Time



Supporting Diverse Housing Options



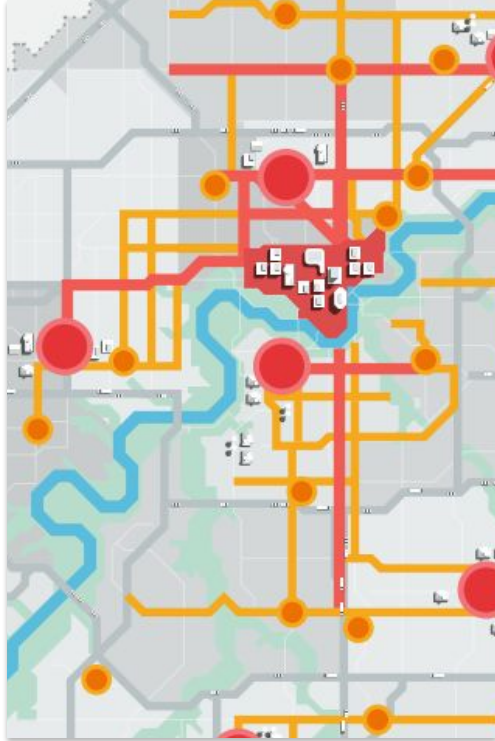
Nodes and Corridors

- Policy direction to 2 million population horizon
- $\frac{2}{3}$ of growth projected to be in network
- $\frac{1}{3}$ projected in urban mix or RS zone

Priority Growth Areas Upzoning Approved May, 2025

- 29,100 units net capacity increase
- 43,600 population projected population increase

Impacts of Adjusting



8 to 6 Unit Analysis (2024)

16,500	Approved Units
6,600	40% Approved Units in Redeveloping Areas
2,400	Units Approved in the RS Zone (36%)
512	Units Approved through 7+ unit Midblock Row Houses (64 Development Permits)
~200	Unit Impact of Reduction of Units from 8 to 6
1.2%	Percentage Impact to Redeveloping Area
38.2%	Percentage remains for Redeveloping Area