

Text Amendments to the RS Zone in Zoning Bylaw 20001

Item 3.32 | Bylaw 21202



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What These Changes Really Mean - Density Cap

- RS zone does not allow 8 units on every lot
- Current system scales # of units to lot size up to 8 units on interior lots
- # of homes that reflects lot size = more economical = more attainable housing
- Changing the density cap from 8 to 6 units removes flexibility to make context-sensitive choices

600+ m²



8 units max

500 m²



6 units max

400 m²



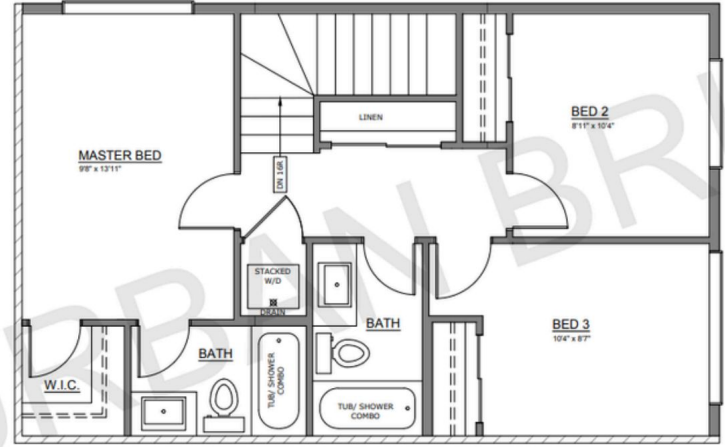
5 units max

What These Changes Really Mean - Setbacks & Entrances

- Proposed restrictions impact functionality and livability
 - Side entrances support privacy, fire safety, and good layouts
 - When buildings get shorter and narrower, family-sized units are lost

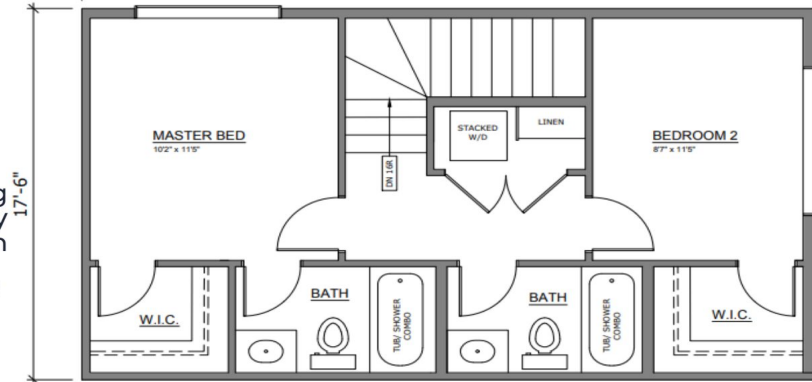
UNDER CURRENT BYLAW

- Three bedrooms
- More efficient stairwell
- Maximized windows and glazing
- Size 597 SF



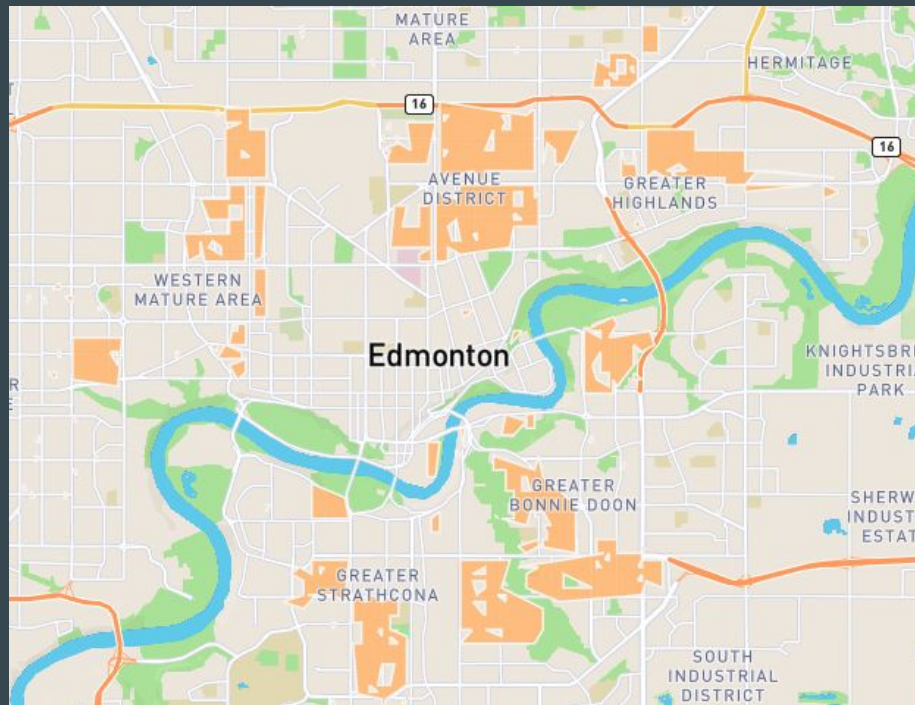
WITH CHANGES:

- Only 2 bedrooms possible
- Less windows and glazing due to only 1 bedroom in front.
- Size: 475 SF



Maintain Flexibility & Opportunities

- Former RF3 lots offered meaningful flexibility
 - No fixed dwelling cap—projects scaled based on lot size and layout
 - A 650 m² lot could accommodate up to 12 dwellings
 - RS Zone already reduced development potential by introducing 8-unit cap



Our Request: Functional Housing in the Right Places

- Keep the 8-unit maximum to support flexibility and livability
- Revise the building length rule to be 25.0 m or 50% of lot depth—whichever is *greater less*
- Remove blanket side entrance limits and apply wider setbacks only for side entrances
- Revisit former RF3 sites to restore their potential for family-friendly, infill housing

Thank You!

