



DIVERSITY OF HOUSING

UNIT TYPES + SIZES | AFFORDABLE HOUSING | HOUSING STABILITY



11 PROPOSED POLICIES

HAVE YOUR SAY

11.1

Development containing residential units will provide a range of unit types and unit sizes including those suitable for larger households, and those with children and seniors.

11.2

Development containing more than 50 residential units will include:

- 11.2.1. a minimum of 30% of the total number of units as 2-bedroom units. Half of the required 2-bedroom units must contain a minimum of 90 square metres of gross floor area; and
- 11.2.2. a minimum of 20% of the total number of units as 3-bedroom units. Half of the required 3-bedroom units must contain a minimum of 106 square metres of gross floor area.

11.3

Residential units should include where appropriate: storage space; operable windows; bedrooms that contain closets and an operable window on an exterior wall; and balconies or terraces.

11.4

Development containing more than 60 residential units will provide a minimum amount of on-site affordable housing as follows:

- 11.4.1. 10% of the total residential gross floor area as Affordable Rental Housing; or
- 11.4.2. 15% of the total residential gross floor area as Affordable Ownership Housing; or
- 11.4.3. a combination of the above.

11.5

The City, at its sole discretion, may consider off-site affordable housing to meet the required provision.

11.6

Development that has the effect of removing all or part of a private building or related group of buildings and would result in the loss of six (6) or more dwelling rooms will not be approved unless:

- 11.6.1. at least the same amount of residential gross floor area is replaced and maintained with rents similar to those in effect at the time the development application is made; and
- 11.6.2. an acceptable tenant relocation and assistance plan addressing the right to return to occupy the replacement housing at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, is provided.