

What is a Backyard Suite?

A Backyard Suite is an additional building on the same property as a single-family house that includes a self-contained dwelling unit. They are sometimes referred to as laneway houses, carriage houses, garden suites or garage suites.

	Current Regulations	Proposed Regulations
Uses	Garage Suite (with internal parking)	Backyard Suites (Garage or Garden Suite, no internal parking required)
Permitted or Discretionary	Discretionary Neighbour notification required and discretion based on impacts to adjacent properties	No change
Maximum Height	8.5m to the eaves (typically, 10m to roof peak)	7.6m to the roof peak or the height of the main house, whichever is lower. Where the suite is above a Garage, the maximum height is 7.6m.
Minimum Lot Width	12.2. (40ft)	No change
Dwelling Type	Only on a lot with a Single Detached Dwelling	No change
Maximum Number of Bedrooms	2	No change
Minimum Parking Stalls	1 per bedroom (plus parking for the main house)	1 total for 1- or 2-bedroom suites (plus parking for the main house)
Maximum Site Coverage	No specific limit for the suite, but all buildings must meet district limits	20% for the suite, total coverage must meet district limits
Maximum Floor Area	No maximum	80% of main house GFA or 75m ² (whichever is smaller)