Approved updates to Jasper's Land Use Policy

Changes come into effect February 9, 2026

Implementation of Jasper's Housing Action Plan Initiative #1: Land Use Policy Review

MUNICIPALITY OF JASPER

Background

On **January 8, 2026**, Parks Canada approved changes to the Jasper Land Use Policy to support increasing housing availability in Jasper. The changes also help simplify the Land Use Policy for all users and provide more types of housing.

The changes come into effect February 9, 2026.

These updates include 10 of the 12 amendments recommended by Jasper Municipal Council. The recommended amendments were developed and tested with the community over three months of community engagement sessions from April to June 2025 and were approved by Council motion on July 8 following two days of public meetings on the matter.

The policy changes support Jasper's Housing Action Plan adopted by Jasper Municipal Council in March 2025 that aims to increase housing availability and affordability. The Housing Action Plan is supported by $9.4 million in federal funding from the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF). The Housing Accelerator Fund is a federal program administered by Canada Mortgage and Housing Corporation (CMHC) that provides targeted funding to municipalities to accelerate housing development of net new units. The program is designed to eliminate barriers to housing supply by focusing on systemic, long-term changes that enable sustainable growth.

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Minor and technical policy amendments Parks Canada approved: B, C, D, F, G, H, I, J, K, and L

Substantial policy amendments Parks Canada is not prepared to approve at this time, due to legal requirements for additional consultation:

- *A. Combine similar residential districts.*
- *E. Allow multi-unit dwellings in more residential districts.*

B. Create general policies for accessory buildings

Council motion

b. Creation of general policies for accessory buildings.

B. Create general policies for accessory buildings	
Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
*"~~**accessory building**~~ **Accessory Building"** ~~**(except in the case of manufactured homes) [Note1]**~~ means a ~~**building**~~ **Building** naturally or normally incidental, subordinate and exclusively devoted to the ~~**primary building**~~ **Primary Building** which does not accommodate the ~~**primary use**~~ **Primary Use** of a ~~**site**~~ **Site.** ~~**and which is not attached above grade to a primary building**~~ **[Note 2] Detached Garages, detached Carports, and sheds are considered Accessory Buildings. Accessory Buildings do not include Accessory Dwelling Units, Secondary Suites, Garage Suites, or Garden Suites; [Note 3]** (dépendance)	Note 1: Removed to allow *Manufactured Homes* to have *Accessory Buildings*. Note 2: Removed because the proposed *Section 7.16 Accessory Buildings* includes a policy that provides greater clarity. Note 3: Added for clarity. Note that an *Accessory Building* does not include *Accessory Dwelling Unit*, *Secondary Suite, Garage Suite,* or *Garden Suite*. These are their own separate *Use* classes. An attached *Garage* is considered by default part of the *Primary Building*.
*"~~**primary building**~~ **Primary Building or Use"** means ~~**a principal or main building which: occupies the major or central portion of a lot; is the chief or main building on a lot, or; constitutes, by reason of its use, the primary purpose for which the lot is used; (bâtiment principal)**~~ **the Building or Use on a Lot that forms the main or primary purpose for which the Lot is used; [Note 1]**	Note 1: Simplified the definition.
Article 7.00 General development requirements ***7.16 Accessory Buildings [Note 1]*** ***General Requirements*** ***a. An Accessory Building must comply with the following:*** ***i. An Accessory Building must not be used as a Dwelling.*** ***ii. Where a Building or structure is attached to a Primary Building, by a roof, floor, or foundation greater than 1.0 m above Grade it is part of the Primary Building and is not an Accessory Building. [Note 2]*** ***Residential District Requirements*** ***b. An Accessory Building in a residential District must comply with the following:*** ***i. An Accessory Building that meets the requirements of this Section is a Permitted Use when subordinate to the Primary Use of the Lot.*** ***Location*** ***ii. An Accessory Building must be located in a Rear or Side Yard.***	Note 1: Consolidated *Accessory Building* requirements from across all residential *Districts* into one section. Note 2: Added a policy to provide greater clarity about what is not an *Accessory Building*. This will help clarify that "breezeway" connections between a *Primary Building* and an *Accessory Building* are to be considered part of the *Primary Building*. Note 3: The existing *Side* and *Rear Yard Setbacks* of *Garages* is 0.9 m in the *R1, R2, R2H, R3A Districts*. It is recommended to increase the *Side and Rear Yard Setbacks* for *Accessory Buildings* from 0.9 m to 1.5 m because: - The increase would align with the FireSmart directed *Policy 7.01.d*, which requires a 1.5 m wide horizontal, non-

B. Create general policies for accessory buildings

Proposed policy (*Existing* | **New** | ~~**Removed**~~)	Notes
iii. The minimum distance between an Accessory Building and another Building on the same Site must be 1.5 m, clear of all projections. ***<u>Site Coverage</u>*** ***iv. The total Site Coverage of all Accessory Buildings, Garage Suites, and Garden Suites must not exceed 20% of the total Site Area.*** ***<u>Building Ridge Line and Eave Line height</u>*** ***v. Maximum Building Ridge Line height: 4.5 m.*** ***vi. Maximum Building Eave Line height: 2.5 m.*** ***<u>Setbacks</u>*** ***vii. The minimum Side Yard and Rear Yard Setback must be 1.5 m, unless one or more of the following applies: [Note 3]*** ***1. An Accessory Building with an area of less than 9.0 m^2 and constructed with non-combustible exterior materials may have a minimum Side Yard and Rear Yard Setback of 0.6 m. [Note 4]*** ***2. A shared Garage built on a common Property Line may have a minimum interior Side Yard Setback of 0 m.***	combustible surface perimeter along the outer walls of structures. - The *National Building Code* requires walls closer than 1.2 m from a *Property Line* to be constructed without unprotected openings (windows, doors, and vents) and meet specific fire-resistance (45-minute rating) and cladding requirements (non-combustible/metal over gypsum board). However, *Accessory Buildings* may have a minimum *Side Yard and Rear Yard Setback* of 0.6 m if: - The area is less than 9.0 m^2; and - The exterior is constructed with non-combustible materials. Note 4: This allows small yard sheds and *Accessory Buildings* with areas less than 9.0 m^2 and exteriors constructed with non-combustible materials to have a 0.6 m *Side Yard and Rear Yard Setback*. The FireSmart directed *Policy 7.01.d*, which requires a 1.5 m wide horizontal, non-combustible surface perimeter along the outer walls of structures, excludes *Accessory Buildings* with a floor area less than 9.0 m^2.
Article 15.00 One-Unit Dwelling District (R1) ***[Note 1]*** *Section 15.03 Permitted Uses* *a. In an R1 District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. garages when ancillary to a primary dwelling;***~~ ~~***v. one accessory building 7.5m2 or less per primary dwelling;***~~ ~~***iv. accessory dwelling units;***~~ ***i. Accessory Dwelling Units;*** ~~***ii. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***vi. row houses.***~~ ***iii. Row Houses; and*** ~~***iii. two-unit dwellings;***~~ ***iv. Two-unit Dwellings.*** *Section 15.05 Development Requirements* *a. In an R1 District* *i. the maximum* ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** *is 30% of the* ~~***site area***~~ ***Site Area;***	Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.

B. Create general policies for accessory buildings		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
~~***ii. the maximum site coverage including garages and accessory buildings is 50% of the site area;***~~ ~~***e. With regard to a garage***~~ ~~***i. 1 garage is permitted on a site per primary dwelling unit;***~~ ~~***ii. the maximum site coverage is 10% of the site area per garage;***~~ ~~***iii. the maximum overall building height to the ridge line as measured from grade is 4.5 m with a maximum eave line of 2.5 m on all four sides of the garage;***~~ ~~***iv. for those sites abutting a back lane, the garage shall be located:***~~ ~~***1. at the rear of the site;***~~ ~~***2. a minimum of 0.9 m from the property lines; and***~~ ~~***3. a minimum of 1.5 m from the main building, clear of all projections;***~~ ~~***v. in the case of sites without back lane access, the garage may be attached to the primary building, and shall be set back 3.0m from the front facade of the primary building. In this instance living areas over garages shall be included in the site coverage of the primary building; and***~~ ~~***vi. a detached garage shall not contain a bedroom, a kitchen, or a living room.***~~ ~~***f***~~**e**. *In addition to the landscaping requirements of Section 7.13 the following are required* *i. in the case of* ~~***sites***~~ ***Sites*** *with back* ~~***lane***~~ ***Lane*** *access:* *1. no more than 30% of the required* ~~***front yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****; and* *2. a minimum of 25% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* *ii. in the case of* ~~***sites***~~ ***Sites*** *without back* ~~***lane***~~ ***Lane*** *access:* *1. no more than 55% of the required* ~~***front yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****; and* *2. where the* ~~***garage***~~ ***Garage*** *and or on-site parking is located in the rear, a minimum of 20% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* ~~***g***~~**f**. *In addition to the above, the following are required* *i. the* ~~***primary entrance***~~ ***Primary Entrance*** *shall face the* ~~***street***~~ ***Street****, and be located within 3.0 m of the foremost portion of the front* ~~***façade***~~ ***Facade****, excluding a* ~~***porch***~~ ***Porch****;* *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entry***~~ ***Primary Entrance*** *door on the* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street****;*		

B. Create general policies for accessory buildings

Proposed policy	Existing | New | ~~Removed~~	Notes
iii. no ~~***dwelling unit***~~ ***Dwelling Unit*** ~~***development***~~ ***Development*** *shall be permitted which provides more than* ~~***1 kitchen***~~ ***one Kitchen*** *for the* ~~***dwelling unit***~~ ***Dwelling Unit****; and* *iv.* ~~***primary dwellings***~~ ***Primary Dwellings*** *that are part of a* ~~***row house***~~ ***Row House*** ~~***development***~~ ***Development*** *shall have a minimum width of 7.0 metres.* ***v. In the case of Sites without back Lane access, the Garage may be attached to the Primary Building, and the front Facade shall be set back 3.0 m from the front Facade of the Primary Building.*** ***g. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***h. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 2]***		
Article 16.00 Two-Unit Dwelling District (R2) ***[Note 1]*** *Section 16.03 Permitted Uses* *a. In an R2 District, the following* ~~***uses***~~ ***Uses*** *shall be permitted:* ~~***i. garages when ancillary to a one-unit or a two-unit dwelling;***~~ ~~***v. one accessory building 7.5 m2 or less per primary dwelling unit; and***~~ ~~***iv. accessory dwelling units; except for on Parcels CM 1-12 where accessory dwelling untis are not permitted;***~~ ***i. Accessory Dwelling Units; except for on Parcels CM 1-12 where Accessory Dwelling Units are not permitted;*** ~~***ii. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***vi. row houses***~~ ***iii. Row Houses; and*** ~~***iii. two-unit dwellings;***~~ ***iv. Two-unit Dwellings.*** *Section 16.05 Development Requirements* *b. In an R2 District* *i. the maximum* ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** *is 35% of the total* ~~***site area***~~ ***Site Area****;* ~~***ii. the maximum site coverage including garages and accessory buildings is 50% of the site area.***~~ ~~***f. With regard to a garage***~~ ~~***i. 1 garage is permitted on a site per primary dwelling unit;***~~ ~~***ii. the maximum site coverage is 10% of the site area per garage;***~~ ~~***iii .the maximum overall building height to the ridge line as measured from grade is 4.5 m with a maximum eave line of 2.5 m on all four sides of a garage;***~~ ~~***iv. Garages shall be located:***~~ ~~***1. at the rear of the site;***~~		Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.

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Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
~~***2. a minimum of 0.9 m from the site lines; and***~~ ~~***3. a minimum of 1.5 m from the main building, clear of all projections.***~~ ~~***v. in the case of sites without back lane access, the garage may be attached to the primary building, and shall be set back 3.0 m from the front facade of the primary building. In this instance living areas over garages shall be included in site coverage of the primary building; and***~~ ~~***vi. a detached garage shall not contain a bedroom, a kitchen, or a living room.***~~ ~~***g***~~***f****. In addition to the landscaping requirements of Section 7.13 the following shall be required* *i. in the case of* ~~***sites***~~ ***Sites*** *with back* ~~***lane***~~ ***Lane*** *access:* *1. no more than 30% of the required* ~~***front yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****, and;* *2. a minimum of 25% shall be* ~~***soft landscaped***~~ ***Soft Landscaped****; and* *ii. in the case of* ~~***sites***~~ ***Sites*** *without back* ~~***lane***~~ ***Lane*** *access* *1. no more than 55% of the required* ~~***front yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****; and* *2. where the* ~~***garage***~~ ***Garage*** *and or on-site parking is located in the rear, a minimum of 20% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* ~~***h***~~***g****. In addition to the above, the following shall be required* *i. the* ~~***primary entrance***~~ ***Primary Entrance*** *to each unit shall face the* ~~***street***~~ ***Street****, and be located within 3.0 m of the foremost portion of the front* ~~***facade***~~ ***Facade****, excluding a* ~~***porch***~~ ***Porch****;* *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entry***~~ ***Primary Entrance*** *door on a* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street****;* *iii. no* ~~***two-unit dwelling***~~ ***Two-unit Dwelling*** ~~***development***~~ ***Development*** *shall be permitted which provides more than* ~~***1 kitchen***~~ ***one Kitchen*** *for each* ~~***dwelling unit***~~ ***Dwelling Unit****; and* *iv. Primary* ~~***dwellings***~~ ***Dwellings*** *that are part of a* ~~***row house***~~ ***Row House*** ~~***development***~~ ***Development*** *shall have a minimum width of 7.0 metres.* ***v. In the case of Sites without back Lane access, the Garage may be attached to the Primary Building, and the front Facade shall be set back 3.0 m from the front Facade of the Primary Building.*** ***h. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***i. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 2]***		

B. Create general policies for accessory buildings

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 17.00 Old Town Jasper Historic District (R2H) ***[Note 1]*** *Section 17.03 Permitted Use* *a. In an R2H District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. garages when ancillary to a primary dwelling;***~~ ~~***v. one accessory building 7.5 m2 or less per primary dwelling unit; and***~~ ~~***iv. accessory dwelling units;***~~ ***i. Accessory Dwelling Units;*** ~~***ii. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***vi. row houses.***~~ ***iii. Row Houses; and*** ~~***iii. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.*** *Section 17.05 Development Requirements* *a. In an R2H District* *i. the maximum* ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** *is 30% of the total* ~~***site area***~~ ***Site Area****;* ~~***ii. the maximum site coverage including garages and accessory buildings is 50% of the total site area;***~~ ~~***e. With regard to a garage***~~ ~~***i. 1 garage is permitted on a site per primary dwelling unit;***~~ ~~***ii. the maximum site coverage is 10% of the site area per garage;***~~ ~~***iii. the maximum overall building height to the ridge line as measured from grade is 4.5 m, with a maximum eave line of 2.5 m on all four sides of the garage;***~~ ~~***iv. the garage shall be located:***~~ ~~***1. at the rear of the site;***~~ ~~***2. a minimum of .9 m from the property lines, and;***~~ ~~***3. a minimum of 1.5 m from the main building, clear of all projections;***~~ ~~***v. in the case of sites without back lane access, the garage may be attached to the primary building, and shall be set back 3.0 m from the front facade of the primary building. In this instance living areas over garages shall be included in the site coverage of the primary building; and***~~ ~~***vi. a detached garage shall not contain a bedroom, a kitchen, or a living room.***~~ ~~***f***~~***e****. In addition to the landscaping requirements of Section 7.(13) the following shall be required:* *i. landscaping shall conform to the Design Guidelines for New Construction in Old Town Jasper (Appendix C);*	Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.

B. Create general policies for accessory buildings

Proposed policy (*Existing* | **New** | ~~***Removed***~~)	Notes
ii. for those ~~***sites***~~ ***Sites*** *with back* ~~***lane***~~ ***Lane*** *access no more than 25% of the required* ~~***front setback***~~ ***Front Yard Setback*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****;* *iii. for those* ~~***sites***~~ ***Sites*** *which do not have back* ~~***lane***~~ ***Lane*** *access, and a* ~~***side yard***~~ ***Side Yard*** *driveway provides access to the required on-site parking, no more than 30% of the required* ~~***front-yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****;* *iv. for those* ~~***sites***~~ ***Sites*** *with back* ~~***lane***~~ ***Lane*** *access a minimum of 50% of the total* ~~***site***~~ ***Site*** *shall be* ~~***landscaped***~~ ***Landscaped*** *of which 50% shall be* ~~***soft landscaped***~~ ***Soft Landscaped****; and* *v. for those* ~~***sites***~~ ***Sites*** *which do not have back* ~~***lane***~~ ***Lane*** *access, a minimum of 40% of the total* ~~***site***~~ ***Site*** *shall be* ~~***landscaped***~~ ***Landscaped*** *of which 50% shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* ~~***g***~~***f****. In addition to the above the following shall be required* *i. the* ~~***primary entrance***~~ ***Primary Entrance*** *to each* ~~***dwelling unit***~~ ***Dwelling Unit*** *shall face the* ~~***street***~~ ***Street****, and be located within 3.0 m of the foremost portion of the front* ~~***facade***~~ ***Facade****, excluding a* ~~***porch***~~ ***Porch****;* *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entry***~~ ***Primary Entrance*** *door on the* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street****;* *iii. no* ~~***one-unit***~~ ***One-unit Dwelling*** *or* ~~***two-unit dwelling***~~ ***Two-unit Dwelling*** ~~***development***~~ ***Development*** *shall be permitted which provides more than* ~~***1 kitchen***~~ ***one Kitchen*** *for each* ~~***dwelling unit***~~ ***Dwelling Unit****; and* *iv. Primary* ~~***dwellings***~~ ***Dwellings*** *that are part of a* ~~***row house***~~ ***Row House*** ~~***development***~~ ***Development*** *shall have a minimum width of 7.0 metres.* ***v. In the case of Sites without back Lane access, the Garage may be attached to the Primary Building, and the front Facade shall be set back 3.0 m from the front Facade of the Primary Building.*** ***g. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***h. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 2]***	
Article 18.00 Multi-Unit Small Lot Dwelling District (R3a) ***[Note 1]*** *Section 18.03 Permitted Uses* *a. In an R3a District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. garages when ancillary to a residential development;***~~ ~~***vi. one accessory building of 7.5 m2, or 2 m2 per primary dwelling unit; and***~~ ~~***v. garden suites and garage suites;***~~ ***i. Accessory Dwelling Units [Note 2]*** ~~***ii. multi-unit dwellings;***~~ ***ii. Multi-unit Dwellings;*** ~~***iii. one-unit dwellings;***~~ ***iii. One-unit Dwellings***	Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Change from Council motion c. Note 3: Change from Council motion k. Note 4: Added general policies to direct readers to relevant LUP

B. Create general policies for accessory buildings

Proposed policy	Notes
~~***vii. row houses.***~~ ***iv. Row Houses; and*** ~~***iv. two-unit dwellings;***~~ ***v. Two-unit Dwellings.*** *Section 18.05 Development Requirements* *b. In an R3a District* *i. the maximum* ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** *is 35% of the total* ~~***site***~~ ***Site****;* ~~***or the maximum total site coverage of all buildings is 50%; and***~~ ~~***ii. the maximum number of dwelling units is 6.***~~ ***[Note 3]*** ~~***f. With regard to a garage:***~~ ~~***i. 1 garage is permitted on a site;***~~ ~~***ii. the maximum site coverage of the garage is 10% of the site area;***~~ ~~***iii. the maximum overall building height to the ridge line as measured from grade is 4.5 m with a maximum eave line of 2.5 m on all four sides of the garage;***~~ ~~***iv. the garage shall be located:***~~ ~~***1. a minimum of 0.9 m from the property lines; and***~~ ~~***2. a minimum of 1.5 m from the main building, clear of all projections; and***~~ ~~***v. a detached garage shall not contain a bedroom, a kitchen, or a living room.***~~ ~~***g***~~***f****. In addition to the landscaping requirements of Section 7.13 the following are required* *i. no more than 30% of the required* ~~***front yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****; and* *ii. a minimum of 25% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* ~~***h***~~***g****. In addition to the above the following are required* *i. the* ~~***primary entrance***~~ ***Primary Entrance*** *to each* ~~***dwelling unit***~~ ***Dwelling Unit*** *shall be clearly visible from the front* ~~***street***~~ ***Street*** *or, the location of the entrance shall be clearly marked at the* ~~***street***~~ ***Street*** *by an entry portico, lamp post or gate with address;* *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entrance***~~ ***Primary Entrance*** *on the* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street****;* *iii. Primary* ~~***dwellings***~~ ***Dwellings*** *that are part of a* ~~***row house***~~ ***Row House*** ~~***development***~~ ***Development*** *shall have a minimum width of 7.0 metres.* ***h. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***i. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 4]***	Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.

Existing | **New** | ~~***Removed***~~

B. Create general policies for accessory buildings

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 19.00 Multi-unit Dwelling District (R3b) ***[Note 1]*** *Section 19.03 Permitted Uses* *a. In an R3b District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***ii. garages when ancillary to a dwelling development;***~~ ~~***iv. one accessory building with a total area no greater than 3 m2 per unit.***~~ ~~***i. apartment buildings;***~~ ***i. Apartment Buildings; and*** ~~***iii. row houses; and***~~ ***ii. Row Houses.*** *Section 19.05 Development Requirements* ~~***f. With regard to garages:***~~ ~~***i. a maximum of 10% of the site may be covered by garages;***~~ ~~***ii. the maximum building height to the ridge line is 6.0 m, with a maximum eave line of 4.0 m;***~~ ~~***iii. garages shall be located:***~~ ~~***1. at the rear of the site;***~~ ~~***2. a minimum of 1.0 m from the property lines, and;***~~ ~~***3. a minimum of 1.5 m from the main building, clear of all projections or, if located directly opposite a wall containing a window of a habitable room other than a second floor, it shall be a minimum of 6.0 m from that wall; and***~~ ~~***iv. a garage shall not contain a bedroom or a kitchen,***~~ ~~***g***~~***f****. In addition to the landscaping requirements of Section 7.13 the following are required* *i. no more than 30% of the required* ~~***front yard***~~ ***Front Yard*** *shall be* ~~***hard landscaped***~~ ***Hard Landscaped****; and* *ii. a minimum of 30% of the* ~~***site***~~ ***Site*** *shall be* ~~***landscaped***~~ ***Landscaped****, of which 50% shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* ~~***h***~~***g****. In addition to the above the following are required* *i. the* ~~***primary entrance***~~ ***Primary Entrance*** *to each* ~~***dwelling unit***~~ ***Dwelling Unit*** *in a* ~~***row house***~~ ***Row House*** *shall be clearly visible from the front* ~~***street***~~ ***Street****. The location of the* ~~***primary entrance***~~ ***Primary Entrance*** *in an* ~~***apartment building***~~ ***Apartment Building*** *shall be clearly marked at the* ~~***street***~~ ***Street*** *by an entry portico, lamp post or gate with address;* *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entrance***~~ ***Primary Entrance*** *on the* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street****; and* *iii. There may be no more than one* ~~***kitchen***~~ ***Kitchen*** *per* ~~***dwelling unit***~~ ***Dwelling Unit****.*	Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Moved the existing policy 19.05, f, iii, 3 to 19.05 g, iv. Note 3: Added a general policy to direct readers to relevant LUP sections for requirements of on-site parking and *Accessory Buildings*.

B. Create general policies for accessory buildings		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
iv. A detached Garage located directly opposite a wall containing a window of a habitable room other than a second floor, shall be a minimum of 6.0 m from that wall. [Note 2]		
h. Refer to Section 7 for requirements of on-site parking and Accessory Buildings. [Note 3]		
Article 20.00 Compact Lot District (R4) ***[Note 1]***		Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.
Section 20.03 Permitted Uses		
a. In an R4 District, the following ~~***uses***~~ ***Uses*** *shall be permitted:*		
~~***i. One attached carports per primary dwelling unit or one attached garage per primary dwelling unit;***~~		
~~***vii. accessory buildings of 9.3 m2 or less; and***~~		
~~***iv. manufactured home;***~~ ***i. Manufactured Homes;***		
~~***ii. one-unit dwellings;***~~ ***ii. One-unit Dwellings;***		
~~***viii. row houses.***~~ ***iii. Row Houses;***		
~~***iii. two-unit dwellings;***~~ ***iv. Two-unit Dwellings;***		
~~***vi. secondary suites, on sites which both have the primary dwelling unit on a permanent foundation and have executed a lease amending agreement removing the "owner occupancy requirement";***~~ ***v. Secondary Suites, on Sites which both have the Primary Dwelling Unit on a permanent foundation and have executed a lease amending agreement removing the "owner occupancy requirement"; and***		
~~***v. special needs housing;***~~ ***vi. Special Needs Housing.***		
Section 20.05 District Requirements		
a. In an R4 District		
i. the maximum ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** *is 32% of the* ~~***site area***~~ ***Site Area****, whichever is the lesser;*		
~~***ii. the maximum site coverage of all structures including an attached carport, accessory building, or garage is 50% of the site area.***~~		
h. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.		
i. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 2]		
Article 21.00 Cabin Creek West One-Unit Dwelling District (CCWa) ***[Note 1]***		Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Changes from Council motion d.
Section 21.03 Permitted Uses		
a. In a CCWa District the following ~~***uses***~~ ***Uses*** *shall be permitted*		
~~***i. accessory buildings;***~~		
~~***ii. one attached garage per primary dwelling unit;***~~		
~~***iii. secondary suites;***~~		

B. Create general policies for accessory buildings

Proposed policy (*Existing* | **New** | ~~***Removed***~~)	Notes
i. Accessory Dwelling Units; [Note 2]	Note 3: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.
~~***iv. one-unit dwellings;***~~ ***ii. One-unit Dwellings;***	
~~***vi. row houses***~~ ***iii. Row Houses; and***	
~~***v. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.***	
Section 21.05 Development Requirements	
a. The maximum ~~***site coverage***~~ ***Site Coverage*** *for the* ~~***primary building***~~ ***Primary Building***~~***, including an attached garage,***~~ *is*	
i. for Block 40, Lots 31 through 37 inclusive, 100 m2;	
ii. for Block 40, Lots 30, 38, 54, 56, and 61, 120 m2;	
iii. for Block 41, Lots 1, 6, 9, 10, 13, 14, and 17, 120 m2;	
iv. for Block 40, Lots 39 through 46 inclusive, 49, 50, 53, 55, and 57 through 60 inclusive, 150 m2;	
v. for Block 41, Lots 2, 3, 7, 8, 11, 12, 15, 16, 18, 21, 28, and 29, 150 m2;	
vi. for Block 39, Lot 6, 200 m2;	
vii. for Block 40, Lots 47, 48, and 52, 200 m2;	
viii. for Block 41, Lots 4, 5, 19, and 26, 200 m2;	
ix. for Block 39, Lots 7 through 10 inclusive, 250 m2;	
x. for Block 40, Lot 51, 250 m2; and	
xi. for Block 41, Lots 20, 22, 24, 25, and 27, 250 m2.	
~~***e. With regard to accessory buildings***~~	
~~***i. 1 accessory building is permitted on a site per dwelling unit;***~~	
~~***ii. the maximum site coverage is 7.5 m2;***~~	
~~***iii. the maximum overall building height to the ridge line as measured from grade is 4.5 m with a maximum eave line of 2.5 m on all four sides of the building;***~~	
~~***iv. an accessory building shall be located:***~~	
~~***1. at the rear of the site;***~~	
~~***2. a minimum of 1.5 m clear of all projections from the primary building; and***~~	
~~***3. a minimum of 1.0 m from the rear and side property lines; and***~~	
~~***v. an accessory building shall not contain a bedroom, a kitchen, or a living room.***~~	
~~***f***~~***e****. In addition to the landscaping requirements of Section 7.13, a minimum of 25% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.*	
~~***g***~~***f****. In addition to the above, the following shall be required*	

B. Create general policies for accessory buildings

Proposed policy	Notes
Existing | **New** | ~~**Removed**~~	
i. at least one ~~***primary entrance***~~ ***Primary Entrance*** *shall face the* ~~***street***~~ ***Street****, and be located within 3.0 m of the foremost portion of the front* ~~***facade***~~ ***Facade****, excluding a* ~~***porch***~~ ***Porch****; and* *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entry***~~ ***Primary Entrance*** *door on the* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street****;* *iii. no* ~~***development***~~ ***Development*** *shall be permitted which provides more than* ~~***1 kitchen***~~ ***one Kitchen*** *for each* ~~***dwelling unit***~~ ***Dwelling Unit****; and* *iv.* ~~***primary dwellings***~~ ***Primary Dwellings*** *that are part of a* ~~***row house***~~ ***Row House*** ~~***development***~~ ***Development*** *shall have a minimum width of 7.0 metres.*	
~~***h***~~***g****. Sites designated under the CCWa District that are not specifically identified in the above are subject to the restrictions of the R1 District in terms of* ~~***site coverage***~~ ***Site Coverage****, height, and* ~~***setbacks***~~ ***Setbacks****.* ***h. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***i. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 3]***	
Article 22.00 Cabin Creek West Two-Unit Dwelling District (CCWb) ***[Note 1]*** *Section 22.03 Permitted Uses* *a. In a CCWb District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. accessory buildings;***~~ ~~***ii. one attached garage per primary dwelling unit;***~~ ***i. Accessory Dwelling Units; [Note 2]*** ~~***iv. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***vi. row houses***~~ ***iii. Row Houses; and*** ~~***iii. secondary suites;***~~ ~~***v. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.*** *Section 22.05 Development Requirements* *a. The maximum* ~~***site coverage***~~ ***Site Coverage*** *for the* ~~***primary building***~~ ***Primary Building***~~***, including a garage,***~~ *is* *i. for Block 39, Lots 22 through 29 inclusive, and Block 40, Lot 16, 120 m2;* *ii. for Block 39, Lots 30 through 37 inclusive, and Block 40, Lots 1, 3, 4, 6 through 15 inclusive, and 25, 150 m2;* *iii. Block 40, Lots 5, 18, 20 through 24 inclusive, 200 m2; and* *iv. Block 40, Lot 17, 250 m2.* ~~***e. With regard to accessory buildings***~~ ~~***i. 1 accessory building is permitted on a site per dwelling unit;***~~ ~~***ii. the maximum site coverage of an accessory building is 7.5 m2;***~~	Note 1: Removed the Uses of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Changes from Council motion d. Note 3: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.

B. Create general policies for accessory buildings

Proposed policy (*Existing* | **New** | ~~Removed~~)	Notes
~~***iii. the maximum overall building height to the ridge line as measured from grade is 4.5 m with a maximum eave line of 2.5 m on all four sides of the building;***~~ ~~***iv. an accessory building shall be located***~~ ~~***1. at the rear of the site;***~~ ~~***2. a minimum of 1.5 m clear of all projections from the primary building; and***~~ ~~***3. a minimum of 1.0 m from the rear and side property lines; and***~~ ~~***v. an accessory building shall not contain a bedroom, or kitchen, or a living room.***~~ ~~***f***~~***e***. *In addition to the landscaping requirements of Section 7.13, a minimum of 25% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped***. ~~***g***~~***f***. *In addition to the above the following are required:* *i. at least one* ~~***primary entrance***~~ ***Primary Entrance*** *shall face the* ~~***street***~~ ***Street***, *and be located within 3.0 m of the foremost portion of the front* ~~***facade***~~ ***Facade***, *excluding a* ~~***porch***~~ ***Porch***; *ii. a corner* ~~***site***~~ ***Site*** *may have a* ~~***primary entry***~~ ***Primary Entrance*** *door on the* ~~***facade***~~ ***Facade*** *facing a side* ~~***street***~~ ***Street***; *iii. no* ~~***development***~~ ***Development*** *shall be permitted which provides more than* ~~***1 kitchen***~~ ***one Kitchen*** *for each* ~~***dwelling unit***~~ ***Dwelling Unit***; *and* *iv.* ~~***primary dwellings***~~ ***Primary Dwellings*** *that are part of a* ~~***row house***~~ ***Row House*** ~~***development***~~ ***Development*** *shall have a minimum width of 7.0 metres.* ~~***h***~~***g***. *Sites designated CCWb District that are not specifically identified in the above are subject to the restrictions of the R2 District in terms of* ~~***site coverage***~~ ***Site Coverage***, *height, and* ~~***setbacks***~~ ***Setbacks***. ***h. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***i. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 3]***	
Article 23.00 Cabin Creek West Multi-Unit Dwelling District (CCWc) ***[Note 1]*** *Section 23.03 Permitted Uses* *a. In a CCWc District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. accessory buildings;***~~ ~~***iii. garages attached to the primary building; and***~~ ***i. Accessory Dwelling Units (Secondary Suites are not permitted on Block 39 Lot 48); [Note 2]*** ~~***vi. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***iv. row houses***~~ ***iii. Row Houses; and***	Note 1: Removed the *Uses* of *Accessory Building* and *Garage* as well as related policies. The new *Section 7.16 Accessory Buildings* includes consistent policies for *Accessory Buildings* in residential *Districts*. Note 2: Changes from Council motion d. Note 3: Added general policies to direct readers to relevant LUP Sections for requirements of on-site parking, *Accessory Buildings*, and *Accessory Dwelling Units*.

B. Create general policies for accessory buildings		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
~~***ii. secondary suites, except on Block 39 Lot 48;***~~ ~~***v. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.*** *Section 23.05 Development Requirements* *c. The maximum* ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** ~~***(s), including an attached garage***~~ *is 40% of the* ~~***site area***~~ ***Site Area****.* ~~***g. With regard to accessory buildings:***~~ ~~***i. 1 detached accessory building is permitted on a site;***~~ ~~***ii. the maximum site coverage is 7.5 m2;***~~ ~~***iii. the maximum overall building height to the ridge line as measured from grade is 3.5 m with a maximum eave line of 2.0 m on all four sides of the building;***~~ ~~***iv. an accessory building shall be located***~~ ~~***1. at the rear of the site;***~~ ~~***2. a minimum of 1.5 m clear of all projections from the primary building; and***~~ ~~***3. a minimum of 1.0 m from the rear and side property lines; and***~~ ~~***4. the accessory building shall not contain a bedroom, a kitchen, or a living room.***~~ ~~***h***~~***g****. In addition to the landscaping requirements of Section 7.13 a minimum of 15% of the* ~~***site***~~ ***Site*** *shall be* ~~***soft landscaped***~~ ***Soft Landscaped****.* ~~***i***~~***h****. In addition to the above:* *1. no CCWc* ~~***development***~~ ***Development*** *shall be permitted which:* *1. provides more than* ~~***1 kitchen***~~ ***one Kitchen*** *per* ~~***dwelling unit***~~ ***Dwelling Unit****.* ~~***j***~~***i****. Sites designated CCWc District that are not specifically identified in the above are subject to the restrictions of the R3a District in terms of* ~~***site coverage***~~ ***Site Coverage****, height, and* ~~***setbacks***~~ ***Setbacks****.* ***j. Refer to Section 7 for requirements of on-site parking and Accessory Buildings.*** ***k. Refer to Section 31 for requirements of Accessory Dwelling Units. [Note 3]***		

C. Permit secondary suites in the Multi-Unit Small Lot Dwelling District (R3a)

Council motion

c. Permit secondary suites in the existing Multi-Unit Small Dwelling District (R3a).

C. Permit secondary suites in the Multi-Unit Small Lot Dwelling District (R3a)	
Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 18.00 Multi-Unit Small Lot Dwelling District (R3a) *Section 18.03 Permitted Uses* *a. In an R3a District the following* ~~***uses***~~ ***Uses*** *shall be permitted**:*** ~~***i. garages when ancillary to a residential development;***~~ ***[Note 1]*** ~~***vi. one accessory building of 7.5 m2, or 2 m2 per primary dwelling unit; and***~~ ***[Note 1]*** ~~***v. garden suites and garage suites;***~~ ***i. Accessory Dwelling Units; [Note 2]*** ~~***ii. multi-unit dwellings;***~~ ***ii. Multi-unit Dwellings;*** ~~***iii. one-unit dwellings;***~~ ***iii. One-unit Dwellings*** ~~***vii. row houses.***~~ ***iv. Row Houses; and*** ~~***iv. two-unit dwellings;***~~ ***v. Two-unit Dwellings.***	Note 1: Changes from Council motion b. Note 2: Added *Accessory Dwelling Units* as a *Permitted Use (includes Secondary Suites as well as Garage Suites and Garden Suites).*

D. Permit garden and garage suites in more residential districts

Council motion

d. Add 'Garden suite' and 'Garage suite' as permitted uses to the following districts:
  i. Cabin Creek West One-Unit Dwelling District (CCWa).
  ii. Cabin Creek West Two-Unit Dwelling District (CCWb).
  iii. Cabin Creek West Multi-Unit Dwelling District (CCWc).

D. Permit garden and garage suites in more residential districts	
Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 21.00 Cabin Creek West One-Unit Dwelling District (CCWa) *Section 21.03 Permitted Uses* *a. In a CCWa District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. accessory buildings; [Note 1]***~~ ~~***ii. one attached garage per primary dwelling unit; [Note 1]***~~ ***i. Accessory Dwelling Units; [Note 2]*** ~~***iv. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***vi. row houses***~~ ***iii. Row Houses; and*** ~~***iii. secondary suites;***~~ ~~***v. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.***	Note 1: Changes from Council motion b. Note 2: Added *Accessory Dwelling Units* as *a Permitted Use* (includes *Garage Suites* and *Garden Suites* as well as *Secondary Suites*).
Article 22.00 Cabin Creek West Two-Unit Dwelling District (CCWb) *Section 22.03 Permitted Uses* *a. In a CCWb District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. accessory buildings; [Note 1]***~~ ~~***ii. one attached garage per primary dwelling unit; [Note 1]***~~ ***i. Accessory Dwelling Units; [Note 2]*** ~~***iv. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***vi. row houses***~~ ***iii. Row Houses; and*** ~~***iii. secondary suites;***~~ ~~***v. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.***	Note 1: Changes from Council motion b. Note 2: Added *Accessory Dwelling Units* as *a Permitted Use* (includes *Garage Suites* and *Garden Suites* as well as *Secondary Suites*).
Article 23.00 Cabin Creek West Multi-Unit Dwelling District (CCWc) *Section 23.03 Permitted Uses* *a. In a CCWc District the following* ~~***uses***~~ ***Uses*** *shall be permitted* ~~***i. accessory buildings; [Note 1]***~~ ~~***iii. garages attached to the primary building; and [Note 1]***~~ ***i. Accessory Dwelling Units (Secondary Suites are not permitted on Block 39 Lot 48); [Note 2]***	Note 1: Changes from Council motion b. Note 2: Added *Accessory Dwelling Units* as *a Permitted Use* (includes *Garage Suites* and *Garden Suites* as well as *Secondary Suites*).

D. Permit garden and garage suites in more residential districts		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
	~~***vi. one-unit dwellings;***~~ ***ii. One-unit Dwellings;*** ~~***iv. row houses***~~ ***iii. Row Houses; and*** ~~***ii. secondary suites, except on Block 39 Lot 48;***~~ ~~***v. two-unit dwellings; and***~~ ***iv. Two-unit Dwellings.***	

F. Allow row houses along the ground level of apartment buildings

Council motion

f. Allow row houses along the ground level of apartment buildings.

F. Allow row houses along the ground level of apartment buildings

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 3.00 Interpretive clauses *Section 3.02 Definitions* *a. In these Policies,* ***D*** *"~~**dwelling**~~ **Dwelling**" means a ~~**building**~~ **Building** designed and used for human habitation and includes the following:* *b. "~~**apartment building**~~ **Apartment Building**" means a single ~~**building**~~ **Building** comprised of ~~**three**~~ **seven [Note 1]** or more ~~**dwelling units**~~ **Dwelling Units** not including ~~**secondary suites**~~ **Secondary Suites** ~~**with shared entrance facilities**~~ **[Note 2]**, where none of the ~~**dwelling units**~~ **Dwelling Units** are rented or available for rent or occupation for periods less than 30 days; (immeuble collectif)* ***F*** ***"Facade" means any exterior outward face of a Building measured from corner to corner. [Note 3]***	Note 1: Updated the definition of *Apartment Building* to clarify its distinction from *Multi-unit Dwelling*, resolving an interpretation overlap where both were classified the same for *Buildings* with three or more *Dwelling Units*. This update is proposed along with an update to the existing definition of *Multi-unit Dwelling*, which will align the definition with the existing policy that limits *Multi-unit Dwelling* to *Buildings* with three to six *Dwelling Units*. For summary: - *Apartment Building*: Seven or more *Dwelling Units* - Multi-unit Dwelling: Three to six *Dwelling Units* Note 2: Removed "shared entrance facilities" to allow *Apartment Buildings* to have individual entrances to *Dwelling Units* along the ground floor. Note 3: Added a definition for *Facade* to help with policy interpretation.

G. Consider parking variances for larger-scale residential projects provided they have creative, forward-thinking and viable solutions

Council motion

g. Retain current residential parking requirements and consider variances for larger-scale residential projects provided they have creative, forward-thinking and viable solutions.

G. Consider parking variances for larger-scale residential projects provided they have creative, forward-thinking and viable solutions

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 7.00 General development requirements *Section 7.06 On-Site Parking: Residential Districts* ***c. In addition to Subsection 5.07(c), the Superintendent may grant a Variance to reduce the required number of on-site Parking Stalls for an Apartment Building if the request demonstrates that the Development promotes alternative and active modes of transportation by providing either:*** ***i. More Long-Term Bike Parking Spaces than the required minimum. At least 1.5 Long-Term Bike Parking Spaces must be provided per on-site Parking Stall reduced through the Variance request; or*** ***ii. Alternative and practical design features at a scale proportional to, or greater than, the on-site Parking Stalls being reduced through the Variance, subject to the satisfaction of the Superintendent.*** ***[Note 1] [Note 2]***	Note 1: The added policy reflects Council's motion to consider parking *Variance* requests for *Apartment Buildings* where the *Development* includes innovative and practical design features that promote alternative and active modes of transportation. The policy aims to encourage behaviour changes by making other modes of transportation viable options. The policy notes that design features must be proportional to, or greater than, the requested *Variance* number of on-site P*arking Stalls*. This ensures the design features are impactful and correspond to the scale of the parking reduction. Note 2: The *Jasper Parking Authority Bylaw 2017* allows the Municipality of Jasper to collect cash-in-lieu contributions for *Variances* to on-site parking requirements of development. Contributions to the Jasper Parking Authority are intended to provide not more than 140 *Parking Stalls* in the Municipality. Unexpended revenues are placed in a parking authority reserve fund. Unlike the proposed regulation, the Bylaw does not encourage or support behaviour changes by making other modes of transportation viable options. Instead, the Bylaw simply relocates space required for *Parking Stalls* from private to public lands. In the short term, it is recommended that the Bylaw be amended to enable contributions to be waived for parking *Variances*

G. Consider parking variances for larger-scale residential projects provided they have creative, forward-thinking and viable solutions		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
		of *Development* that include innovative and practical design features that promote alternative and active modes of transportation. This amendment will ensure that Parks Canada and the Municipality of Jasper are not perceived to be double dipping on *Variance* requirements for on-site *Parking Stalls*. In the long term, it is recommended that the Bylaw be updated to allow contributions to fund municipal infrastructure projects or community programs that support behaviour changes by making other modes of transportation viable options.

H. Develop policy for bike parking as part of multi-unit dwellings and apartments

Council motion

h. Develop policy for bike parking as part of multi-unit dwellings and apartments.

H. Develop policy for bike parking as part of multi-unit dwellings and apartments

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 3.00 Interpretive clauses ***[Note 1]*** *Section 3.02 Definitions* *a. In these Policies,* ***B*** ***"Bike Maintenance Space" means a designated space for the purpose of bike maintenance and repair.*** ***"Bike Parking Space" means a space designed for parking a bike in an orderly and secure manner. A Bike Parking Space can be designed to secure a bike horizontally, stacked, or vertically and can also be designed as Inclusive Bike Parking. A Bike Parking Space can be provided as Short-Term Bike Parking or Long-Term Bike Parking.*** ***H*** ***"Hard Surfaced" means ground that is covered with durable, dust-free material constructed of permeable or impermeable material. Typical examples include concrete, asphalt, pavers, or similar materials.*** ***I*** ***"Inclusive Bike Parking" means a horizontal Bike Parking Space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift. Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.*** ***L*** ***"Long-Term Bike Parking" means a weather-protected, secure location for bikes where access to the enclosure is limited to authorized individuals only. Typical examples include a room within a residential Building, an enclosure within an Accessory Building, or a cluster of bike lockers or cages.*** ***S*** ***"Short-Term Bike Parking" means a convenient and publicly-accessible parking location for bikes that can be easily accessed from the Primary Entrance of the Building it serves. Typical examples include bike racks or bicycle corrals.***	Note 1: Added new definitions for various bike parking types and other terms to support proposed bike parking policies for new *Multi-unit Dwellings* and *Apartment Buildings*.

H. Develop policy for bike parking as part of multi-unit dwellings and apartments

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 7.00 General development requirements ***Section 7.17 Bike Parking*** ***a. Multi-unit Dwellings and Apartment Buildings must provide bike parking as follows: [Note 1]*** ***Quantities of Bike Parking Spaces*** ***i. The minimum number of Long-Term Bike Parking Spaces must be provided as follows:*** ***1. Multi-unit Dwelling: One space per Primary Dwelling. [Note 2]*** ***2. Apartment Building: One space per Primary Dwelling. [Note 3]*** ***3. Horizontal Bike Parking Spaces: 50% of required spaces.*** ***4. Inclusive Bike Parking Spaces: 10% of required spaces and are included within the total number of required horizontal spaces.*** ***ii. Minimum number of Bike Parking Spaces provided as Short-Term Bike Parking:*** ***1. Multi-unit Dwelling: Two spaces.*** ***2. Apartment Building: Two spaces or 0.2 spaces per Primary Dwelling, whichever is greater. The required number of Short-Term Bike Parking spaces shall not exceed eight.*** ***iii. Where the calculation of required Bike Parking Spaces results in a fractional number, the number must be rounded up to the nearest whole number.*** ***Design of Long-Term Bike Parking and Short-Term Bike Parking*** ***iv. Long-Term Bike Parking and Short-Term Bike Parking must:*** ***1. Be located on a Hard Surfaced area.*** ***2. Be well lit.*** ***3. Provide secure bike racks or lockers.*** ***Design of Long-Term Bike Parking*** ***v. Long-Term Bike Parking must:*** ***1. Be located within a Primary Building or Accessory Building.*** ***2. Be located within 10.0 m of a Primary Entrance or may be located further than 10.0 m if wayfinding signage is provided from the Primary Entrance to the Long-Term Bike Parking area.*** ***3. Be accessible from a Public Roadway or a surface parking lot by an unobstructed Hard Surface pathway with a minimum width of 2.0 m.*** ***4. Provide permanent signage on or near the entrance door that identifies the Long-Term Bike Parking area as "Bike Parking".***	Note 1: Added bike parking quantity and design requirements for *Multi-unit Dwellings* and *Apartment Buildings*. Bike parking dimensions are based on *Edmonton's Zoning Bylaw*, *Calgary's draft Zoning Bylaw*, and *Transport Canada's Bicycle End-of-Trip Facilities Report (2010)*. Council approved the motion to develop bike parking requirements as part of multi-unit dwellings and apartments. Council was not involved in the development of the bike parking requirements. The proposed bike parking requirements do not conflict with the *Architectural Motif Guidelines for the Town of Jasper*. Note 2: Added a policy to require *Multi-unit Dwellings* to provide one *Long-Term Bike Parking Space* per *Primary Dwelling*. At a minimum, the policy ensures that a resident of each *Dwelling Unit* has access to convenient, secure, and weather-protected bike storage. Providing access to *Long-Term Bike Parking* encourages people to choose biking as a viable transportation mode. The minimum requirement of one space per *Primary Dwelling* is intended to be practical and considerate of the limited *Site Area* typically available on *Lots* developed for *Multi-unit Dwellings*. Example of required *Long-Term Bike Parking Spaces* for a *Multi-unit Dwelling* with six *Primary Dwellings*: - Total: 6 spaces ○ Minimum horizontal spaces: 3 spaces (50% of spaces) ○ Inclusive Bike Parking Spaces: 1 space (10% of 6 spaces = 0.6 of a space rounded to the nearest whole number is 1 space). This would be 1 of the 3 required horizontal spaces ○ Maximum vertical spaces: 3 spaces

H. Develop policy for bike parking as part of multi-unit dwellings and apartments

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
5. Provide permanent labeling that clearly displays individual Bike Parking Space numbers. ***6. Provide a Bike Maintenance Space if part of an Apartment Building Development.*** ***7. Provide a floor drain for drainage if part of an Apartment Building Development.*** ***<u>Design of Short-Term Bike Parking</u>*** ***vi. Short-Term Bike Parking must:*** ***1. Be located within 10.0 m of a Primary Entrance and visible from a Public Roadway.*** ***2. Be accessible from a Public Roadway by an unobstructed Hard Surface pathway with a minimum width of 1.5 m.*** ***<u>Dimensions of Bike Parking Spaces and Bike Maintenance Spaces</u>*** ***vii. Horizontal Bike Parking Spaces must have the following minimum dimensions:*** ***1. Width: 0.7 m*** ***2. Depth: 2.0 m*** ***3. Vertical clearance: 1.4 m for a single-tier or 2.4 m for a two-tier stacked bike rack*** ***viii. Vertical Bike Parking Spaces must have the following minimum dimensions:*** ***1. Width: 0.7 m*** ***2. Depth: 1.4 m*** ***3. Vertical clearance: 2.0 m*** ***ix. Inclusive Bike Parking must have the following minimum dimensions:*** ***1. Width: 1.1 m*** ***2. Depth: 3.0 m*** ***3. Vertical clearance: 2.0 m*** ***x. A Bike Maintenance Space must have the following minimum dimensions:*** ***1. Width: 2.6 m*** ***2. Depth: 2.0 m*** ***3. Vertical clearance: 2.0 m*** ***xi. Dimensions of Bike Parking Spaces must be measured to the nearest point of an obstruction where and obstruction is present.*** ***<u>Bike Rack Design</u>***	- Total floor area: 9.0 m^2 (97 ft^2) - Horizontal spaces: 2.8 m^2 = (0.7 m x 2.0 m) x 2 - Inclusive spaces: 3.3 m^2 = (1.1 m x 3.0 m) x 1 - Vertical spaces: 2.94m^2 = (0.7 m x 1.4 m) x 3 - This excludes walking area - Total floor area comparisons: - Housing: 16% of the floor area required for a one-bedroom unit with an area of 594 ft^2 - Vehicle parking: 0.6 of a *Parking Stall* - *Parking Stall* area: 16.2 m^2 or 174.4 ft^2 (2.7 m x 6.0 m) Note 3: Added a policy to require *Apartment Buildings* to provide one *Long-Term Bike Parking Space* per *Primary Dwelling*. At a minimum, the policy ensures that a resident of each *Dwelling Unit* has access to convenient, secure, and weather-protected bike storage. Providing access to *Long-Term Bike Parking* encourages people to choose biking as a viable transportation mode. The minimum requirement of one space per *Primary Dwelling* is intended to be practical and support the efficient use of *Site Area* for *Dwelling Units*. Example of required *Long-Term Bike Parking Spaces* for an *Apartment Building* with 40 *Primary Dwellings* using 1 space per *Primary Dwelling*: - Total: 40 spaces - Minimum horizontal spaces: 20 spaces - Inclusive Bike Parking Spaces: 4 spaces (10% of 40 spaces = 4 spaces. These would be 4 of the 20 required horizontal spaces - Maximum vertical spaces: 20 spaces - Total floor area: 55.2 m^2 (594 ft^2) - Horizontal spaces: 22.4 m^2 = (0.7 m x 2.0 m) x 16

H. Develop policy for bike parking as part of multi-unit dwellings and apartments

Proposed policy	Notes
xii. Each bike rack must:	- Inclusive spaces: 13.2 m^2 = (1.1 m x 3.0 m) x 4 - Vertical spaces: 19.6 m^2 = (0.7 m x 1.4 m) x 20 - This excludes walking area.
1. Include mounting points or racks that are securely anchored to the ground, floor, or wall.	
2. Be designed to secure a bike frame and wheel to the bike rack or mounting point through the use of a standard U lock.	- Total floor area comparisons: - Housing: One one-bedroom unit with a floor area of 594 ft^2 - Vehicle parking: 3.4 *Parking Stalls* - *Parking Stall* area: 16.2 m^2 or 174.4 ft^2 (2.7 m x 6.0 m)
xiii. Horizontal bike racks must:	
1. Include mounting points that support a bike at a minimum of one point on the front wheel and one point on the frame. These support points must be spaced at least 0.2 m apart horizontally to prevent the bike from falling over.	
xiv. Vertical bike racks must:	
1. Include mounting points that support a bike at a minimum of one wheel and one other point of contact to prevent the bike from falling.	
2. Stagger the height of adjacent racks by at least 0.3 m to prevent handlebars from overlapping.	
Bike Locker Design	
xv. Each bike locker must:	
1. Be securely anchored to the ground, floor, or wall.	
2. Provide minimum interior dimensions in compliance with Section 7.15. a. vii, viii, or ix.	
3. Have a locking mechanism.	

I. Increase the maximum site coverage for garage and garden suites

Council motion

i. Increase the maximum site coverage of accessory buildings (e.g., garages, sheds, garage suites, and garden suites) in residential districts to 20%.

I. Increase the maximum site coverage for garage and garden suites		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
*The policy update is included in **J. Allow one garage suite and one garden suite per primary building**.*		NA

J. Allow one garage suite and one garden suite per primary building

Council motion

j. Allow one garage suite and one garden suite per primary dwelling.

J. Allow one garage suite and one garden suite per primary building

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 31.00 Accessory Dwelling Units *Section 31.01 Accessory Dwelling Units General* *a. All Accessory Dwelling Units in the Town of Jasper must comply with the requirements of Section 31.* *b. Accessory Dwelling Units may not be condominiumized, subdivided from an existing* ~~***site***~~ ***Site****, or assigned separately from the* ~~***primary dwelling***~~ ***Primary Dwelling*** *through a tenant in common arrangement or otherwise.* *c. An Accessory Dwelling Unit may only be occupied by* ~~***eligible residents***~~ ***Eligible Residents****, as defined in the National Parks of Canada Lease and Licence of Occupation Regulation (SOR/92-25).* ~~***d. Garden or garage suite may not be rented, or made available for, periods less than 30 days.***~~ ***[Note 1]*** ~~***e***~~***d****. No additional on-site parking shall be required for an* ~~***accessory dwelling unit***~~ ***Accessory Dwelling Unit*** *as long as the* ~~***site***~~ ***Site*** *has a minimum of One (1) required on-site* ~~***parking stall***~~ ***Parking Stall*** *for each* ~~***primary dwelling unit***~~ ***Primary Dwelling Unit****. For* ~~***sites***~~ ***Sites*** *without back* ~~***lane***~~ ***Lane*** *access, additional on-site parking to accommodate an* ~~***accessory dwelling unit***~~ ***Accessory Dwelling Unit*** *may be located in the* ~~***front setback***~~ ***Front Yard Setback*** *as long as it does not conflict with the required* ~~***front yard***~~ ***Front Yard*** *landscaping requirements of the district it is located within.* ***e. In districts where listed as a Permitted Use, a total of two Accessory Dwelling Units are allowed per Primary Dwelling in the following combinations:*** ***i. One Secondary Suite and one Garage Suite;*** ***ii. One Secondary Suite and one Garden Suite; or*** ***iii. One Garage Suite and one Garden Suite. [Note 2]***	Note 1: Moved the existing *Policy 31.01(d)* to *31.03(a)* because it is specific to *Garage Suites* and *Garden Suites* rather than all *Accessory Dwelling Units*. Note 2: The new policy allows one *Garage Suite* and one *Garden Suite* per *Primary Dwelling*. The new policy also clarifies other permitted combinations of *Accessory Dwelling Units*.
Section 31.02 Requirements for Secondary Suites ***General*** ***a. Secondary Suites are not permitted in Multi-unit Dwellings or Apartment Buildings. [Note 1]*** ***Gross Floor Area*** ~~***a***~~***b****. A* ~~***secondary suite***~~ ***Secondary Suite*** *may be no more than 45% of the gross floor area of the* ~~***dwelling unit***~~ ***Dwelling Unit*** *within which it is located.*	Note 1: Added to align with the definitions of *Multi-unit Dwelling* and *Apartment Building*. Note 2: Removed because the policy purpose is captured in a new policy for *Accessory Dwelling Units*. Note 3: Simplified wording.

J. Allow one garage suite and one garden suite per primary building

Proposed policy	Notes
~~***b. A maximum of one secondary suite per primary dwelling unit shall be permitted on a site.***~~ ***[Note 2]***	
Access	
c. A Secondary Suite must have its own direct access route to the outdoors~~***. For the purposes of providing access to a secondary suite only, the following are permitted forms of access:***~~***, which must be provided through one of the following permitted access routes: [Note 3]***	
i. An interior connecting stairway or doorway accessing onto an enclosed entrance hall or vestibule;	
ii. An exterior stairway providing independent access to the basement or second floor from outside the ~~***building***~~ ***Building****, provided the stairway is not located on the face of the* ~~***primary dwelling unit***~~ ***Primary Dwelling Unit*** *facing the* ~~***front property line***~~ ***Front Property Line****, and forms the only access route to the* ~~***secondary suite***~~ ***Secondary Suite****;* ~~***and***~~
iii. An exterior doorway accessing onto an independent route of travel to the ~~***secondary suite***~~ ***Secondary Suite****, provided the doorway is not located on the face of the* ~~***primary dwelling unit***~~ ***Primary Dwelling Unit*** *facing the* ~~***front property line***~~ ***Front Property Line****.*~~***; and***~~
~~***iv***~~***d****. In addition to the above, for the R4 (Compact Lot District) - Unenclosed steps providing entry exclusively to a basement or first floor of a* ~~***principal building***~~ ***Primary Building*** *may project over or into a* ~~***rear setback***~~ ***Rear Yard Setback*** *or* ~~***side setback***~~ ***Side Yard Setback****, provided it does not project into or over the* ~~***front setback***~~ ***Front Yard Setback****.*	
Section 31.03 Requirements for Garage and Garden Suites	Note 1: Removed because a proposed policy allows one *Garage Suite* and one *Garden Suite* per *Primary Dwelling*.
~~***a. A maximum of 1 Garage Suite or Garden Suite per primary dwelling unit shall be permitted on a lot.***~~ ***[Note 1]***	
General	
a. A Garage Suite or Garden Suite may not be rented, or made available for, periods less than 30 days. [Note 2]	Note 2: Moved the existing *Policy 31.01(d)* to *31.03(a)* because it is specific to *Garage Suites* and *Garden Suites* rather than all *Accessory Dwelling Units*.
~~***b. A leaseholder may build a Garden Suite on a lot in lieu of one or two of the garages permitted on a lot, or convert an existing garage Garage into a Garage Suite or Garden Suite.***~~ ***[Note 3]***	Note 3: Removed.
~~***c***~~***b****. A* ~~***garage***~~ ***Garage*** *that does not have a Garage Suite* ~~***or Garden Suite***~~ *shall adhere to all* ~~***of***~~ *policy requirements for* ~~***a garage in the District it is located within***~~ ***an Accessory Building in Article 7.00 General Development Requirements. [Note 4]***	Note 4: Edited to direct readers to the applicable section for *Accessory Building* requirements.
Height	
~~***ii. have a maximum height to the ridge line as measured from grade of 6.6 m with a maximum eave line height of 3.5m on at least two opposite sides of the structure.***~~ ***[Note 5]***	Note 5: Simplified the existing height policy and maintained the maximum *Ridge and Eave Line* heights.
	Note 6: Currently, *Garage Suites* and *Garden Suites* must comply with *Garage Setbacks* of each *District*. The existing *Side Yard and Rear Yard Setback* of *Garages* is 0.9 m in the *R1, R2, R2H, and R3a*

J. Allow one garage suite and one garden suite per primary building

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
c. The maximum heights of a structure containing a Garage Suite or Garden Suite must comply with the following:	*Districts*. Increasing the *Side Yard and Rear Yard Setback* of *Garage Suites* and *Garden Suites* from 0.9 m to 1.5 m is recommended because it: - Aligns with the proposed *Side Yard and Rear Yard Setback* increase for *Accessory Buildings* (*Garages*) from 0.9 m to 1.5 m. - Aligns with the FireSmart directed *Policy 7.01.d*, which requires a 1.5 m wide horizontal, non-combustible surface perimeter along the outer walls of structures. - Prevents the need for homeowners to satisfy the *National Building Code* requirements for walls closer than 1.2m from a *Property Line* to be constructed without unprotected openings (windows, doors, and vents) and meet specific fire-resistance (45-minute rating) and cladding requirements (non-combustible/metal over gypsum board).
i. Ridge Line height (measured from Grade): 6.6 m	
ii. Eave Line height on two opposite sides of the structure (measured from Grade): 3.5 m	
Site Coverage	
d. The total Site Coverage of a Garage Suite, Garden Suite, and Accessory Buildings must not exceed 20% of the total Site Area.	
Setbacks	
e. A structure containing a Garage Suite or Garden Suite must have a minimum Side Yard and Rear Year Setback of 1.5 m, unless the following applies: [Note 6]	
i. A Garage Suite or Garden Suite built on a common Property Line may have a minimum interior Side Yard Setback of 0 m.	
ii. A Garage Suite or Garden Suite in the Cabin Creek West Multi-Unit Dwelling District (CCWc) may have a minimum interior Side Yard Setback of 1.2 m. [Note 7]	
Location	
f. A structure containing a Garage Suite or Garden Suite must be located in a Rear or Side Yard.	
g. A minimum distance of 3.0 m, clear of all projections, must be provided between a structure containing a Garden Suite or Garage Suite and the Primary Building or another structure containing Garden Suite or Garage Suite located on the same Lot.	
Access	
~~***d***~~***h****. A Garage Suite or Garden Suite must have an unobstructed hardened (concrete or sidewalk blocks) sidewalk accessible from the front public* ~~***street***~~ ***Street*** *to the exterior Garage Suite landing or to the entrance of the Garden Suite, with a maximum distance of 30 metres (unless exceedance approved by the Municipality of Jasper Fire Department), for emergency service access.*	Note 7: The minimum interior *Side Yard Setback* of a *Garage Suite* or *Garden Suite* in the *CCWc District* is proposed to be 1.2m to align with the minimum interior *Side Yard Setback* of *Primary Buildings* in the *CCWc District*.
~~***e***~~***i****. A Garage Suite or Garden Suite must have the civic address of the Garage Suite or Garden Suite clearly visible at the front of the Site as viewed from the* ~~***street***~~ ***Street***.	Note 8: Simplified the existing dormer policy and maintained the maximum *Building* width percentages for dormers.
~~***f***~~***j****. If located on a Site with back* ~~***lane***~~ ***Lane*** *access, the exterior entrance may not face the back* ~~***lane***~~ ***Lane;.***	Note 9: Removed because the policy is no longer applicable. Requirements for *Garages* were removed from individual residential *Districts* and consolidated into *Section 7.16 Accessory Buildings*. Requirements for *Garage Suites* and *Gardens Suites* are proposed to be included in *Section 31.03 Requirements for Garage and Garden Suites*.
~~***g***~~***k****.* ~~***The following requirements apply to Garage Suites.***~~ *A* ~~***garage suite***~~ ***Garage Suite*** ~~***: i. M***~~ *may have exterior stairways to the Garage second floor;.*	
~~***ii.***~~ ***l****. If located on a Site with back* ~~***lane***~~ ***Lane*** *access, the* ~~***suite's***~~ ***Garage Suite's*** *unenclosed exterior stairway may not face the back* ~~***lane***~~ ***Lane;.***	
Dormers	

J. Allow one garage suite and one garden suite per primary building		
Proposed policy	*Existing* | **New** | ~~***Removed***~~	**Notes**
~~***iii. If it has dormers, have dormers be no more than 50% of the building width on the front or back elevations and be no more than 75% of the building width on either side elevation.***~~ ***[Note 8]*** ***m. Maximum permitted Building width for dormers on a Garage Suite or Garden Suite:*** ***i. Front or rear elevation: 50%*** ***ii. Side elevation: 75%*** ~~***h. A structure built to house a Garden Suite or Garage Suite shall***~~ ~~***i. adhere to the garage location, minimum setbacks from property lines, and maximum site coverage of the District it is located within as stated within this Land Use Policy.***~~ ***[Note 9]***		

K. Increase the maximum eaveline height of multi-unit dwellings in the R3a district

Council motion

k. Increase the maximum eave line height of multi-unit dwellings in the R3a district from 4.7m to 6.1m.

K. Increase the maximum eaveline height of multi-unit dwellings in the R3a district

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 18.00 Multi-Unit Small Lot Dwelling District (R3a) *Section 18.05 Development Requirements* *b. In an R3a District* *i. the maximum* ~~***site coverage***~~ ***Site Coverage*** *of the* ~~***primary building***~~ ***Primary Building*** *is 35% of the total* ~~***site***~~ ***Site***; ~~***or the maximum total site coverage of all buildings is 50%;***~~ *and* ***[Note 1]*** ~~***ii. the maximum number of dwelling units is 6.***~~ ***[Note 2]*** *c. With regard to* ~~***building height***~~ ***Building Height*** *i. the maximum overall* ~~***building height***~~ ***Building Height*** *to the* ~~***ridge line***~~ ***Ridge Line*** *as measured from existing* ~~***grade***~~ ***Grade*** *is 9.6 m with a maximum* ~~***eaveline***~~ ***Eave Line*** *of 4.7 m above* ~~***grade***~~ ***Grade*** *on all four sides of the* ~~***building***~~ ***Building***~~.~~***, excluding Multi-unit Dwellings with a maximum eave line of 6.1 m. [Note 3]***	Note 1: Changes from Council motion b. Note 2: Removed the limit on *Dwelling Unit* numbers and added it to the definition of *Multi-unit Dwelling* to be consistent with other definitions of *Dwelling* types. Note 3: Increasing the *Eave Line* height from 4.7 m to 6.1 m will create more habitable space within *Multi-unit Dwellings*. The existing 4.7 m *Eave Line* height maximum makes it difficult to construct the allowed six *Primary Dwelling Units*. *Variances* have been granted in the past for this. This change enables additional density.
Article 3.00 Interpretive clauses *Section 3.02 Definitions* *a. In these Policies,* ***D*** *"*~~***dwelling***~~ ***Dwelling****" means a* ~~***building***~~ ***Building*** *designed and used for human habitation and includes the following:* *c. "*~~***multi-unit dwelling***~~ ***Multi-unit Dwelling****" means a single* ~~***building***~~ ***Building*** *designed to contain three* ~~***or more***~~ ***to six*** ~~***dwelling units***~~ ***Dwelling Units*** *not including* ~~***secondary suites***~~ ***Secondary Suites*** *where none of the* ~~***dwelling units***~~ ***Dwelling Units*** *are rented or available for rent or occupation for periods of less than 30 days; (habitation multifamiliale)* ***[Note 1]***	Note 1: Updated the definition of *Multi-unit Dwelling* to reflect the removed *Policy 18.05, b, ii* that limits *Multi-unit Dwellings* to six *Dwelling Units*.

L. Increase the height of apartment buildings in the R3b district to four storeys

Council motion

l. Increase the height of apartment buildings in the R3b district to four stories by:
  i. Increasing the maximum ridge line height from 13.7m to 16.7m
  ii. Increasing the maximum eave line height from 6.6m to 9.2m

L. Increase the height of apartment buildings in the R3b district to four storeys

Proposed policy *Existing* | **New** | ~~***Removed***~~	**Notes**
Article 19.00 Multi-unit Dwelling District (R3b) *Section 19.05 Development Requirements* *c. With regard to* ~~***building height***~~ ***Building Height*** *i. the maximum overall* ~~***building height***~~ ***Building Height*** *to the* ~~***ridge line***~~ ***Ridge Line*** *as measured from* ~~***grade***~~ ***Grade*** *is* ~~**13.7 m**~~***16.7 m*** *with a maximum* ~~***caveline***~~ ***Eave Line*** *of* ~~**6.6 m**~~***9.6 m*** *above grade at all four sides of the* ~~***building***~~ ***Building***. ***[Note 1]***	Note 1: The proposed maximum *Eave Line* height of 9.2 m from the Council motion was a typo. The public engagement materials and the presentation from administration to Council proposed a maximum *Eave Line* height of 9.6 m.