

Ground Oriented Zone Handout (December 2025)

This handout has been prepared for your convenience. Refer to the City's [Zoning Bylaw 6700](#) for applicable regulations which can generally be found in Sections 573-583 and other applicable sections of the Bylaw.

Purpose

The Ground Oriented (GO) Zone permits a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy tree canopy. Permitted uses include residential, supportive community uses and home-based businesses.

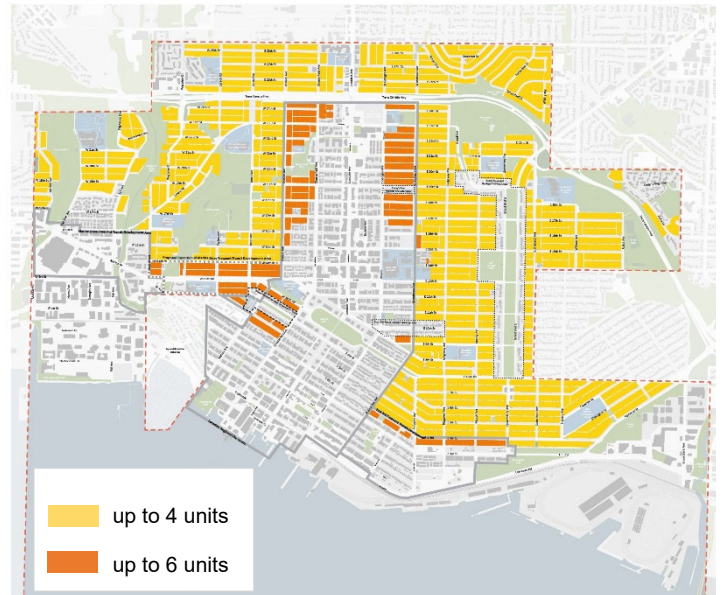
Where it applies

This zone applies primarily to properties that were previously zoned for single-family and duplex dwellings – excluding certain heritage areas and properties.

Maximum housing units

Stratified and non-stratified housing units are permitted as indicated:

Lot Area and Location	Dwelling Units Permitted
Lot Area ≤ 280 sqm	3 units
Lot Area > 280 sqm, and within Low Rise Neighbourhood 1 Designation	4 units
Lot Area > 280 sqm, and within Low Rise Neighbourhood 2 or Designation	6 units



Key regulations

OCP Designation	Minimum Lot Dimensions	Maximum Gross Floor Area (Exclusions per the zone)
Low Rise Neighbourhood 1	7.5 m width* *conditions apply	0.85 FSR
Low Rise Neighbourhood 2	15 m width	1.0 FSR

Dwelling Units	Maximum Lot Coverage	Minimum Permeable Area
1	30%	50%
2	35%	45%
3-4	40%	35%
5-6	45%	30%

Minimum Siting

- Front: 3m
- Rear: 1.5m
- Interior: 1.2m
- Exterior: lesser of 3m or 0.2x lot width

Maximum Height

- 3 Storeys; maximum meters per the zone
- Exemptions per the zone, e.g. for roof decks

Minimum Vehicle Parking

- 0.5 parking spaces per Dwelling Unit

Storage

- Bicycling Parking, or Mobility Parking and Recreational Storage Area required

Examples of ground-oriented housing forms

