

# INFORMATION SHEET - *Duplexes on Smaller Lots*

## Draft Vic West Neighbourhood Plan

### What's proposed?

- Support duplexes on lots of at least 15m (50') wide. Duplexes may be designed as side-by-side, front-to-back, or up-down duplexes.
- Require buildings be setback in the front and rear with landscaped open space consistent with existing building patterns.
- Encourage re-use and conversion to duplex of heritage buildings
- One on-site parking space for each unit (current parking standards)
- Maintain maximum building size consistent with current duplex zoning

### What's different?

- Currently, duplexes are only supported on lots larger than 18m (60') wide.
- The plan includes guidelines to ensure new units on smaller lots:
  - present a friendly face to the street
  - are designed sensitively to adjacent lots
  - contain on-site landscaped open space
- Currently, development may be up to 2 storeys tall, regardless of whether there is a basement (habitable basements may be partially above-ground, making the actual height of buildings with them approximately 2 ½ storeys). To fit in with the height of existing properties while supporting livable units, the draft plan supports duplexes of up to 2 ½ storeys if there is no habitable basement.
- The plan proposes updating the *Neighbourliness Guidelines for Duplexes*, which function as a bylaw regulating design of duplexes

### Benefits and tradeoffs

The plan will make the development and conversion to duplexes easier. Duplexes:

- May be more affordable than new single-family homes on the same land area.
- Provide more sustainable compact living options.
- Support the addition of larger units (3+ bedrooms) with access to open space (yard/patio) on-site.
- Provide more choice for how landowners develop their property, allowing more housing over time.
- Provide parking on-site but may add to use of on-street parking.
- Require careful design to minimize impacts of driveways and on the streetscape and yards.
- As proposed, would not fit on a many of the lots in "Area 3" (north of Langford Street and west of Russell Street) which are narrower than 15m.

### What could this look like?



*Illustrative examples of duplexes.*