

Attachment 2. Proposed Text Amendments to Zoning Bylaw in Support of New R1 SSMUH District

This attachment details the proposed text amendments to *Burnaby Zoning Bylaw No. 4742* to implement the new R1 Small-Scale Multi-Unit Housing District in relation to the following Zoning Bylaw sections:

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The proposed text amendments are provided in the following set of tables, which indicate the relevant Zoning Bylaw section, existing text, and proposed text. Proposed text additions are underlined and proposed removals are ~~struck through~~.

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Section 3 – Definitions

Section	Existing Text	Proposed Text
3	<p>"ACCESSORY BUILDING" means</p> <p>(1) a building, the use or intended use of which is ancillary to that of a principal building situated on the same lot, or</p> <p>(2) a building which is ancillary to a principal use being made of the lot upon which such building is located.</p> <p>For the purposes of this bylaw, a laneway home is not an accessory building.</p>	<p>"ACCESSORY BUILDING" means</p> <p>(1) a building, the use or intended use of which is ancillary to that of a principal building situated on the same lot, or</p> <p>(2) a building which is ancillary to a principal use being made of the lot upon which such building is located.</p> <p>For the purposes of this bylaw, a <u>laneway home building containing a dwelling unit</u> is not an accessory building.</p>
3	<p>"ACCESSORY USE" means</p> <p>(1) a use which is ancillary to a principal building, or use of a principal building, situated on the same lot, or</p> <p>(2) a use which is ancillary to a principal use being made of the lot upon which such accessory use is located.</p> <p>(3) Repealed (B/L No. 14184-20-09-14)</p> <p>(4) an accessory use on a lot in the R1, R2, R3, R4, R5, R10 and R11 Districts may include urban beekeeping for domestic purposes subject to the following conditions:</p> <p>(a) the lot shall have a width of not less than 15 m (49.2 ft.) and an area of not less than 557.40 m² (6,000 sq.ft.);</p> <p>(b) the lot shall be used or occupied for single family dwelling purposes only;</p> <p>(c) not more than two beehives and two nucleus colonies shall be maintained on the lot; and,</p> <p>(d) the hives or structures inhabited by the bees shall be located in the rear yard and, unless the rear yard is surrounded by a solid fence or hedge not less than 1.8 m (5.91 ft.) in height, shall be</p> <p>(i) set back not less than 7.5 m (25.0 ft.) from all lot lines; or</p> <p>(ii) elevated not less than 2.5 m (8.0 ft.) above the surface of the ground. (B/L No. 12627-09-06-22)</p>	<p>"ACCESSORY USE" means</p> <p>(1) a use which is ancillary to a principal building, or use of a principal building, situated on the same lot, or</p> <p>(2) a use which is ancillary to a principal use being made of the lot upon which such accessory use is located.</p> <p>(3) Repealed (B/L No. 14184-20-09-14)</p> <p>(4) Repealed. an accessory use on a lot in the R1, R2, R3, R4, R5, R10 and R11 Districts may include urban beekeeping for domestic purposes subject to the following conditions:</p> <p>(a) the lot shall have a width of not less than 15 m (49.2 ft.) and an area of not less than 557.40 m² (6,000 sq.ft.);</p> <p>(b) the lot shall be used or occupied for single family dwelling purposes only;</p> <p>(c) not more than two beehives and two nucleus colonies shall be maintained on the lot; and,</p> <p>(d) the hives or structures inhabited by the bees shall be located in the rear yard and, unless the rear yard is surrounded by a solid fence or hedge not less than 1.8 m (5.91 ft.) in height, shall be (i) set back not less than 7.5 m (25.0 ft.) from all lot lines; or (ii) elevated not less than 2.5 m (8.0 ft.) above the surface of the ground. (B/L No. 12627-09-06-22)</p>

3	" CARPORT " means a detached accessory building or portion thereof or a portion of a principal building or laneway home that is used as a private garage and has 60 percent or less of the perimeter enclosed by walls, doors or windows.	" CARPORT " means a detached accessory building or portion thereof or a portion of a principal building or laneway home that is used as a private garage and has 60 percent or less of the perimeter enclosed by walls, doors or windows.
3	" CELLAR " means the portion of a building between two floor levels that is partly or wholly underground and has more than one-half its height, from its finished floor to the underside of the joists of the floor next above it, below average natural grade as determined by the Building Inspector; and a cellar shall not be considered to be a storey.	" CELLAR " means the portion of a building between two floor levels that is partly or wholly underground and has more than one-half its height, from its finished floor to the underside of the joists of the floor next above it, below average natural grade as determined by the Building Inspector; and a cellar shall not be considered to be a storey, <u>except in the R1 District.</u>
3	-N/A	" COMMUNITY HERITAGE REGISTER " means a register that <u>identifies lots that are considered by the City to be heritage property, as defined in the Local Government Act.</u>
3	" DWELLING, DUPLEX " means a two-family dwelling wherein the two dwelling units are placed one above the other.	" DWELLING, DUPLEX " means <u>any building consisting of two primary dwelling units</u> two-family dwelling wherein the two dwelling units are placed one above the other.
3	" DWELLING, MULTIPLE FAMILY " means any building consisting of three or more dwelling units, but does not include a supportive housing facility or a semi-detached dwelling with secondary suite(s).	" DWELLING, MULTIPLE FAMILY " means any building consisting of three or more <u>primary</u> dwelling units, but does not include a supportive housing facility or a semi-detached dwelling with secondary suite(s).
3	-N/A-	" DWELLING, MULTIPLEX " means <u>a multiple family dwelling that contains no more than six dwelling units in a building on a lot, where at least three of the dwelling units are primary dwelling units.</u>
3	" DWELLING, ROW HOUSING " means one dwelling unit in a block of at least two side-by-side dwelling units, each sharing a party wall with the neighbouring unit and each unit located on a separate lot that is not a strata lot.	" DWELLING, <u>ROWHOUSE</u> ROW HOUSING " means one dwelling unit in a block of at least two side-by-side <u>primary</u> dwelling units, each sharing a party wall with the neighbouring <u>adjoining</u> unit and each unit located on a separate lot that is not a strata lot.
3	" DWELLING, SEMI-DETACHED " means a two-family dwelling wherein the two primary dwelling units are placed side by side or front to back.	-Repeal-

3	"DWELLING, TOWNHOUSE" means one of two or more dwelling units, where each dwelling unit has individual direct access to the outside either at ground level or by stairs and is attached to at least one other dwelling unit by a shared floor or party wall.	"DWELLING, TOWNHOUSE" means one of two or more dwelling units <u>within a strata development</u> , where each dwelling unit has individual direct access to the outside either at ground level or by stairs and is attached to at least one other dwelling unit by a shared floor or party wall.
3	"DWELLING, TWO FAMILY" means a semi-detached dwelling or a duplex dwelling.	-Repeal-
3	- N/A -	"FREQUENT TRANSIT NETWORK AREA" means an area within <u>400 m (1,312.34 ft) of a bus stop with frequent service as prescribed in the Local Government Zoning Bylaw Regulation, as amended from time to time.</u>
3	"GROUND LEVEL SUITE" means a secondary suite that is: (a) located at or below grade; (b) accessible by a pedestrian path with a width of at least 1 m (3.28 ft.) and a slope of no more than 1:10; and (c) certified by the SAFERhome Standard Society by the issuance of a SAFERhome Standards Certificate.	-Repeal-
3	"LANEWAY HOME" means a detached accessory dwelling unit. For the purposes of the Bylaw, a laneway home is not an accessory building.	-Repeal-
3	"LOT COVERAGE" means the combined area covered by all buildings and structures on the lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane but excluding (a) belt courses, cornices, eaves, gutters, sills or other similar ornamental features; (b) bay windows; (c) chimneys, fire escapes and steps; (d) canopies and sun shades; (e) terraces; (f) balconies; (g) uncovered swimming pools; (h) fences and retaining walls; and (i) parking areas that are:	"LOT COVERAGE" means the combined area covered by all buildings and structures on the lot, expressed as a percentage of the lot area, measured as the area of the projection of the outline of the buildings and structures onto a horizontal plane but excluding: (a) belt courses, cornices, eaves, gutters, sills or other similar ornamental features; (b) bay windows; (c) chimneys, fire escapes and steps; (d) canopies and sun shades; (e) <u>uncovered</u> terraces; (f) balconies; (g) uncovered swimming pools; (h) fences and retaining walls; and (i) parking areas that are:

	(i) underground, or (ii) open-sided and roofless.	(i) underground, or (ii) open-sided and roofless- <u>(j) accessibility ramps provided for the use of persons with disabilities.</u>
3	"PRIMARY DWELLING UNIT" means: (a) for a single family dwelling, the dwelling unit that is the principal use of the lot; or (b) for a semi-detached dwelling, the dwelling unit within each side that is the principal use of that side. Each primary dwelling unit may contain a secondary suite.	"PRIMARY DWELLING UNIT" means: (a) for a single family dwelling, the dwelling unit that is the principal use of the lot; or (b) for a semi-detached dwelling, the dwelling unit within each side that is the principal use of that side. Each primary dwelling unit may contain a secondary suite. a dwelling unit that is not a secondary suite.
3	"ROUGH-IN SECONDARY SUITE" means a portion of a single family dwelling constructed to a rough-in design and standard, as determined by the Chief Building Inspector, to facilitate the future conversion of that portion of the single family dwelling to a secondary suite in accordance with the British Columbia Building Code.	-Repeal-
3	- N/A -	"SMALL-SCALE MULTI-UNIT HOUSING" means any residential building(s) on a lot containing a total of one to six dwelling units, inclusive of all primary dwelling units and secondary suites, which may consist of single family, duplex, and/or multiplex dwellings, but excluding rowhouse dwellings.
3	"STOREY" means a habitable space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. A basement shall be considered as a storey.	"STOREY" means a habitable space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. A basement shall be considered as a storey.
3	- N/A -	"URBAN AGRICULTURE" means the keeping of no more than two beehives and/or four hens for domestic purposes as an accessory use on a residential lot.
3	- N/A -	"YARD, STREET" means an area created by a building setback from a lot line, or segment of a lot line, that abuts a street.

Section 6 – Supplementary Regulations

Section	Existing Text	Proposed Text
6.2	<p>Location and Siting of Buildings and Uses:</p> <p>(1) No principal building shall be located in any required front, side or rear yard.</p> <p>(2) No accessory building or structure, with the exception of fences and retaining walls, shall be located in any required front, or side yard, except as provided for in Sections 6.6 and 6.12 of this Bylaw.</p>	<p>Location and Siting of Buildings and Uses:</p> <p>(1) No principal building shall be located in any required front, <u>street</u>, side or rear yard.</p> <p>(2) No accessory building or structure, with the exception of fences and retaining walls, shall be located in any required front, <u>street</u>, or side yard, except as provided for in Sections 6.6 and 6.12 of this Bylaw.</p>
6.3	<p>Distances between Buildings on the same Lot: ...</p> <p>(1)...</p> <p>(b) In all zoning districts, except R and RM Districts and developments in the C8 and C9 Districts that include a residential component, equal to the overlap in either the horizontal or vertical direction. Such distance shall be not less than 4.5 m (14.76 ft.), but need not exceed 7.5 m (24.61 ft.).</p> <p>(2)...</p> <p>(b) In all zoning districts, except R and RM Districts and developments in the C8 and C9 Districts that include a residential component, no detached accessory building shall be located closer than 1.8 m (5.91 ft.) to a residential use building.</p>	<p>Distances between Buildings on the same Lot: ...</p> <p>(1)...</p> <p>(b) In all zoning districts, except <u>R1</u> and RM Districts and developments in the C8 and C9 Districts that include a residential component, equal to the overlap in either the horizontal or vertical direction. Such distance shall be not less than 4.5 m (14.76 ft.), but need not exceed 7.5 m (24.61 ft.).</p> <p>(2)...</p> <p>(b) In all zoning districts, except <u>R1</u> and RM Districts and developments in the C8 and C9 Districts that include a residential component, no detached accessory building shall be located closer than 1.8 m (5.91 ft.) to a residential use building.</p>
6.3.1	<p>Distances between Buildings in R Districts:</p> <p>(1) The minimum distance between buildings in R Districts on the same lot is 2.4 m (7.87 ft.).</p> <p>(2) Notwithstanding Section 6.3.1(1), the following features may project into the minimum distance between buildings on the same lot, up to a maximum of 0.6 m (1.97 ft.); belt courses, cornices, eaves, gutters, sills, chimneys, or other similar features, and bay windows.</p>	<p><i>-Repeal-</i></p>

6.4

Height of Buildings and Structures: ...

(2) Except in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts, the height of a principal building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb. (B/L No. 13838-18-03-12)

(3) In all districts the following types of structures or structural parts shall not be subject to the building height requirements of this Bylaw: aerials, electrical service masts, television and radio antennae, chimneys, flues, flagpoles, vents, transmission towers and water tanks; but no such structure shall cover more than 20 percent of the lot or, if located on a building, more than 10 percent of the roof area of the building.

(4) Except in the R Districts, the following types of structures or structural parts shall not be subject to the building height requirements of this Bylaw: church spires, belfries, domes, monuments, fire and hose towers, observation towers, stadiums, monitors, theatre scenery lofts, cooling towers, drive-in theatre projection screens, elevator and ventilating machinery and penthouses; but no such structure shall cover more than 20 percent of the lot or, if located on a building, more than 10 percent of the roof area of the building.

...

(6) The height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached garage or carport may be measured from the finished grade at the point used for vehicular access.

Height of Buildings and Structures: ...

(2) Except in the C2, R1, ~~R2, R3, R4, R5, R9, R10, R11, R12~~, RM6 and P11 Districts, the height of a principal building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb. (B/L No. 13838-18-03-12)

(3) In all districts the following types of structures or structural parts shall not be subject to the building height requirements of this Bylaw: aerials, electrical service masts, television and radio antennae, chimneys, flues, flagpoles, vents, transmission towers, ~~and~~ water tanks, ~~and~~ solar panels; but ~~no~~ such structures shall cover no more than 20 percent of the lot or, if located on a building, no more than 10 percent of the roof area of the building, with the exception of solar panels.

(4) Except in the R1 Districts, the following types of structures or structural parts shall not be subject to the building height requirements of this Bylaw: church spires, belfries, domes, monuments, fire and hose towers, observation towers, stadiums, monitors, theatre scenery lofts, cooling towers, drive-in theatre projection screens, elevator and ventilating machinery and penthouses; but no such structure shall cover more than 20 percent of the lot or, if located on a building, more than 10 percent of the roof area of the building.

...

(6) Except in the R1 District, ~~the~~ height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached garage or carport may be measured from the finished grade at the point used for vehicular access.

6.6

Accessory Buildings, Structures, and Uses:

(1) General: ...

(e) A structure listed in Section 6.12(1)(f) that projects into a required front, or side yard shall comply with the height requirements prescribed for fences within the zoning district in which it is located.

(2) Residential Districts (A, R, and RM): ...

(b) The gross floor area of all accessory buildings on a lot

(i) in an A or RM District shall not exceed 10 percent of the area of the lot,

(ii) in an R District that is developed with a semi-detached dwelling shall not exceed 74.4 m² (800 sq.ft.), and,

(iii) in an R District that does not have a semi-detached dwelling shall not exceed 56 m² (602.8 sq.ft.).

(c) Not more than two-thirds of the width of the rear yard of any lot in A or R District shall be occupied by accessory buildings.

...

(e) In an A or R District, if for topographical reasons a private garage or carport cannot be constructed at the side or rear of the principal building, such garage or carport may be constructed in an excavation in a front yard, provided that no part of such structure shall extend more than 1.2 m (3.94 ft.) above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 m (3.94 ft.) from the front property line.

(f) An accessory building in an RM District shall be located not closer than 3.0 m (9.84 ft.) to the rear property line of an adjoining lot in an A or R District.

(g) The regulations governing accessory buildings specified in clauses (a) to (f) inclusive, shall apply also to accessory buildings on corner lots, excepting that:

(i) An accessory building in an A, R or RM District shall be located not closer to the flanking street than the side yard setback prescribed for the principal building in the district in which it is located, except that where the rear lot line of a corner lot adjoins the side lot line of an adjacent lot, or is separated by a

Accessory Buildings, Structures, and Uses:

(1) General: ...

(e) A structure listed in Section 6.12(1)(f) that projects into a required front, street, or side yard shall comply with the height requirements prescribed for fences within the zoning district in which it is located.

(2) Residential Districts (A, ~~R~~, and RM): ...

(b) The gross floor area of all accessory buildings on a lot

~~(i) in an A or RM District shall not exceed 10 percent of the area of the lot,~~

~~(ii) in an R District that is developed with a semi-detached dwelling shall not exceed 74.4 m² (800 sq.ft.), and,~~

~~(iii) in an R District that does not have a semi-detached dwelling shall not exceed 56 m² (602.8 sq.ft.).~~

(c) Not more than two-thirds of the width of the rear yard of any lot in A ~~or R~~ District shall be occupied by accessory buildings.

...

(e) In an A ~~or R~~ District, if for topographical reasons a private garage or carport cannot be constructed at the side or rear of the principal building, such garage or carport may be constructed in an excavation in a front yard, provided that no part of such structure shall extend more than 1.2 m (3.94 ft.) above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 m (3.94 ft.) from the front property line.

(f) An accessory building in an RM District shall be located not closer than 3.0 m (9.84 ft.) to the rear property line of an adjoining lot in an A or R₁ District.

(g) The regulations governing accessory buildings specified in clauses (a) to (f) inclusive, shall apply also to accessory buildings on corner lots, excepting that:

(i) An accessory building in an A, ~~R~~ or RM District shall be located not closer to the flanking street than the side yard setback prescribed for the principal building in the district in which it is located, except that where the rear lot line of a corner lot adjoins the side lot line of an adjacent lot, or is separated by a

	<p>lane therefrom, an accessory building shall be located not closer to the flanking street than the standard front yard setback prescribed for the principal building in the district in which it is located without the application of front yard averaging.</p> <p>(ii) In accessory building in an A or R District shall be located not closer than 1.2 m (3.94 ft.) from the rear lot line, when such rear lot line abuts the side yard of an adjacent lot in A or R District.</p> <p>(h) In an R and RM District, an accessory structure not being a building, excluding a fence or a retaining wall, located outside of a required front yard, or side yard, shall not exceed 4.6 m (15.1 ft.) in height.</p> <p>...</p>	<p>lane therefrom, an accessory building shall be located not closer to the flanking street than the standard front yard setback prescribed for the principal building in the district in which it is located without the application of front yard averaging.</p> <p>(ii) A accessory building in an A or R District shall be located not closer than 1.2 m (3.94 ft.) from the rear lot line, when such rear lot line abuts the side yard of an adjacent lot in A or R₁ District.</p> <p>(h) In an R and RM District, an accessory structure not being a building, excluding a fence or a retaining wall, located outside of a required front yard, or side yard, shall not exceed 4.6 m (15.1 ft.) in height.</p> <p>...</p>
<p>6.7.1 (1)</p>	<p>Secondary Suites:</p> <p>(1) A secondary suite may be permitted as an accessory use to a single family dwelling in an R1, R2, R3, R4, R5, R6, R9, R10, R11, R12, RM6, A1, A2, and A3 District, subject to the following conditions:</p> <p>(a) only one secondary suite shall be permitted in a single family dwelling;</p> <p>(b) Repealed</p> <p>(c) a secondary suite may be located anywhere within a single family dwelling;</p> <p>(d) a secondary suite shall meet the requirements for a secondary suite under the British Columbia Building Code;</p> <p>(e) a secondary suite shall have a minimum floor area as set out in Section 6.10(1);</p> <p>(f) Repealed;</p> <p>(g) a secondary suite and the principal building shall at all times remain a single parcel under a single title and shall not be subdivided into separate parcels by way of strata plan, air space plan or otherwise;</p> <p>(h) neither a boarding use, the operation of a boarding, lodging or rooming house, the operating of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility, nor the operation of a</p>	<p>Secondary Suites:</p> <p>(1) A secondary suite may be permitted as an accessory use to a single family <u>primary dwelling unit</u> in an R1, R2, R3, R4, R5, R6, R9, R10, R11, R12, RM6, A1, A2, and A3 District, subject to the following conditions:</p> <p>(a) only one secondary suite shall be permitted in a single family dwelling; <u>a secondary suite must be fully contained within the primary dwelling unit;</u></p> <p>(b) Repealed a primary dwelling can contain no more than one secondary suite;</p> <p>(c) a secondary suite may be located anywhere within a single family dwelling <u>in relation to the primary dwelling unit;</u></p> <p>(d) a secondary suite shall meet the requirements for a secondary suite under the British Columbia Building Code;</p> <p>(e) a secondary suite shall have a minimum floor area as set out in Section 6.10(1);</p> <p>(f) Repealed;</p> <p>(g) <u>a secondary suite and the principal building primary dwelling unit on a lot</u> shall at all times remain a single parcel under a single title and shall not be subdivided into separate parcels by way of strata plan, air space plan or otherwise;</p> <p>(h) <u>g</u> neither a boarding use, the operation of a boarding, lodging or rooming house, the operating of a child care facility or home-</p>

	<p>home occupation that includes on-site client services shall be permitted in a single family dwelling that contains a secondary suite, including within the secondary suite.</p>	<p>based child care facility, the operation of a group home, private hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a single familyprimary dwelling <u>unit</u> that contains a secondary suite, including within the secondary suite.</p>
<p>6.7.1 (2)</p>	<p>Secondary Suites: ... (2) A secondary suite may be permitted as an accessory use to a semi-detached dwelling in an R4, R5, R6, R12 and RM6 District, subject to the following conditions: (a) Only one secondary suite shall be permitted in each primary dwelling unit of a semi-detached dwelling; (b) A secondary suite may be permitted anywhere within the primary dwelling unit; (c) A secondary suite shall meet the requirements for a secondary suite under the British Columbia Building Code; (d) A secondary suite shall have a minimum floor area as set out in Section 6.10(1); (e) A secondary suite and the primary dwelling unit shall at all times remain under a single title and shall not be subdivided into separate parcels by way of strata plan, airspace plan or otherwise; (f) Neither a boarding use, the operation of a boarding, lodging or rooming house, the operation of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a semi-detached dwelling unit that contains a secondary suite, including within the secondary suite; (g) A semi-detached dwelling with a secondary suite shall be: (i) on a lot with vehicular access from a lane; or (ii) subject to the approval of the Director Engineering, on a corner lot with vehicular access from the street abutting the side lot line; or (iii) subject to the approval of the Director Engineering, on a through lot.</p>	<p><i>-Repeal-</i></p>

6.7.2

Laneway Homes:

A laneway home may be permitted as an accessory use to a single family dwelling in an R1, R2, R3, R4, R5, R6, R9, R10, R11, R12, and RM6 District, subject to the following conditions:

- (a) Only one laneway home shall be permitted on each lot;
- (b) A laneway home may be located on a lot containing a single family dwelling with a secondary suite;
- (c) A laneway home shall have a minimum floor area as set out in Section 6.10(1);
- (d) A laneway home and the primary dwelling unit, including any secondary suite, shall at all times remain under a single title and shall not be subdivided into separate parcels by way of strata plan, airspace plan or otherwise;
- (e) Neither a boarding use, the operation of a boarding, lodging or rooming house, the operation of a group home, private hospital or supportive housing facility, nor the operation of a home occupation that includes on-site client services shall be permitted in a laneway home;
- (f) A laneway home shall be:
 - (i) on a lot with vehicular access from a lane; or
 - (ii) subject to the approval of the Director Engineering, on a corner lot with vehicular access from the street abutting the side lot line; or
 - (iii) subject to the approval of the Director Engineering, on a through lot;
- (g) A laneway home shall not include a cellar or crawl space;
- (h) A laneway home shall be located in a rear yard or, in the case of through lots, behind the primary dwelling unit;
- (i) A laneway home shall be located:
 - (i) not less than 1.2 m (3.94 ft.) from any side or rear lot line; and
 - (ii) in the case of a corner lot, outside of the required side yard adjoining the flanking street; and
 - (iii) outside the required vision clearance areas specified in Section 6.13;

-Repeal-

	<p>(j) A laneway home without an automatic sprinkler system shall be located no more than 45 m (147.64 ft.) from a lot line abutting a street; and</p> <p>(k) There shall be a 0.91 m (3 ft.) fire access corridor on a minimum of one side of the lot:</p> <p>(i) from the front lot line to the laneway home; or</p> <p>(ii) on a corner lot, from the flanking side lot line to the laneway home</p> <p>The fire access corridor shall contain a paved or gravel path and be clear to sky of any projections or obstructions.</p>	
<p>6.8A</p>	<p>Home-Based Child Care Facility:</p> <p>...</p> <p>(3) In R Districts a home-based child care facility shall be permitted in only one dwelling unit of a two family dwelling and only if the owner of the other dwelling unit supports the establishment of the home-based child care facility and satisfies the Director Planning and Building as to that support.</p> <p>...</p>	<p>Home-Based Child Care Facility:</p> <p>...</p> <p>(3) In <u>the R1</u> Districts a home-based child care facility shall be permitted in only one dwelling unit of a two family dwelling<u>within each principal building on a lot, up to a maximum of two home-based child care facilities on a lot,</u> and only if the owners of the other dwelling units supports the establishment of the home-based child care facility and satisfies the Director Planning and Building as to that support.</p> <p>...</p>
<p>6.9</p>	<p>Cellars and Basements:</p> <p>...</p> <p>(3) In the R Districts, for the purpose of providing vehicular access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar, or the calculation of principal building height, if the lowered surface does not exceed a width of 6.7 m (22 ft.) along the wall.</p> <p>(4) In the R Districts, for the purpose of providing pedestrian access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar or the calculation of principal building height, if the lowered surface is not on the same side of the building as a depressed vehicular access and does not</p> <p>(a) exceed an area of 14.0 m² (150.7 sq. ft.),</p>	<p>Cellars and Basements:</p> <p>...</p> <p>(3) In the <u>R1</u> Districts, for the purpose of providing vehicular access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar, or the calculation of principal building height, if the lowered surface does not exceed a width of 6.7 m (22 ft.) along the wall.</p> <p>(4) In the <u>R1</u> Districts, for the purpose of providing pedestrian access to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar or the calculation of principal building height, if the lowered surface is not on the same side of the building as a depressed vehicular access and does not</p>

	<p>(b) extend more than 3.0 m (9.8 ft.) from the building, (c) exceed a width of 4.5 m (14.8 ft.) along the wall, and (d) extend more than 0.75 m (2.5 ft.) into the required side yards. (5) In the R Districts, for the purpose of providing light to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar or the calculation of principal building height, if the window wells do not ... (6) In the R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts, on a lot developed with a single family dwelling containing a cellar with a gross floor area exceeding 30.0 m (322.9 ft.), the single family dwelling shall contain a rough-in secondary suite, except where there is an existing secondary suite constructed in the single family dwelling, or where a secondary suite is proposed to be constructed anywhere within the single family dwelling.</p>	<p>(a) exceed an area of 1410.0 m² (150.7107.6 sq. ft.), per dwelling unit, including stairs. (b) extend more than 3.0 m (9.8 ft.) from the building, (c) exceed a width of 4.5 m (14.8 ft.) along the wall, and (d) extend more than 0.75 m (2.5 ft.) into the required side yards. (5) In the <u>R1</u> Districts, for the purpose of providing light to a basement or cellar, the surface of the ground adjoining a building may be lowered without affecting the determination between a basement and cellar or the calculation of principal building height, if the window wells do not ... (6) <u>Repealed.</u> In the <u>R1, R2, R3, R4, R5, R9, R10, R11 and R12</u> Districts, on a lot developed with a single family dwelling containing a cellar with a gross floor area exceeding 30.0 m (322.9 ft.), the single family dwelling shall contain a rough-in secondary suite, except where there is an existing secondary suite constructed in the single family dwelling, or where a secondary suite is proposed to be constructed anywhere within the single family dwelling.</p>
<p>6.10</p>	<p>Minimum Floor Area for Dwelling Units: (1) No primary dwelling unit in a single family dwelling or two family dwelling, or row house dwelling shall contain less than 56 m² (602.80 sq.ft.) of floor area for each dwelling unit except that a primary dwelling unit in a single family dwelling in an R1 District shall contain at least 93 m² (1,001.08 sq.ft.) of floor area. A secondary suite and laneway home shall each contain at least 32.52 m² (350 sq.ft.) or floor area. (2) In the case of apartment buildings or townhouse dwellings, in a District other than the P11e District, the following minimum suite floor areas shall apply: (B/L No. 11348-02-04-15) ... (3) A mobile home in an R7 District shall contain at least 46 m² (495.16 sq. ft.) of floor area.</p>	<p>Minimum Floor Area for Dwelling Units: (1) No primary dwelling unit in a single family dwelling or two family dwelling, or row house dwelling <u>the R1 or A Districts</u> shall contain less than 56 m² (602.80 sq.ft.) of floor area for each dwelling unit except that a primary dwelling unit in a single family dwelling in an R1 District shall contain at least 93 m² (1,001.08 sq.ft.) of floor area. A secondary suite and laneway home shall each contain at least 32.52 m² (350 sq.ft.) or floor area. (2) In the case of apartment buildings or townhouse dwellings, in a District other than the <u>R1 and</u> P11e Districts, the following minimum suite floor areas shall apply: ... (3) <u>Repealed.</u> A mobile home in an R7 District shall contain at least 46 m² (495.16 sq. ft.) of floor area.</p>

<p>6.11</p>	<p>Lot Area and Width:</p> <p>(1) Existing Lots:</p> <p>(a) The minimum lot area and lot width requirements of this Bylaw shall not apply to any lot in an A, R, C1, C2, C3, C4, M1, M2, M3, M4, M5, or P5 District which has an area or width less than that required by this Bylaw, ...</p> <p>(b) Subject to the provisions of Section 6.5 (Conversion of Buildings), the lot area and width requirements in R4 and R5 Districts may be reduced to permit the structural modification, alteration or remodelling of an existing single family dwelling that was erected on the lot before 1971 January 02 so as to create two dwelling units,</p> <p>(i) Where the dwelling is on a lot in an R4 District that has an area not less than 670 m² (7,212.06 sq.ft.) and a width not less than 18.5 m (60.70 ft.), or</p> <p>(ii) Where the dwelling is on a lot in an R5 District that has an area not less than 500 m² (5,382.13 sq.ft.) and a width not less than 13.5 m (44.29 ft.). (B/L No. 8737-87-05-25)</p> <p>(2) Lots of Irregular Shape</p> <p>In R Districts, on "pie-shaped" or other irregularly shaped asymmetrical lots, lot frontages may be reduced below the minimum prescribed widths, provided that the average lot width throughout a depth of 30 m (98.43 ft.) measured along a perpendicular line from the centre of the property on the frontage street complies with the required minimum lot width.</p>	<p>Lot Area and Width:</p> <p>(1) Existing Lots:</p> <p>(a) The minimum lot area and lot width requirements of this Bylaw shall not apply to any lot in an A, <u>R1</u>, C1, C2, C3, C4, M1, M2, M3, M4, M5, or P5 District which has an area or width less than that required by this Bylaw, ...</p> <p>(b) Repealed. Subject to the provisions of Section 6.5 (Conversion of Buildings), the lot area and width requirements in R4 and R5 Districts may be reduced to permit the structural modification, alteration or remodelling of an existing single family dwelling that was erected on the lot before 1971 January 02 so as to create two dwelling units,</p> <p>(i) — Where the dwelling is on a lot in an R4 District that has an area not less than 670 m² (7,212.06 sq.ft.) and a width not less than 18.5 m (60.70 ft.), or</p> <p>(ii) — Where the dwelling is on a lot in an R5 District that has an area not less than 500 m² (5,382.13 sq.ft.) and a width not less than 13.5 m (44.29 ft.). (B/L No. 8737-87-05-25)</p> <p>(2) Lots of Irregular Shape</p> <p>In <u>the R1</u> Districts, on "pie-shaped" or other irregularly shaped asymmetrical lots, lot frontages may be reduced below the minimum prescribed widths, provided that the average lot width throughout a depth of 30 m (98.43 ft.) measured along a perpendicular line from the centre of the property on the frontage street complies with the required minimum lot width.</p>
<p>6.12</p>	<p>Yards:</p> <p>(1) Projections into Required Yards:</p> <p>The following features and structures may project into a required front, side or rear yard:</p> <p>...</p> <p>(e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, R or RM District subject to the fence height limitations as specified in Section 6.14.2 of this Bylaw. The provision of an awning or similar temporary covering for such a terrace shall be permitted. (B/L No. 14170-20-07-06)</p> <p>...</p>	<p>Yards:</p> <p>(1) Projections into Required Yards:</p> <p>The following features and structures may project into a required front, <u>street</u>, side or rear yard:</p> <p>...</p> <p>(e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, <u>R1</u> or RM District subject to the fence height limitations as specified in Section 6.14.2 of this Bylaw. The provision of an awning or similar temporary covering for such a terrace shall be permitted. (B/L No. 14170-20-07-06)</p> <p>...</p>

(2) Exceptions to Front Yard Requirements:

In A or R Districts when at least 50 percent of the frontage of lots in a single zoning district in any one block front, excluding the corner properties, is improved with permitted principal buildings and all of such buildings have front yards that are less than the minimum front yard requirement for the district, then all new buildings in the same zoning district in the block front may provide a front yard with a depth equal to the average existing front yard depth in the block front, except that no front yard shall be less than 6.0 m (19.69 ft.) in depth.

(2.1) Front Yard Averaging:

For lots in R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts, where front yard averaging of the two adjacent lots on each side of the lot is applicable, the following conditions shall apply in determining the average front yard depth:

- (a) where an adjacent lot is vacant, the front yard shall be deemed to have a depth of a required front yard;
- (b) if one or more of the adjacent lots front on a different street or if one or more of the adjacent lots are separated by a street or lane, then such adjacent lots shall not be used in computing the average depth;
- (c) where the lot is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent lots;
- (d) where an adjacent lot is a panhandle lot, the panhandle lot shall be excluded and the two other nearest lots on each side of the lot shall be included in computing the average depth;
- (e) where an adjacent lot is not in a R District, the adjacent lot and any lot beyond such adjacent lot (whether or not such lot is in a R District) shall not be used in computing the average depth.

(3) Exceptions to Side Yard Requirements: ...

(a) In A, R or RM Districts the required side yard on each side of the principal building may be reduced to a minimum of 10 percent of the lot width, provided that:

...

(2) Exceptions to Front Yard Requirements:

In A ~~or R~~ Districts when at least 50 percent of the frontage of lots in a single zoning district in any one block front, excluding the corner properties, is improved with permitted principal buildings and all of such buildings have front yards that are less than the minimum front yard requirement for the district, then all new buildings in the same zoning district in the block front may provide a front yard with a depth equal to the average existing front yard depth in the block front, except that no front yard shall be less than 6.0 m (19.69 ft.) in depth.

(2.1) ~~Repealed. Front Yard Averaging:~~

~~For lots in R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts, where front yard averaging of the two adjacent lots on each side of the lot is applicable, the following conditions shall apply in determining the average front yard depth:~~

- ~~(a) where an adjacent lot is vacant, the front yard shall be deemed to have a depth of a required front yard;~~
- ~~(b) if one or more of the adjacent lots front on a different street or if one or more of the adjacent lots are separated by a street or lane, then such adjacent lots shall not be used in computing the average depth;~~
- ~~(c) where the lot is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent lots;~~
- ~~(d) where an adjacent lot is a panhandle lot, the panhandle lot shall be excluded and the two other nearest lots on each side of the lot shall be included in computing the average depth;~~
- ~~(e) where an adjacent lot is not in a R District, the adjacent lot and any lot beyond such adjacent lot (whether or not such lot is in a R District) shall not be used in computing the average depth.~~

(3) Exceptions to Side Yard Requirements: ...

(a) In A, ~~R~~ or RM Districts the required side yard on each side of the principal building may be reduced to a minimum of 10 percent of the lot width, provided that:

...

	<p>(e) In M Districts, where a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, the required side yard may be reduced to minimum of 20 percent of the lot width, but need not exceed 3.0 m (9.84 ft.) in M4 Districts.</p> <p>...</p> <p>(5) Exceptions to Rear Yard Requirements: A laneway home may be permitted in a rear yard, subject to the provisions of Section 6.7.2 and the applicable district schedules.</p>	<p>(e) In M Districts, where a lot abuts a lot in an A, <u>R1</u> or RM District, or is separated by a street or lane therefrom, the required side yard may be reduced to minimum of 20 percent of the lot width, but need not exceed 3.0 m (9.84 ft.) in M4 Districts.</p> <p>...</p> <p>(5) Repealed. Exceptions to Rear Yard Requirements: A laneway home may be permitted in a rear yard, subject to the provisions of Section 6.7.2 and the applicable district schedules.</p>
<p>6.15</p>	<p>Screening and Landscaping:</p> <p>(1) Lots and Required Yards:</p> <p>(a) In R, RM, C5 and P Districts, any part of a lot not used for building, parking or loading facilities or outdoor recreation or, in the case of a lot in the P4 or P12 District, not used for any permitted use, shall be fully and suitably landscaped and properly maintained.</p> <p>...</p> <p>(c) In all zoning districts where the side line of a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, all those portions of a required side yard not used for permitted parking or outdoor play area shall be fully and suitably landscaped and properly maintained.</p> <p>(d) Where the rear line of a lot in an M District abuts a lot in an A, R or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained.</p> <p>...</p> <p>(2) Storage Yards and Public Works Yards:</p> <p>(a) No storage yard or area shall be permitted in a required front yard nor any required yard which abuts a lot in an R or RM District, or is separated by a street or lane therefrom.</p> <p>...</p> <p>(3) Parking Areas, Loading Areas, Display Yards and Similar Uses:</p> <p>(a) Any parking area, loading area or display yard shall be separated from an adjoining street, or from a directly abutting lot in an A, R or RM District, by a fully and suitably landscaped</p>	<p>Screening and Landscaping:</p> <p>(1) Lots and Required Yards:</p> <p>(a) In <u>R1</u>, RM, C5 and P Districts, any part of a lot not used for building, parking or loading facilities or outdoor recreation or, in the case of a lot in the P4 or P12 District, not used for any permitted use, shall be fully and suitably landscaped and properly maintained.</p> <p>...</p> <p>(c) In all zoning districts where the side line of a lot abuts a lot in an A, <u>R1</u> or RM District, or is separated by a street or lane therefrom, all those portions of a required side yard not used for permitted parking or outdoor play area shall be fully and suitably landscaped and properly maintained.</p> <p>(d) Where the rear line of a lot in an M District abuts a lot in an A, <u>R1</u> or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained.</p> <p>...</p> <p>(2) Storage Yards and Public Works Yards:</p> <p>(a) No storage yard or area shall be permitted in a required front yard nor any required yard which abuts a lot in an <u>R1</u> or RM District, or is separated by a street or lane therefrom.</p> <p>...</p> <p>(3) Parking Areas, Loading Areas, Display Yards and Similar Uses:</p> <p>(a) Any parking area, loading area or display yard shall be separated from an adjoining street, or from a directly abutting lot in an A, <u>R1</u> or RM District, by a fully and suitably landscaped</p>

	<p>and properly maintained strip of not less than 1.8 m (5.91 ft.) in width.</p> <p>(b) Screening of 1.8 m (5.91 ft.) in height shall be provided and properly maintained:</p> <p>(i) where any parking or loading area abuts a lot in an A, R, or RM District, or is separated therefrom by a street or lane, except however, that where a parking area abuts a lane, the screening along the lane shall be not less than 800 mm (2.62 ft.) nor more than 1 m (3.28 ft.) in height for a distance of not less than 6.0 m (19.69 ft.) from all points of ingress and egress to and from such parking area;</p> <p>(ii) where any display yard, industrial fueling installation, or public utility installation abuts a lot in an A, R, or RM District, or is separated therefrom by a lane.</p> <p>...</p>	<p>and properly maintained strip of not less than 1.8 m (5.91 ft.) in width.</p> <p>(b) Screening of 1.8 m (5.91 ft.) in height shall be provided and properly maintained:</p> <p>(i) where any parking or loading area abuts a lot in an A, <u>R1</u>, or RM District, or is separated therefrom by a street or lane, except however, that where a parking area abuts a lane, the screening along the lane shall be not less than 800 mm (2.62 ft.) nor more than 1 m (3.28 ft.) in height for a distance of not less than 6.0 m (19.69 ft.) from all points of ingress and egress to and from such parking area;</p> <p>(ii) where any display yard, industrial fueling installation, or public utility installation abuts a lot in an A, <u>R1</u>, or RM District, or is separated therefrom by a lane.</p> <p>...</p>
<p>6.17</p>	<p>Parking or Storage of Commercial Vehicles, Recreation Vehicles, Trucks, Trailers, Boats or Equipment in R6, R7, R8 and RM Districts:</p> <p>No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobile, boat, recreation vehicle, trailer or any similar vehicle, conveyance, craft or equipment shall be parked or stored in the open in an R6, R7, R8 or RM District, except the following which may be parked or stored in the rear yard only:</p> <p>...</p>	<p>Parking or Storage of Commercial Vehicles, Recreation Vehicles, Trucks, Trailers, Boats or Equipment in <u>R6, R7, R8R1</u> and RM Districts:</p> <p><u>(1) No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobile, boat, recreation vehicle, trailer or any similar vehicle, conveyance, craft or equipment shall be parked or stored in the open in an <u>R6, R7, R8R1</u> or RM District, except the following which may be parked or stored in the rear yard only:</u></p> <p>...</p> <p><u>(2) Notwithstanding subsection (1) paragraphs (c) and (d) and subject to the vision clearance provisions of Section 6.13, one recreation vehicle and one boat having a combined length that does not exceed 12.0 m (39.37 ft.), may be parked in the open in the R1 District subject to the following restrictions:</u></p> <p><u>(a) on a corner lot or on a lot with one street frontage, parking is only permitted within a side yard, side street yard, or rear yard and is not permitted within the required minimum lot line setbacks for side yards and street yards;</u></p> <p><u>(b) on a through lot, no parking is permitted within the required minimum lot line setbacks for street yards or side yards, nor in</u></p>

		<p><u>the area between the required setbacks and the face of the dwelling that is oriented to the street from which the dwelling is addressed; and</u></p> <p><u>(c) on a lot that has no vehicle access to the rear and side yards, either one recreation vehicle or one boat not exceeding 6.0 m (19.69 ft.) in length may be parked on the front driveway or to the side of the front driveway not less than 1.2 m (3.94 ft.) from the side lot lines and not less than 1.8 m (5.91 ft.) from the front lot line.</u></p> <p><u>(3) In the R1 District, the parking must be screened by compact evergreen trees or shrubs at least 1.8 m (5.91 ft.) in height,</u></p> <p><u>(a) on a corner lot or through lot to obscure the view from the closest abutting street,</u></p> <p><u>(b) where the front driveway is used, to obscure the view from any abutting property, and,</u></p> <p><u>(c) where the land beside the front driveway is used, to obscure the view from any abutting property, and from the abutting street.</u></p>
<p>6.17.1</p>	<p>Parking or Storage of Commercial Vehicles, Trucks, Recreation Vehicles, or Boats in R1 to R5 and R9 to R12 Districts:</p> <p>(1) Section 6.17, except paragraphs (c) and (d), applies to parking and storage in an R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts.</p> <p>(2) Notwithstanding subsection (1) and subject to the vision clearance provisions of Section 6.13, one recreation vehicle and one boat having a combined length that does not exceed 12.0 m (39.37 ft.), may be parked in the open in an R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts subject to the following restrictions:</p> <p>(a) on a corner lot or on a lot with one street frontage, no parking is permitted between the front lot line and the dwelling, nor within the required side yards, nor closer than 1.2 m (3.94 ft.) to the side lot lines in the rear yard;</p> <p>(b) on a through lot, no parking is permitted in the required front yards or required side yards, nor in the area between the</p>	<p><i>-Repeal-</i></p>

	<p>required front yard and the face of the dwelling that is oriented to the street from which the dwelling is addressed;</p> <p>(c) on a lot that has no vehicle access to the rear and side yards, either one recreation vehicle or one boat not exceeding 6.0 m (19.69 ft.) in length may be parked on the front driveway or to the side of the front driveway not less than 1.2 m (3.94 ft.) from the side lot lines and not less than 1.8 m (5.91 ft.) from the front lot line.</p> <p>(3) The parking must be screened by compact evergreen trees or shrubs at least 1.8 m (5.91 ft.) in height,</p> <p>(a) on a corner lot or through lot to obscure the view from the closest abutting street,</p> <p>(b) where the front driveway is used, to obscure the view from any abutting property, and,</p> <p>(c) where the land beside the front driveway is used, to obscure the view from any abutting property, and from the abutting street.</p>	
<p>6.20</p>	<p>Calculation of Gross Floor Area:</p> <p>...</p> <p>(2) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in the R and A Districts, with the exception of category A supportive housing facilities, the following shall be excluded:</p> <p>(a) garages or carports up to a maximum area of 42.0 m² (452.1 sq.ft.), except:</p> <p>(i) in the R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts on a lot developed with a single family dwelling, where such garage or carport is located in a cellar; and,</p> <p>(ii) in the R10 and R11 Districts on a lot with lane access, where such garage or carport is attached to any portion of the principal building other than the cellar, unless the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions.</p> <p>...</p> <p>(3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area for category A supportive</p>	<p>Calculation of Gross Floor Area:</p> <p>...</p> <p>(2) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in the R and A Districts, with the exception of category A supportive housing facilities, the following shall be excluded:</p> <p>(a) garages or carports up to a maximum area of 42.0 m² (452.1 sq.ft.); except:</p> <p>(i) in the R1, R2, R3, R4, R5, R9, R10, R11 and R12 Districts on a lot developed with a single family dwelling, where such garage or carport is located in a cellar; and,</p> <p>(ii) in the R10 and R11 Districts on a lot with lane access, where such garage or carport is attached to any portion of the principal building other than the cellar, unless the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions.</p> <p>...</p> <p>(3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area for category A supportive</p>

	housing facilities permitted in the R Districts, and in districts other than the R and A Districts, the following shall be excluded: ...	housing facilities permitted in the R Districts, and in districts other than in the R and -A Districts, the following shall be excluded: ...
6.20.1	Calculation of Gross Floor Area in a Building with Over-height Ceilings: For single family and two family dwellings, gross floor area for any portion of a building, with the exception of staircases, where the height from the floor to the ceiling directly above exceeds 4.5 m (14.8 ft.) shall be calculated in accordance with the following: ...	Calculation of Gross Floor Area in a Building with Over-height Ceilings: For single family and two family duplex dwellings, except in the R1 District, gross floor area for any portion of a building, with the exception of staircases, where the height from the floor to the ceiling directly above exceeds 4.5 m (14.8 ft.) shall be calculated in accordance with the following: ...
6.21	Antennae: (1) An antenna is permitted on any lot in any zoning district except the R Districts if it has been given preliminary plan approval and meets the following qualifications, namely: ...	Antennae: (1) An antenna is permitted on any lot in any zoning district except the R1 Districts if it has been given preliminary plan approval and meets the following qualifications, namely: ...
6.24	Impervious Surfaces: (1) This section applies only to Lots in R (Residential) Districts for which an application for a building permit has been made after July 1, 2005 for the construction of a new principal building, whether on new or existing building foundations. ...	Impervious Surfaces: (1) This section applies only to Lots in R (Residential)-the R1 Districts for which an application for a building permit has been made after July 1, 2005 for the construction of a new principal building, whether on new or existing building foundations. ...
6.29	Short-term Rentals: (1) Short-term rental may be permitted as an accessory use to a single family dwelling, two-family dwelling, row housing dwelling, town house dwelling, and multiple family dwelling in R, RM, C8, C9, P11 and A Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, subject to the following conditions; (a) short-term rental shall only be permitted in the principal residence of a registered owner of the dwelling unit; (b) short-term rental shall not be permitted in: (i) a rental unit;	Short-term Rentals: (1) Short-term rental may be permitted as an accessory use to a single family dwelling, two family dwellings <u>small-scale multi-unit housing, row housing</u> rowhouse dwellings, town house dwellings, and multiple family dwellings in R1 , RM, C8, C9, P11 and A Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, subject to the following conditions; (a) short-term rental shall only be permitted in the principal residence of a registered owner of the dwelling unit; (b) short-term rental shall not be permitted in: (i) a rental unit;

	<ul style="list-style-type: none"> (ii) a single family dwelling or semi-detached dwelling unit containing a secondary suite, including within the secondary suite; (iii) a multi-family flex unit, including within the flex-unit; (iv) a dwelling unit that is primarily used for a caretaker, watchman, or other persons employed for similar purposes; (v) a dwelling unit that contains a boarding use, a boarding, lodging or rooming house, a child care facility, a home-based child care facility, a group home, a private hospital, a supportive housing facility, or a home occupation that includes on-site client services; (vi) an accessory building or structure; and (vii) a laneway home. 	<ul style="list-style-type: none"> (ii) a single family dwelling or semi-detached<u>primary</u> dwelling unit containing a secondary suite, including within the secondary suite; (iii) a multi-family flex unit, including within the flex-unit; (iv) a dwelling unit that is primarily used for a caretaker, watchman, or other persons employed for similar purposes; (v) a dwelling unit that contains a boarding use, a boarding, lodging or rooming house, a child care facility, a home-based child care facility, a group home, a private hospital, a supportive housing facility, or a home occupation that includes on-site client services; <u>and</u> (vi) an accessory building or structure; and. (vii) a laneway home.
6.30	-N/A-	<p>6.30 Urban Agriculture:</p> <p><u>(1) Urban beekeeping for domestic purposes may be permitted as an accessory use on a lot in the R1 District, subject to the following conditions:</u></p> <ul style="list-style-type: none"> <u>(a) The lot shall:</u> <ul style="list-style-type: none"> <u>(i) have a width of not less than 15 m and an area of not less than 560 m²; and</u> <u>(ii) contain only a single primary dwelling unit with no secondary suite.</u> <u>(b) Not more than two beehives and two nucleus colonies shall be maintained on the lot.</u> <u>(c) The hives or structures inhabited by the bees shall be located in the rear yard and, unless the rear yard is surrounded by a solid fence or hedge not less than 1.8 m in height, shall be:</u> <ul style="list-style-type: none"> <u>(i) set back not less than 7.5 m from all lot lines; and</u> <u>(ii) elevated not less than 2.5 m above the surface of the ground.</u> <p><u>(2) Keeping of backyard chickens for domestic purposes may be permitted as an accessory use on a lot in the R1 District, subject to the following conditions:</u></p> <ul style="list-style-type: none"> <u>(a) The lot shall:</u>

		<p><u>(i) have a width of not less than 15 m and an area of not less than 560 m²; and</u></p> <p><u>(ii) contain only a single primary dwelling unit with no secondary suite.</u></p> <p><u>(b) No less than two and no more than four hens over the age of four months shall be kept at a time on a lot.</u></p> <p><u>(c) Each chicken must be provided with:</u></p> <p><u>(i) no less than 0.35 m² of weatherproof interior coop space; and</u></p> <p><u>(ii) no less than 1.0 m² of outdoor enclosure area that is attached to and forms part of the coop.</u></p> <p><u>(d) The coop, including outdoor enclosure, shall be located:</u></p> <p><u>(i) in the rear yard;</u></p> <p><u>(ii) a minimum distance of 2.4 m from all other buildings on the lot;</u></p> <p><u>(iii) outside the required minimum property line setbacks; and</u></p> <p><u>(iv) outside the required vision clearance areas specified in Section 6.13.</u></p> <p><u>(e) The following activities shall be prohibited:</u></p> <p><u>(i) the keeping of roosters;</u></p> <p><u>(ii) the sale of eggs, meat, or manure; and</u></p> <p><u>(iii) the slaughter of chickens on the lot.</u></p>
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Section 7 – Administration and Enforcement

Section	Existing Text	Proposed Text
7.3 (1)	<p>7.3 Preliminary Plan Approval and Development Permits:</p> <p>...</p> <p>(1)...</p> <p>(a) The construction of one-family and two-family residential dwellings and accessory buildings</p>	<p>7.3 Preliminary Plan Approval and Development Permits:</p> <p>...</p> <p>(1)...</p> <p>(a) The construction of <u>small-scale multi-unit housing, rowhouse dwellings, one family and two family residential dwellings</u> and accessory buildings.</p>

Section 100 – R Districts Schedule Cover Page

Section	Existing Text	Proposed Text
100 (top of page 1)	<p>SCHEDULE NUMBER I</p> <p>100. RESIDENTIAL DISTRICTS (R)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as an R District, the following regulations shall apply:</p> <p>...</p> <p><i>[Section 101 (R1) regulations immediately follow on same page]</i></p>	<p>SCHEDULE NUMBER I</p> <p>100. RESIDENTIAL DISTRICTS (R)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as an R District, the following regulations <u>within the following Sections</u> shall apply:</p> <p><u>101. Small-Scale Multi-Unit Housing District (R1)</u></p> <p>...</p> <p><i>[new Section 101, R1 SSMUH District, proposed to start on following page, with new “Page 1” in footer]</i></p>

Section 206 – RM6 District

Section	Existing Text	Proposed Text
206.2(2)	<p>Uses Permitted:</p> <p>(1) Townhouse dwellings.</p> <p>(2) Single-family dwellings or two-family dwellings subject to the regulations of the R5 District.</p>	<p>Uses Permitted:</p> <p>(1) Townhouse dwellings.</p> <p>(2) Single-family dwellings <u>Small-scale multi-unit housing</u> or two-family rowhouse dwellings subject to the regulations of the R15 District.</p>
206.3	<p>Uses Permitted in the RM6r Zoning District:</p> <p>Uses permitted in the RM6 District, excluding single-family dwellings or two-family dwellings, provided that the residential uses are restricted to purpose-built rental housing.</p>	<p>Uses Permitted in the RM6r Zoning District:</p> <p>Uses permitted in the RM6 District, excluding <u>small-scale multi-unit housing and rowhouse dwellings</u> single-family dwellings or two-family dwellings, provided that the residential uses are restricted to purpose-built rental housing.</p>

Section 404 – M4 District

Section	Existing Text	Proposed Text
404.1	<p>Uses Permitted: ...</p> <p>(b) Two family dwellings on lots being lawfully used for residential purposes on January 1, 2004.</p> <p>...</p>	<p>Uses Permitted: ...</p> <p>(b) Two-family <u>Duplex</u> dwellings on lots being lawfully used for residential purposes on January 1, 2004.</p> <p>...</p>
404.4	<p>Lot Area and Width: ...</p> <p>(2) Each lot for a two family dwelling shall have an area of not less than 670 m² (7,212.06 sq.ft.) and a width of not less than 18.5 m (60.70 ft.).</p>	<p>Lot Area and Width: ...</p> <p>(2) Each lot for a two-family <u>duplex</u> dwelling shall have an area of not less than 670 m² (7,212.06 sq.ft.) and a width of not less than 18.5 m (60.70 ft.).</p>

Section 600 – A2 District

Section	Existing Text	Proposed Text
602.3	<p>Lot Area and Width:</p> <p>Each lot shall have an area of not less than 0.4 ha (0.9884 acre) and a width of not less than 37 m (121.39 ft.).</p>	<p>Lot Area and Width:</p> <p>Each lot shall have an area of not less than 0.4 ha <u>4050 m²</u> (0.9884 <u>1.0</u> acre) and a width of not less than 37 m (121.39 ft.).</p>

Schedule VII – Off-Street Vehicle Parking

Section	Existing Text	Proposed Text
800.3.1	Accessible Parking Spaces in Districts other than R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts:	Accessible Parking Spaces in Districts other than R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts:
800.3.1	(1) Except in the R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts, accessible and van accessible parking spaces for all developments for which the rezoning bylaw has received Second Reading, or a preliminary plan approval, or a Building Permit application has been submitted after 2019 November 01 shall comply with this Section 800.3.1.	(1) Except in the R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts, a <u>Accessible</u> and van accessible parking spaces for all developments for which the rezoning bylaw has received Second Reading, or a preliminary plan approval, or a Building Permit application has been submitted after 2019 November 01 shall comply with this Section 800.3.1.
800.3.1	(2a) Multiple family dwellings; excluding townhouse dwellings or row housing dwellings.	(2a) Multiple family dwellings; excluding townhouse dwellings, <u>small-scale multi-unit housing,</u> or row housing rowhouse dwellings.
800.3.2	Accessible Parking Spaces in R1, R2, R3, R4, R5, R6, R9, R10, R11, and R12 Districts: (1) Accessible and van accessible parking spaces in R1, R2, R3, R4, R5, R6, R9, R10, R11, R12 Districts shall comply with this Section 800.3.2. (2) Accessible parking spaces shall be provided in accordance with the following, unless located in a transit-oriented area: Use (1) Lot with a laneway home Requirement 1 accessible parking space per primary dwelling unit Use (b) Lot with a ground level suite Requirement 1 accessible parking space per primary dwelling unit Use	800.3.2 Repealed

	<p>(c) Repealed</p> <p>Use</p> <p>(d) Lot with semi-detached dwelling with a secondary suite that is not a ground level suite</p> <p>Requirement</p> <p>1 accessible parking space per primary dwelling unit with secondary suite that is not a ground level suite.</p> <p>(3) Direct and unobstructed access shall be provided from the laneway home or ground level suite to the accessible or van accessible parking space.</p> <p>(4) The minimum dimensions of accessible and van accessible parking spaces and associated access aisles are as set out in Section 800.3.1(3) and Section 800.3.1(5)(b).</p>	
800.4	<p>Required Off-Street Vehicle Parking Spaces:</p> <p>Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this section. In the case of a use not specifically mentioned, the required off- street parking spaces shall be the same as for a similar use. For all uses, other than single and two family residential, the Director of Planning and Building may vary the required off-street vehicle parking spaces subject to the approval of a parking study.</p>	<p>Required Off-Street Vehicle Parking Spaces:</p> <p>Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this section. In the case of a use not specifically mentioned, the required off- street parking spaces shall be the same as for a similar use. For all uses, other than single and two family residential, the Director of Planning and Building may vary the required off-street vehicle parking spaces subject to the approval of a parking study.</p>
800.4	<p>Use</p> <p>(1) Residential uses located within a transit-oriented development area</p> <p>Requirement</p> <p>No parking required</p>	<p>Use</p> <p>(1) Residential uses located within a transit-oriented development area <u>or frequent transit network area</u></p> <p>Requirement</p> <p>No parking required</p>
800.4	<p>Use</p> <p>(1a) Single family dwelling (with or without a secondary suite), two family dwellings, and row house dwellings.</p>	<p>Use</p> <p>(1a) Single family dwelling (with or without a secondary suite), two family dwellings, and row house dwellings.</p>

	<p>Requirement</p> <p>1 for each primary dwelling unit</p>	<p><u>Small-scale multi-unit housing or rowhouse dwelling.</u></p> <p>Requirement</p> <p>1 for each primary dwelling unit</p> <p><u>On a lot with 3 or more primary dwelling units, 0.5 spaces for each primary dwelling unit. For clarity, on a lot with 2 or fewer primary dwelling units, a parking space is not required.</u></p>
800.4	<p>Use</p> <p>(1b) Single family dwelling (with or without a secondary suite) with a laneway home, and two family dwellings, and row house dwellings.</p> <p>Requirement</p> <p>1 outdoor parking space or carport space for each primary dwelling unit, which:</p> <p>(a) meets the accessibility requirements of Section 800.3.2; and</p> <p>(b) is accessed from:</p> <p>(i) a lane; or</p> <p>(ii) subject to the approval of the Director Engineering, on a corner lot, from the street abutting the side lot line; or</p> <p>(iii) subject to the approval of the Director of Engineering, on a through lot, from the rear street.</p>	<p>Use</p> <p>(1b) <u>Repeal</u></p>
800.4	<p>Use</p> <p>(2) Multiple family dwellings, excluding multi-family flex units</p> <p>Requirement</p> <p>1.0 for each dwelling unit, plus 0.05 per dwelling unit for visitor parking</p>	<p>Use</p> <p>(2) Multiple family dwellings, excluding multi-family flex units, <u>small-scale multi-unit housing and rowhouse dwellings.</u></p> <p>Requirement</p> <p>1.0 for each <u>primary</u> dwelling unit, plus 0.05 per dwelling unit for visitor parking</p>
800.4	<p>Use</p>	<p>Use</p>

	<p>(42) Short-term rental within single family dwellings, two family dwelling, and row housing dwellings.</p> <p>Requirement</p> <p>1 for each dwelling unit, or a portion of a dwelling unit that is used for short-term rentals, in addition to the required parking space for the principal residential use. Parking space for short-term rental may be provided in tandem with parking space provided for the principal residential use, provided that the City Engineer is satisfied that such arrangement will not interfere with pedestrian and vehicular movement, fire truck and fire hydrant, or any other access.</p>	<p>(42) Short-term rental within single family dwellings, two family dwelling, and row housing dwellings. <u>small-scale multi-unit housing and rowhouse dwellings.</u></p> <p>Requirement</p> <p>1 for each dwelling unit, or a portion of a dwelling unit that is used for short-term rentals, in addition to the required parking space for the principal residential use. Parking space for short-term rental may be provided in tandem with parking space provided for the principal residential use, provided that the City Engineer is satisfied that such arrangement will not interfere with pedestrian and vehicular movement, fire truck and fire hydrant, or any other access.</p>
<p>800.6(1)</p>	<p>(a) Notwithstanding anything in this section contained, on a lot in a Residential District where secondary lane or street access is not available and the width of the side yard is less than 2.6 m (8.53 ft.), a parking space may be developed within the required front yard to accommodate automobiles for each dwelling unit on the lot, provided however, that no parking space shall exceed an area of 37 m² (398.28 sq.ft.), nor be located closer than 1.2 m (3.94 ft.) to any property line. This regulation shall apply only to those lots which were developed prior to 1965 June 07. (B/L No. 6885-76-07-05)</p>	<p>(a) Notwithstanding anything in this section contained, on a lot in a Residential District where secondary lane or street access is not available and the width of the side yard is less than 2.6 m (8.53 ft.), a parking space may be developed within the required front yard to accommodate automobiles for each dwelling unit on the lot, provided however, that no parking space shall exceed an area of 37 m² (398.28 sq.ft.), nor be located closer than 1.2 m (3.94 ft.) to any property line. This regulation shall apply only to those lots which were developed prior to 1965 June 07. (B/L No. 6885-76-07-05)</p>
<p>800.6</p>	<p>(3) No parking area in any required rear yard shall be located closer to any flanking street than is permitted in the side yard which flanks the same street.</p>	<p>(3) No parking area in any required rear yard shall be located closer to any flanking street than the required is permitted in the side yard <u>or street yard setback</u> which flanks the same street.</p>
<p>800.6</p>	<p>(7) Notwithstanding anything in this section contained, the required off-street vehicle parking space for a short-term rental may be located within a required front yard or a side yard.</p>	<p>(7) Notwithstanding anything in this section contained, the required off-street vehicle parking space for a short-term rental may be located within a required front yard or a side yard. <u>on a lot in the R1 District where secondary lane or street access is not available, a maximum of two parking spaces may be developed within the required street yard provided that:</u></p>

		<p><u>(a) no parking space shall exceed an area of 20 m² (215.28 ft²);</u> <u>and</u> <u>(b) no parking space shall be located closer than 1.0 m to any lot line.</u></p>
800.6	-N/A-	<p><u>(8) Notwithstanding anything in this section contained, on a lot in the R1 District where secondary street or lane access is available, a maximum of four parking spaces may be developed within the required street, rear, or side yard setback provided that:</u> <u>(a) no parking space shall exceed an area of 20 m² (215.28 ft²);</u> <u>and</u> <u>(b) no parking space shall be located closer than 1.0 m to any lot line.</u> <u>(c) no parking space shall be located closer to any flanking street or flanking lane than the required side yard, rear yard, or street yard setback which flanks the same street or lane.</u></p>
800.8	(1) All parking spaces required for dwelling units pursuant to Sections 800.4, 800.3.1(2) and 800.3.2(2) shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except:	(1) All parking spaces required for dwelling units pursuant to Sections 800.4, <u>and</u> 800.3.1(2) and 800.3.2(2) shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except: