

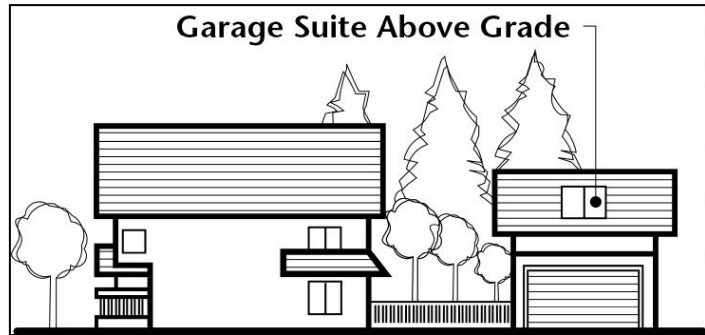
Secondary Dwellings – Above Grade

• Garage Suites – Above Grade

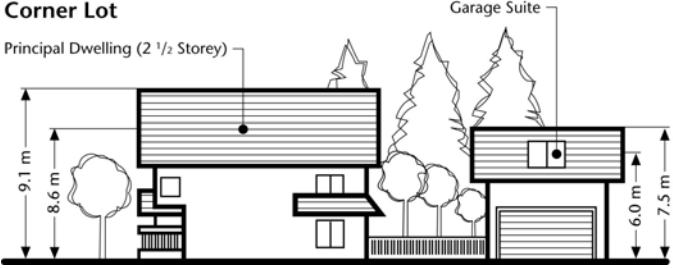
Existing and Proposed Regulations

Garage Suite – Above Grade means:

- a self-contained Secondary Dwelling located above a rear or side detached Garage;
- is accessory to a structure in which the principal Use is Single Detached Housing;
- has cooking, food preparation, sleeping and bathing facilities which are separate from those of the principal Dwelling located on the Site;
- has an entrance separate from the vehicle entrance to the rear detached Garage, either from a common indoor landing or directly from the exterior of the structure; and
- does not include Secondary Suites, Garage Suites – At Grade, or Garden Suites.



<u>Regulation: Existing (Phase 1)</u>	<u>Proposed (Phase 2)</u>
Minimum Area of Garage Suite – Above Grade: 30 m ²	<i>No change.</i>
Maximum Area of Garage Suite – Above Grade: 60 m ² <ul style="list-style-type: none"> • overall size is limited to that of an over-sized double garage, thereby not unduly removing yard/amenity area from the property. 	<i>No change.</i>
Minimum Site Area for a Garage Suite – Above Grade: 460 m ²	<i>No change.</i>
Parking: <ul style="list-style-type: none"> • A minimum of 3 on-site parking spaces are required for sites with a Garage Suite – Above Grade (ie. 1 parking space per 2 sleeping units for the Suite, plus 2 parking spaces required for the primary dwelling). • Tandem parking is allowed 	<i>No change.</i>

<u>Regulation: Existing (Phase 1):</u>	<u>Proposed (Phase 2)</u>
<p>Maximum Height for a Garage Suite – Above Grade: 6 m, or the height of the principal dwelling, whichever is less (as measured to the mid-point of the roof peak).</p> <p>Exceptions: TSLR, TSDR and GLG zones where the maximum height is 7.5m.</p>	<p>Maximum Height for a Garage Suite – Above Grade: <u>Option 1:</u> <i>No change</i></p> <p><u>Option 2:</u></p> <ul style="list-style-type: none"> • Sloped Roof: 6.5m, or the height of the principal dwelling, whichever is less (4/12 / 18.4° slope or greater). • Flat Roof: 5.5m, or the height of the principal dwelling, whichever is the less (less than 4/12 / 18.4° slope). • In either case, maximum height shall not exceed that of the principal dwelling. <p>Exceptions: TSLR, TSDR and GLG zones where the maximum height is 7.5m.</p> <p>Garage Suite Above Grade Corner Lot</p>  <p><i>Rationale: to encourage a variety Garage Suite designs..</i></p> <ul style="list-style-type: none"> • <i>Increasing height to 6.5 m with a sloped roof allows flexibility to match roof style of the principal dwelling, while still keeping the Garage Suite subordinate to the principal dwelling.</i> <p><i>5.5 m allows for a flat-roofed Garage Suite above a detached Garage. Development Officer has discretion to request that design is compatible with the design of the principal dwelling.</i></p>
<p>Privacy Considerations:</p> <ul style="list-style-type: none"> • Place larger windows to face the lane or flanking street (i.e., for corner lots). • Offset windows to limit overlook into neighbouring yards. • Limit Garage Suite balconies placement to those that face a lane or flanking street. • Prohibit roof decks on top of Garage Suites – Above Grade. 	<p><i>No change.</i></p>

<u>Permissions¹ & Locations: Existing (Phase 1)</u>	<u>Proposed (Phase 2)</u>
RF1, RF2 & RF3 Zones Discretionary, in specified locations only (see Location Requirements – existing, Option 1, below)	<u>Option 1:</u> <i>No change</i> <u>Option 2:</u> Discretionary, in specified locations only - Revised (see Location Requirements – Option 2 below).
RF4/t, RSL, RPL Zones Discretionary, all locations.	<u>Option 1:</u> <i>No change.</i> <u>Option 2:</u> Discretionary, in specified locations only - Revised (see Location Requirements – Option 2 below).
GLD (Griesbach) Zone No opportunity	<u>Option 1:</u> Discretionary, all locations. <u>Option 2:</u> Discretionary, in specified locations only (see Location Requirements – Option 2 below).
Zones developed for Garage Suites TDSR, TSLR (Terwillegar) Zones Discretionary, all locations. GLG (Griesbach) Zone Permitted, all locations.	 <i>No change.</i> <i>No change</i>
Medium/High Density Zones RF5/g/t, RF6, RA7/RA7/g, RA8, RA9 Large Lot Zone: RR Discretionary, all locations.	 <i>No change.</i>

Notes:

1. **Permitted Uses** will be approved by the Development Officer, provided that the Use meets all provisions of the Zoning Bylaw. No notification of adjacent landowners is required.

Discretionary Uses may be approved by the Development Officer. They require notification of adjacent landowners and are subject to appeal.

Location Requirements – Existing (RF1, RF2, RF3) OPTION 1 (only in zones as specified above)

Garage Suites – Above Grade will be limited to:

- corner lots; or
- lots fronting onto a service road; or
- lots where a Side or Rear Lot Line abuts a Site in an Industrial, Commercial, Row Housing, or Apartment Zone; or
- lots where a Side or Rear Lot Line are not separated from a Site in an Industrial, Commercial, Row Housing, or Apartment Zone by a public roadway more than 10.0 metres wide (i.e., not wider than a lane).

PHASE 1: Existing Opportunity (Discretionary) Allowable Locations for Garage Suites - Above Grade (RF1, RF2, RF3)

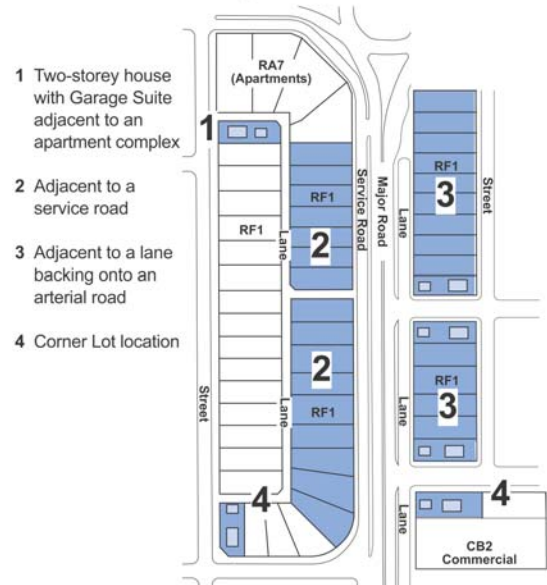


Location Requirements – Revised OPTION 2 (only in zones as specified above)

Garage Suites – Above Grade will be limited to:

- corner lots; or
- lots fronting onto a service road; or
- lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or
- lots where a Side or Rear Lot Line abuts a Site in a Row Housing or Apartment Zone; or
- lots where a Side or Rear Lot Line are not separated from a Site in a Row Housing or Apartment Zone by a public roadway more than 10.0 metres wide (i.e., not wider than a lane).

PHASE 2: Proposed Option (Discretionary) Allowable Locations for Garage Suites - Above Grade



Zone Abbreviations

RF1 – Single Detached Residential

RF2 – Low Density Infill

RF3 – Low Density Development

RSL – Residential Small Lot

RPL – Planned Lot Residential

RF4 – Semi-detached Residential

RF4t – Terwillegar Semi-detached Residential

GLD – Griesbach Low Density Residential

GLG – Griesbach Low Density With Garage Suites

TSDR – Terwillegar Single Detached Residential

TSLR – Terwillegar Small Lot Residential

RF5 – Row Housing

RF5g – Griesbach Row Housing

RF5t – Terwillegar Row Housing

RF6 – Medium Density Multiple Family

RA7 – Low Rise Apartment

RA7g – Griesbach Low Rise Apartment

RA8 – Medium Rise Apartment

RA9 – High Rise Apartment