ENABLING FOUR UNITS

PLANNING FOR KITCHENER'S LOW RISE RESIDENTIAL AREAS

To learn more about the project, participate in the process or to share your thoughts visit:

www.engagewr.ca/enablingfourunits

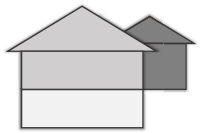
ABOUT THE PROJECT

'Enabling Four Units' is exploring the **creation of zoning regulations to allow up to four dwelling units on a lot** where a single-detached, semi-detached, or street-fronting townhouse dwelling is a permitted use.

ALREADY PERMITTED (UP TO THREE UNITS)

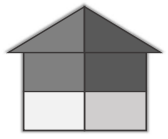


3 UNITS IN PRIMARY

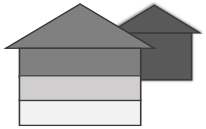


2 UNITS IN PRIMARY AND 1 UNIT IN DETACHED

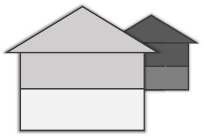
UNDER CONSIDERATION (UP TO FOUR UNITS)



4 UNITS IN PRIMARY



3 UNITS IN PRIMARY AND 1 UNIT IN DETACHED



2 UNITS IN PRIMARY AND 2 UNITS IN DETACHED

BENEFITS OF FOUR UNITS ON A LOT

- ADDS GENTLE DENSITY WITH MORE HOUSING OPTIONS
- RESPONDS TO GROWING HOUSING DEMAND
- SUPPORTS MULTI-GENERATIONAL HOUSEHOLDS
- ADDITIONAL SOURCE OF REVENUE FOR HOMEOWNERS
- IMPROVES HOUSING ATTAINABILITY
- EFFICIENT USE OF INFRASTRUCTURE

CONSIDERATIONS FOR ENABLING FOUR UNITS ON A LOT

- SERVICING CAPACITY
- SITE LAYOUT AND FUNCTIONALITY
- ADDITION TO EXISTING VS PURPOSE BUILT
- PARKING
- SETBACKS AND SEPARATION
- BUILDING HEIGHTS

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WHAT CAN ADDITIONAL UNITS ON A LOT LOOK LIKE?

Single Detached Dwelling
Lot width – 12.2 m / 40 ft
Lot depth – 38.1 m / 125 ft



Split Level Single Detached Dwelling
Lot width – 17.5 m / 57.5 ft
Lot depth – 35 m / 115 ft



Semi-detached Dwelling
Lot width – 10.4 m / 34 ft
Lot depth – 34.1 m / 112 ft



Narrow Lot
Lot width – 5.50 m / 18 ft
Lot depth – 31.5 m / 104 ft



SOURCE: www.rehousing.ca