

## Proposed Text Amendments to Zoning Bylaw in Support of Height-Based Framework and New Residential and Commercial Districts

This attachment details the proposed text amendments to *Burnaby Zoning Bylaw No. 4742* to implement a height-based development framework and introduce eight new multi-family residential “R” Districts and two new commercial “CM” Districts 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
<b>3</b>	<b>"ACCESSORY USE"</b> means (1) a use which is ancillary to a principal building, or use of a principal building, situated on the same lot, or (2) a use which is ancillary to a principal use being made of the lot upon which such accessory use is located.	<b>"ACCESSORY USE"</b> means <del>(1) a use which is ancillary to a principal building, or use of a principal building, situated on the same lot, or</del> <del>(2) a use which is ancillary to a principal use being made of the lot upon which such accessory use is located.</del> <u>a subordinate use that serves and is exclusively devoted to the principal or secondary use of a lot.</u>
<b>3</b>	- N/A -	<b>"ACTIVE MOBILITY HUB"</b> means an area of land or of a building that provides space, shelter and other ancillary facilities for <u>transportation modes other than private vehicles, such as cycling, ride-hailing, and shared vehicles.</u>
<b>3</b>	- N/A -	<b>"ANIMAL CARE"</b> means a premises operated for the care, <u>veterinary treatment, training, grooming, boarding or shelter of animals.</u>
<b>3</b>	- N/A -	<b>"ARTIST STUDIO"</b> means a premises for the production and/or <u>display of art and small-batch crafting-related activities, including painting, jewelry making, pottery, photography, recording studio, rehearsal space or similar.</u>

3	- N/A -	<b><u>"CIVIC FACILITY"</u></b> means a government-owned facility used for public-serving functions, including government offices, community centres, public recreation facilities, public museums, public libraries, courts of law, fire halls and other civic centres.
3	- N/A -	<b><u>"COMMERCIAL KITCHEN"</u></b> means a facility equipped for the preparation, cooking, and storage of food on a larger scale for commercial purposes, primarily for off-site consumption. A commercial kitchen is typically equipped with professional-grade appliances, ventilation systems, food storage areas, and sanitation features.
3	- N/A -	<b><u>"COMMUNITY GARDEN"</u></b> means land used for the growing of plants, other than for commercial purposes.
3	- N/A -	<b><u>"EDUCATIONAL SERVICES"</u></b> means services that provide training, instruction, and education. This use includes, but is not limited to, private schools, public schools, commercial schools, colleges, universities, vocational institutions, and other facilities dedicated to academic, technical, or professional education. This does not include dormitories, student housing, or trade schools.
3	- N/A -	<b><u>"ENERGY GENERATION"</u></b> means the use of equipment and facilities for generating and distributing energy from renewable, sustainable, and/or low-emission sources, including but not limited to solar panels and district energy systems, that are of a scale and intensity that minimize conflict with residential uses in areas of mixed development.
3	- N/A -	<b><u>"FINANCIAL INSTITUTION"</u></b> means a bank, insurance company, credit union, financial advisor or broker, cash chequing company, payday loan service, or similar business that provides on-site customer service.
3	- N/A -	<b><u>"GAMING ESTABLISHMENT"</u></b> means a premises used for wagering on games of chance that are licensed in accordance with the British Columbia Gaming Commission or by such other person or authority as the Province of British Columbia may specify for the purpose of licensing gaming.

3	- N/A -	<u>"HEALTH CARE FACILITY" means a premises for the provision of services by at least one person licensed under the <i>Health Professions Act</i>.</u>
3	<b>"HOSPITAL"</b> means a non-profit institution (operated for the reception and treatment of persons suffering from physical illness or disability) which has been designated as a hospital under the Hospital Act, but does not include private hospitals, nursing or convalescent homes.	<del>"HOSPITAL" means a non-profit institution (operated for the reception and treatment of persons suffering from physical illness or disability) which has been designated as a hospital under the Hospital Act, but does not include private hospitals, nursing or convalescent homes.</del> <u>a hospital as defined in the <i>Hospital Act</i> and/or a facility for ambulance services as defined in the <i>Emergency Health Services Act</i>.</u>
3	- N/A -	<u>"INDUSTRIAL, HEAVY" means industries involving the manufacturing, processing, or handling of materials that may produce significant external impacts such as noise, vibration, smoke, dust, odors, heat, or emissions. Heavy industrial uses include, but are not limited to, chemical manufacturing, petroleum refining, metallurgical processing, pulp and timber milling, cement production, and other heavy manufacturing processes, as well as facilities involved in the recycling, recovery, and shipment of hazardous or non-hazardous waste.</u>
3	- N/A -	<u>"LIVE-WORK UNIT" means a premises that includes space for the operation of a commercial use with the remainder being a dwelling unit in which the primary operator of the commercial use resides.</u>
3	- N/A -	<u>"MEZZANINE" means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony.</u>
3	<b>"MOBILE RETAIL CART"</b> means a cart having maximum ground coverage of 3.72 m <sup>2</sup> (40 sq.ft.) that is capable of being moved by one person and is intended for use as a temporary location for the retail of goods or services.	<del>"MOBILE RETAIL CART AND RESTAURANT" means a cart having maximum ground coverage of 3.72 m<sup>2</sup> (40 sq.ft.) that is capable of being moved by one person and is intended for use as a temporary location for the retail of goods or services</del> <u>a truck, stand, or cart used for the retail of goods or services, including the sale of food prepared for immediate consumption, that is designed to be movable and is temporary in nature.</u>

3	- N/A -	<u><b>"NIGHTCLUB"</b> means a commercial assembly and entertainment establishment that operates primarily during evening hours, provides entertainment predominantly in the form of recorded or live music and dancing, has a dance floor, and typically serves alcoholic beverages with limited food service.</u>
3	- N/A -	<u><b>"NON-MARKET RENTAL HOUSING"</b> means rental housing secured at specific below-market rental rates through a housing agreement or a lease agreement with the City.</u>
3	- N/A -	<u><b>"OFFICE"</b> means the use of a premises for general office use, where the primary function is administrative, clerical, technical, or managerial, and where on-site customer service is not a principal activity.</u>
3	<b>"PARKING GARAGE"</b> means a building the principal use of which is the parking or storage of vehicles and which is available to the public or as an accommodation to clients, customers or employees.	<u><b>"PARKING GARAGE"</b> means <del>a building the principal use of which is the parking or storage of vehicles and which is available to the public or as an accommodation to clients, customers or employees</del> a structure, above or below grade, used for public, client, customer, and/or employee parking or temporary storage of vehicles. This use does not include vehicle repair, servicing, or dedicated fleet storage.</u>
3	- N/A -	<u><b>"PERSONAL AND BUSINESS SERVICES"</b> means an establishment for personal care, cleaning or repair of personal items, or other business services, where the primary function is on-site customer service, including beauty salons, tattoo parlours, mailing services, printing services, dry cleaning, and other similar uses.</u>
3	- N/A -	<u><b>"RECREATION AND FITNESS"</b> means an outdoor or indoor premises for the use of health, fitness, and sports activities, including day spas, group fitness classes, weightrooms, child play centres, lawn sports, court sports, and similar uses and activities.</u>
3	- N/A -	<u><b>"RECYCLING CENTRE"</b> means a premises used for the collection and temporary storage of household items intended for reuse or off-site processing.</u>

3	- N/A -	<u><b>"RESEARCH AND DEVELOPMENT"</b> means investigation, design, testing, and development of new products, technologies, and processes, including laboratories, prototyping, and technological innovation. Does not include the manufacturing or sale of products except as incidental to the primary activity.</u>
3	<b>"RESTAURANT"</b> means an eating establishment where food is sold to the public for immediate consumption within the premises, but where no provision is made for the consuming of food in motor vehicles which are parked on the site.	<del><b>"RESTAURANT"</b> means an eating establishment where food is sold to the public for immediate consumption within the premises, but where no provision is made for the consuming of food in motor vehicles which are parked on the site</del> <u>use of a premises for the sale of prepared food and/or beverages for immediate consumption during all hours of operation.</u>
3	<b>"RETAIL"</b> in relation to a sale means a sale to a purchaser for purposes of consumption or use and not for resale, and "retail store" means a building where goods, wares, merchandise, substances, articles or things are sold at retail and are stored in quantities sufficient only to service that store, but a reference to "retail store" does not include any retail outlet otherwise classified or defined in this Bylaw.	<del><b>"RETAIL"</b> in relation to a sale means a sale to a purchaser for purposes of consumption or use and not for resale, and "retail store" means a building where goods, wares, merchandise, substances, articles or things are sold at retail and are stored in quantities sufficient only to service that store, but a reference to "retail store" does not include any retail outlet otherwise classified or defined in this Bylaw</del> <u>means the sale or rental of goods, merchandise, and other materials to the public, including sales centres, showrooms, and limited on-site storage that supports the store's operation. This use excludes warehousing and the sale of gasoline.</u>
3	- N/A -	<u><b>"SECONDARY USE"</b> means an additional permitted use that may only be established where a use permitted as a principal use on the lot is present.</u>
3	- N/A -	<u><b>"SERVICE STATION"</b> means a premises used for the repair or servicing of vehicles. Servicing can include car washes, charging or fueling stations, fluid maintenance, auto body repair, and similar services.</u>
3	- N/A -	<u><b>"STORAGE FACILITY"</b> means the use of a completely enclosed building for the storage of personal property in self-contained, self-storage units, which are rented to customers having exclusive and independent access to their respective units.</u>

3	" <b>TRANSIT ORIENTED DEVELOPMENT AREA</b> " means a lot that is located within 800 m (2,624.67 ft.) of a passenger rail station, as defined in the <i>Local Government Act</i> and regulations thereto, or 400 m (1,312.34 ft.) of a bus exchange, as defined in the <i>Local Government Act</i> and regulations thereto.	" <b>TRANSIT ORIENTED <del>DEVELOPMENT</del> AREA</b> " means a lot that is located within 800 m (2,624.67 ft.) of a passenger rail station, as defined in the <i>Local Government Act</i> and regulations thereto, or 400 m (1,312.34 ft.) of a bus exchange, as defined in the <i>Local Government Act</i> and regulations thereto.
3	- N/A -	<u>"<b>TRANSPORTATION FACILITY</b>" means a premises used for the operation and maintenance of transit systems, services, or related infrastructure, including gondola systems, rapid transit infrastructure, bus transit infrastructure, commercial fleet storage and dispatch, marinas, and similar uses, but does not include freight handling and distribution.</u>
3	- N/A -	<u>"<b>VISITOR ACCOMMODATION</b>" means a premises for the temporary accommodation of visitors. This use does not include Short Term Rental accommodation; Dormitories; or Boarding, Lodging, and Rooming Houses.</u>
3	- N/A -	<u>"<b>YARD, LANE</b>" means an area created by a building setback from a lot line, or segment of a lot line, that abuts a lane.</u>

## Section 5 – Establishment of Zoning Districts and Schedules

Section	Existing Text	Proposed Text
5.1	<p><b>5.1 Designation of Districts:</b></p> <p>For the purpose of this Bylaw, the City of Burnaby is hereby divided into the following zoning districts:</p> <p>Schedule Number I      RESIDENTIAL DISTRICTS (R)</p> <p>Schedule Number II      MULTIPLE FAMILY RESIDENTIAL (RM)</p> <p>Schedule Number III      COMMERCIAL (C)</p> <p>Schedule Number IV      INDUSTRIAL AND BUSINESS CENTRE (M and B)</p> <p>Schedule Number V      PUBLIC AND INSTITUTIONAL (P)</p> <p>Schedule Number VI      AGRICULTURAL (A)</p> <p>Schedule Number VII      COMPREHENSIVE DEVELOPMENT (CD)</p> <p>...</p>	<p><b>5.1 Designation of Districts:</b></p> <p>For the purpose of this Bylaw, the City of Burnaby is hereby divided into the following zoning districts:</p> <p>Schedule Number I      RESIDENTIAL DISTRICTS (R)</p> <p>Schedule Number II      <u>LEGACY</u> MULTIPLE FAMILY RESIDENTIAL (RM)</p> <p>Schedule Number III      COMMERCIAL (C <b>and CM</b>)</p> <p>Schedule Number IV      INDUSTRIAL AND BUSINESS CENTRE (M and B)</p> <p>Schedule Number V      PUBLIC AND INSTITUTIONAL (P)</p> <p>Schedule Number VI      AGRICULTURAL (A)</p> <p>Schedule Number VII      COMPREHENSIVE DEVELOPMENT (CD)</p> <p>...</p>

## Section 6 – Supplementary Regulations

Section	Existing Text	Proposed Text
6.1	<p><b>Number of Principal Buildings on a Lot:</b></p> <p>(1) No residential use building shall be located on the same lot as any other residential use building, except as otherwise provided for in this Bylaw.</p> <p>(2) No residential use building shall be located on the same lot as any non-residential building or use, except as otherwise provided for in this Bylaw.</p> <p>(3) Subsections (1) and (2) shall not apply to a residential use building in the P11e District.</p>	-Repeal-
6.3	<p><b>Distances between Buildings on the same Lot:</b></p> <p>Where the exterior walls of the same building or of any two buildings in a group face and overlap, the clear distance between such overlapping walls shall not be less than the following:</p> <p>(1) When windows to habitable rooms occur in the overlapping section of either or both of the opposing walls:</p> <p>(a) In RM, C8 and C9 Districts, twice the overlap in either the horizontal or vertical direction. Such distance shall be not less than 7.5 m (24.61 ft.), but need not exceed 15.0 m (49.21 ft.) for buildings 3 storeys or less in height, nor 15.0 m (49.21 ft.) plus 900 mm (2.95 ft.) per storey for buildings greater than 3 storeys in height.</p> <p>(b) In all zoning districts, except R1 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) When no windows in habitable rooms occur in the overlapping section of either or both of the opposing walls:</p> <p>(a) In RM, C8 and C9 Districts, equal to the overlap in either the horizontal or vertical direction. Such distance shall be not less than 3.5 m (11.48 ft.) but need not exceed 7.5 m (24.61 ft.).</p>	<p><b>Distances between Buildings on the same Lot:</b></p> <p>Where the exterior walls of the same building or of any two buildings in a group face and overlap, the clear distance between such overlapping walls shall not be less than the following:</p> <p>(1) When windows to habitable rooms occur in the overlapping section of either or both of the opposing walls:</p> <p>(a) In RM, C8 <del>and</del>, C9, <u>and R</u> Districts <u>other than the R1 District</u>, twice the overlap in either the horizontal or vertical direction. Such distance shall be not less than 7.5 m (24.61 ft.), but need not exceed 15.0 m (49.21 ft.) for buildings 3 storeys or less in height, nor 15.0 m (49.21 ft.) plus 900 mm (2.95 ft.) per storey for buildings greater than 3 storeys in height.</p> <p>(b) In all zoning districts, except <del>R1</del> 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) When no windows in habitable rooms occur in the overlapping section of either or both of the opposing walls:</p> <p>(a) In RM, C8 <del>and</del>, C9, <u>and R</u> Districts <u>other than the R1 District</u>, equal to the overlap in either the horizontal or</p>



	(b) In all zoning districts, except R1 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.	vertical direction. Such distance shall be not less than 3.5 m (11.48 ft.) but need not exceed 7.5 m (24.61 ft.). (b) In all zoning districts, except <del>R1</del> 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.
<b>6.4</b>	<b>Height of Buildings and Structures:</b> ... (2) Except in the C2, R1, 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. ... (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.	<b>Height of Buildings and Structures:</b> ... (2) Except in the C2, <u>CM</u> , <del>R1</del> , 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. ... (6) Except in the <del>R1</del> and <u>CM</u> Districts, 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.
<b>6.4.1</b>	- N/A -	- see attachment re: height of buildings in R and CM Districts -
<b>6.6</b>	<b>Accessory Buildings, Structures, and Uses:</b> ... (3) Non-Residential Districts (C, M and P): (a) On a corner an accessory building shall be located not closer to the flanking street than the principal building on the same lot, nor closer than the required setback from the flanking street of the principal building on an adjoining lot, whether or not a lane intervenes. (b) An accessory building shall be located not closer than 3.0 m (9.84 ft.) to the rear property line of an adjoining lot in an A, R or RM District. (c) An accessory building shall not have more than one storey nor exceed 3.7 m (12.13 ft.) in height.	<b>Accessory Buildings, Structures, and Uses:</b> ... (3) Non-Residential Districts (C, <u>CM</u> , M and P): (a) On a corner <u>lot in the C, M, or P District</u> , an accessory building shall be located not closer to the flanking street than the principal building on the same lot, nor closer than the required setback from the flanking street of the principal building on an adjoining lot, whether or not a lane intervenes. (b) An accessory building <u>in the C, M, or P District</u> shall be located not closer than 3.0 m (9.84 ft.) to the rear property line of an adjoining lot in an A, R or RM District. (c) An accessory building <u>in the C, M, or P District</u> shall not have more than one storey nor exceed 3.7 m (12.13 ft.) in height.

	<p>(d) Notwithstanding Section 6.6(1)(b), a street canopy attached to a building in a C or M District that:</p> <ul style="list-style-type: none"> <li>(i) has a front yard setback of less than 2.0 m (6.56 ft.), and,</li> <li>(ii) is lawfully non-conforming with respect to the front yard setback</li> </ul> <p>may project over the front lot line with the approval of the Director Engineering if it is constructed with a building permit and projects no more than 1.5 m (4.92 ft.) into the road allowance and has a minimum height clearance of 2.7 m (8.86 ft.) from ground level to the lowest point of the canopy.</p>	<p>(d) Notwithstanding Section 6.6(1)(b), a street canopy attached to a building in a C, <u>CM</u>, or M District that:</p> <ul style="list-style-type: none"> <li>(i) has a front yard setback of less than 2.0 m (6.56 ft.), and,</li> <li>(ii) is lawfully non-conforming with respect to the front yard setback</li> </ul> <p>may project over the front lot line with the approval of the Director Engineering if it is constructed with a building permit and projects no more than 1.5 m (4.92 ft.) into the road allowance and has a minimum height clearance of 2.7 m (8.86 ft.) from ground level to the lowest point of the canopy.</p>
<b>6.8A</b>	<p><b>Home-Based Child Care Facility:</b></p> <p>(1) In RM and P11 Districts a home-based child care facility shall be permitted only...</p>	<p><b>Home-Based Child Care Facility:</b></p> <p>(1) In RM <del>and</del>, P11, <u>and R</u> Districts <u>other than the R1 District</u>, a home-based child care facility shall be permitted only...</p>
<b>6.10</b>	<p><b>Minimum Floor Area for Dwelling Units:</b></p> <p>...</p> <p>(2.1) Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, CM, and P11, and R Districts, except the R1 District, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows:</p>	<p><b>Minimum Floor Area for Dwelling Units:</b></p> <p>...</p> <p>(2.1) Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, <u>CM</u>, <del>and</del> P11, <u>and R</u> Districts <u>other than the R1 District</u>, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows:</p>
<b>6.12</b>	<p><b>Yards:</b></p> <p>(1) Projections into Required Yards:</p> <p>...</p> <p>(e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, R1 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.</p> <p>...</p> <p>For lots in C1, C2, C4 and C7 Districts, street canopies that do not exceed 2.0 m (6.56 ft.) in depth may project into the required front yard.</p> <p>...</p> <p>(3) Exceptions to Side Yard Requirements:</p> <p>...</p>	<p><b>Yards:</b></p> <p>(1) Projections into Required Yards:</p> <p>...</p> <p>(e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, <del>R1</del> 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.</p> <p>...</p> <p>For lots in C1, C2, C4, <del>and</del> C7, <u>and CM</u> Districts, street canopies that do not exceed 2.0 m (6.56 ft.) in depth may project into the required front yard.</p> <p>...</p> <p>(3) Exceptions to Side Yard Requirements:</p> <p>...</p>

	(e) In M Districts, where a lot abuts a lot in an A, R1 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.	(e) In M Districts, where a lot abuts a lot in an A, <del>R1</del> 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.
<b>6.13</b>	<b>Clearance at Intersections:</b> (1)... no structure other than a permitted street canopy in a C2, C3 or C4 District or a permitted principal building shall be erected to a greater height than 1.07 m (3.51 ft.) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance.	<b>Clearance at Intersections:</b> (1)... no structure other than a permitted street canopy in a C2, C3 <del>or</del> , C4, <u>or CM</u> District or a permitted principal building shall be erected to a greater height than 1.07 m (3.51 ft.) and no hedge, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance.
<b>6.15</b>	<b>Screening and Landscaping:</b> (1) Lots and Required Yards: (a) In R1, 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. ... (c) In all zoning districts where the side line of a lot abuts a lot in an A, R1 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. (d) Where the rear line of a lot in an M District abuts a lot in an A, R1 or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained. ... (2) Storage Yards and Public Works Yards: (a) No storage yard or area shall be permitted in a required front yard nor any required yard which abuts a lot in an R1 or RM District, or is separated by a street or lane therefrom. (b) ...	<b>Screening and Landscaping:</b> (1) Lots and Required Yards: (a) In <del>R1</del> , 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. ... (c) In all zoning districts where the side line of a lot abuts a lot in an A, <del>R1</del> 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. (d) Where the rear line of a lot in an M District abuts a lot in an A, <del>R1</del> or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained. ... (2) Storage Yards and Public Works Yards: (a) No storage yard or area shall be permitted in a required front yard nor any required yard which abuts a lot in an <del>R1</del> or RM District, or is separated by a street or lane therefrom. (b) ...

	<p>(i) In A, C4 and M Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening in A, C4, M1 or M4 Districts. In the case of M2, M3 or M6 Districts, material may be piled to a maximum height of 3.5 m (11.48 ft.).</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, R1 or RM District, by a fully and suitably landscaped 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, R1, 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, R1, or RM District, or is separated therefrom by a lane.</p> <p>(iii) where any storage tank or equipment, listed in Sections 6.27(22) and 6.27(23) of this Bylaw, is located outside of an enclosed building, in the RM, C, M, B, and P Districts.</p>	<p>(i) In A, C4, <u>CM</u>, and M Districts, any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening in A, C4, <u>CM</u>, M1 or M4 Districts. In the case of M2, M3 or M6 Districts, material may be piled to a maximum height of 3.5 m (11.48 ft.).</p> <p>...</p> <p>(3) Parking Areas, Loading Areas, Display Yards and Similar Uses:</p> <p>(a) <u>Except in the R1 District, A</u>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 and properly maintained strip of not less than 1.8 m (5.91 ft.) in width.</p> <p>(b) <u>Except in the R1 District, S</u>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>(iii) where any storage tank or equipment, listed in Sections 6.27(22) and 6.27(23) of this Bylaw, is located outside of an enclosed building, in the <u>R</u>, RM, C, <u>CM</u>, M, B, and P Districts.</p>
<b>6.17</b>	<p><b>Parking or Storage of Commercial Vehicles, Recreation Vehicles, Trucks, Trailers, Boats or Equipment in R1 and RM Districts:</b></p> <p>(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 R1 or RM District,</p>	<p><b>Parking or Storage of Commercial Vehicles, Recreation Vehicles, Trucks, Trailers, Boats or Equipment in <u>R1</u> and RM Districts:</b></p> <p>(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>R1</u> or RM District,</p>

	except the following which may be parked or stored in the rear yard only: ...	except the following which may be parked or stored in the rear yard only: ...
6.27	<p><b>Uses, Structures, and Equipment Permitted Outside of an Enclosed Building:</b></p> <p>In C, M, B, and P9 Districts, where the following uses, structures, or equipment are permitted, they may be located outside of a completely enclosed building:</p> <ol style="list-style-type: none"> <li>(1) Parking and loading facilities.</li> <li>(2) Gasoline service stations.</li> <li>(3) Industrial or marina fueling installations.</li> <li>(4) Outdoor produce shops.</li> <li>(5) Outdoor garden shops.</li> <li>(6) Outdoor play areas.</li> <li>(7) Agricultural uses, excluding commercial nurseries and greenhouses.</li> <li>(8) Display yards.</li> <li>(9) Storage yards.</li> <li>(10) Public works yards.</li> <li>(11) Public utility installations.</li> <li>(12) Public transportation depots.</li> <li>(13) Car washing establishments.</li> <li>(14) Film production trucks and trailers used in conjunction with production studios for radio, television, motion picture, theatre, dance and similar productions.</li> <li>(15) Food trucks as accessory food service for the use of the employees of an establishment, provided that they are operated by, or on behalf of, the owner or manager of the establishment.</li> <li>(16) Outdoor seating at cafes, restaurants or other facilities where food or drink is served.</li> <li>(17) Mobile retail carts, including but not limited to, mobile food carts.</li> <li>(18) Lunch bars.</li> <li>(19) Hoist and launching ramps.</li> <li>(20) Facilities and installations related to the trans-shipment of goods and materials.</li> </ol>	<p><b>Uses, Structures, and Equipment Permitted Outside of an Enclosed Building:</b></p> <p>In <u>R, C, CM, M, B, and P9 Districts</u>, <u>all permitted uses other than the following uses must only be carried out within where the following uses, structures, or equipment are permitted, they may be located outside of</u> a completely enclosed building:</p> <ol style="list-style-type: none"> <li>(1) Parking and loading facilities.</li> <li>(2) Gasoline service stations.</li> <li>(3) Industrial or marina fueling installations.</li> <li>(4) Outdoor produce shops.</li> <li>(5) Outdoor garden shops.</li> <li>(6) Outdoor play areas.</li> <li>(7) Agricultural uses, <u>including urban agriculture but</u> excluding commercial nurseries and greenhouses.</li> <li>(8) Display yards.</li> <li>(9) Storage yards.</li> <li>(10) Public works yards.</li> <li>(11) Public utility installations.</li> <li>(12) <del>Public transportation depots</del> <u>Transportation facilities and active mobility hubs.</u></li> <li>(13) Car washing establishments.</li> <li>(14) Film production trucks and trailers used in conjunction with production studios for radio, television, motion picture, theatre, dance and similar productions.</li> <li><del>(15) Food trucks as accessory food service for the use of the employees of an establishment, provided that they are operated by, or on behalf of, the owner or manager of the establishment.</del></li> <li>(16) Outdoor seating at cafes, restaurants or other facilities where food or drink is served.</li> <li>(17) Mobile retail <del>carts, including but not limited to, mobile food carts and restaurant as a secondary or accessory use,</del> <u>provided that they are operated with the permission of the owner or manager of the property on which they are located.</u></li> </ol>

	<p>(21) Outdoor storage of boats associated with water-oriented uses.</p> <p>(22) Storage tanks, including the storage of petroleum products.</p> <p>(23) HVAC, air intake and exhaust units, emergency generators, and other electrical or mechanical equipment, provided that they are not a principal component of the primary activities conducted under the principal or the accessory uses on a lot.</p>	<p>(18) Lunch bars.</p> <p>(19) Hoist and launching ramps.</p> <p>(20) Facilities and installations related to the trans-shipment of goods and materials.</p> <p>(21) Outdoor storage of boats associated with water-oriented uses.</p> <p>(22) Storage tanks, including the storage of petroleum products.</p> <p>(23) HVAC, air intake and exhaust units, emergency generators, and other electrical or mechanical equipment, provided that they are not a principal component of the primary activities conducted under the principal or the accessory uses on a lot.</p> <p><u>(24) Community gardens.</u></p> <p><u>(25) Energy generation.</u></p> <p><u>(26) Outdoor recreation and fitness areas.</u></p>
6.28	<p><b>Temporary Use Permits:</b></p> <p>In C, M, B, P and A Districts, all of their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, based on the above noted Districts, a temporary use may be permitted, by Council resolution, subject to the following conditions: ...</p>	<p><b>Temporary Use Permits:</b></p> <p>In C, <u>CM</u>, M, B, P and A Districts, all of their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, based on the above noted Districts, <del>a</del>temporary uses may be permitted, by <u>the issuance of a temporary use permit under s. 493 of the Local Government Act Council resolution</u>, subject to the following conditions: ...</p>
6.29	<p><b>Short -term Rentals:</b></p> <p>(1) Short-term rental may be permitted as an accessory use to a small-scale multi-unit housing, 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; ...</p>	<p><b>Short -term Rentals:</b></p> <p>(1) Short-term rental <del>may be</del> <u>is</u> permitted as an accessory use to a small-scale multi-unit housing, rowhouse dwellings, town house dwellings, <del>and</del> <u>live-work units</u> in <del>R1</del>, RM, <u>CM</u>, 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; ...</p>

<b>6.31</b>	- N/A -	<b><u>6.31 Uses Permitted in All Districts:</u></b> <u>(1) The following uses shall be permitted in all districts:</u> <u>(a) public transit corridors, stations, exchanges, and related public-serving uses;</u> <u>(b) publicly provided utility infrastructures, provided they have a setback of not less than 3 m from the lot line of an abutting lot with a residential use; and</u> <u>(c) civic facilities.</u>
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## Section 100 – R Districts Schedule Cover Page

Section	Existing Text	Proposed Text
<b>100</b>	<b>SCHEDULE NUMBER I</b>  <b>100. RESIDENTIAL DISTRICTS (R)</b>  Subject to all other provisions of this Bylaw, on any lot, in any district designated as an R District, the regulations within the following Sections shall apply:  <b>101. Small-Scale Multi-Unit Housing District (R1)</b>	<b>SCHEDULE NUMBER I</b>  <b>100. RESIDENTIAL DISTRICTS (R)</b>  Subject to all other provisions of this Bylaw, on any lot, in any district designated as an R District, the regulations within the following Sections shall apply:  <b>101. Small-Scale Multi-Unit Housing District (R1)</b> <u><b>102. Townhouse District (R2) (R2r)</b></u> <u><b>103. Low-Rise Apartment 1 District (R3) (R3r)</b></u> <u><b>104. Low-Rise Apartment 2 District (R4) (R4r)</b></u> <u><b>105. Mid-Rise Apartment 1 District (R5) (R5r)</b></u> <u><b>106. Mid-Rise Apartment 2 District (R6) (R6r)</b></u> <u><b>107. High-Rise Apartment 1 District (R7) (R7r)</b></u> <u><b>108. High-Rise Apartment 2 District (R8) (R8r)</b></u>

## Section 200 – RM Districts Schedule Cover Page

Section	Existing Text	Proposed Text
<b>200</b>	<b>SCHEDULE NUMBER II</b>	<b>SCHEDULE NUMBER II</b>
	<b>200. MULTIPLE FAMILY RESIDENTIAL DISTRICTS (RM)</b>	<b>200. <u>LEGACY</u> MULTIPLE FAMILY RESIDENTIAL DISTRICTS (RM)</b>
	...	...

## Section 300 – C Districts Schedule Cover Page

Section	Existing Text	Proposed Text
<b>300</b>	<b>SCHEDULE NUMBER III</b>	<b>SCHEDULE NUMBER III</b>
	<b>300. COMMERCIAL DISTRICTS (C)</b>	<b>300. COMMERCIAL DISTRICTS (C <u>AND CM</u>)</b>
	Subject to all other provisions of this Bylaw, on any lot, in any district designated as a C District, the following regulations shall apply:	Subject to all other provisions of this Bylaw, on any lot, in any district designated as a C <u>or CM</u> District, the following regulations shall apply:
	...	...

## Section 700 – Comprehensive Development Districts

Section	Existing Text	Proposed Text
<b>700.1</b>	<b>700.1 Uses Permitted:</b>	<b>700.1 Uses Permitted:</b>
	(1) Uses permitted in R and RM Districts including the Districts with an “a”, “b”, “r”, “s”, “uv”, “uv-a”, “uv-b” or “uv-c” suffix.	(1) Uses permitted in R and RM Districts including the Districts with an “a”, “b”, “r”, “s”, “uv”, “uv-a”, “uv-b” or “uv-c” suffix.
	(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”, or “i” suffix.	(2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, <del>and C9</del> , <u>CM1 and CM2</u> Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, or “i” suffix.
	(3) 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.	(3) 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.



	<p>(4) Uses permitted in the M1, M2, M3, M4, M5, M6, M7, M8, B1 or B2 Districts including Districts with an “a”, “k”, “l”, or “r” suffix.</p> <p>(5) Uses permitted in the A1, A2 and A3 Districts.</p> <p>(6) A child care facility shall be permitted in a CD Comprehensive Development District, or portion thereof, based on a District which includes child care facilities as a permitted use, provided the child care facility complies with all applicable regulations under the relevant District and this Bylaw.</p>	<p>(4) Uses permitted in the M1, M2, M3, M4, M5, M6, M7, M8, B1 or B2 Districts including Districts with an “a”, “k”, “l”, or “r” suffix.</p> <p>(5) Uses permitted in the A1, A2 and A3 Districts.</p> <p><del>(6) A child care facility shall be permitted in a CD Comprehensive Development District, or portion thereof, based on a District which includes child care facilities as a permitted use, provided the child care facility complies with all applicable regulations under the relevant District and this Bylaw. Repealed.</del></p> <p><u>(7) Where a change of use occurs on a site with an approved comprehensive development plan, the use shall be permitted within the CD District, or a portion thereof, provided:</u></p> <p><u>(a) the plan explicitly permits that use or references a District which includes that permitted use;</u></p> <p><u>(b) the plan does not explicitly exclude the use or contain conditions that would prevent the use; and</u></p> <p><u>(c) the use complies with all applicable regulations under the relevant District and this Bylaw.</u></p>
<b>700.2</b>	<p><b>700.2 Conditions of Use:</b></p> <p>...</p> <p>(2) Exceptions to the applicable bicycle parking, vehicle parking and loading, carwash facility, screening and landscaping, fence and retaining wall, minimum frontage of a business, projection into required yards and bulk regulations of this Bylaw may be permitted, provided that the floor area ratio and density for the development as a whole are in conformity with the applicable requirements of this Bylaw, and that such exception results in an improved relationship between the various parts of the proposed development.</p>	<p><b>700.2 Conditions of Use:</b></p> <p>...</p> <p>(2) Exceptions to the applicable bicycle parking, vehicle parking and loading, carwash facility, screening and landscaping, fence and retaining wall, minimum frontage of a business, projection into required yards and bulk regulations of this Bylaw may be permitted, provided that the:</p> <p><u>(a) floor area ratio and density; or</u></p> <p><u>(b) height</u></p> <p>for the development as a whole are in conformity with the applicable requirements of this Bylaw, and that such exception results in an improved relationship between the various parts of the proposed development.</p>

## Section 800 – Off-Street Vehicle Parking

Section	Existing Text	Proposed Text
800.4	<p><b>USE</b></p> <p>(1) Residential uses located within a transit-oriented development area or frequent transit network area.</p>	<p><b>USE</b></p> <p>(1) Residential uses located within a transit-oriented <del>development</del> area or frequent transit network area.</p>
800.4	<p><b>USE</b></p> <p>(1a) Small-scale multi-unit housing or rowhouse dwellings.</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>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.</p>	<p><b>USE</b></p> <p>(1a) Small-scale multi-unit housing or rowhouse dwellings.</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>On a lot with 3 or more primary dwelling units, 0.5 spaces for each primary dwelling unit. For clarity, on a lot with <u>a rowhouse dwelling or with</u> 2 or fewer primary dwelling units, a parking space is not required.</p>
800.4	<p><b>USE</b></p> <p>(20) Commercial uses other than in the C1 and C2 Districts</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>1 for each 55 m<sup>2</sup> (592.02 sq.ft.) of gross floor area.</p>	<p><b>USE</b></p> <p>(20) Commercial uses other than in the C1, <del>and</del> C2, <u>CM, and R</u> Districts</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>1 for each 55 m<sup>2</sup> (592.02 sq.ft.) of gross floor area.</p>
800.4	<p><b>USE</b></p> <p>(20a) Commercial uses in the C1 District</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>No parking required</p>	<p><b>USE</b></p> <p>(20a) Commercial uses in the C1, <u>CM1, and R</u> Districts</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>No parking required</p>
800.4	<p><b>USE</b></p> <p>(20b) Commercial uses in the C2 District</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>No parking is required for lots with less than 235 m<sup>2</sup> (2,529.52 sq.ft.) of commercial gross floor area. For lots with 235 m<sup>2</sup> (2,529.52 sq.ft.) or more of commercial gross floor area, shall be provided in accordance with Section 800.4(20).</p>	<p><b>USE</b></p> <p>(20b) Commercial uses in the C2 <u>and CM2</u> Districts</p> <p><b>REQUIRED PARKING SPACES</b></p> <p>No parking is required for lots with <del>less than 235 m<sup>2</sup> (2,529.52 sq.ft.)</del> <u>250 m<sup>2</sup> (2690.98 sq.ft.) or less</u> of commercial gross floor area. For lots with <del>235 m<sup>2</sup> (2,529.52 sq.ft.)</del> <u>more than 250 m<sup>2</sup> (2690.98 sq.ft.) or more</u> of commercial gross floor area, <u>parking</u> shall be provided in accordance with Section 800.4(20).</p>

800.4	USE (30) Mini-warehouses	USE (30) Mini-warehouses and storage facilities																
800.6	800.6 Location and Siting of Parking Facilities: ... (2) No parking area shall be located within the following required yards: ... (b) A side yard in a C or P District which is separated by a street from a lot in an A, R, RM, C8, C9 or CD based upon A, R, or RM District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). ...	800.6 Location and Siting of Parking Facilities: ... (2) No parking area shall be located within the following required yards: ... (b) A side yard in a C, <u>CM</u> , or P District which is separated by a street from a lot in an A, R, RM, C8, C9 or CD based upon A, R, or RM District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). ...																
800.9	Car Wash Facility (1) In the RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, and P11 Districts, the following minimum number of car wash facilities shall be provided: <table><tr><th>Total Provided Off-Street Vehicle Parking Spaces</th><th>Car Wash Facilities Required</th></tr><tr><td>1 – 10</td><td>0</td></tr><tr><td>11 – 300</td><td>1</td></tr><tr><td>For each additional 300 parking spaces provided or part thereof.</td><td>1 additional facility</td></tr></table> ...	Total Provided Off-Street Vehicle Parking Spaces	Car Wash Facilities Required	1 – 10	0	11 – 300	1	For each additional 300 parking spaces provided or part thereof.	1 additional facility	Car Wash Facility (1) In the <u>R</u> , RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, <u>CM</u> , and P11 Districts, the following minimum number of car wash facilities shall be provided: <table><tr><th>Total Provided <u>Residential</u> Off-Street Vehicle Parking Spaces</th><th>Car Wash Facilities Required</th></tr><tr><td>1 – 10</td><td>0</td></tr><tr><td>11 – 300</td><td>1</td></tr><tr><td>For each additional 300 parking spaces provided or part thereof.</td><td>1 additional facility</td></tr></table> ...	Total Provided <u>Residential</u> Off-Street Vehicle Parking Spaces	Car Wash Facilities Required	1 – 10	0	11 – 300	1	For each additional 300 parking spaces provided or part thereof.	1 additional facility
Total Provided Off-Street Vehicle Parking Spaces	Car Wash Facilities Required																	
1 – 10	0																	
11 – 300	1																	
For each additional 300 parking spaces provided or part thereof.	1 additional facility																	
Total Provided <u>Residential</u> Off-Street Vehicle Parking Spaces	Car Wash Facilities Required																	
1 – 10	0																	
11 – 300	1																	
For each additional 300 parking spaces provided or part thereof.	1 additional facility																	

## Section 900 – Off-Street Loading

Section	Existing Text	Proposed Text																								
900.4	<b>Required Off-Street Loading Spaces:</b> (1) On every lot used as a retail store, business, industry, warehouse or other similar use, except lots with C1 District zoning, the minimum number of spaces shall be as follows, or as set out in a loading management plan that has been approved by the Director of Planning and Building:	<b>Required Off-Street Loading Spaces:</b> (1) On every lot used as a retail store, business, industry, warehouse or other similar use, except lots with C1, <u>CM1, or R</u> District zoning, the minimum number of spaces shall be as follows, or as set out in a loading management plan that has been approved by the Director of Planning and Building:																								
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## Section 1000 – Off-Street Bicycle Parking and End of Trip Facilities

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