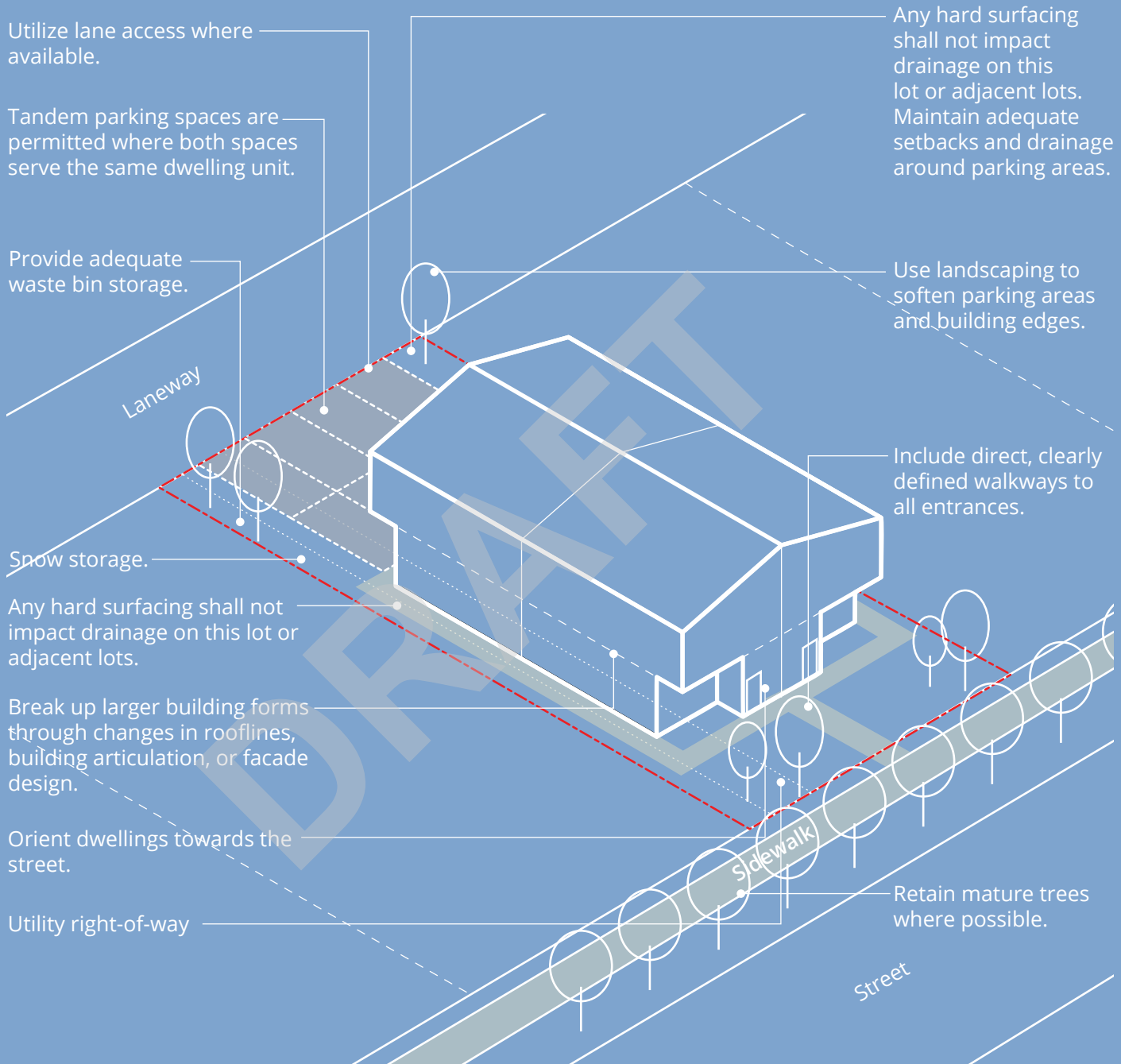


DRAFT HOUSING DESIGN CATALOGUE

2

Housing Types & Design

LUB Design Regulations



Important items to consider:

- Check the land title certificate for any registered instruments (e.g., utility right-of-ways, easements, etc.) affecting the land or building.
- Check if the lot is affected by the Airport Vicinity Protection Area Overlay (See the LUB for more details).

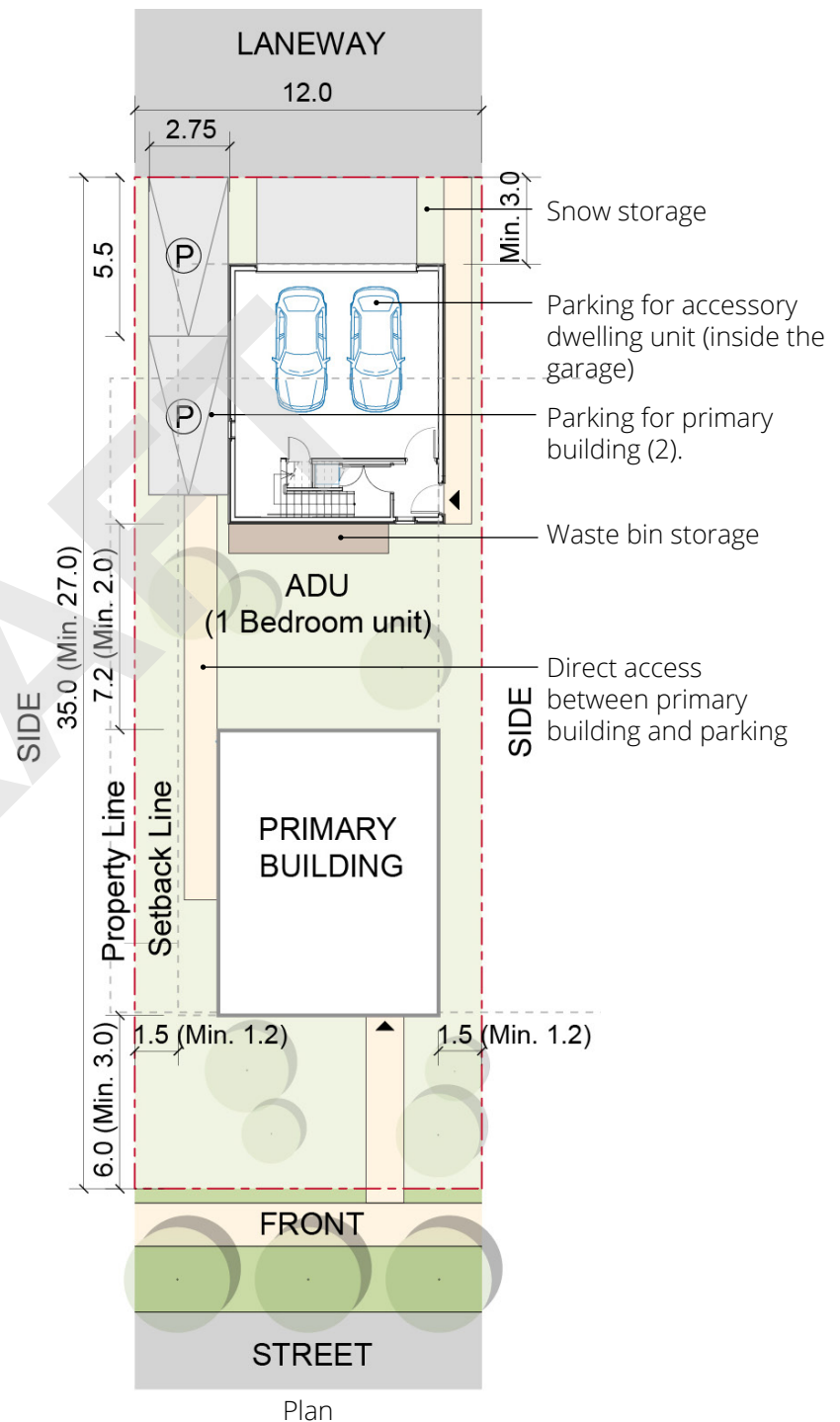
2.3 Accessory Units

A1

Laneway-accessed ADU (Backyard Housing)

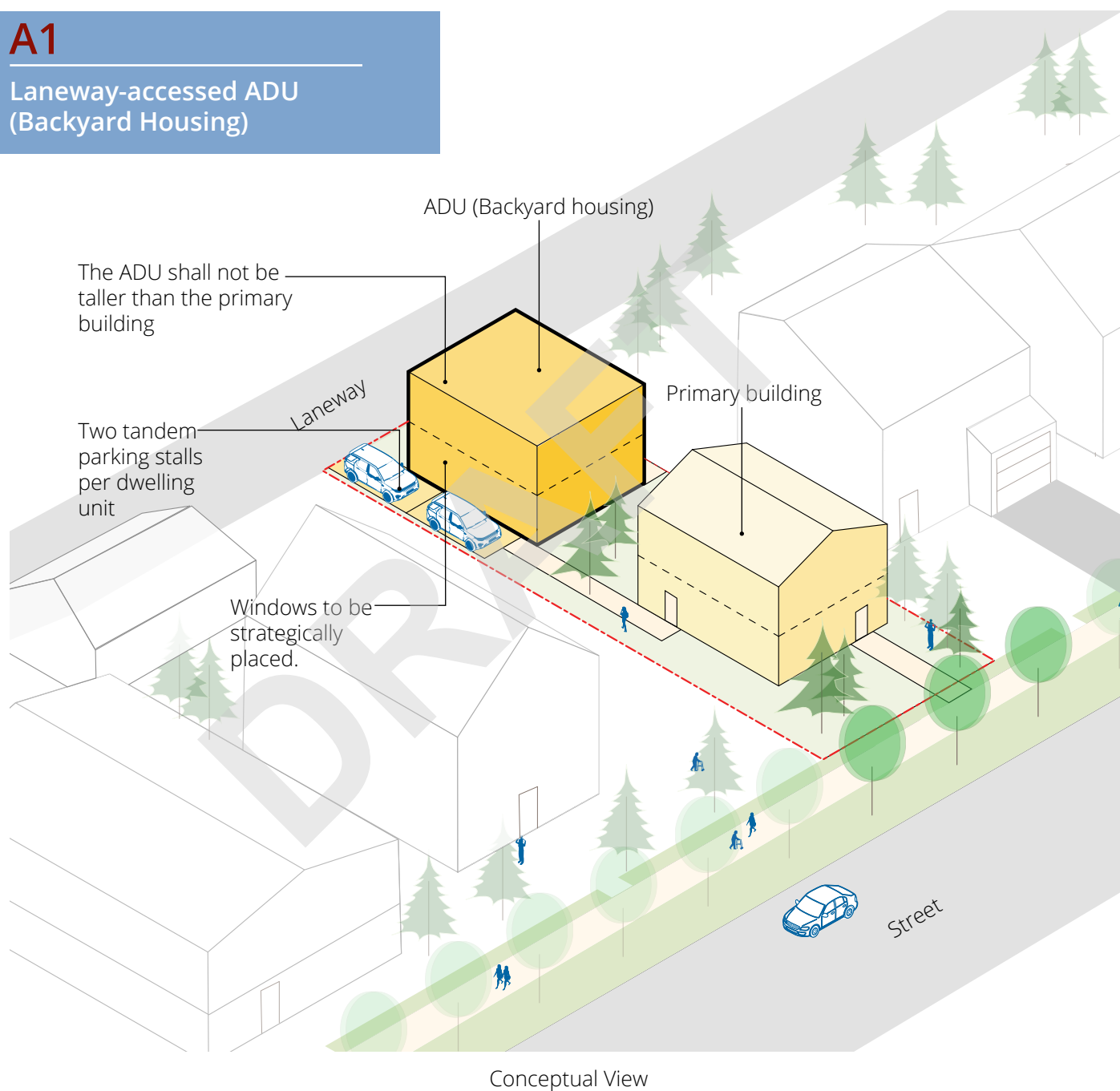
Applicable Districts		 RE	 RG	 RU
Lot Summary				
Total Units per Lot	2			
Parking Stalls:	4 (2 stalls per unit, and 2 stalls per ADU)			
Soft Landscaping	46%			
ADU Building Summary				
Building Width:	7.4 m			
Building Depth:	9 m			
Building Footprint:	66.5 sq. m. (716 sq.ft.)			
Building Height:	7 m (2 Storeys)			
Number of Bedrooms:	1			
Primary Building Summary				
Building Width:	7.6 m			
Building Depth:	9.8 m			
Building Footprint:	74 sq. m. (796 sq.ft.)			
Building Height:	7.5 m (2 Storeys)			
Number of Bedrooms:	2 bedrooms per unit			

Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.



A1

Laneway-accessed ADU (Backyard Housing)



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A2

Rear ADU (Backyard Housing)

Applicable Districts  RE  RG  RU

Lot Summary

Total Units per Lot	2
Parking Stalls:	4 (2 stalls per unit, and 1 stall per ADU)
Soft Landscaping	39%

ADU Building Summary

Building Width:	7 m
Building Depth:	9 m
Building Footprint:	52.6 sq. m. (566 sq.ft.)
Building Height:	3.75 m (1 Storey)

Number of Bedrooms: 1

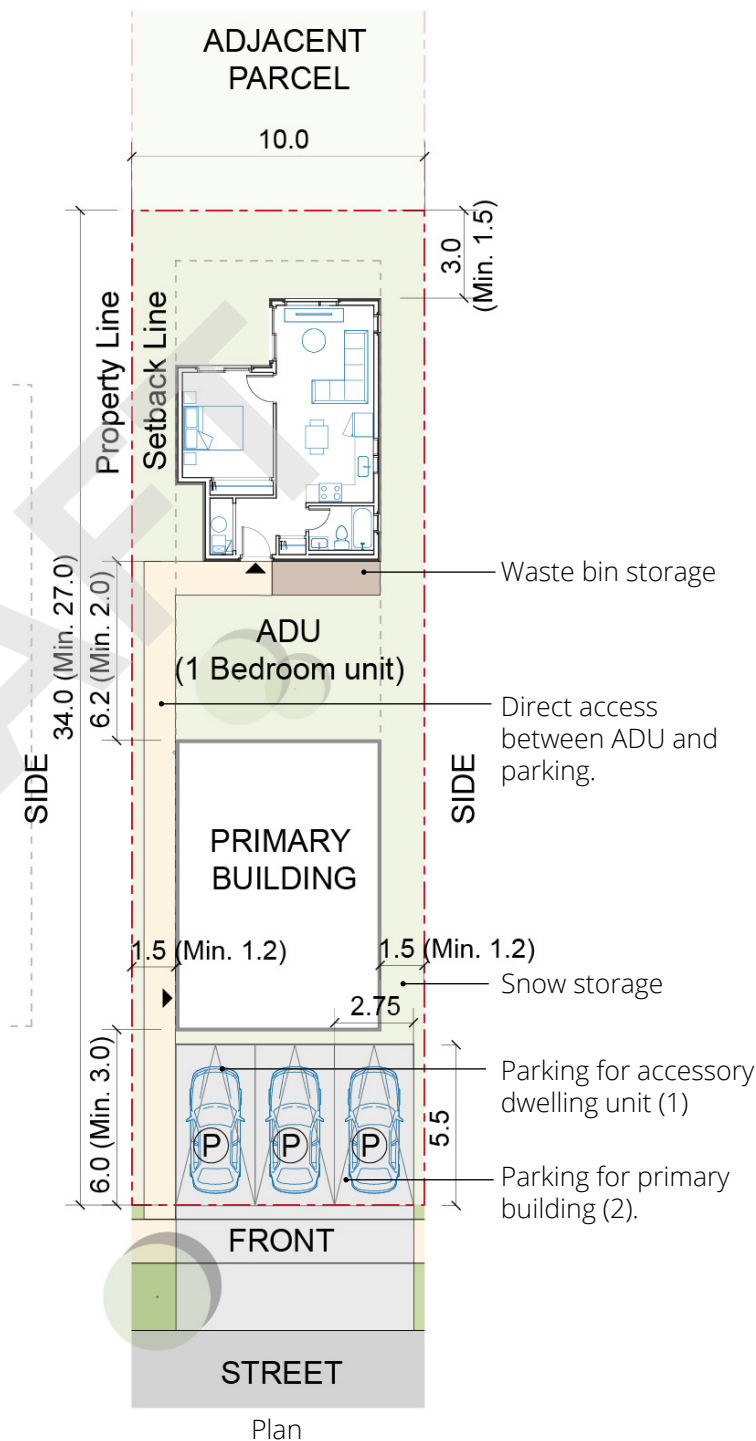
Primary Building Summary

Building Width:	6.9 m
Building Depth:	9.8 m
Building Footprint:	68 sq. m. (731 sq.ft.)
Building Height:	7.5 m (2 Storeys)

Number of Bedrooms: 2 bedrooms per unit

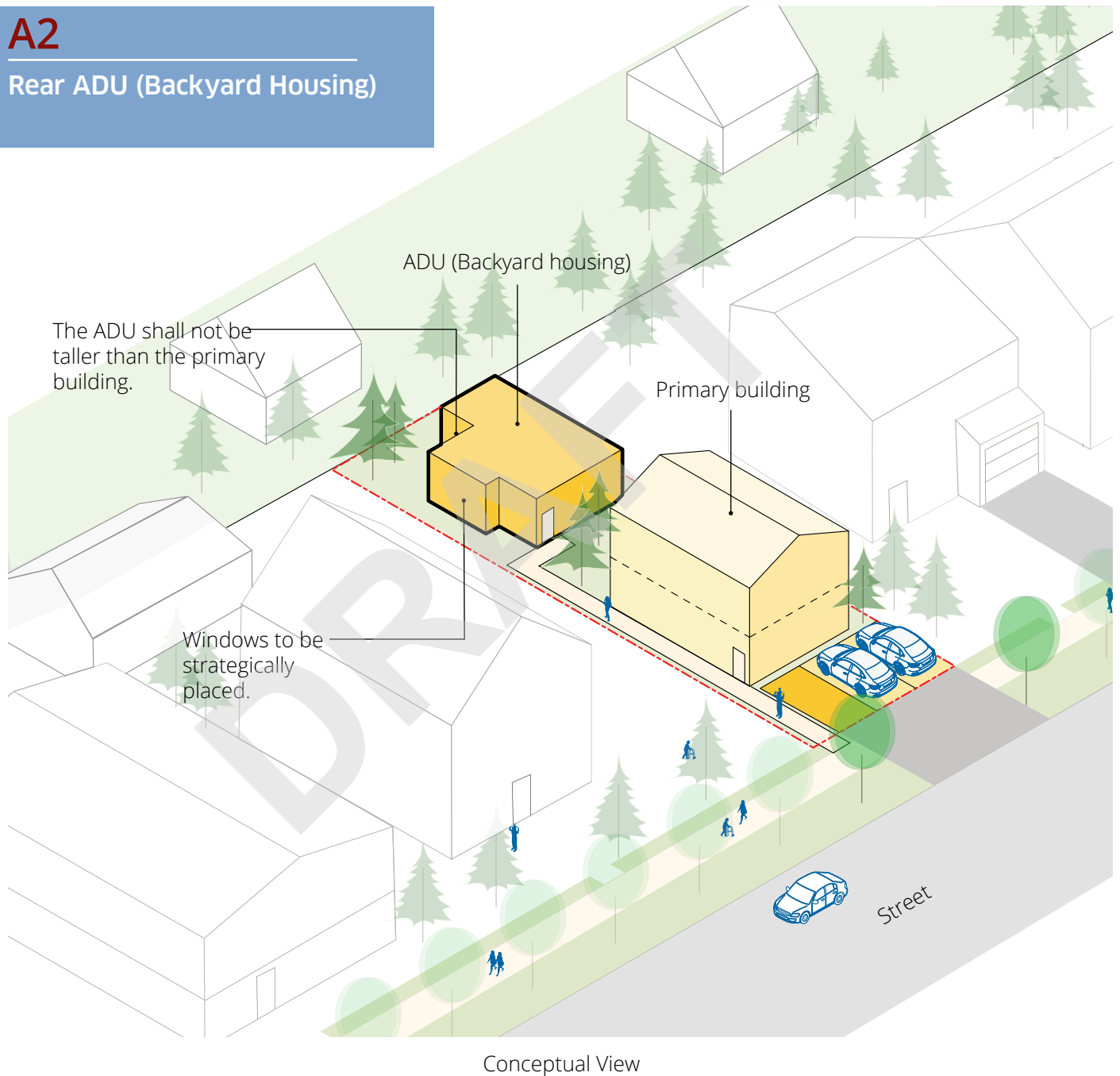
Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.

The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.



A2

Rear ADU (Backyard Housing)



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2.4 Duplex / Semi-Detached

B1

Side-by-side Duplex & ADU (Backyard Housing)

Applicable Districts  RE  RG  RU

Lot Summary

Total Units per Lot	3
Parking Stalls:	6 (2 stalls per unit, and 2 stalls for ADU)
Soft Landscaping	44%

ADU Building Summary

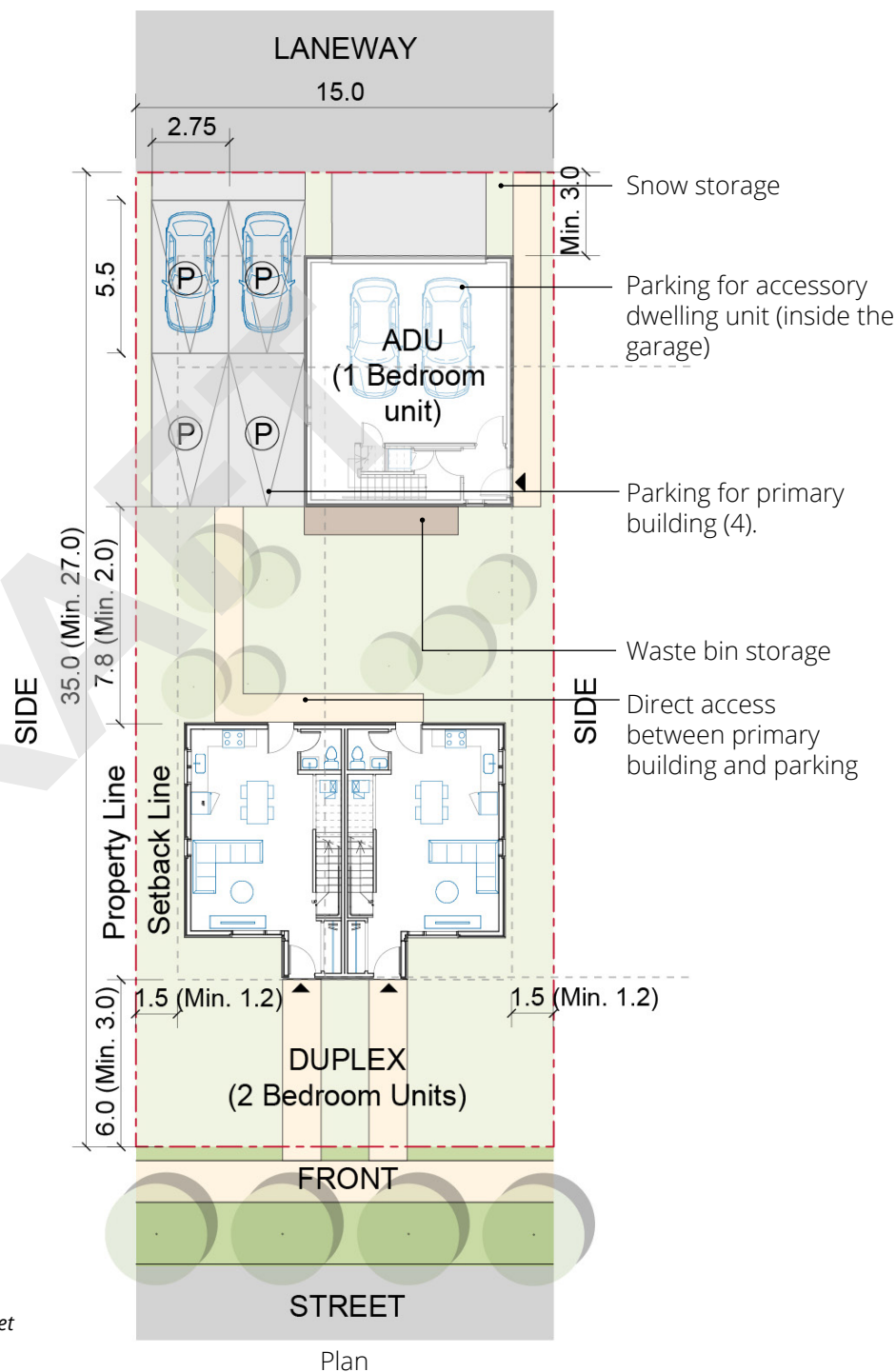
Building Width:	7.4 m
Building Depth:	9 m
Building Footprint:	66.5 sq. m. (716 sq.ft.)
Building Height:	7 m (2 Storeys)
Number of Bedrooms:	1

Primary Building Summary

Building Width:	11.5 m
Building Depth:	9.2 m
Building Footprint:	105 sq. m. (1,130 sq.ft.)
Building Height:	7.5 m (2 Storeys)
Number of Bedrooms:	2 bedrooms per unit

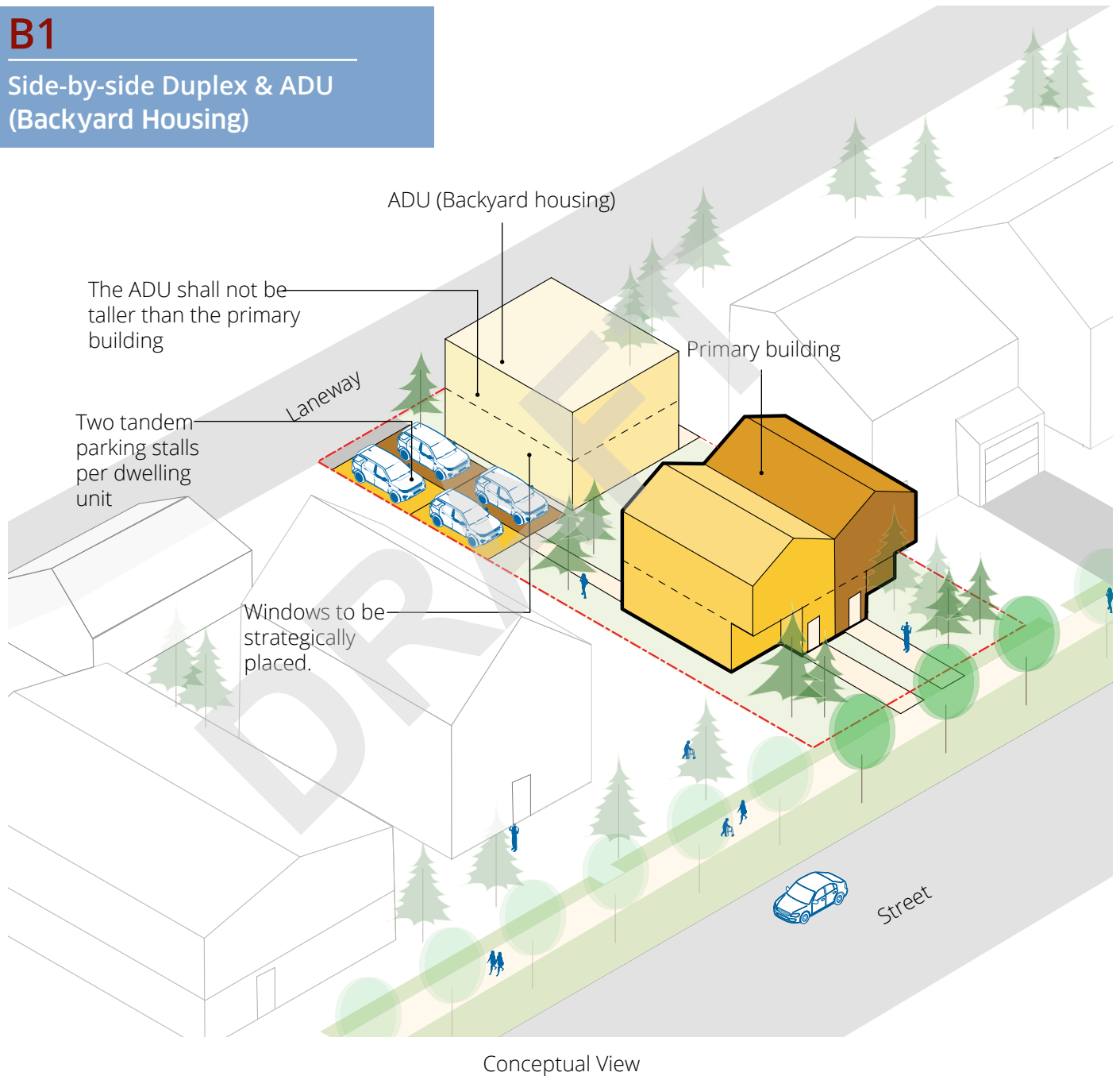
Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.

The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.



B1

Side-by-side Duplex & ADU (Backyard Housing)



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B2

Side-by-side Duplex & ADU (Backyard Housing)

Applicable Districts  RE  RG  RU

Lot Summary

Total Units per Lot	3
Parking Stalls:	5 (2 stalls per unit, and 1 stall for ADU)
Soft Landscaping	32%

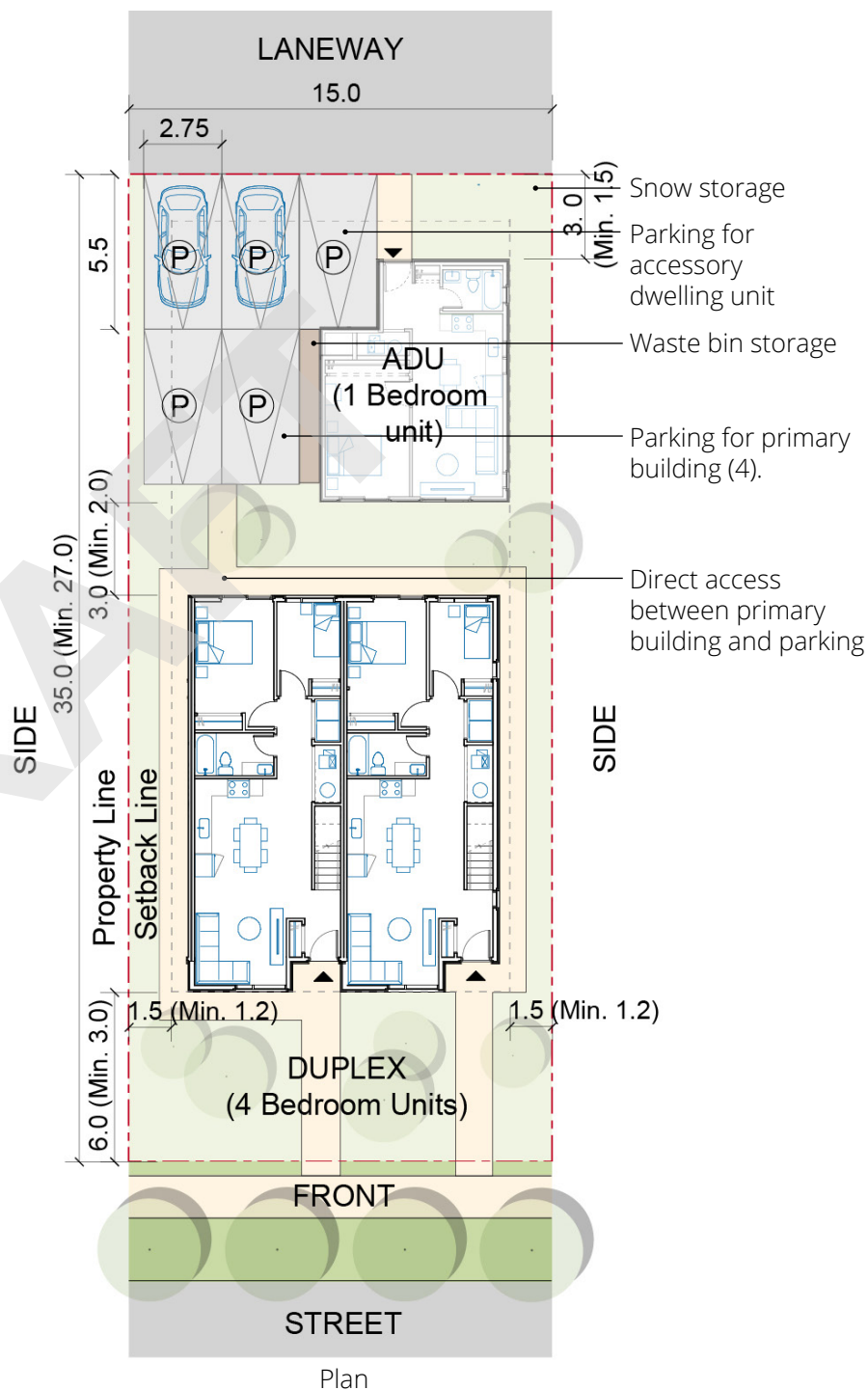
ADU Building Summary

Building Width:	7.4 m
Building Depth:	9 m
Building Footprint:	66.5 sq. m. (716 sq.ft.)
Building Height:	7 m (2 Storeys)
Number of Bedrooms:	1

Primary Building Summary

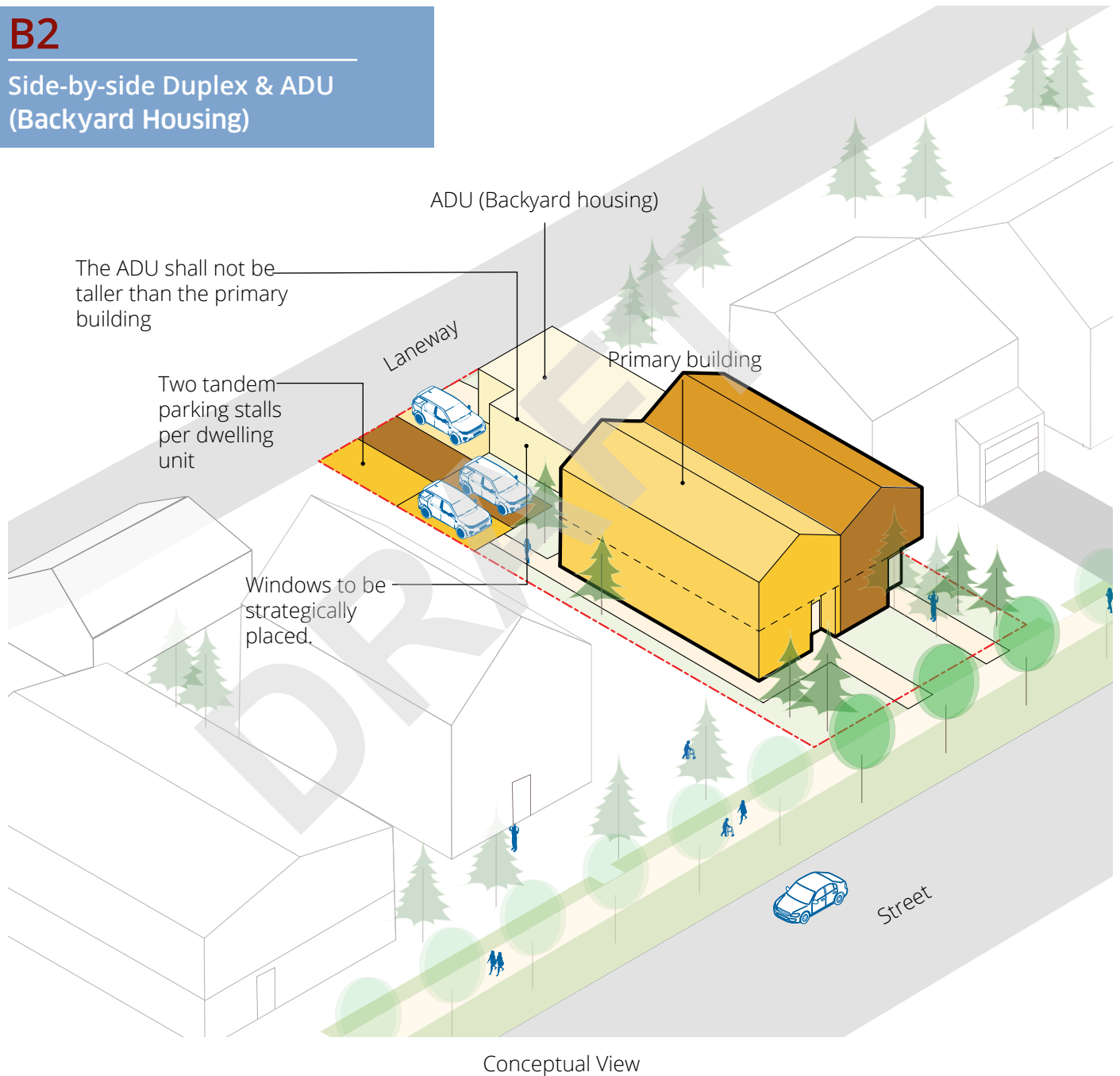
Building Width:	11.5 m
Building Depth:	14 m
Building Footprint:	154 sq. m. (1,657 sq.ft.)
Building Height:	7.5 m (2 Storeys)
Number of Bedrooms:	4 bedrooms per unit

Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.



B2

Side-by-side Duplex & ADU (Backyard Housing)



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Stacked Duplex

Lot Summary

Primary Building Summary

<i>Building Width:</i>	7 m
<i>Building Depth:</i>	11.4 m
<i>Building Footprint:</i>	80 sq. m. (861 sq.ft.)
<i>Building Height:</i>	7.5 m (2 Storeys)
<i>Number of Bedrooms:</i>	2 bedrooms per unit

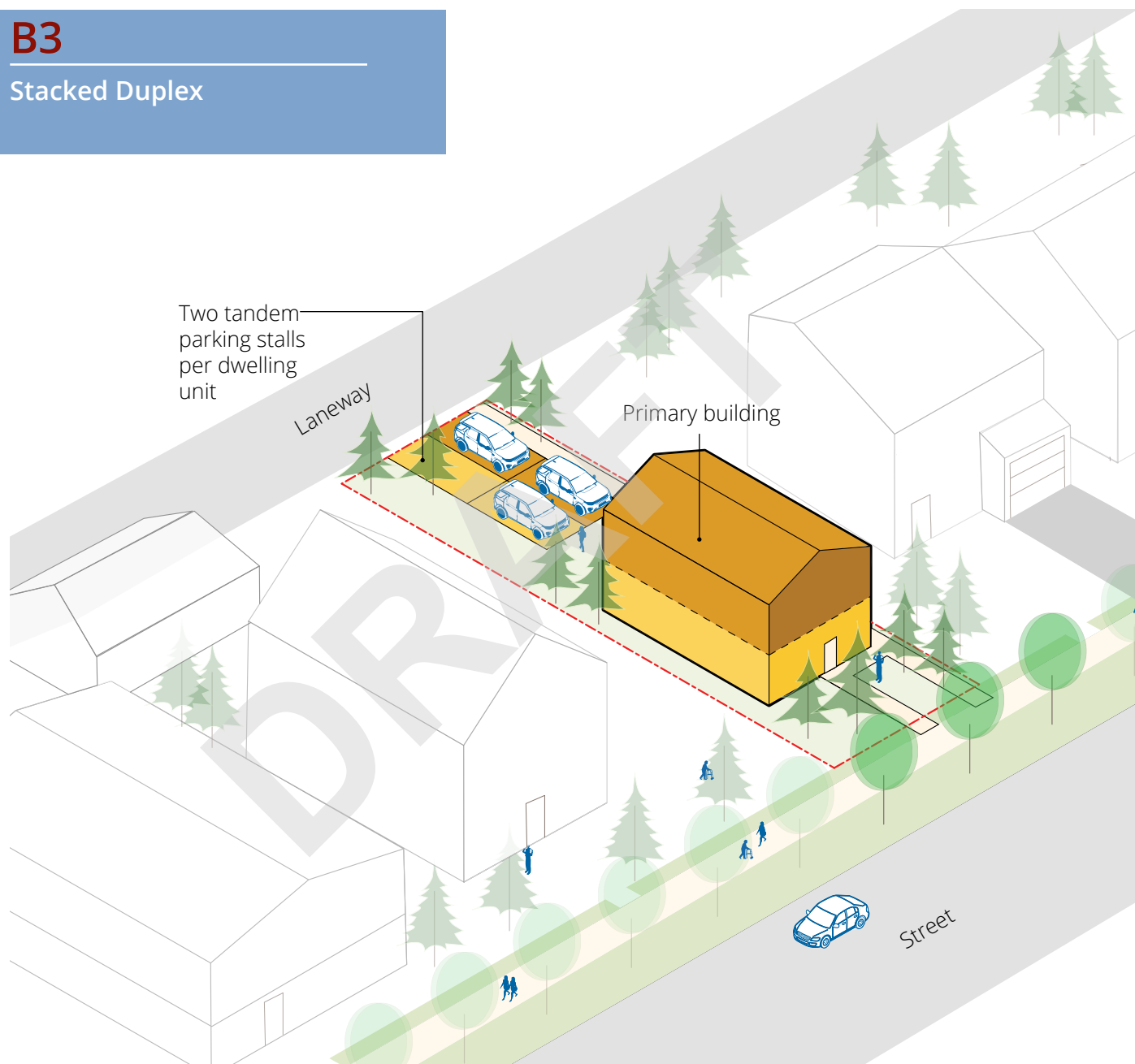
The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.



Plan

B3

Stacked Duplex

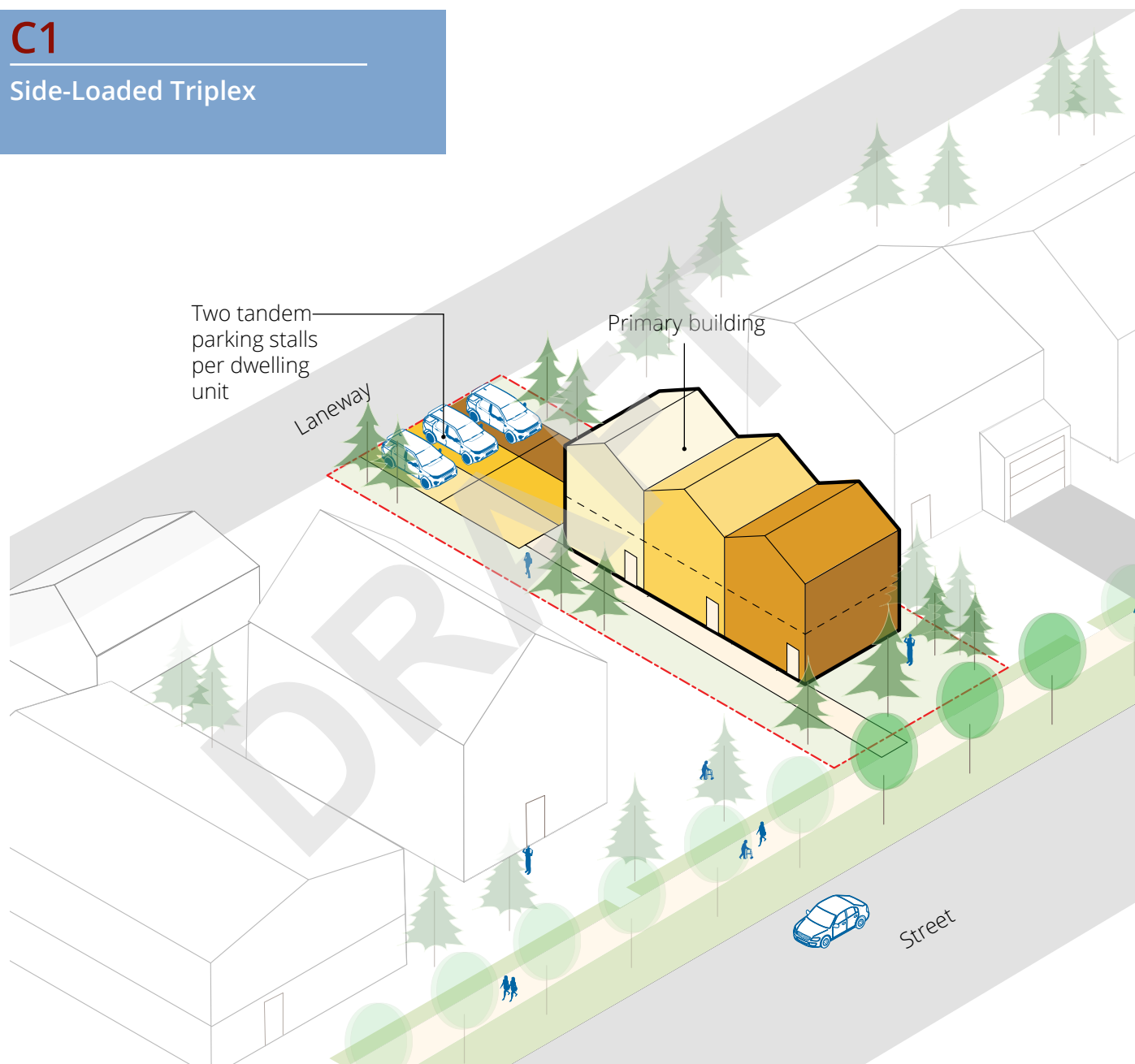


Conceptual View

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C1

Side-Loaded Triplex



Conceptual View

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C2

Front-back Triplex

Applicable Districts  RE  RG  RU

Lot Summary

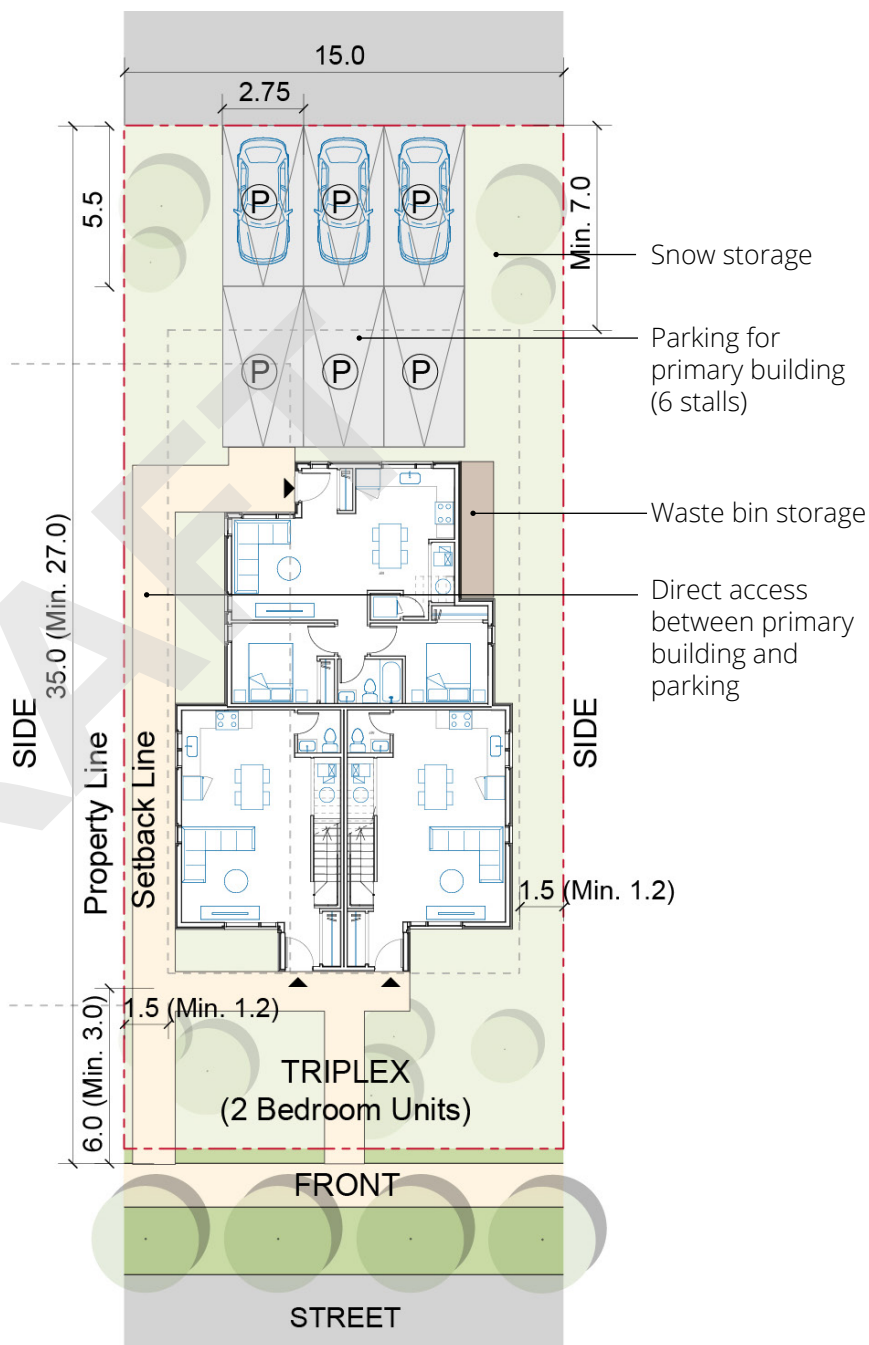
Total Units per Lot	3
Parking Stalls:	6 (2 stalls per unit)
Soft Landscaping	37%

Primary Building Summary

Building Width:	11.5 m
Building Depth:	17.45 m
Building Footprint:	177 sq. m. (1,905 sq.ft.)
Building Height:	7.5 m (2 Storeys)
Number of Bedrooms:	2 bedrooms per unit

Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.

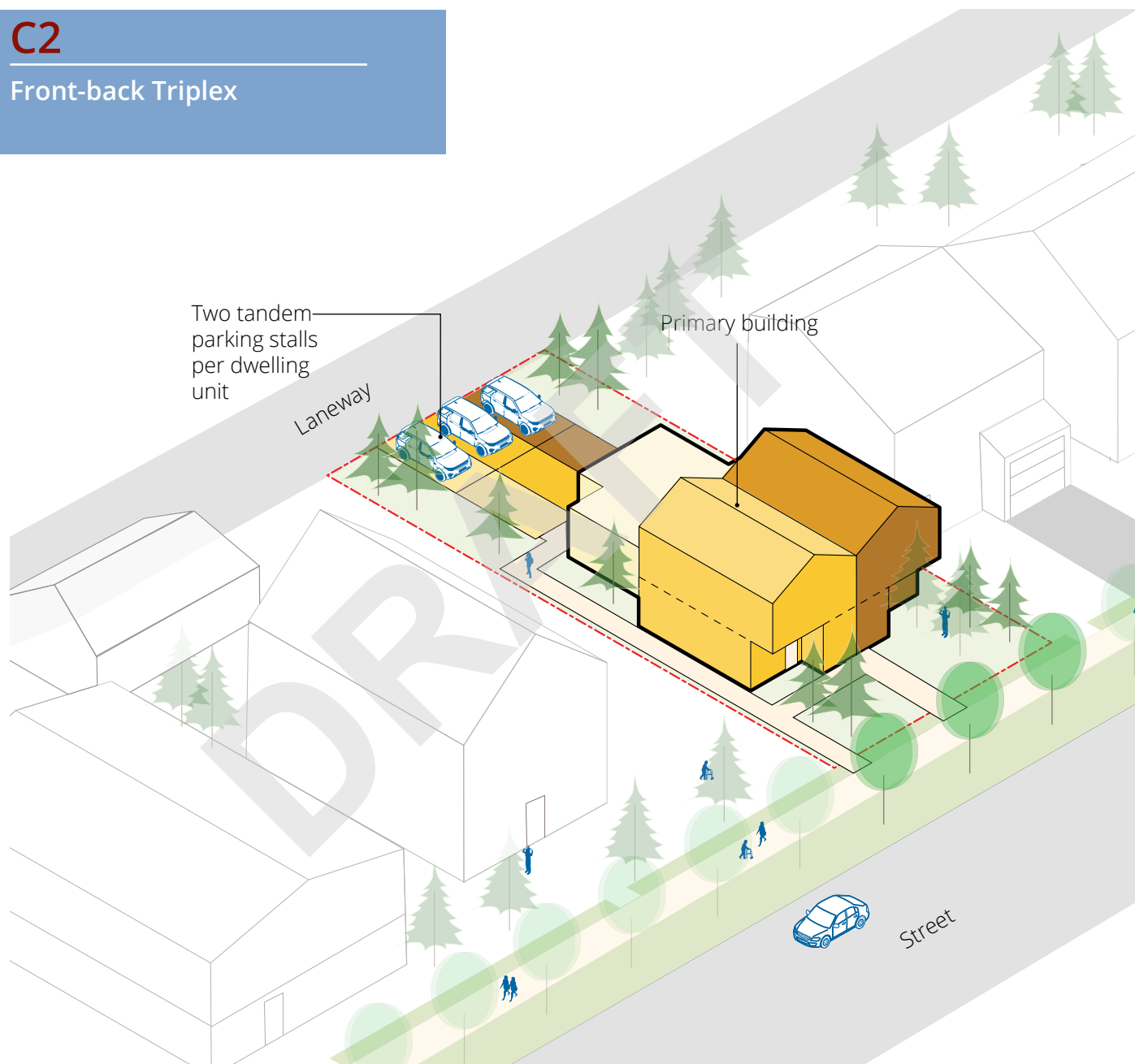
The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.



Plan

C2

Front-back Triplex



Conceptual View

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2.6 Fourplex

D1

Front-back Fourplex

Applicable Districts  

Lot Summary

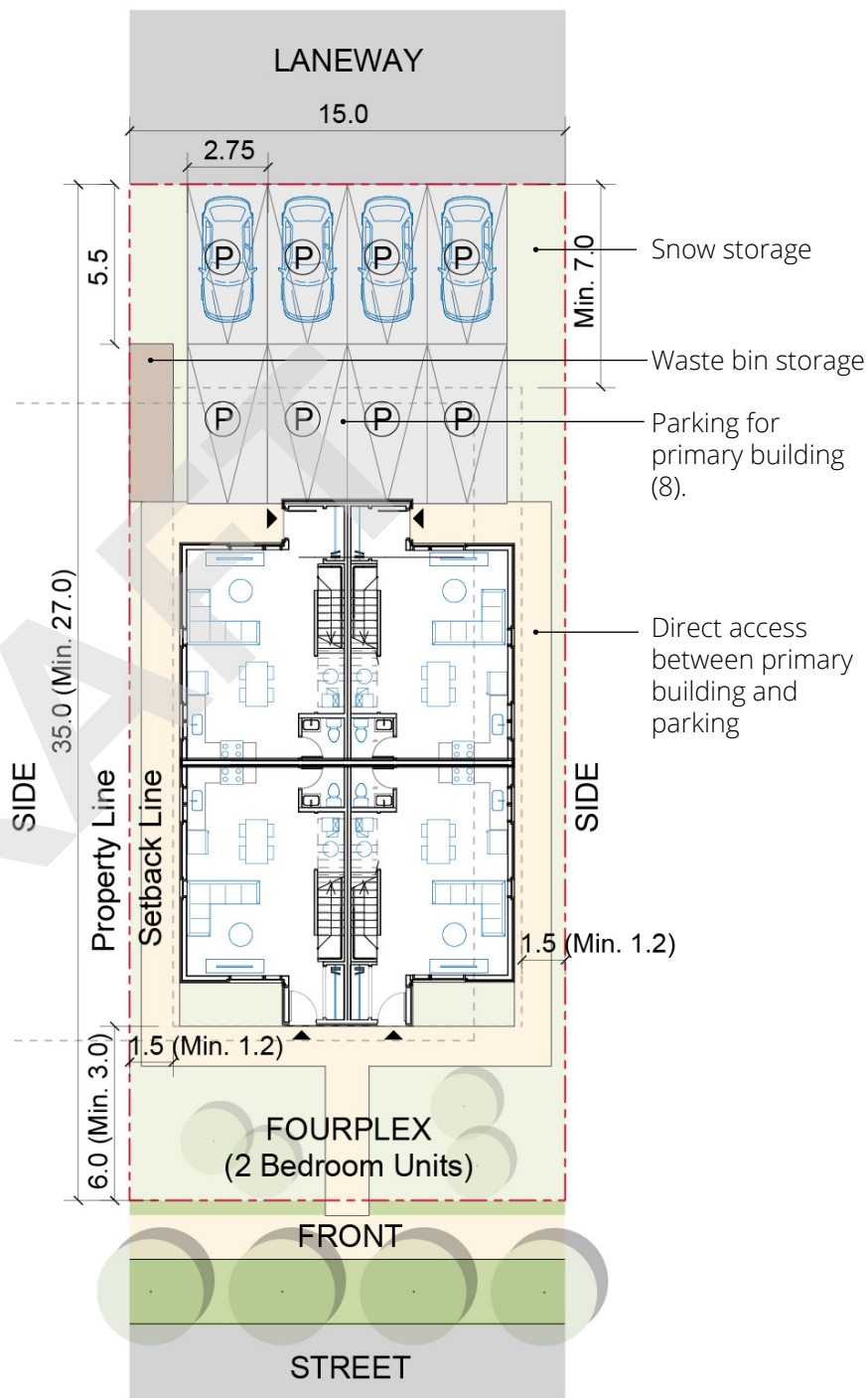
Total Units per Lot:	4
Parking Stalls:	8 (2 stalls per unit)
Soft Landscaping:	24%

Primary Building Summary

Building Width:	11.5 m
Building Depth:	18 m
Building Footprint:	206 sq. m. (2,217 sq.ft.)
Building Height:	7.5 m (2 Storeys)
Number of Bedrooms:	2 bedrooms per unit

Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.

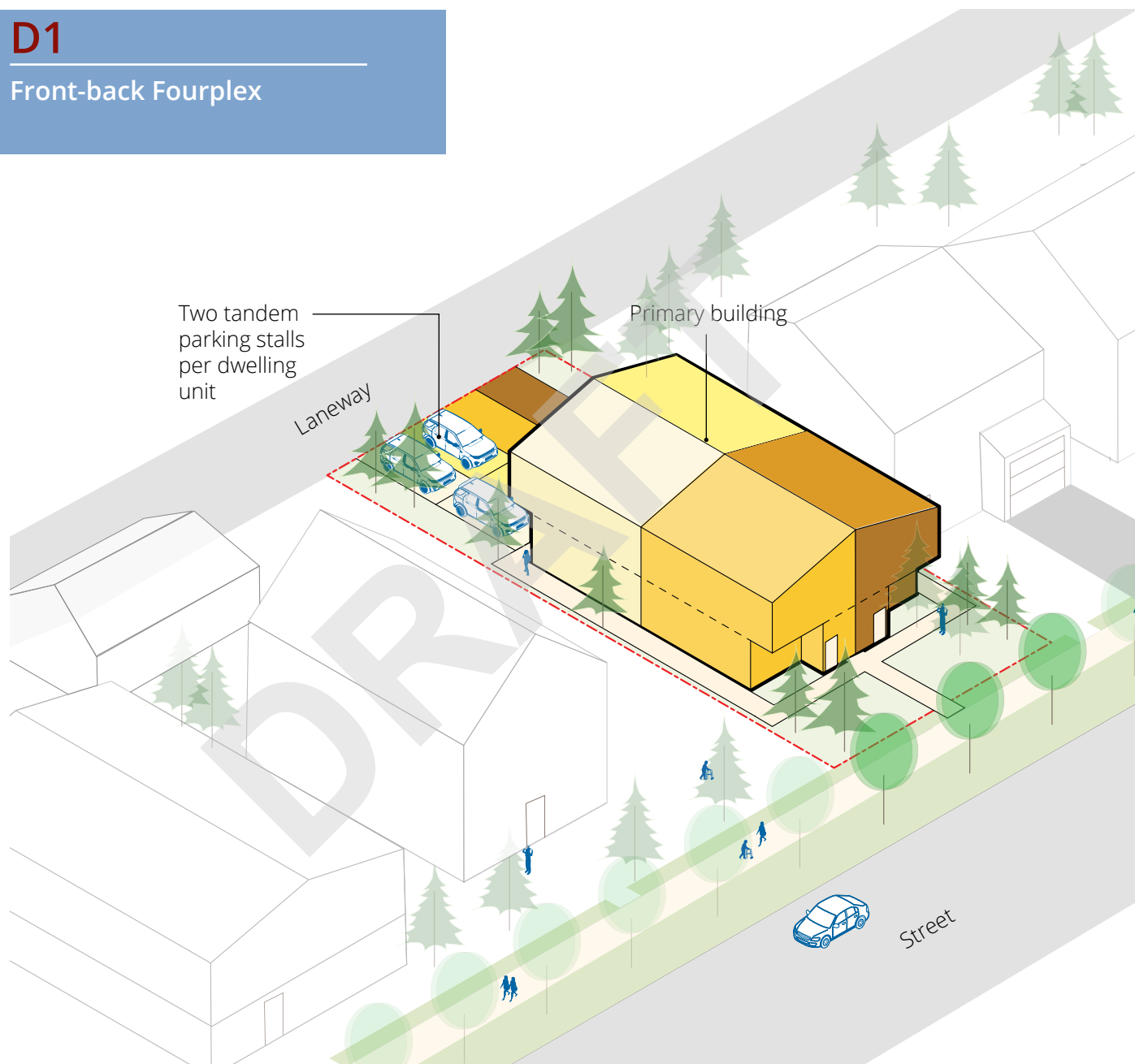
The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.



Plan

D1

Front-back Fourplex



Conceptual View

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2.7 Sixplex

E1

Stacked Sixplex

Applicable Districts



Lot Summary

Total Units per Lot 6

Parking Stalls: 8 (1 stall per unit + 2 visitor parking stalls)

Bicycle Parking 3 (0.5 stalls per unit)

Soft Landscaping 30%

Amenity Area 84 sq.m (min. 45 sq.m)

Primary Building Summary

Building Width: 15.2 m

Building Depth: 11 m

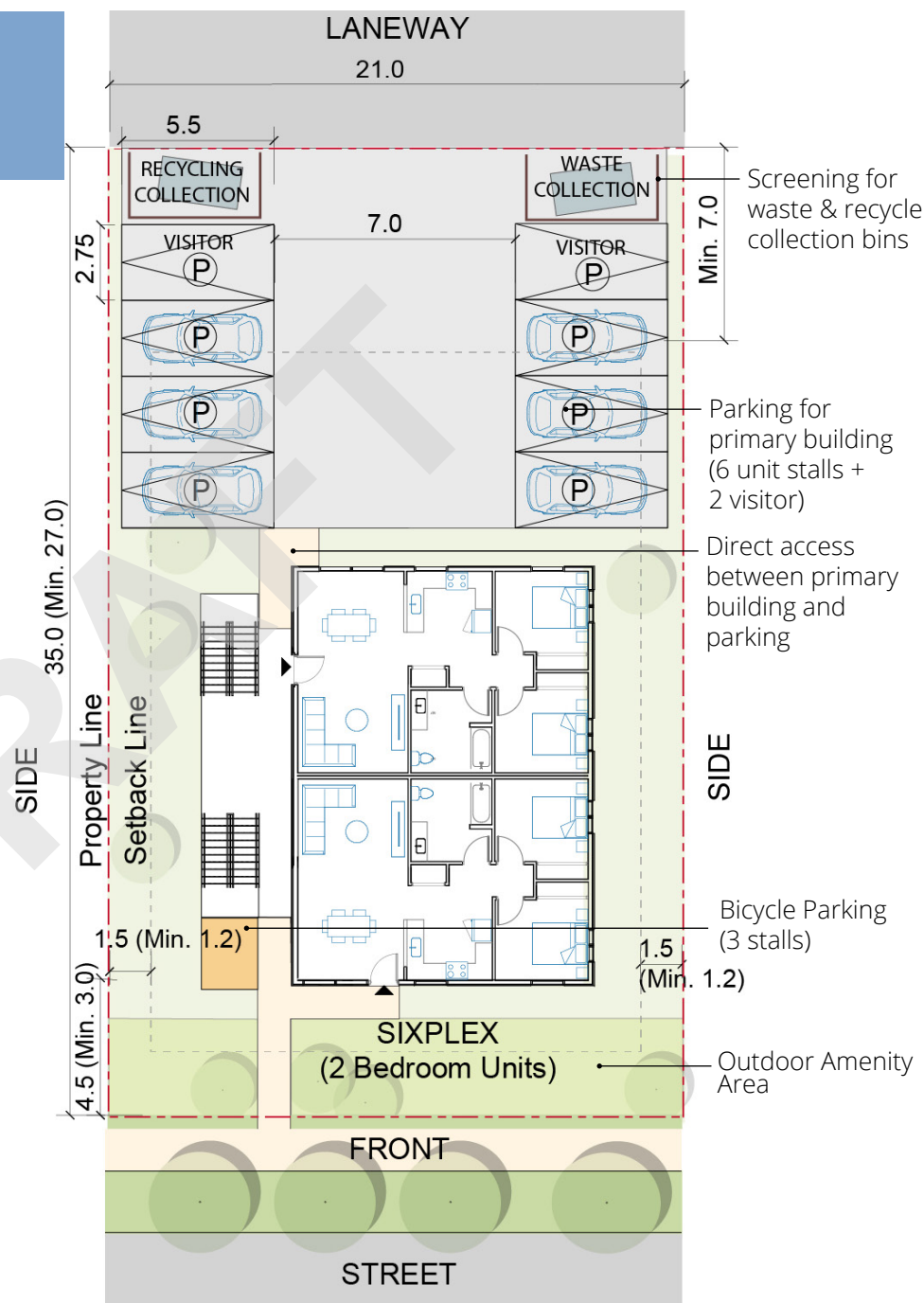
Building Footprint: 190 sq.m. (2,045 sq.ft.)

Building Height: 9.5 m (3 Storeys)

Number of Bedrooms: 2 bedrooms per unit

Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements.

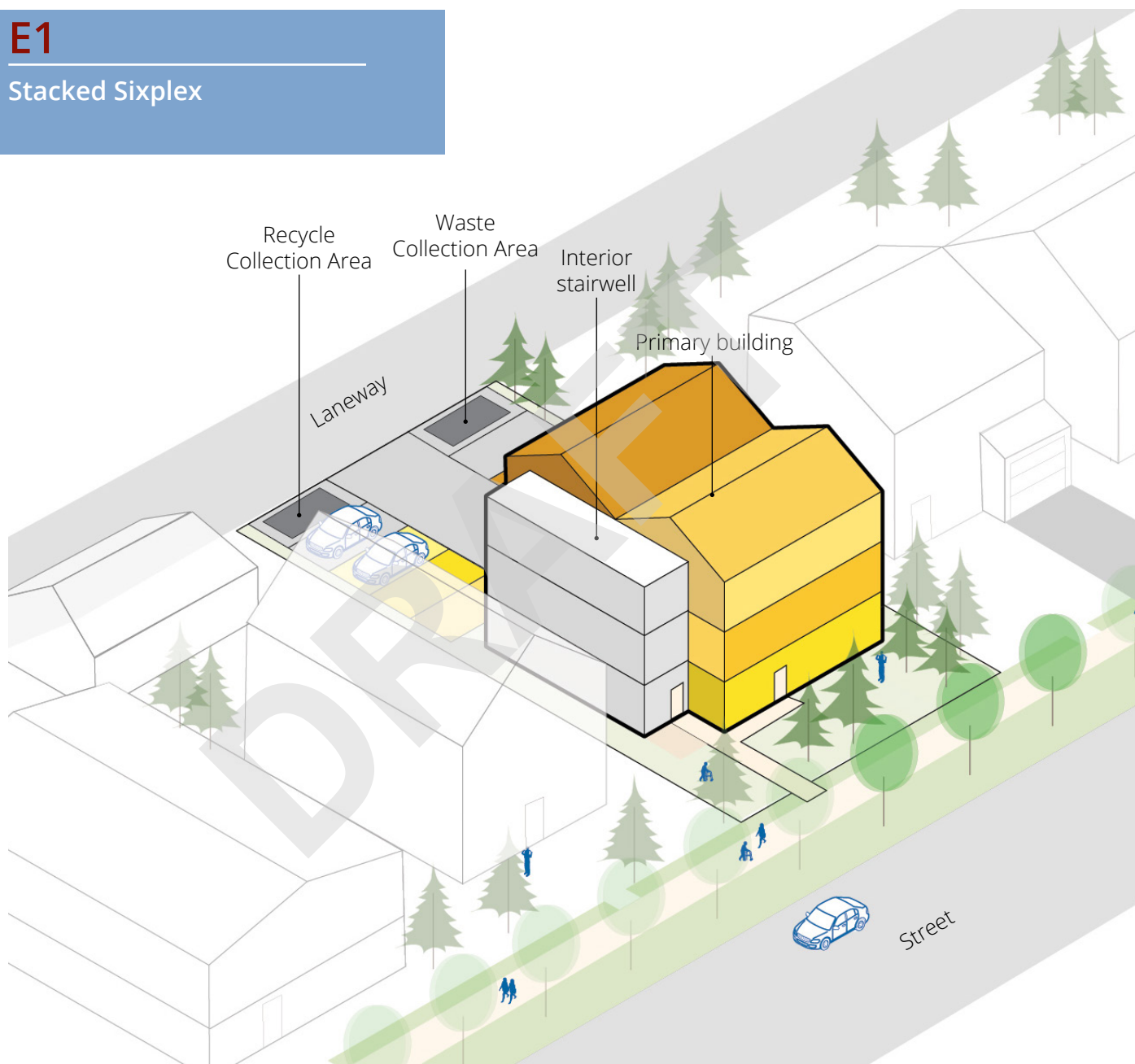
The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.



Plan

E1

Stacked Sixplex



Conceptual View

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2.8 Eightplex

F1

Side-by-side Eightplex

Applicable Districts



Lot Summary

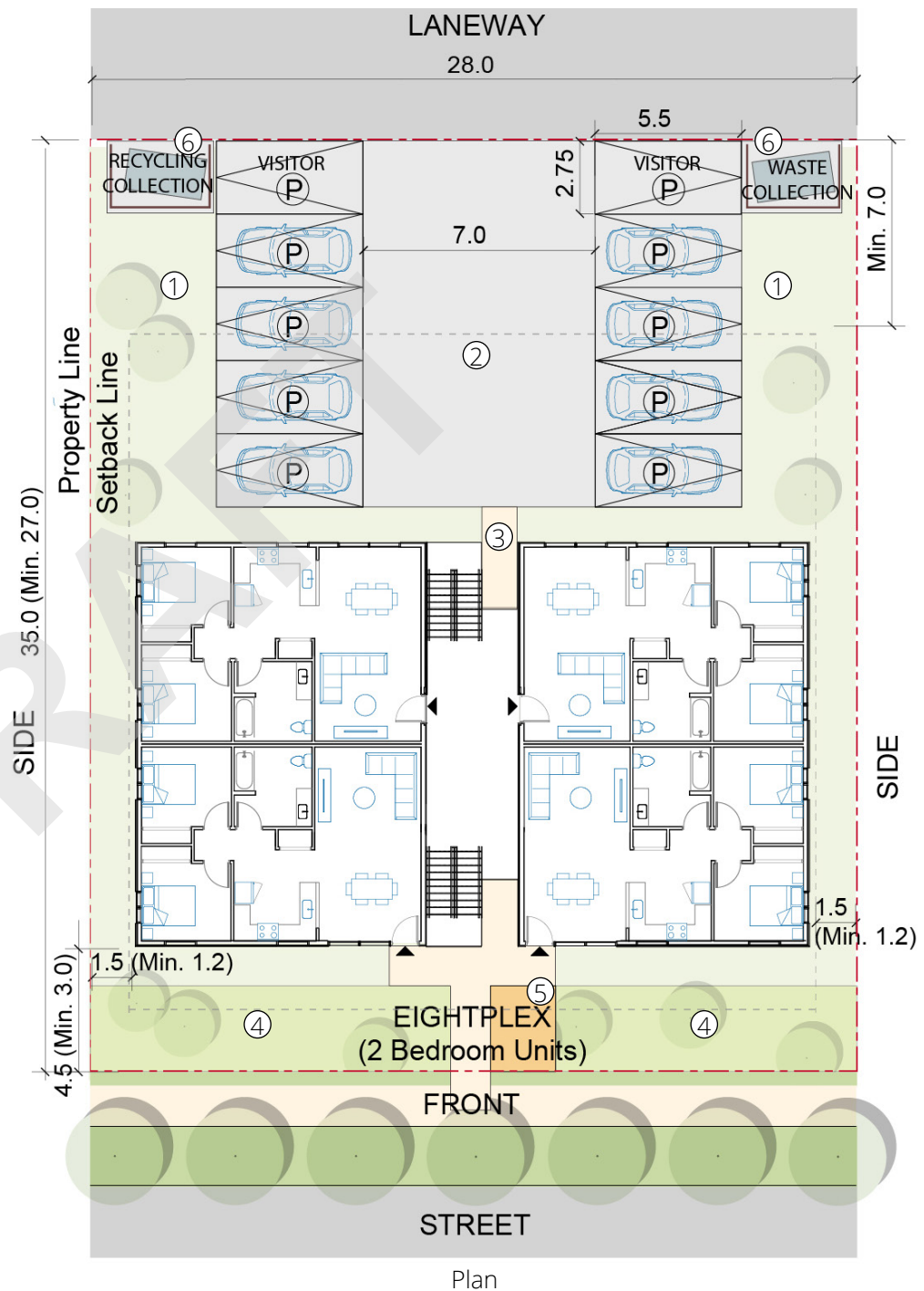
Total Units per Lot	8
Parking Stalls:	10 (1 stall per unit + 2 visitor parking stalls)
Bicycle Parking	4 (0.5 stalls per unit)
Soft Landscaping	25%
Amenity Area	112 sq.m (min. 60 sq.m)

Primary Building Summary

Building Width:	24.5 m
Building Depth:	15 m
Building Footprint:	364 sq. m. (3,918 sq.ft.)
Building Height:	7.5 m (2 Storeys)
Number of Bedrooms:	2 bedrooms per unit

LEGEND

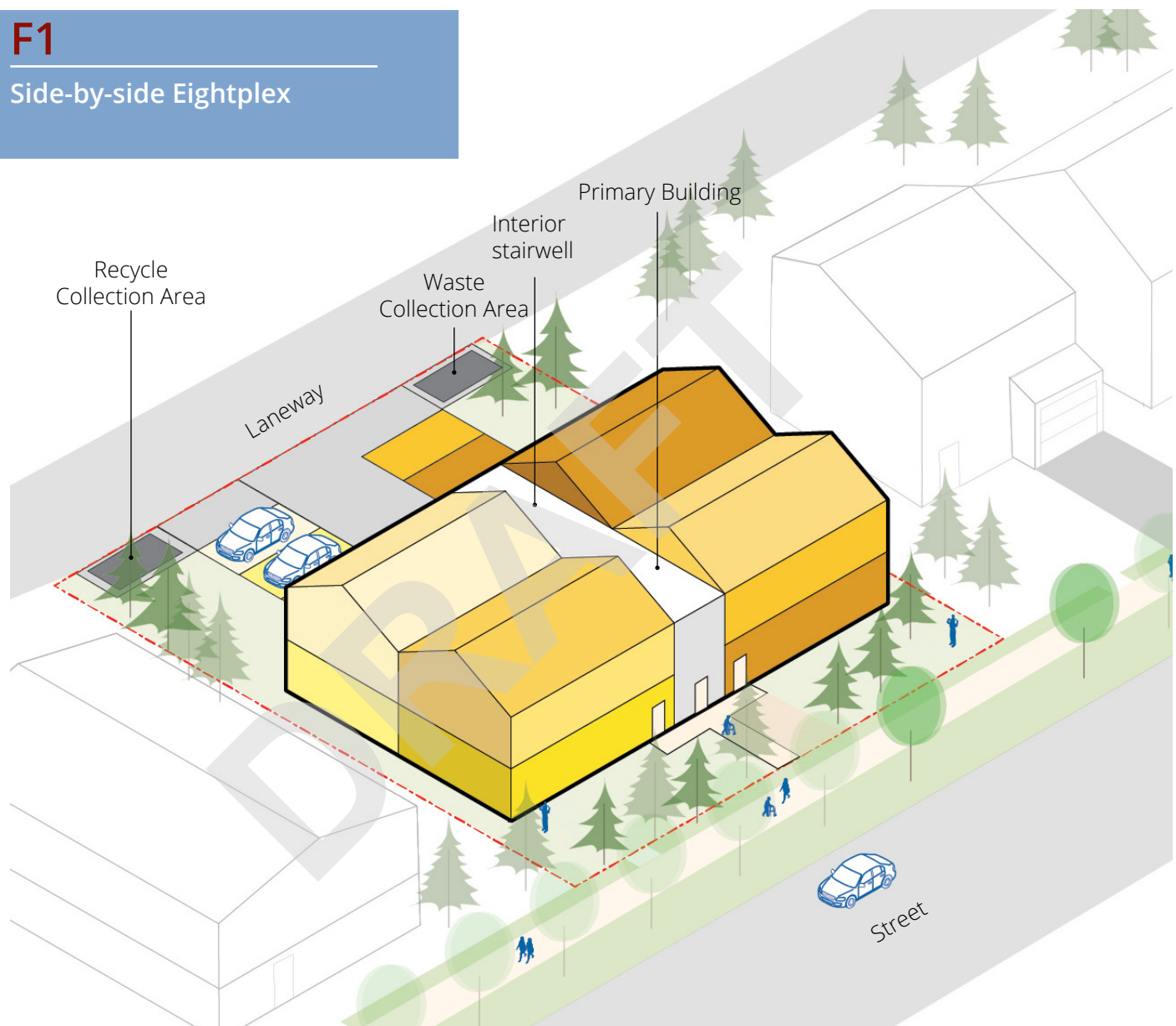
- ① Snow storage
- ② Parking for primary building (8 unit stalls + 2 visitor stalls)
- ③ Direct access between primary building and parking
- ④ Outdoor Amenity Area
- ⑤ Bike Parking (4 stalls)
- ⑥ Waste & Recycle Collection Areas with screening



Note: All dimensions are in metres. All dimensions shall be to exterior wall not foundation wall as per the Land Use Bylaw. Ensure adequate space for exterior cladding, to meet minimum setback requirements. The parking shown may not support a future detached garage. If a garage is being considered, additional development regulations will apply.

F1

Side-by-side Eightplex



Conceptual View

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