

## EXCERPT OF DESIGN GUIDELINES FOR INTENSIVE RESIDENTIAL AND INFILL HOUSING

### Detached Accessory Dwellings

In addition to the guidelines contained in section 11.10.6, detached accessory dwelling units are also subject to the guidelines below. Detached accessory dwelling units, typically located in rear yards, can be a suitable alternative to a secondary suite within the principal dwelling. Detached accessory dwellings can increase the availability of ground oriented dwellings in existing neighbourhoods and they must remain as a rental unit, accessory to a principal residence; they cannot be subdivided or converted to a strata title property. Cottages are one storey detached accessory dwellings that are incidental, subordinate, and exclusively devoted to the principal residential use. Carriage Houses are two storey detached accessory dwellings that are incidental, subordinate, and exclusively devoted to the principal residential use. Tiny Homes are one storey detached accessory dwellings designed to be capable of being transported and relocated to different sites, which may or may not be constructed with wheels that are incidental, subordinate, and exclusively devoted to the principal residential use.

a) Accessory dwellings should be designed to clearly indicate they are smaller and accessory to a larger, more prominent principal dwelling with respect to height, massing, and siting. Exterior materials and design should be complementary to the principle dwelling.

b) Having a single driveway for both the principal dwelling and accessory dwelling is strongly encouraged. Parking for an accessory dwelling unit should be located behind the front wall of the principal dwelling.

c) Pedestrian access to the accessory dwelling should be clearly located at the front lot line and incorporate permeable surfacing and downcast lighting.

d) A minimum building separation between the principle dwelling and accessory dwelling of 4.8 m (~16 ft) (including attached raised decks) is encouraged.

e) A minimum 3 m (~10ft) setback to the rear property line is recommended for single level detached accessory dwellings. Increasing this setback should be considered where topography may increase overlook, or where the rear yard is designed for outdoor living space.

f) Outdoor living areas should be oriented toward the interior of the lot rather than adjacent properties where possible.

g) Given their limited floor area, site and design considerations for tiny homes should include accessory structures, such as attached decks or storage sheds to improve livability, skirting to present as a permanent residential building, and vehicle access for future relocation.

h) Carriage houses within the Urban Settlement Area are discouraged.

