

**TO:** CITY MANAGER **DATE:** 2018 September 19

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20  
*Reference:* *Bylaw Text Amendment*

**SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT**  
**Rental Tenure Zoning**

**PURPOSE:** To request Council approval of proposed amendments to the Burnaby Zoning Bylaw to create rental tenure zoning districts and regulations.

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**RECOMMENDATIONS:**

1. **THAT** Council approve the proposed rental tenure zoning provisions, as outlined in this report.
2. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 4.0 and Appendix A of this report, for advancement to a Public Hearing on 2018 November 20.

**REPORT****1.0 INTRODUCTION**

On 2018 May 31, the Provincial government enacted the *Residential Rental Tenure Zoning Amendment Act*, which enables local governments to enact zoning bylaws governing rental tenure. The legislation gives local governments the ability to establish rental tenure housing as a specific land use.

Based on the legislation, on 2018 July 23, Council passed a motion requesting that staff begin the process of implementing a rental zoning bylaw. In response, this report presents bylaw amendments to establish rental-only zoning sub-districts in the Multiple Family Residential (RM) Districts, Commercial (C) Districts, and Institutional (P) District Schedules of the Burnaby Zoning Bylaw. The text of the proposed bylaw amendments is *attached* as Appendix A. These amendments provide the necessary bylaw provisions to allow for implementation of rental zoning policies. Policy recommendations for applying the new rental zoning sub-districts will be the subject of subsequent reports to Council.

**2.0 CITY POLICY FRAMEWORK**

The proposed bylaw amendments are supported by the following City-wide policies:

## The Social Sustainability Strategy

- **Strategic Priority 1 - Meeting Basic Needs**
- **Strategic Priority 5 – Enhancing Neighbourhoods**

## The Economic Development Strategy

- **G1 Building a Strong, Liveable, Healthy Community**
  - A diverse and affordable housing stock which is appropriate to resident's needs
  - Non-market Housing -- Explore possible ways to use the rezoning of land for market residential development as a means of helping achieve more non-market housing

## The Official Community Plan

- **Goal 4: Special and Affordable Housing Needs - To help ensure that the needs of people with special and affordable housing requirements are met**
  - to continue to provide for increased housing opportunities in the City with particular encouragement for groundoriented housing forms
  - to broaden housing options within the City and its neighbourhoods to allow more residents to stay in familiar neighbourhoods as they age and their housing needs change
  - to seek new methods, regulations and partnerships to encourage the development and protection of affordable and special needs housing in the City
- **Goal: Social Planning - To facilitate the development and ongoing sustainability of a community which enhances the physical, social, psychological and cultural well-being of Burnaby residents**

Further to the above, the proposed approach also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
  - Social Connection – Enhance social connections throughout Burnaby
  - Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments
- **A Dynamic Community**
  - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
  - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
  - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

### **3.0 OVERVIEW OF PROVINCIAL LEGISLATION**

#### **3.1 Application**

The *Residential Rental Tenure Zoning Amendment Act* enables local governments to establish rental tenure for multiple family residential uses in zoning bylaws. The Province has indicated that multiple family residential is defined as having at least two or more dwelling units. Therefore, rental zoning can be established under the City's multiple family districts (RM Districts) and where two or more dwelling units are permitted, such as in the Hastings Village Commercial (C8) District, Urban Village Commercial (C9) District and the SFU Neighbourhood (P11) District. It can also apply to Comprehensive Development (CD) zoning based on the above Districts. These rental tenure zoning districts can be used and applied on the same basis as other zoning districts.

#### **3.2 Non-Conforming Forms of Tenure**

Rental tenure zoning is subject to the existing provisions of the *Local Government Act* pertaining to non-conforming uses and structures. For example, where a rental tenure zoning bylaw is adopted for any given property, the tenure of existing dwelling units (including those that have received rezoning approval) are permitted to continue. A change in property owners or tenants would also not affect any non-conforming tenure status of a property.

However, redevelopment of the property and/or any new units added to a non-conforming structure, on a property zoned for rental tenure, would typically be subject to the rental tenure provisions of the zoning bylaw, and other applicable legislation provisions.

#### **3.3 Tenure Analogous to Use and Density**

Under the new legislation, tenure is subject to similar regulatory conditions as use and density. Specifically, tenure is classed alongside use and density as an aspect of zoning that can be less easily varied. For instance, following a public hearing on a bylaw, a council cannot alter a part of a zoning bylaw that requires rental housing without further notice and the required bylaw amendment and public hearing process. This aligns with the public hearing requirements for zoning bylaw changes to use and density. Likewise, tenure cannot be varied through Board of Variance appeals.

### **4.0 PROPOSED ZONING BYLAW AMENDMENTS**

This report presents amendments to the Burnaby Zoning Bylaw in order to define rental housing as a distinct use and establish rental zoning districts in the Multiple Family Residential (RM), Commercial (C), and Institutional (P) zoning schedules. These amendments establish a regulatory framework for rental housing development, and ensure that rental housing proposals are subject to Council approval and public input through the rezoning process. The proposed

amendments provide the flexibility to support a variety of rental housing policies, and provide a basis for more detailed policy development for application of the bylaw provisions. The text of the proposed bylaw amendments is *attached* as Appendix A.

#### **4.1 Definition**

In order to implement rental zoning, a definition of rental housing that distinguishes it from other uses must be provided. As noted above, the new rental zoning legislation applies to multiple family residential developments only, and can be applied on the same basis as other zoning districts to regulate land use and development.

It is recommended that the use be defined at the level of a single rental dwelling unit, and that standard characteristics of rental tenure, such as monthly or yearly terms, and compliance with the *Residential Tenancy Act*, be referenced. In addition, compliance with other requirements or legal instruments, such as Housing Agreements, would continue to apply, especially in relation to the provision of non-market or ‘affordable’ units.

#### **4.2 Amendments to the RM, C8, C9, and P11 Districts**

To apply the new legislation, it is proposed that new rental zoning sub-districts be created. It is proposed that the new rental tenure zoning be created as sub-districts within the RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, and P11 Districts, with an “r” suffix (e.g. RM1r, RM2r, etc.).

Dwelling units zoned to these sub-districts would be limited to purpose-built rental units within a multiple family development. The densities of these new sub-districts would be the same as each of the corresponding parent districts, and the other development controls, such as setback and height limitations, would also be the same as the parent district. This approach integrates rental housing into the existing zoning framework of the Burnaby Zoning Bylaw, and ensures consistency in building form and density, while minimizing redundant text within the bylaw.

These new rental sub-districts would be able to be applied to a multiple family development site in conjunction with other zoning districts, or on a standalone basis through the rezoning process.

#### **4.3 Amendments in the C1, C2, and C3 Districts**

Staff have identified an additional opportunity, within the Burnaby Zoning Bylaw, for the application of rental tenure zoning within the C1, C2 and C3 Commercial Districts.

Development under these districts typically do not use the floor area (FAR) permitted under the Bylaw. This occurs as there can be a lack of market demand for office and other commercial uses that occupy above-grade floors. For example, the C3 Commercial District permits an FAR of up to 6.0; however, typical uptake is much less than that, at around 1.0 – 2.5 FAR. The result in such circumstances is that significant amount of permitted gross floor area is not realized when properties redevelop, despite that density being accounted for in adopted Community Plans. Therefore, permitting a controlled amount of rental units in these Commercial Districts

represents an innovative approach to the creation of new rental supply, within the densities already accounted for by existing Community Plans.

To enable rental tenure zoning in commercial districts, staff recommend permitting rental dwelling units in the C1, C2, and C3 Districts subject to the following conditions:

- that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- that all rental dwelling units are located above the first storey;
- that a completely separate public entrance to the residential accommodation be provided from the first storey front elevation, except:
  - on a corner lot access may be from the first storey side street elevation, or
  - where a public pedestrian walkway exists, access may be from the first storey walkway's elevation; and,
- that the Gross Floor Area (GFA) attributable to the rental dwelling units, including access, is less than the GFA attributable to all other permitted commercial uses.

The condition that the use be included as part of a comprehensive development plan allows for discretionary review and approval by Council to ensure that the building form and location are suitable for inclusion of rental housing.

The condition that the GFA of the rental housing component be less than the GFA attributed to other permitted commercial uses is intended to ensure that office and other commercial uses remain a primary use, and to encourage the construction of more commercial uses to allow for a greater provision of rental housing. For example, an applicant utilizing 2.0 FAR of C3 District density for office would only be permitted to develop 1.99 FAR of rental housing. To increase the provision of rental housing, additional commercial FAR would need to be constructed. The rental use would not be permitted where the required commercial component was not provided. Application of these bylaw provisions would be developed further in future policy reports and specific proposals under Comprehensive Development zoning.

#### **4.4 Supportive Rental Tenure Zoning Amendments**

To further support the affordability of rental housing in the City, staff are also proposing a number of supporting amendments to the Zoning Bylaw as it relates to parking and unit size requirements. Further amendments in the RM1 through RM7 Districts are also proposed to bring development standards into line with current planning practices and objectives for these Districts (it should be noted that no greater development potential is being provided to these districts by way of the proposed amendments).

##### **4.4.1 Off-Street Parking Requirements**

Research published in the 2012 Metro Vancouver Apartment Parking Study noted that parking demand for purpose-built rental sites is generally much lower than in non-rental apartments, with demand ranging from 0.58 to 0.72 spaces per rental unit, and demand for visitor parking is typically below 0.1 spaces per rental unit. However, currently the Burnaby Zoning Bylaw's off-

street parking requirements for dwelling units are calculated based on use (e.g. single family vs multiple family), and do not account for form of tenure. This means the parking requirement for a rental apartment is the same as a non-rental apartment, unless otherwise varied through the provisions of the CD District (which has been applied by the City in applications involving rental).

This is particularly salient in the context of rental housing, given that a reduced parking requirement can result in lower development costs, which can ultimately contribute to the viability, provision and affordability of the housing. Therefore, to help support rental housing projects, staff recommend introducing a new rental parking standard in line with recorded demand. For rental dwelling units provided as part of a multiple family development, the minimum parking requirement is proposed to 0.6 spaces per rental dwelling unit, of which 0.1 is visitor parking. This standard may be further varied through the CD rezoning process.

#### **4.4.2 Minimum Unit Size**

The square footage of a dwelling unit is one of the major factors in construction costs and economic viability of projects. Currently, the Zoning Bylaw permits a reduced minimum unit size for units located in the P11e District.

It is recommended that the Zoning Bylaw be amended to allow rental dwelling units to be based on the minimum unit sizes specified within the P11e District, which includes:

(a)	Studio unit –	30 m <sup>2</sup> (322.93 sq.ft.)
(b)	1 bedroom suite –	50 m <sup>2</sup> (538.21 sq.ft.)
(c)	1 bedroom + den suite	56 m <sup>2</sup> (602.80 sq.ft.)
(d)	2 bedroom suite –	65m <sup>2</sup> (699.68 sq.ft.)
(e)	2 bedroom + den suite –	70 m <sup>2</sup> (753.50 sq.ft.)
(f)	3 bedroom suite –	80 m <sup>2</sup> (861.14 sq.ft.)

#### **4.4.3 Development Parameters in the RM Districts**

Many of the current development standards in the RM Districts, such as setbacks, open space, and height requirements, were established at a time when suburban development forms were looked-for. Burnaby has since evolved to a more urban form that activates street edges, adds visual interest, and facilitates density in strategic locations across the City. Currently, this is achieved through the application of CD zoning, which permits a variance to certain development parameters where there is an improved relationship between various parts of the proposed development and to the surrounding area. Therefore, to help ensure that a superior urban form can be achieved on a range of development sites, amendments in the RM1 through RM7 Districts are recommended to bring development guidelines into line with current planning practices and objectives for these Districts. The proposed amendments primarily address siting (setbacks) and internal on-site open space, which currently results in “towers in the park” forms of development, as well as normalizing building heights to be consistent with both current practices and to account for previous amendments to the RM4 and RM5 Districts (‘s’ Category Zoning). While these amendments would apply to both rental and non-rental tenures, they would

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From: Director Planning and Building  
Re: Burnaby Zoning Bylaw Text Amendments – Rental Tenure Zoning  
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particularly benefit rental tenure zoning as they would enable the necessary building podium elements which are likely to accommodate much of the rental tenure zoned units on mixed-tenure sites.

#### **4.4.4 Purpose Statements for the RM and C Districts**

The proposed text amendments update the purpose statements of the RM1, RM2, RM3, RM4, RM5, RM6 and RM7 Districts to more clearly specify the permitted densities and remove reference to the types of households to be accommodated in each zone. These references, which pinpoint “families with children,” “small families,” “married couples,” and “adults,” are inconsistent with permitted uses in these Districts, such as Category A and B supportive housing, that have been subsequently added. More broadly, these designations do not reflect the City’s objective to accommodate diverse households in all zoning districts. The proposed text amendments also add descriptive language to the C1, C2, and C3 Districts, for the purposes of clarity and consistency with regard to these matters.

## **5.0 CONCLUSION AND NEXT STEPS**

As a first step in implementing rental zoning, this report recommends amendments to the Burnaby Zoning Bylaw to create new rental zoning sub-districts, permit multiple-family rental dwelling units in the C1, C2, and C3 Districts, adjust minimum parking and unit size requirements, and amend other development standards in the RM Districts. It is recommended that Council approve the proposed text amendments, as outlined in Section 4.0 and Appendix A of this report, for advancement to a Public Hearing on 2018 November 20. The proposed amendments provide a basis for more specific housing policy work that would provide recommendations for applying the new zoning sub-districts, implementing a replacement rental approach, and ensuring the suitable provision of non-market and rental housing. These policy recommendations will be presented in subsequent reports to Council.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

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**Attachment**

cc: Director Engineering  
Chief Building Inspector  
Director Public Safety and Community Services  
City Clerk  
City Solicitor

## **Appendix A – Proposed Zoning Bylaw Amendments**

### ***Zoning Bylaw Table of Contents and Section 5***

1. **THAT** the table of contents and Section 5.1 Schedule II in the Zoning Bylaw be amended to include reference to the RM1r, RM2r, RM3r, RM4r, RM5r, RM6r, RM7r, C8r, C8a/r, C9r, P11r, and P11e/r Districts.

### ***Definitions***

2. **THAT** Section 3.0 of the Zoning Bylaw be amended to add a definition of “Dwelling Unit, Rental” with wording the same or similar to the following:

**“DWELLING UNIT, RENTAL”** means a dwelling unit that is rented on a month-to-month basis or fixed term not exceeding twelve (12) months according to the provisions of the Residential Tenancy Act. For clarity, rental dwelling units shall not include rental accommodation in multi-family flex units, secondary suites, hotel accommodations, or sleeping units.

### ***Minimum Unit Sizes***

3. **THAT** Section 6.10(2.1) of the of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

(2.1) In the case of dwelling units in the P11e District, and rental dwelling units in the RM, C, and P11 Districts, the following minimum suite floor areas shall apply:

(a) Studio unit –	30 m <sup>2</sup> (322.93 sq.ft.)
(b) 1 bedroom suite –	50 m <sup>2</sup> (538.21 sq.ft.)
(c) 1 bedroom + den suite	56 m <sup>2</sup> (602.80 sq.ft.)
(d) 2 bedroom suite –	65 m <sup>2</sup> (699.68 sq.ft.)
(e) 2 bedroom + den suite –	70 m <sup>2</sup> (753.50 sq.ft.)
(f) 3 bedroom suite –	80 m <sup>2</sup> (861.14 sq.ft.)

### ***RM District Schedules***

4. **THAT** Section 201 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

#### **201. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1)**

This District provides for low density multiple family development.

##### **201.1 Uses Permitted**

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.



- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

## **201.2 Uses Permitted in the RM1r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

## **201.3 Height of Buildings**

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 1/2 storeys.

## **201.4 Lot Area and Width**

Each lot shall have an area of not less than 1 340 m<sup>2</sup> (14,424.11 sq.ft.) and a width of not less than 37 m (121.39 ft.).

### **201.5 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 0.45, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.15 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.60.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.10.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM1r District, the maximum floor area ratio shall be 0.45, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.15 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.60. For clarity, the maximum floor area ratio permitted in the RM1r District shall be in addition to the FAR permitted for any other zoning district on the lot.

### **201.6 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

### **201.7 Side Yard:**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

### **201.8 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

### **201.9 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

### **201.10 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

5. **THAT** Section 202 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

### **202. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM2)**

This District provides for a low to medium density multiple family area.

## **202.1 Uses Permitted**

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

## **202.2 Uses Permitted in the RM2r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

## **202.3 Height of Buildings**

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

## **202.4 Lot Area and Width**

Each lot shall have an area of not less than 890 m<sup>2</sup> (9580.19 sq.ft.) and a width of not less than 24.5 m (80.38 ft.).

## **202.5 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 0.70, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.90.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.10.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM2r District, the maximum floor area ratio shall be 0.70 except, where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.90. For clarity, the maximum floor area ratio permitted in the RM2r District shall be in addition to the FAR permitted for any other zoning district on the lot.

## **202.6 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

## **202.7 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

## **202.8 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

## **202.9 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

## **202.10 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

6. **THAT** Section 203 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

## **203. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)**

This District provides for a medium density multiple family area.

### **203.1 Uses Permitted**

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27m<sup>2</sup> (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (9) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

### **203.2 Uses Permitted in the RM3s Zoning District**

Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses.

### **203.3 Uses Permitted in the RM3r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

### **203.4 Height of Buildings**

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

### **203.5 Lot Area and Width**

Each lot shall have an area of not less than 1,110 m<sup>2</sup> (11,948.33 sq.ft.) and a width of not less than 30 m (98.43 ft.).

### **203.6 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.15, but except as provided in subsection (3) in no case shall the floor area ratio exceed 1.25.
- (3) Notwithstanding subsection (1) of this section, in the RM3s District where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by a further 0.25, but in no case shall the floor area ratio exceed 1.50.
- (4) Notwithstanding subsections (1) and (2) of this section, in the RM3r District, the maximum floor area ratio shall be 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10. For clarity, the maximum floor area ratio permitted in the RM3r District shall be in addition to the FAR permitted for any other zoning district on the lot.

### **203.7 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

### **203.8 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

### **203.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

### **203.10 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

### **203.11 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

7. **THAT** Section 204 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

## **204. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM4)**

This District provides for a medium to high density multiple family area.

### **204.1 Uses Permitted**

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.
- (4) Child care facilities.
- (5) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (6) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and

- (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (7) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

#### **204.2 Uses Permitted in the RM4s Zoning District**

Uses permitted in the RM4 District, excluding home-based child care facilities.

#### **204.3 Uses Permitted in the RM4r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

#### **204.4 Lot Area and Width**

Each lot shall have an area of not less than 1,670 m<sup>2</sup> (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

#### **204.5 Building Separation**

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than

- (a) 24.38 m (80 ft.) as measured corner to corner, and
- (b) 30.48 m (100 ft.) as measured face to face.

#### **204.6 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 1.40, except where underground parking is provided, the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.30, but except as provided in subsection (3) in no case shall the floor area ratio exceed 2.00.
- (3) Notwithstanding subsection (1) of this section, in the RM4s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:
  - (a) up to a further 0.8 determined in accordance with section 6.22(3); plus



(b) an additional supplement equal to the increase under subsection (a); but in no case shall the floor area ratio exceed 3.6.

- (4) Notwithstanding subsections (1) and (2) of this section, in the RM4r District, the maximum floor area ratio shall be 1.40 except, where underground parking is provided, the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30. For clarity, the maximum floor area ratio permitted in the RM4r District shall be in addition to the FAR permitted for any other zoning district on the lot.

**204.7 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**204.8 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

**204.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**204.10 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**204.11 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

8. **THAT** Section 205 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

**205. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM5)**

This District provides for a high density multiple family area.

**205.1 Uses Permitted**

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Dormitory units or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Accessory buildings and uses.
- (5) Child care facilities.

- (6) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (7) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (8) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

#### **205.2 Uses Permitted in the RM5s Zoning District**

Uses permitted in the RM5 District, excluding dormitory units or groups of dormitory units and home-based child care facilities.

#### **205.3 Uses Permitted in the RM5r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

#### **205.4 Lot Area and Width**

Each lot shall have an area of not less than 1,670 m<sup>2</sup> (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

#### **205.5 Building Separation**

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than

- (c) 24.38 m (80 ft.) as measured corner to corner, and
- (d) 30.48 m (100 ft.) as measured face to face.

## **205.6 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 1.80 except
  - (a) where underground parking is provided the floor area ratio may be increased by 0.40 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.40.
  - (b) in the case of category B supportive housing facilities the floor area ratio may be increased by 0.20.
- (2) Notwithstanding subsection (1) of this section, where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.40, but except as provided in subsection (3) in no case shall the floor area ratio exceed
  - (a) 2.80 for a category B supportive housing facility, or
  - (b) 2.60 for a use other than a category B supportive housing facility
- (3) Notwithstanding subsection (1) of this section, in the RM5s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:
  - (a) up to a further 1.2 determined in accordance with section 6.22(3); plus
  - (b) an additional supplement equal to the increase under subsection (a); but in no case shall the floor area ratio exceed 5.0.
- (4) Notwithstanding subsections (1) and (2) of this section, in the RM5r District, the maximum floor area ratio shall be 1.80, except where underground parking is provided, the floor area ratio may be increased by 0.40 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.40. For clarity, the maximum floor area ratio permitted in the RM5r District shall be in addition to the FAR permitted for any other zoning district on the lot.

## **205.7 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

## **205.8 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

#### **205.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **205.10 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

#### **205.11 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

9. **THAT** Section 206 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

#### **206. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM6)**

This District provides for the development of 2 1/2 storey ground-orientated townhouses in the Hastings Street Area.

##### **206.1 Location**

RM6 Zoning Districts are limited to the locations designated for 2 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

##### **206.2 Uses Permitted**

- (1) Townhouse dwellings.
- (2) Single-family dwellings or two-family dwellings subject to the regulations of the R5 District.
- (3) Home occupations.
- (4) Accessory buildings and uses.

##### **206.3 Uses Permitted in the RM6r Zoning District**

- (1) Townhouse dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

##### **206.4 Height of Buildings**

The height of a building shall not exceed 2 1/2 storeys and a height of

- (a) 9.0 m (29.5 ft.) if it has a sloping roof, or
- (b) 7.4 m (24.3 ft.) if it has a flat roof.

**206.5 Lot Area and Width**

Each lot shall have an area of not less than 620 m<sup>2</sup> (6,673.84 sq.ft.) and a width of not less than 20.12 m (66 ft.).

**206.6 Minimum Width of Dwelling Units**

Each dwelling unit shall have a width of not less than 5.03 m (16.5 ft.).

**206.7 Floor Area Ratio**

In the RM6 and RM6r Districts, the maximum floor area ratio shall be 0.70.

**206.8 Front Yard**

Each lot shall have a front yard of not less than 4.57 m (15 ft.) in depth.

**206.9 Side Yard**

Each lot shall have a side yard on each side of the building of not less than 1.5 m (4.92 ft.) in width, except that a corner lot shall have a side yard abutting the street of not less than 3.0 m (9.84 ft.).

**206.10 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**206.11 Width of Building**

The width of the building shall at no point exceed 30.48 m (100 ft.).

**206.12 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**206.13 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

- 10. THAT** Section 207 the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

**207. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM7)**

This District provides for the development of 3 1/2 storey ground-orientated townhouses in the Hastings Street Area.

### **207.1 Location**

RM7 Zoning Districts are limited to the locations designated for 3 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

### **207.2 Uses Permitted**

- (1) Townhouse dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.
- (4) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (5) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

### **207.3 Uses Permitted in the RM7r Zoning District**

- (1) Townhouse dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

### **207.4 Height of Buildings**

The height of a building shall not exceed 3 1/2 storeys and a height of 12.0 m (39.97 ft.).

### **207.5 Lot Area and Width**

Each lot shall have an area of not less than 1,240 m<sup>2</sup> (13,347.69 sq.ft.) and a width of not less than 40.23 m (131.99 ft.).

#### **207.6 Floor Area Ratio**

In the RM7 and RM7r Districts, each lot shall have a maximum floor area ratio of 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of the underground parking spaces provided to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.1.

#### **207.7 Front Yard**

Each lot shall have a front yard of not less than 4.57 m (15 ft.) in depth.

#### **207.8 Side Yard**

Each lot shall have a side yard on each side of the building of not less than 4.57 m (15 ft.) in width.

#### **207.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **207.10 Width of Building**

The width of the building shall at no point exceed 50 m (164.04 ft.).

#### **207.11 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

#### **207.12 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

### ***C1 District Schedule***

11. **THAT** the zoning district description in Section 301 (C1) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

This District provides for the convenience shopping of persons residing in the adjacent residential areas and permits only such uses as are necessary to satisfy those limited basic shopping needs which occur daily or frequently. This District also provides for rental dwelling units located above the business premises.

12. **THAT** Section 301.1 (C1) of the Zoning Bylaw be amended by adding subsections 13 and 14 with wording the same or similar to the following:

- (13) Two or more rental dwelling units located above the first storey, subject to the following conditions:

- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
    - on a corner lot access may be from the first storey side street elevation, or
    - where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
  - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.
- (14) Home occupations other than the operation of a home-based childcare facility.

### ***C2 District Schedule***

13. **THAT** the district description in Section 302 (C2) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

This District provides for the daily and occasional shopping needs of residents of several neighbourhoods, as well as providing for rental dwelling units located above the business premises.

14. **THAT** Section 302.1 (C2) of the Zoning Bylaw be amended by adding subsections 18 and 19 with wording the same or similar to the following:

- (18) Two or more rental dwelling units located above the first storey, subject to the following conditions:
- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
    - on a corner lot access may be from the first storey side street elevation, or
    - where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
  - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.
- (19) Home occupations other than the operation of a home-based childcare facility.

15. **THAT** Section 302.2(3) (C2) of the Zoning Bylaw be repealed.

### ***C3 District Schedule***

16. **THAT** the district description in Section 303 (C3) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:



This District is designed to serve the needs of a large consumer population, both on a local and a municipal level, as well as providing for rental dwelling units located above the business premises.

17. **THAT** Section 303.1(20) (C3) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

- (20) Two or more rental dwelling units located above the first storey, subject to the following conditions:
- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
    - on a corner lot access may be from the first storey side street elevation, or
    - where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
  - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.

#### ***C8 District Schedule***

18. **THAT** the Section 308.1 (C8) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

- (1) C8 and C8r lots are intended as the core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.
- (2) C8a and C8a/r lots are intended as the non-core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.

19. **THAT** the Section 308 (C8) of the Zoning Bylaw be amended by adding subsections 308.2B and 308.2C with wording the same or similar to the following:

#### **308.2B Uses Permitted in the C8r Zoning District**

Uses permitted in the Urban Village Commercial District (Hastings) C8, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.

#### **308.2C Uses Permitted in the C8a/r Zoning District**

Uses permitted in the Urban Village Commercial District (Hastings) C8a, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.

20. **THAT** the Section 308.2(11)(b) be amended by removing the text “and 1.0 on-site parking space which is located in such a way that utilization of any secondary access of the commercial premises is not impaired”.

***C9 District Schedule***

21. **THAT** the Section 309 (C9) of the Zoning Bylaw be amended by adding subsection 309.2B with wording the same or similar to the following:

**309.2B Uses Permitted in the C9r Zoning District:**

Uses permitted in the Urban Village Commercial District C9, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.

***P11 District Schedule***

22. **THAT** Section 511.1A be inserted into the Zoning Bylaw with wording the same or similar to the following:

**511.1A Uses Permitted in the P11r Zoning District**

Uses permitted in the S.F.U Neighbourhood District P11, expect that dwelling units shall be limited to rental dwelling units only.

23. **THAT** Section 511.2A be inserted into the Zoning Bylaw with wording the same or similar to the following:

**511.2A Uses Permitted in the P11e/r Zoning District**

Uses permitted in the S.F.U Neighbourhood District P11e, expect that dwelling units shall be limited to rental dwelling units only.

24. **THAT** Section 511.5(1) of the Zoning Bylaw be amended by replacing the text “In a P11 Zoning District” with the text “In the P11 and P11r Zoning Districts”.
25. **THAT** Section 511.5(2) of the Zoning Bylaw be amended by replacing the text “In a P11e Zoning District” with the text “In the P11e and P11e/r Zoning Districts”.
26. **THAT** Section 511.7(1) of the Zoning Bylaw be amended by replacing the text “In a P11 Zoning District” with the text “In the P11 and P11r Zoning Districts”.
27. **THAT** Section 511.7(2) of the Zoning Bylaw be amended by replacing the text “In a P11e Zoning District” with the text “In the P11e and P11e/r Zoning Districts”.
28. **THAT** Section 511.8(a) of the Zoning Bylaw be amended by replacing the text “In a P11 Zoning District” with the text “In a P11 or P11r Zoning District”.
29. **THAT** Section 511.8(b) of the Zoning Bylaw be amended by replacing the text “In a P11e Zoning District” with the text “In a P11e or P11e/r Zoning District”.

### ***CD District Schedule***

**30. THAT** Section 700.1(1) (CD District) of the of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

- (1) Uses permitted in R and RM Districts including the Districts with an “a”, “b”, “s” or “r” suffix.

**31. THAT** Section 700.1(2) (CD District) of the of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

- (2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, and C9 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, “i”, “r”, or “a/r” suffix.

**32. THAT** Section 700.1(3) (CD District) of the of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

- (1) Uses permitted in P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, or P11 Districts including Districts with an “e”, “f”, “r”, or “e/r” suffix.

### ***Off-Street Parking Schedule***

**33. THAT** Section 800.4 of the of the Zoning Bylaw be amended by adding subsections 2.1 and 2.2 with wording the same or similar as the following:

- |  |   |
|--|---|
| (2.1) Rental dwelling units in the RM and P Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts.           | 0.6 for each rental dwelling unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director of Planning and Building. |
| (2.2) Rental dwelling units in the C1, C2, C3, C8, C9 Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts. | 0.6 for each rental dwelling unit, or as determined through a parking study approved by the Director of Planning and Building.                                  |