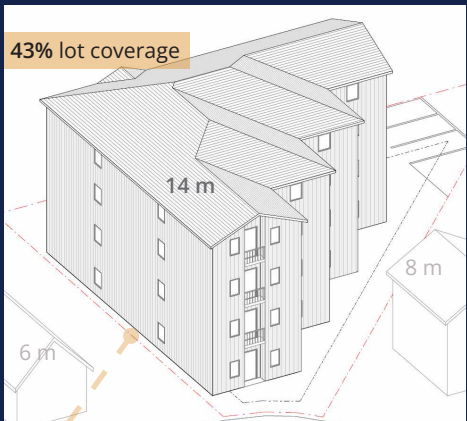


Potential Adjustments: Building Scale & Setbacks

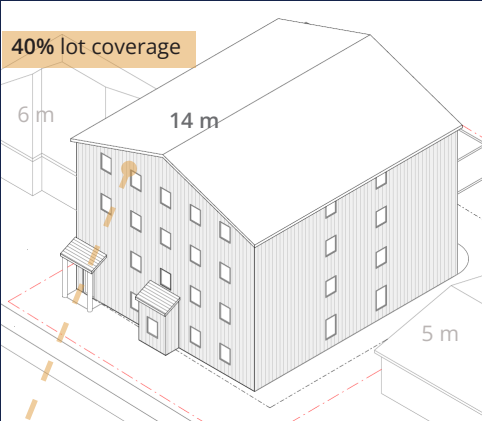
Please note these models are not proposed developments and are for public engagement purposes only.

Current Rules



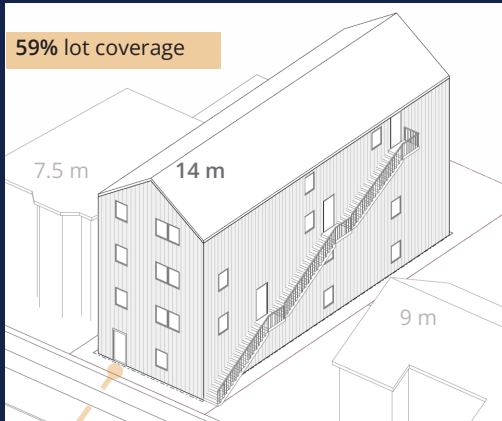
Site A - 8 units (135m² per unit)

Non-conforming setbacks allow multi-unit dwellings to be located close to property lines.



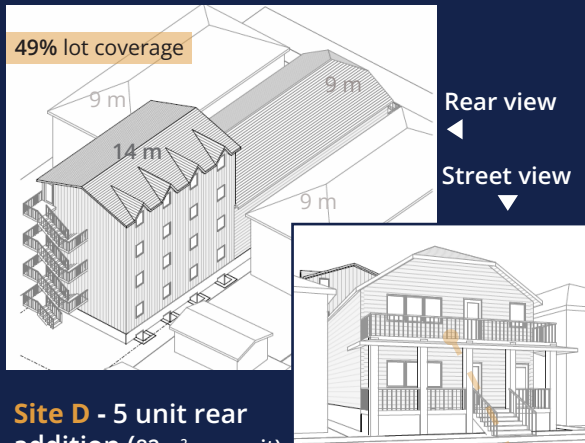
Site B - 8 units (110m² per unit)

A sloped roof may not significantly reduce the appearance of a building 14 metres in height next to shorter homes.



Site C - 4 units (170m² per unit)

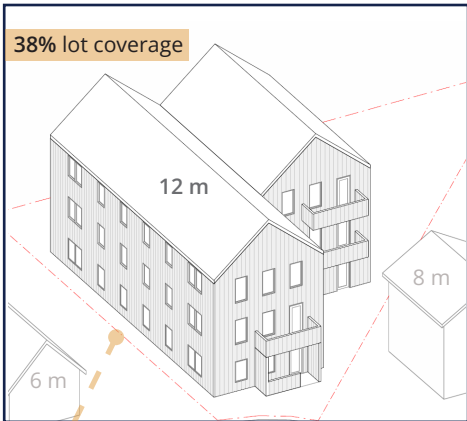
Higher lot coverage may prevent an adequate amount of landscaping and trees from being provided on a lot.



Site D - 5 unit rear addition (82m² per unit)

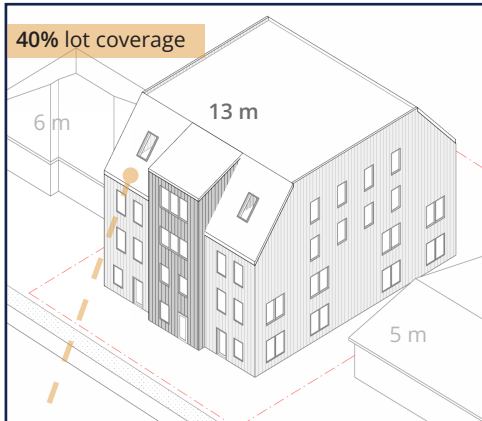
Rear additions that maximize height and units are often much taller than the existing building and surrounding homes.

Potential changes



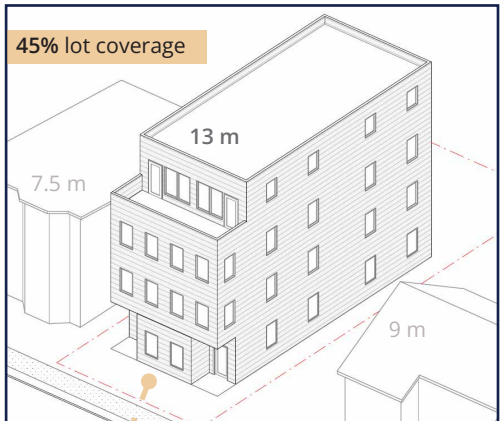
Site A - 8 units (100m² per unit)

New multi-unit buildings may not use non-conforming setbacks - they must follow the required setbacks.



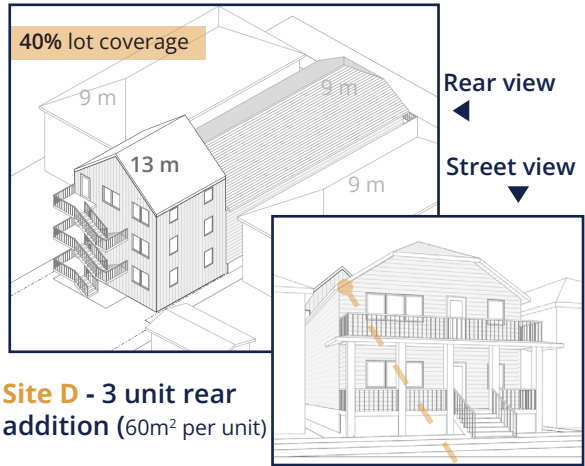
Site B - 8 units (135m² per unit)

Limit height to 12 m with a sloped roof or 13m if the top storey is:
- contained in a sloped roof facing the street; or
- stepped back from the edge by 2 m (see Site C).



Site C - 4 units (130m² per unit)

Increase side and front setbacks and decrease maximum lot coverage to 40% or 50% for undersized lots.



Site D - 3 unit rear addition (60m² per unit)

Limit the number of dwelling units permitted within a rear addition based on the size of the lot.