

15.32 Compact Small-Scale Multi-Unit Housing (ZS32) [Bylaw 10636, Mar 10/25]

15.32.1 Purpose

The **zone** provides for compact **small-scale multi-unit housing** involving a **secondary suite** for which a rezoning application was submitted to the **City** prior to June 24, 2024.

15.32.2 Permitted Uses

- **housing, small-scale multi-unit**

15.32.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

15.32.4 Permitted Density

1. Any **building** on the **lot** must contain a **secondary suite**.
2. The maximum **density** per **lot** is:
 - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m² or less; and
 - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m².
3. Notwithstanding Section 15.32.4.2b), the reference to “four” is increased to a higher **density** of “six” if:
 - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
 - b) the **lot area** of the **lot** is greater than 281.0 m²
4. The maximum **floor area ratio** is 0.60 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
5. For the purposes of this **zone** only, the calculation of **density** shall be in accordance with Section 4.3 of this bylaw as specified for **zones** that permit **single detached housing** and **two-unit housing**.

15.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.32.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.

4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. For the purposes of this **zone** only, projections into **yards** shall be in accordance with Section 4.7 of this bylaw as specified for **zones** that permit **single detached housing**, except that:
 - a) **bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.32.6.6, may be located within the **building separation space**.

15.32.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. For the purpose of this **zone** only, the **residential vertical lot width envelope** shall be in accordance with Section 4.18 of this bylaw as specified for **zones** that permit **single detached housing**, **two-unit housing** or **three-unit housing**.
4. The maximum **height** for **accessory structures** is 5.0 m.

15.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.32.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

15.32.10 On-Site Parking

1. On-site **vehicle** parking shall be provided in accordance with the standards set out in Section 7.0 as specified for **small-scale multi-unit housing**, except that:
 - a) the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.32.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

