

Better Housing by Design Project

Decisions from December 11th PSC Work Session

Topic 1: Front garage limitations in multi-dwelling and single-dwelling zones.

- **PSC's direction is to base the 50% garage limitation on the combined facades of attached units, whether or not units are on separate lots.**

Topic 2: Front parking limitations in multi-dwelling and single-dwelling zones.

- **PSC's direction is to not allow parking in front of the front building line for any type of multi-unit/attached housing.** This brings consistency with the proposed BHD approach.

Topic 3: Parking to side of front building line for narrow lot attached houses (both BHD and RIP).

- **PSC's direction is to allow for front parking when set behind the front building line, as long as this meets the 40% vehicle area limit on the frontage.** This allowance would apply to all housing types.

Topic 4: Development bonus for visitable units (BHD).

- **PSC's direction is to support staff's proposal for a development bonus that provides 25% additional FAR for projects where at least 25% of units meet the visitability standards.**

Follow-up Request:

- Are we regulating larger multi-dwelling development in similar ways to small-scale housing types (duplexes, triplexes, attached houses, etc.)? Or, does creating regulatory consistency between the small-scale housing types in BHD and RIP result in more differences with regulations for larger multi-dwelling development? (Spevak)