Proposed changes for missing middle housing

Maximum number of units

Current requirements	Proposed change
• Properties in the ER-3 zone can have a maximum of four to eight units for new construction depending on lot size. • Properties in the ER-2 zone can have a maximum of two units. • Through internal conversions or constructing a rear addition to an existing building, no maximum unit number applies in both zones. This was identified as an oversight that was not intended to allow unlimited units on lots.	• Continue to allow a maximum of four to eight units for new construction in the ER-3 zone, depending on lot size. • In the ER-2 zone, continue to allow a maximum of two units through new construction, while permitting up to four units through the conversion of an existing building which may include a limited rear addition. The rear addition cannot exceed the width, height or footprint size of the existing building. • In the ER-3 zone, establish the maximum number of permitted units in additions and conversions depending on lot size, up to a maximum of 8. This is the cumulative total amount of units permitted on a lot.

Maximum building heights

Current requirements	Proposed change
• Maximum building height in the ER-3 zone is 11 metres • For buildings with a sloped roof the maximum height is 14 metres.	• Sloped roofs are no longer exempted to exceed the maximum building height – the maximum of 11 metres applies to all portions of a building.

Minimum Setbacks

Minimum Front Yard Setbacks

Setbacks are the distance a building must be away from property lines, also called minimum yard requirements.

Current regulations
1.25 metre required setback



Increased setback
3 metre required setback for buildings three storeys or more.



Current requirements	Proposed change
• The minimum distance a building must be from the front property line depends on location, typically ranging between 1.5 to 4.0 metres.	• Minimum front yard setbacks continue to depend on location, however a building exceeding three storeys in height must be setback at least a minimum of three metres from front property lines, or the current setback requirement, whichever is greater. This provides additional separation from the street, and more space for landscaping and stormwater capture.

Minimum Side Yard Setbacks

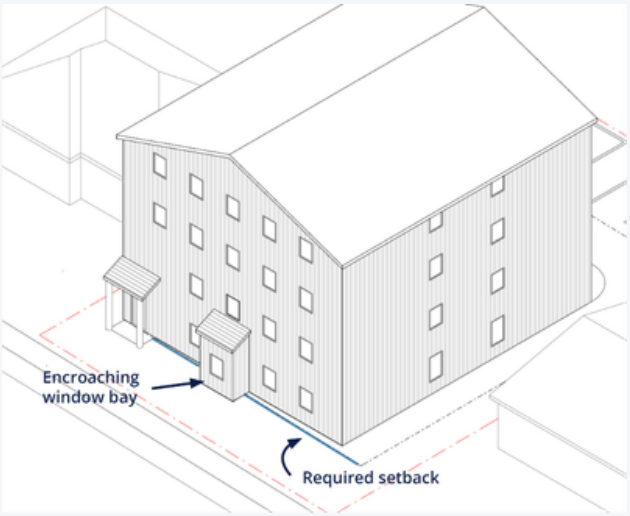
Current requirements	Proposed change
• In an ER-3 or ER-2 Zone, most buildings must be a minimum of 1.25m from the side property line.	• Increase the minimum side yard setback from 1.25m to 1.50m to provide greater separation distances between abutting properties to reduce the impact of permitted yard encroachments.

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Permitted encroachments

Permitted encroachments are specific exceptions to setback requirements for building features such as porches or stairs.

Current requirements	Proposed change
• Certain features can encroach into setbacks with specified limits.	• The distance that stairs must now be from property lines is proposed to be increased, supporting privacy. Stairs cannot encroach closer than 0.6 metres to a property line.

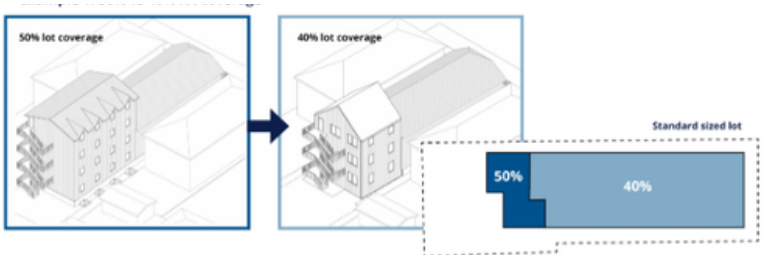


Lot coverage

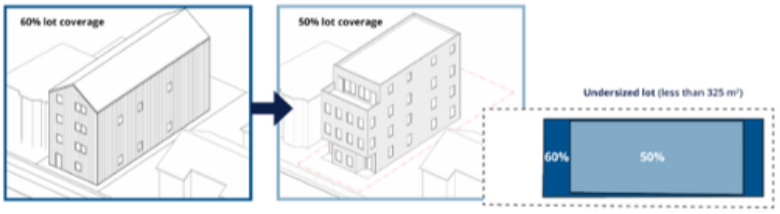
Lot coverage is the percentage of a lot that is covered by any roofed building or structure.

Current requirements	Proposed change
• Lot coverage is the percentage of a lot that is covered by any roofed building or structure. This is currently between 50-60% for most uses.	• Maximum lot coverage is reduced to 40 per cent for lots larger than 325.0 square metres and 50 per cent for smaller lots – matching the requirement before 2024. • Certain features, including covered or enclosed porches or balconies and internal staircases, be exempt from coverage to a maximum of 10 per cent.

Example 1:
50% vs 40% coverage



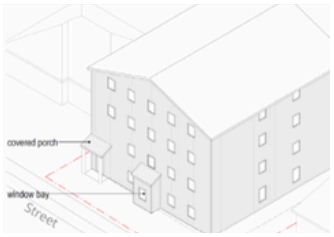
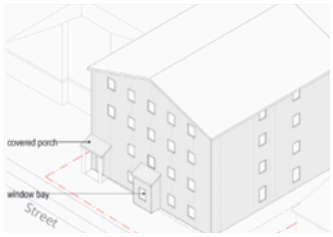
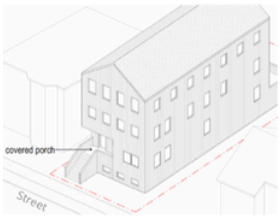
Example 2 (small lot):
60% vs 50% coverage



Proposed changes for missing middle housing

Design requirements

Current requirements	Proposed change
• Buildings containing five units or more must provide a minimum number of windows within walls facing a street, measured by length of the streetwall.	• Buildings containing four units or more must provide a minimum number of windows within walls facing a street, measured by area of the streetwall. This change is expected to result in a moderately larger number of windows on facades, making them more visually appealing and increasing access to light for residents.
• Buildings containing five units or more and wider than 10 metres must provide at least two design features from a list of four specific design feature options.	• Buildings containing four units or more and wider than six metres must provide a minimum number of design features that scale with the width of the building from a minimum of one to a maximum of three.
• Design requirements are limited to four specific features and two must always be provided.	• More design features are added to a menu of options that meet the requirements, providing flexibility in design.

	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
Current requirements for a four unit building	 No design requirements	 2 design features required	 2 design features required
Proposed requirements	 1 design feature required	 2 design features required	 2-3 design features required for each wall facing the street based on streetwall length

Proposed changes for missing middle housing

Parking

Current requirements	Proposed change
• Parking lots containing five or more spaces are not permitted in the ER zones.	• Permitting accessory parking lots in the ER-3 zone, subject to requirements for Accessory Parking Lots and located in rear yards only. This would establish setbacks, landscaped buffers and driving aisle minimums for these lots to be permitted. This does not mandate parking requirements in the ER zones - it allows parking lots to be provided, if a property owner should choose to do so as the previous requirements restricted providing a parking lot. There are still no parking requirements in the ER Zones.

Impacts on density, housing supply and development costs

These changes have been thoroughly assessed for impacts on the ability for missing middle housing to be developed and contribute to housing supply and affordability. The changes are not expected to have a significant impact on the number of units that can be developed on a lot. Unit sizes in recent missing middle housing developments have been significantly larger than in the past and by comparison to similar unit types in other developments. The main change that may occur is that unit sizes in missing middle developments may decrease slightly and the overall size of missing middle buildings will be closer to the existing scale of neighbourhoods.

Development costs associated with new design requirements were assessed by a consultant and were found to not have a significant impact on development financial viability.