

**Attachment to
Planning & Strategic
Initiatives Committee
Agenda**

May 29, 2017

RE: CSD-17-045

Appendix B

Appendix B: First Draft Zoning By-law – Component E Summary of Changes

SECTION 3 – DEFINITIONS (Formerly Section 4)

Section (New By-law)	Section (85-1)	Action	Details
Dwelling		New	<ul style="list-style-type: none"> Modified from previous CRoZBy component to include list of types of dwelling units
Dwelling, back to back townhouse		New	<ul style="list-style-type: none"> Defines a new term for this type of dwelling
Dwelling, cluster townhouse	Cluster Townhouse Dwelling	Modified	<ul style="list-style-type: none"> Modified to remove 'regulation' like language from definition
Dwelling, multiple	Multiple Dwelling	Modified	<ul style="list-style-type: none"> Modified to clarify dwelling types it excludes
Dwelling, semi-detached	Semi-detached Dwelling	Modified	<ul style="list-style-type: none"> Modified to remove 'regulation' like language from definition and added wording to clarify that the semi-detached dwelling is the principal use of the building
Dwelling, single detached	Single Detached Dwelling	Modified	<ul style="list-style-type: none"> Added wording to clarify that the single detached dwelling is the principal use of the building
Dwelling, street townhouse	Street Townhouse Dwelling	Modified	<ul style="list-style-type: none"> Modified to remove 'regulation' like language from definition and added wording to clarify that the street townhouse dwelling is the principal use of the building
Dwelling unit, second	Duplex Dwelling	Replace	<ul style="list-style-type: none"> New, replaces duplex. Reflects terminology used in new Provincial legislation.
Dwelling unit, secondary	Coach house, Garden suite	Replace	<ul style="list-style-type: none"> New, replaces coach houses and garden suites. Reflects terminology used in new Provincial legislation.
Garage, Private		New	<ul style="list-style-type: none"> Defines a new term used within Section 5: Parking, Loading, and Stacking
Garage Width, Private		New	<ul style="list-style-type: none"> Defines a new term used within Section 5: Parking, Loading, and Stacking
Primary frontage		New	<ul style="list-style-type: none"> Defines a new term. Added for purposes of regulation in RES zones

SECTION 4 – GENERAL REGULATIONS (Formerly Section 5)

Section (New By-law)	Section (85-1)	Action	Details
	5.7 Front Yard Building Setback	Modified	<ul style="list-style-type: none"> Removed regulations as captured in regulations in RES zones. See Section 7.3 Summary - Minimum Front Yard or Exterior Yard Setback.
4.7 Frontage on a Street	5.2 Frontage on a Street	New	<ul style="list-style-type: none"> Added regulation that requires principal buildings to provide entrance at grade for facades fronting public street

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Section (New By-law)	Section (85-1)	Action	Details
4.15 Number of Dwellings Per Lot	5.22 Coach House Dwelling Units	Modified	<ul style="list-style-type: none"> Added regulations for second dwelling units and secondary dwelling units to reflect new Provincial legislative requirements. Replaces coach house regulations.
4.17.4 Decks 4.17.7 Porches	5.6.A.4 Terraces, Porches and Decks	Modified	<ul style="list-style-type: none"> Split regulations for decks and porches into separate subsections. Modified regulation to allow covered decks that exceed 0.6 metres in height above finished grade level to be setback a minimum of 4.0 metres from a rear lot line rather than the required rear yard setback for buildings and structures required by the applicable zone
4.17.10 Steps and Access Ramps	5.6.1 Steps and Access Ramps	Modified	<ul style="list-style-type: none"> Added regulation that allows unenclosed steps and access ramps associated with heritage buildings/structure to be reconstructed in required front yard or interior side yards provided that a Heritage Permit application is approved. Regulation currently exists for decks and porches.
4.19 Porches		New	<ul style="list-style-type: none"> Added regulation that requires all new porches to be 1.5m in depth. Intended to improve functionality of porches and implement a recommendation of the Neighbourhood Strategy.

SECTION 5– PARKING, LOADING, AND STACKING (Formerly Section 6)

Section (New By-law)	Section (85-1)	Action	Details
5.3b) Driveway and Garage Regulations for Residential Uses	6.1.1.1 b)iii)	Modified	<ul style="list-style-type: none"> Simplified language to reduce the number of subsections by clarifying that one driveway with one access point is permitted from each street or lane
5.3d)-f) Driveway and Garage Regulations for Residential Uses	5.5A, 5.5B, 5.5C	Modified	<ul style="list-style-type: none"> Modified provisions to stipulate maximum widths for private garages and driveways based on the size of a lot Modified provisions regarding garage projections which differ by geographic location (see Appendix J of the draft Zoning By-law). On lands identified in Appendix J (i.e. RIENS area), garage projections are not permitted. On lands not identified in Appendix J, garage projections are permitted, subject to additional regulations (i.e. setback from the front façade, detached or, no garage)
5.3g) Driveway and Garage Regulations for Residential Uses	6.1.1.1 b)iv) 6.1.1.1 c)iii)	Modified	<ul style="list-style-type: none"> Modified from first draft Zoning By-law Component B to add language to clarify that the regulation is to be measured from the intersection point of the front lot line and exterior side lot line, and updated illustration to reflect new terms

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Section (New By-law)	Section (85-1)	Action	Details
Table 5-3 Minimum Parking Space and Bicycle Parking Schedule		New	<ul style="list-style-type: none"> Added new parking rates for Second Dwelling Units and Secondary Dwelling Units in applicable geographies

SECTION 7– RESIDENTIAL (RES ZONES (Formerly Section 35, 36, 37, 38, 39, 40, 41, 42, 43))

Section (New By-law)	Section (85-1)	Action	Details
7.1 Applicable Zones	R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9	Modified	<ul style="list-style-type: none"> RES-1, RES-2, RES-3, RES-4, RES-5, RES-6, RES-7 Align with Official Plan residential land uses designations - Low Rise Residential, Medium Rise Residential, High Rise Residential Generally, RES-1 replaces R-1 and R-2, RES-2 replaces R-3, RES-3 replace R-4, RES-4 replaces R-5, RES-5 replaces R-6, RES-6 replaces R-7 and R-8, and, RES-7 replaces R-9
7.2 Permitted Uses	35.1, 36.1, 37.1, 38.1, 39.1, 40.1, 41.1, 42.1, 43.1	Modified	<ul style="list-style-type: none"> Proposed RES zones range from those that accommodate limited residential uses on a range of lot sizes (from large estate lots/un-serviced lots to smaller greenfield subdivision lots) to those that provide for a broad range of residential uses and limited non-residential uses. <ul style="list-style-type: none"> RES-6 – limited to medium density dwelling types and special needs housing to implement official plan - cluster townhouse dwelling, multiple dwelling; lodging house, hospice, large residential care facility RES-7 – limited to high density dwelling types and special needs housing to implement official plan - multiple dwelling; lodging house, hospice, large residential care facility Allowing for second dwelling units (i.e. duplexes) subject to regulations within single detached, semi-detached and, street townhouse dwellings and; allowing for secondary dwellings (i.e. garden suites/coach houses) subject to regulations in a detached building on a lot with a single detached, semi-detached or, street townhouse dwelling. complementary non-residential use permission have been expanded <ul style="list-style-type: none"> RES-6 and RES-7 – compared to R-7, R-8 and R-9, allow for artisan’s establishment, community facility (i.e. community centres, libraries or similar community gathering spaces), health office and studio within multiple dwellings in addition to previous permissions for convenience retail, day care facility, financial establishment, office and personal services (where considered appropriate within each zone).

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Section (New By-law)	Section (85-1)	Action	Details
7.3 Regulations		New	<i>Minimum Lot Area</i> <ul style="list-style-type: none"> RES-5 – minimum lot area of 525 square metres for cluster townhouses and 495 square metres for multiple dwellings RES-6– minimum lot area of 525 square metres for cluster townhouses
	40.2 41.2, 42.2 43.2	Modified	<i>Minimum Lot Width</i> <ul style="list-style-type: none"> RES-5 – increased lot width to 19m for cluster townhouses and multiple dwellings with over 4 dwelling units RES-6 – increased lot width to 19m for cluster townhouses RES-7 – increased lot width to 30m
	38.2, 39.2, 40.2, 41.2 40.2	Deleted Modified	<i>Interior Side Yard Setback</i> <ul style="list-style-type: none"> Removed ability to have 0m side yard setbacks RES-5 – Cluster Townhouse Dwelling – increased setback to 4.5m
	5.7 41.2, 42.2		<i>Minimum Front Yard or Exterior Side Yard Setback</i> <ul style="list-style-type: none"> RES-1, RES-2, RES-3, RES-4 and RES-5 - Any new (or additions to) single detached, semi-detached or street townhouse dwellings shall be required to have a setback from a street that is based on the average setback of the two abutting properties. A tolerance of 1 to 2 metres from the average has been incorporated into the regulation. Regulation replaces 5.7 Front Yard Building Setback in current zoning bylaw. Implements recommendations of Residential Intensification in Established Neighbourhoods Study (RIENS). RES-6 – cluster townhouses dwellings – reduced setbacks to allow for greater building density
		New	<i>Minimum Building Height</i> <ul style="list-style-type: none"> RES-6 zone - minimum building height of 7.5m for cluster townhouse and multiple dwelling RES 7- minimum building height of 11m for multiple dwelling
	35.2, 36.2, 37.2, 38.2, 39.2, 40.2, 41.2, 42.2, 43.2	Modified New	<i>Maximum Building Height/Number of Storeys</i> <ul style="list-style-type: none"> Generally increased by 0.5-1.0m to implement official plan policies 15.D.3.12 and 15.D.3.19 in Official Plan. Regulation added to allow for increased height/storeys when building has primary frontage on Regional Road or City Arterial Street. Implements policy 15.D.3.13 in Official Plan

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Section (New By-law)	Section (85-1)	Action	Details
		New	<ul style="list-style-type: none"> New regulations added pertaining to maximum number of storeys in additional to max building height to implements requirements of Official Plan.
	43.2	Modified	<i>Minimum Floor Space Ratio</i> <ul style="list-style-type: none"> RES-7 – has been increased from 1.0 in comparable R-9 zone to 2.0 to implement Official Plan Policy 15.D.3.24
		New	<i>Podium</i> <ul style="list-style-type: none"> RES-6 and RES-7 Zone – building setbacks have been reduced from comparable R-7, R-8 and R-9 zone, but new regulation added to require buildings greater than 14 metres in height to have a podium and additional height above 14 m to be stepped back. Regulation remains under review and subject to additional input from Urban Design Manual Process
		New	<i>Minimum Number of Dwelling Units</i> <ul style="list-style-type: none"> RES-6 zone - minimum number of 5 units for cluster townhouses and multiple dwellings
		New	<ul style="list-style-type: none"> RES-7 zone - minimum number of 5 units for multiple dwellings
		Modified	<i>Maximum Number of Dwelling Units</i> <ul style="list-style-type: none"> RES-4 – multiple dwelling - increased from maximum of 3 units in comparable R-5 zone to 4 units.
		New	<ul style="list-style-type: none"> RES-4 – limiting number of dwelling units in street townhouse dwelling to 4 units
	New	<ul style="list-style-type: none"> RES-5 – limiting number of dwelling units in street townhouse and cluster townhouse dwelling to 6 units 	
	New	<i>Minimum Outdoor Amenity Area</i> <ul style="list-style-type: none"> New regulation requiring minimum outdoor amenity area for cluster townhouses and multiple dwellings to implement guideline in Urban Design Manual. Regulations remains under review and subject to additional input from Urban Design Manual Process 	

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	43.2	Deleted	<p><i>Maximum Gross Floor Area of Individual Non-Residential Uses</i></p> <ul style="list-style-type: none"> Removed requirement to have 20 dwellings units/residents in order to allow non-residential use Increased individual non-residential use gross floor area from 225 square metres to 600 square metres Increased maximum total gross floor area of all non-residential uses from 20% to 25%, and no longer limited to total of 550 square metres
	43.2	Modified	
	43.2	Modified	

APPENDICES

Section (New By-law)	Section (85-1)	Action	Details
Appendix D - Special Regulation Provisions For Specific Lands	Appendix D - Special Regulation Provisions For Specific Lands	New	<ul style="list-style-type: none"> New special regulations proposed to implement recommendations of Residential Intensification in Established Neighbourhoods Study (RIENS). They will be applied to select areas/properties within RIENS area upon further evaluation and application of RES zones. Specific special regulations will stipulate that: <ul style="list-style-type: none"> the maximum building height is 9 metres (2 storeys). garages are permitted, but they are only permitted in the form of detached garages that are located within the rear yard. garages are permitted but they are required to be recessed beyond the front face of the dwelling. garages are not permitted
Appendix J – Residential Intensification in Established Neighbourhoods Study (RIENS) Area		New	<ul style="list-style-type: none"> The Residential Intensification in Established Neighbourhoods Study (RIENS) Area is delineated on Appendix J for the purposes of specific regulations pertaining to this area in Section 5: Parking, Loading and Stacking.