



REVISED - Proposed Amendments to the Small Scale Residential (RS) Zone

NEW - Dwelling Units

On June 17, 2025, Urban Planning Committee passed a motion directing Administration to amend the proposed changes to reduce the maximum number of dwellings on an interior site from 8 to 6.

Intended outcome:

- Reduce the impact of midblock row housing on adjacent neighbours
- Slow down the pace of change occurring in residential neighbourhoods

Building Length

To address concerns about the size and scale of mid-block row housing, Administration proposes to reduce the maximum building length along an interior side lot line from 30.0 m to 50% of site depth or 25.0 m, whichever is less. The maximum length along the front and rear lot lines remains unchanged.

Intended outcomes:

- Reduce building mass and shadow impacts for neighbouring properties
- In combination with proposed changes to interior side setbacks, decrease principal building site coverage by approximately 8% on typical lots (15 m x 45 m)

This change could also potentially allow for more parking, amenity areas, or landscaping.

Entrances

Under the current regulations, there is no limit on the number of entrances that can be located on the side yard. To address this and concerns about overlook and increased activity in side yards next to neighbours, Administration was directed to limit the total number of entrances permitted on the side of a building to two, whether it is a main entrance, suite entrance or a back door.

Intended outcomes:

- Encourage more entrances on the front and rear of the building
- Reduce the concentration of side entrances facing the neighbours lot line
- Reduce perception of side yard activity

Interior Side Setbacks

Administration proposes to increase the minimum interior side setback from 1.5 m to 1.9 m for row housing and multi-unit housing where an entrance is located on the side of a building.

Intended outcome: Improve functionality of side yards by allowing for a 0.15 m drainage swale, 0.9 m pathway and 0.76 m egress window well or portion of a stairway.



Stairs in Side Yards

Administration is proposing to require a minimum 1.1m distance between steps and the interior side lot line when steps face the side lot line. However, this change will not apply to steps facing the front or rear lot lines.

Intended Outcome: Improve accessibility along pathways where steps project into side setbacks by allowing for a 0.9 m pathway and 0.15 m drainage swale.

Front and Side Facades for Mid-block Row Housing & Multi-unit Housing

Administration is proposing changes to require principal row house dwellings adjacent to the street to include a covered main entrance door that faces the street and have windows covering a minimum of 15% of the street-facing facade area.

Administration is also proposing to require row housing and multi-unit housing facades facing a street or the side lot line of a site in a residential zone, regardless of building length, to be articulated using two or more design techniques (e.g., variations in rooflines, vertical or horizontal building wall projections or recessions, visual breaks of building facades into smaller sections or a combination of finishing materials). Windows and porches would not count towards the minimum articulation requirements.

Intended outcomes:

- Make street-facing facades appear more like the front of a building, rather than the side
- Further reduce the perceived mass of row house building walls
- Improve the design of midblock row housing by establishing minimum design expectations for street facing facade