

Zoning Amendment Bylaw (Small-Scale Multi-Unit Housing) No.2440, 2024

Regular Council

June 11, 2024

Clarifying the SSMUH bylaw intent

(13) The minimum parcel frontage for residential buildings constructed pursuant to this Section is 18 metres despite any greater minimum parcel frontage specified for the RS1, RS2, RS4, RI1, RT1, RT2 and RT6 zones.

Intent:

- Allow parcels to achieve the greater max GFA permitted in the RS1, RS2, RI1, RT1, RT2, and RT6 zones, despite frontage width requirements,

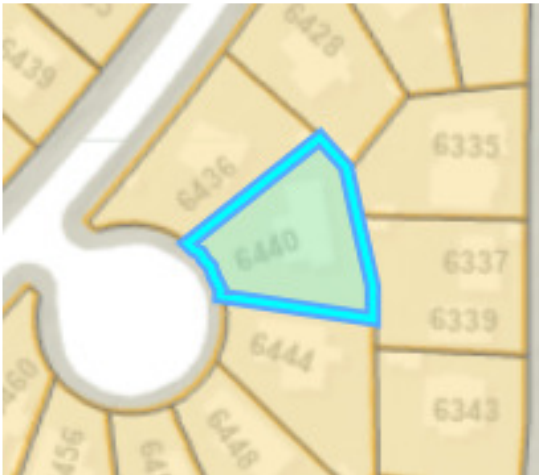
Effect:

- Parcels with frontage widths less than 18 metres are excluded from SSMUH opportunities

Proposed revisions

- Delete subsection 13
- Add two new subsections to allow for the max. GFA and FSR in the RT2, RT1 and RT6 zones, irrespective of site dimensions, including parcel frontage and useable site area
 - Consistent with RS1, RI1, RS2, RS4
- For consistency, adjust the reduced min. side lot line setback to apply where 3 or 4 dwelling units are constructed

Effect of Revisions



Zone: RS1
Parcel Area: 1085m²
Frontage: 15m

- The revisions confirm the original SSMUH bylaw intent
 - To remove the effect of additional site dimension requirements, applicable under existing zoning, that are required to achieve a greater maximum GFA
- Provides greater flexibility for site planning and development solutions for 3 and 4 dwelling unit developments

MOTI bylaw approval is no longer required

- MOTI issued Ministerial Order #M113
 - Removes requirement for MOTI approval for SSMUH Bylaws
- Per S.480 of the *Local Government Act*, Council may consider adoption of the bylaw at the same time as 3rd reading

Recommendations

That Council consider rescinding third reading of “Zoning Amendment Bylaw (Small-Scale Multi-Unit Housing) No. 2440, 2024”; and

That Council consider giving third reading and adopt “Zoning Amendment Bylaw (Small-Scale Multi-Unit Housing) No.2440, 2024” as revised.