

Amendments to the Zoning & Development By-law - Laneway Home Regulations

Public Hearing
July 18, 2018

Engagement with Industry and the Public

Targeted Engagement

- **Surveys:** Occupants & owners of laneway homes (~5,900) invited to participate
>600 surveys completed
- **Industry workshops:** 47 participants



Broader Consultation

- HVS engaged the general public on a range of housing topics and solutions:
 - 14+ months
 - 10,000+ members of the public participated
- General acceptance of LWH program across the city / changes are modest
- Recently approved Character Incentives Program allows for infill houses that are larger and taller than LWHs

Advantages of Proposed Changes

Key Changes: Process and Height

- Outright review of 1.5 storey LWHs
- DBL process review and improved landscape review
- Increase maximum height
 - 20 ft. to 22ft. for 1.5 storey LWH
 - 15 ft to 17 ft. for 1 storey LWH
- Measure height from around the LWH
- Relax dormer regulations

Advantages:

- Process changes will simplify and reduce process times
- Increased height, height measurement and dormer changes will provide greater design flexibility and improve livability of the second floor and address the trend to sink the main floor



Advantages of Proposed Changes

Key Changes: Livability & 1 storey LWHs

- Introduce new minimum room size regulations for first bedroom and shared living space
- Increase permitted setback from the lane for 1 storey LWH from 32 ft. to 35 ft.
- Increase permitted site coverage from 45% to 47%

Advantages:

- New minimum room sizes will improve livability and ensure LWHs are a single unit
- Will allow 1 storey LWHs to be achieve the maximum FSR on small lots.

