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Living Arrangements: DWELLING UNIT

Clarify definitions related to dwelling units including household, dwelling unit, boarding and the addition of the new use boarding house.

Dwelling unit

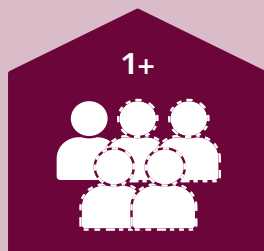
Updated definition: means one or more habitable rooms in which sleeping, living, sanitary and cooking facilities are provided as a self-contained area with unobstructed movement.

update language to include terms used in the Building Code such as “self-contained”, and remove difficult to define terms

Household

New definition: means one or more individuals who by reason of choice live together in a Dwelling Unit.

currently not defined



HOUSEHOLD

Boarding

Updated definition: means the accommodation of persons in a Dwelling Unit other than members of the Household.

replace reference to undefined “immediate family” with defined “household”

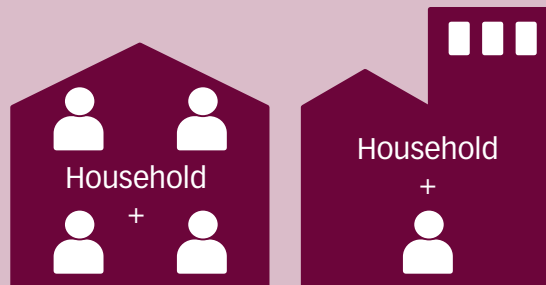
ASSOCIATED REGULATIONS

Single detached & duplex

- i. limited to 4 boarders, 2 per bedroom
- ii. provide necessary parking
- iii. not be operated where there is a Bed and Breakfast.

Apartment & townhouse

- i. limited to 1 boarder, exempt from parking



BOARDING

Supporting Changes:

Allow Boarding House in A Zones within the ALR

Boarding House

New definition: means the accommodation of persons in a Dwelling Unit where each person(s) occupies a bedroom and has access to common sanitary, cooking and dining facilities; and where each person(s) has a living arrangement agreement with the owner or manager of the Dwelling Unit; excludes Supported Housing.

currently not defined

ASSOCIATED REGULATIONS

- i. permitted in a Single Detached Dwelling, except in an Agriculture zone or the ALR.
- ii. limited to 6 people, with a business licence
- iv. not be operated where there is a Secondary Suite, Coach House, Garden Suite, Residential Care, Supported Housing or Home Occupation.



BOARDING HOUSE

To see detailed draft regulations [click here](#)

Living Arrangements: SLEEPING UNIT

Clarify definitions related to sleeping units, and removing reference to specific occupants and their intended use of a space.

Sleeping Unit

Updated definition: means one or more habitable rooms used for sleeping and living purposes, without cooking facilities, and with access to sanitary facilities.

update language to remove difficult to define terms

Dormitory

Updated definition: means a building or portion thereof containing Sleeping Units, where each Sleeping Unit has its principal access from a common entrance or hallway, and includes access to sanitary facilities, common kitchen and dining facilities, and may include common living and amenity areas.

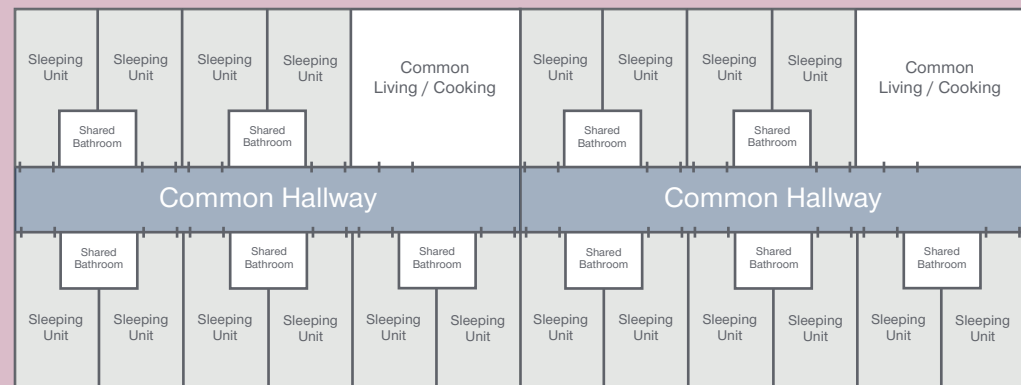
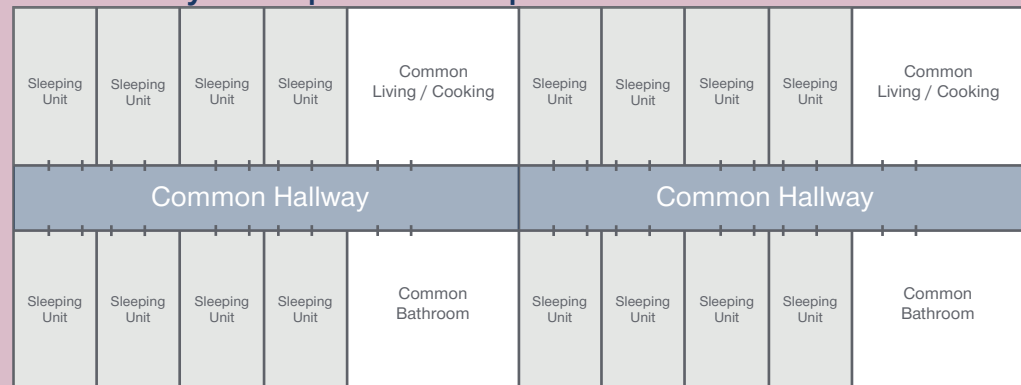
expand definition to allow people other than students to occupy a dormitory, allow operation by more than education institutions, and remove cooking facility limit

Supporting Changes:

Add “Dormitory” to the P7 University Zone.

Delete “Residential Institutional” use.

Dormitory floorplan examples



To see detailed draft regulations [click here](#)

Living Arrangements: MULTI-UNIT DWELLINGS

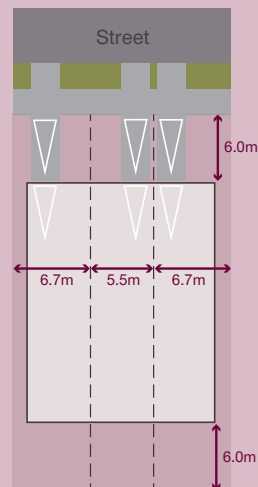
Update the existing Rowhouse zone and create a new standard Multiplex zone.

Rowhouse

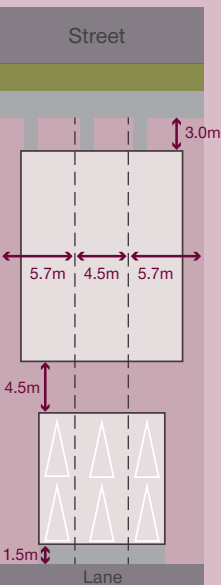
The existing Rowhouse Residential Zone (RMR) is being updated to accommodate front-loaded units with street facing garages. Narrower lot widths are also being considered for rear-loaded units.

Regulations	Front Loaded	Rear Loaded
Minimum Setback (front lot line)	3.0 m, except 6.0 m for the garage	3.0 m
Maximum Setback (front lot line)	6.0 m	3.5 m
Minimum setbacks (from municipal lane)		12.0 m
Minimum setbacks (interior side lot line)	1.2 m	1.2 m
Minimum Setbacks (between principal & accessory buildings with garage)	1.5 m	4.5 m

Front Loaded



Rear Loaded

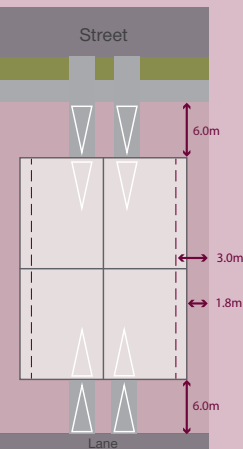


Multiplex

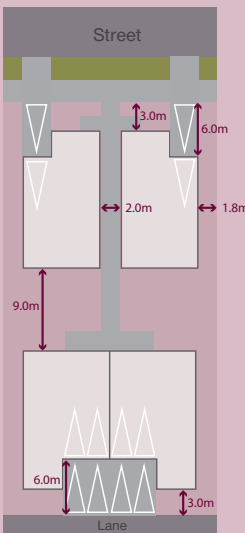
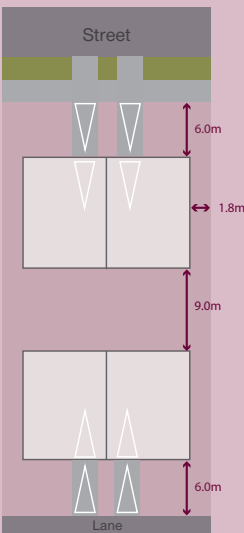
The multiplex zone will allow for single lot Townhouse development in the Urban 2 - Ground Oriented land use.

Regulations	Rear Loaded
Minimum Setback (front lot line)	3.0 m, except 6.0 m for the garage
Minimum setbacks (from municipal lane)	3.0 m, except 6.0 m for the garage
Minimum setbacks (interior side lot line)	1.8 m
Minimum Setbacks (between principal & accessory buildings)	9.0 m, except 6.0 m where front or rear elevation of Principal Building faces a side elevation of a Principal Building or 2.0 m where side elevations of Principal Buildings are parallel

Rear Loaded



*An additional upper-storey setback is required when all dwelling units are attached in one Principal Building.



To see detailed draft regulations [click here](#)

Living Arrangements: ACCESSORY UNITS

Clarify definitions related to secondary suite, coach house, and garden suite, and create a new “lock-off unit” definition.

Secondary Suite

Updated definition: means an accessory Dwelling Unit that is located within a principal Dwelling Unit, and has separate access.

update definition to align with other definition changes

ASSOCIATED REGULATIONS

- increase size to 100 m²

Coach House

Updated definition: means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located on the second Storey of an Accessory Building, and part of the same real estate entity.

update definition to align with other definition changes, and refer to it being part of the “same real estate entity”

Lock-off Unit

New definition: means a smaller Dwelling Unit immediately adjacent to a larger Dwelling Unit and connected through a shared internal access that can be locked off from the larger Dwelling Unit; and must have its principal access from a common building entrance or hallway and be part of the same real estate entity.

currently not defined

Garden Suite

Updated definition: means a single-Storey, detached Dwelling Unit that is Accessory to a Single Detached Dwelling and part of the same real estate entity.

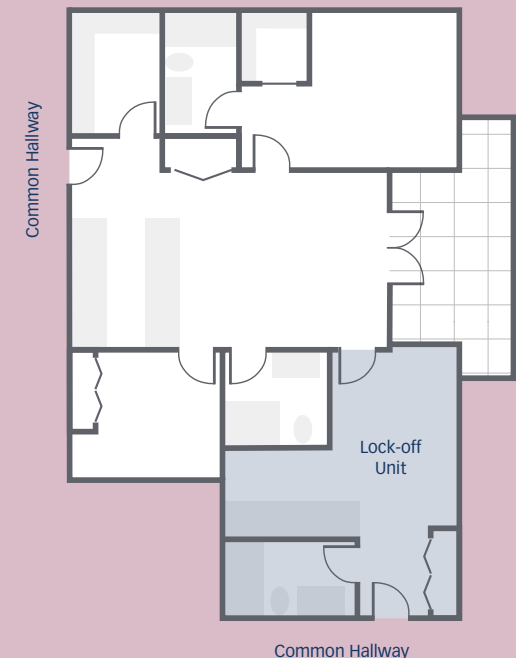
update definition to align with other definition changes, and refer to it being part of the “same real estate entity”

Supporting Changes:

Move Secondary Suite “conditions of use” into the general regulations section of the Zoning Bylaw.

Prepare a new zone to permit Coach House.

Add Lock off Unit as a permitted use in the RMM Zone.



To see detailed draft regulations [click here](#)

Zoning Bylaw Update - proposed regulations

Living Arrangements

Dwelling Unit

Current

Proposed

Dwelling Unit	"Dwelling Unit" means one or more habitable rooms designed, occupied or intended for occupancy by one or more persons as an independent and separate residence in which cooking, sleeping and sanitary facilities are provided for the exclusive use of such person or persons.	"Dwelling Unit" means one or more habitable rooms in which sleeping, living, sanitary and cooking facilities are provided as a self-contained area with unobstructed movement.
Household	Use not defined.	"Household" means one or more individuals who by reason of choice live together in a Dwelling Unit.
Boarding	"Boarding" means a use accessory to the residential use of a single detached dwelling, duplex, townhouse or rowhouse, for the accommodation of persons other than members of the immediate family that is contained entirely within the dwelling and limited to two sleeping units and four persons. Section 140 Boarding Where permitted, a boarding use shall: - be contained with the principal dwelling unit; - be limited to no more than four boarders at one time within the dwelling unit; - be limited to no more than two sleeping units; - provide on the lot, one parking space for each sleeping unit; and - not be operated on a lot where there is a bed and breakfast, secondary suite, or garden suite.	"Boarding" means the accommodation of persons in a Dwelling Unit other than members of the Household. Section 140 (Regulations Applicable to Specific Uses) Boarding Where permitted, in a Single Detached Dwelling or Duplex, Boarding shall: - be limited to no more than four boarders at one time within the Dwelling Unit; - be limited to two boarders per bedroom; - provide parking in accordance with Section 150; and - not be operated where there is a Bed & Breakfast Where permitted, in an Apartment, Townhouse or Rowhouse, Boarding shall: - be limited to no more than one boarder at one time within the Dwelling Unit; and - be exempt from parking requirements in Section 150.

Zoning Bylaw Update - proposed regulations

Boarding House	Use not defined.	"Boarding House" means the accommodation of persons in a Dwelling Unit where each person(s) occupies a bedroom and has access to common sanitary, cooking and dining facilities; and where each person(s) has a living arrangement agreement with the owner or manager of the Dwelling Unit; excludes Supported Housing. Section 140 (Uses Permitted in Specific Zones) Boarding House a. Boarding House is permitted in all zones in which a Single Detached Dwelling is permitted, except on a Lot with an Agricultural zone or in the Agricultural Land Reserve, subject to a Business Licence and shall: i. not be operated where there is a Secondary Suite, Coach House, Garden Suite, Residential Care, Supported Housing or a Home Occupation on the Lot; ii. be restricted to a maximum of six persons within the Dwelling Unit; iii. be limited to two persons per bedroom; iv. provide parking in accordance to Section 150; and v. have no indication that the building is used for a purpose other than a residential use.
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Sleeping Unit

Current

Proposed

Sleeping Unit	"Sleeping Unit" means an area in a building that is designed, occupied or intended for use, including occupancy, by one or more persons exclusively for sleeping accommodation but does not contain cooking facilities.	"Sleeping Unit" means one or more habitable rooms used for sleeping and living purposes, without cooking facilities, and with access access to sanitary facilities.
Dormitory	"Dormitory" means a building or portion thereof operated by an educational institution and used exclusively for the temporary accommodation of students or course participants in sleeping units; contains no more than one set of cooking facilities per storey and may include common living and recreational facilities.	"Dormitory" means a building or portion thereof containing Sleeping Units, where each Sleeping Unit has its principal access from a common entrance or hallway, and includes access to sanitary facilities, common kitchen and dining facilities, and may include common living and amenity areas.
Residential Institutional	"Residential Institutional" means a use providing for the assembly of persons for religious, cultural or educational purposes, where dormitory accommodations, common kitchen and dining facilities, classrooms, libraries and limited recreational facilities are provided and where limited residential accommodation is provided for staff.	Delete definition and replace with Dormitory.

Zoning Bylaw Update - proposed regulations

Multi-Unit Dwellings

	Current	Proposed
Rowhouse	Current zone does not permit front-loaded access, and the lot width minimum is 6.0m.	Update RMR Zone • Create two different Development Regulations tables, one for lots with lane access, and one for lots without lane access • For rear-loaded lots, allow a minimum lot width of 4.5 m • For front-loaded lots, allow a minimum lot width of 5.5m Update "Rowhouse" definition. "Rowhouse" means a building consisting of at least three dwelling units on separate lots connected by common sidewalls".
Multiplex	Zones do not facilitate single lot Townhouse development.	Create a new zone that allows for single lot Townhouse development in the form of a multiplex, with three or four Dwelling Units.

Accessory Units

	Current	Proposed
Secondary Suite	"Secondary Suite" means a dwelling unit that is located within and accessory to a principal dwelling on the same lot. Permitted in individual zones through "Conditions of Use"	"Secondary Suite" means an accessory Dwelling Unit that is located within a principal Dwelling Unit, and has separate access. Add to Section 140 (General Regulations) In the RS Zones, a Secondary Suite shall, except where registered prior to and maintained since <date>: 1. be limited to one such Use per Lot and to a maximum floor area of 100m² of the Single Detached Dwelling to which it is Accessory; 2. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0m; 3. be located on a Lot with a minimum Lot size of 400m²; 4. be located on a Collector Road or Local Road; 5. not be located on a Lot on a cul-de-sac bulb; 6. not be located on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and 7. not be located where there is a Residential Care, Supported Housing, Home Child Care (Major or Minor), Coach House, Garden Suite, or Bed and Breakfast on the Lot. In the A1, A2, A3, RR, CR, SR, and RM Zones, a Secondary Suite shall: 1. be permitted in accordance with the Accessory Uses and Conditions of Use in the applicable zone.

Zoning Bylaw Update - proposed regulations

Coach House	"Coach House" means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is located on the second Storey of an Accessory Building.	"Coach House" means a Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, located on the second Storey of an Accessory Building, and part of the same real estate entity. Create a zone that permits Coach Houses in Urban 3 and Urban 4 land use designations.
Lock-off Unit	Use not defined.	"Lock-off Unit" means a smaller Dwelling Unit immediately adjacent to a larger Dwelling Unit and connected through a shared internal access that can be locked off from the larger Dwelling Unit; and must have its principal access from a common building entrance or hallway and be part of the same real estate entity. Add "Lock-off Unit" as a Principal Permitted Use in the RMM Zone
Garden Suite	"Garden Suite" means a single-Storey, detached and non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot.	"Garden Suite" means a single-Storey, detached Dwelling Unit that is Accessory to a Single Detached Dwelling and part of the same real estate entity.