

Proposed Text Amendments to Zoning Bylaw in Support of New Zoning Districts for the OCP 2050 Land Use Framework

This attachment details the proposed text amendments to *Burnaby Zoning Bylaw 1965 (Bylaw No. 4742)* to support the implementation of the OCP 2050 land use framework through introducing five new Zoning Districts and interim amendments to the following Zoning Bylaw sections:

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- Section 5 – Establishment of Zoning Districts and Schedules
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- Section 400 – M Districts Schedule Cover Page
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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 |
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| 3 | N/A | <p><u>“AFTERCARE AND REHABILITATION CENTRE”</u> means facilities for the operation of inpatient rehabilitation and/or aftercare programs, including those focused on substance abuse, addiction and mental health treatment.</p> |
| 3 | N/A | <p><u>“AGRICULTURE”</u> means the use of land, buildings, and structures for any of the following:</p> <ul style="list-style-type: none"> a) <u>growing, producing, raising or keeping animals, plants, mushrooms, or their primary products, but does not include landscaping or the breeding of pets or operating a kennel;</u> b) <u>nurseries and greenhouses;</u> c) <u>cannabis production;</u> d) <u>licensed alcohol production; and</u> e) <u>farm activities that enable the above uses, including:</u> <ul style="list-style-type: none"> I. <u>clearing, draining, irrigating, or cultivating land;</u> II. <u>using farm machinery, equipment, devices, materials, and structures;</u> III. <u>applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and</u> IV. <u>storage of agricultural products and the products of on-farm processing.</u> |

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| 3 | N/A | <p><u>“AGRICULTURAL LIQUID WASTE”</u> means any waste by-product of farming that has less than 20% solids, and includes agricultural wastewater and silage juices, but does not include:</p> <ul style="list-style-type: none"> a) <u>food waste that is diverted from residential, commercial or institutional sources; or</u> b) <u>waste materials derived from non-agricultural operations.</u> |
| 3 | N/A | <p><u>“AGRICULTURAL PROCESSING”</u> means the collection, storage, grading, crating, packing, preparing, preserving, processing, packaging, and/or distribution of farm products, excluding processing of agricultural compost.</p> |
| 3 | N/A | <p><u>“AGRICULTURAL SOLID WASTE”</u> means any waste by-product of farming, including manure, used mushroom growing medium, and agricultural vegetation waste, that has 20% or more solids and will not flow when piled, but excludes:</p> <ul style="list-style-type: none"> a) <u>food waste diverted from residential, commercial, or institutional sources;</u> b) <u>waste materials derived from non-agricultural operations; or</u> c) <u>wood waste derived from land clearing, construction, or demolition</u> |
| 3 | N/A | <p><u>“AGRI-TOURISM”</u> means agri-tourism activities such as agricultural heritage exhibits, farm tours, agricultural educational activities, tractor rides, petting zoos, harvest festivals, corn mazes, and similar activities that promote or market farm operations and products produced on the agricultural land where the activities occur.</p> |

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| 3 | <p>“ANIMAL CARE” means a premises operated for the care, veterinary treatment, training, grooming, boarding or shelter of animals.</p> | <p>“ANIMAL CARE” means businesses focused on improving the <u>health and wellness of domestic pets, including veterinary hospitals and clinics, pet spa and grooming businesses, training and boarding facilities, shelters, and other similar businesses.</u></p> |
| 3 | <p>“ARTIST STUDIO” means a premises for the production and/or display of art and small-batch crafting-related activities, including painting, jewelry making, pottery, photography, recording studio, rehearsal space or similar.</p> | <p>“ARTIST STUDIO OR WORKSHOP” means a premises for the production and/or display of art and small-batch crafting-related activities, including painting, jewelry making, pottery, photography, recording studio, rehearsal space or similar. <u>workspace for artists to create, develop, and store physical art pieces and related tools, materials and equipment, including ancillary gallery and exhibition space and sales for art pieces.</u></p> |
| 3 | N/A | <p>“ASSISTED LIVING RESIDENCE” means housing providing <u>hospitality services and assisted living services to 3 or more adults that require a supportive living environment but can live independently, as defined and registered under the Community Care and Assisted Living Act, as amended or replaced from time to time.</u></p> |
| 3 | N/A | <p>“AUTOBODY REPAIR SERVICE” means a service specializing in <u>routine maintenance and/or repair and restoration of vehicles damaged in a collision, but excluding the manufacture, assembly, or body building of motor vehicles and manufacturing of parts.</u></p> |
| 3 | N/A | <p>“CATERING ESTABLISHMENT” means a business that stores, prepares, cooks and delivers food and beverages exclusively for <u>off-site consumption.</u></p> |
| 3 | N/A | <p>“CEMETERY” means lands approved and designated as a place of <u>internment for buried or cremated human remains under the <i>Cremation, Internment and Funeral Services Act</i>, as amended or replaced from time to time, and including accessory buildings,</u></p> |

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| | | <u>structures and uses, such as crematoria, columbaria, interment facilities, mausoleums, chapels, and reception centres.</u> |
| 3 | N/A | <u>"CHANNELIZED STREAM" means a stream that has been historically altered (e.g. diverted, dredged, dyked, or straightened). These streams form a natural part of the drainage pattern, have been modified to accommodate development or agriculture, and excludes constructed ditches.</u> |
| 3 | "CIVIC FACILITY" means a use for public functions, including but not limited to government offices, community centres, public recreation facilities, public museums, public libraries, courts of law, fire halls and other civic centres. | "CIVIC FACILITY" means a use for public functions, including but not limited to government offices, community centres, public recreation facilities, public museums <u>cultural facilities</u> , public libraries, courts of law, fire halls and other civic centres, <u>including facilities and lands intended as a base of operations for emergency services, such as police, fire, and ambulance services.</u> |
| 3 | N/A | <u>"CONFINED LIVESTOCK AREA" means an outdoor, non-grazing, non-crop area where livestock, farmed game or poultry are confined by fences, structures or topography, including feed lots, exercise yards, holding areas, poultry ranges, paddocks, corrals, outdoor riding arenas and turnout pens, but excluding seasonal feeding areas.</u> |
| 3 | "COMMERCIAL KITCHEN" 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. | "COMMERCIAL KITCHEN" means a facility equipped for the preparation, cooking, and storage of food on a larger scale for commercial purposes, primarily for off-site consumption, <u>and which may support a catering establishment, commissary kitchen, or other food business or non-profit initiatives.</u> A commercial kitchen is typically equipped with professional-grade appliances, ventilation systems, food storage areas, and sanitation features. |
| 3 | N/A | <u>"COMMISSARY KITCHEN" means a commercial kitchen space that is shared by multiple food businesses for large-scale</u> |

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| | | <u>professional food preparation, processing, cooking and storage purposes.</u> |
| 3 | “COMMUNITY GARDEN” means land used for the recreational growing of plants. | “COMMUNITY GARDEN” means land used for the recreational growing of plants, <u>especially fruits, vegetables, herbs and other edible plants for local consumption.</u> |
| 3 | N/A | “CONGREGATE HOUSING” means housing in which individuals reside in units within a building that offers access to communal spaces and varying levels of support services, including group homes, assisted living residences, and residential care facilities, <u>but excludes supportive housing.</u> |
| 3 | N/A | “CORRECTIONAL AND PAROLE FACILITIES” means facilities operated by B.C. Corrections or the Correctional Service of Canada intended for the incarceration, detention and treatment of criminal offenders or the supervision of offenders under conditional release into the community, including prisons, detention centres, healing lodges and treatment centres specifically for criminal offenders, community residential facilities and parole offices. |
| 3 | N/A | “CREMATORIA” means facilities or parts thereof fitted with appliances for the purpose of cremating human or animal remains, which may or may not be situated within a cemetery. |
| 3 | N/A | “DANGEROUS GOODS” means any product, substance or organism included in the classes listed in the Schedule to the Transportation of Dangerous Goods Act, 1992, c. 34, as amended or replaced from time to time. |
| 3 | N/A | “DITCH” means a constructed watercourse designed for the purpose of draining water from an area. They are characterized |

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| | | <u>as being straight, lacking headwaters, and not part of a natural or historic drainage pattern.</u> |
| 3 | “DWELLING UNIT” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as a principal residence of one family only. A dwelling unit shall not contain more than one cooking facility. | “DWELLING UNIT” means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as a principal residence by one family only. A dwelling unit shall not contain more than one cooking facility. |
| 3 | “EDUCATIONAL SERVICES” 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. | “EDUCATIONAL SERVICES” means services that provide training, instruction, and education. This use includes, but is not limited to, including private schools, public schools, commercial schools, colleges, universities, post-secondary institutions (e.g. colleges and universities), vocational institutions, trade schools, and other facilities dedicated to academic, technical, or professional education. This does not include, but excluding dormitories, student housing, or trade schools. |
| 3 | N/A | “FARM PRODUCT” means <u>a commodity or good derived from the cultivation or husbandry of land, plants, or animals (except pets and exotic animals) that are grown, reared, raised or produced on a farm.</u> |
| 3 | N/A | “FARM RETAIL SALES” means <u>the retail sale of farm products on a property with a principal agriculture use.</u> |
| 3 | N/A | “FREIGHT DEPOT OR TERMINAL” means <u>a facility intended to receive and store goods in bulk for the purposes of distribution and shipping by truck or rail, including administrative offices and other related accessory buildings and structures.</u> |
| 3 | “GROUP HOME” means a residential care facility accommodating between three to ten care residents, that is | “GROUP HOME” means a residential care facility housing accommodating between three to ten care residents, that is |

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| | operated in a primary dwelling unit, with a maximum of 20 care residents per lot, containing no uses other than group home, and is regulated under the <i>Community Care and Assisted Living Act</i> . | operated in a primary dwelling unit, with a maximum of 20 care residents per lot, containing no uses other than group home, and is regulated under the <i>Community Care and Assisted Living Act</i> , as amended or replaced from time to time. |
| 3 | N/A | <u>"HERITAGE ADAPTIVE USE"</u> means the use of a <u>building or structure listed on the Community Heritage Register located on publicly-owned or publicly-leased and operated lands for various community-serving or commercial uses, including dwelling unit(s) for artist-in-residence, housing or caretaker suites, visitor accommodation, and/or non-profit office space.</u> |
| 3 | N/A | <u>"INDUSTRIAL, LIGHT"</u> means industries involving the <u>manufacturing, processing, or handling of goods and materials generally intended for end-users/consumers that produce fewer or limited external and environmental impacts—including noise, vibration and emissions—compared to heavy industrial uses and that may be sited proximate to residential or other sensitive uses with minimal conflict. Light industrial uses include small-batch food, beverage, and household goods manufacturers; maintenance, cleaning, and repair services and workshops; and assembly and packaging of general-purpose consumer goods.</u> |
| 3 | N/A | <u>"INDUSTRIAL PORT OR HARBOUR USE"</u> means <u>infrastructure and uses that support industrial maritime and seafaring operations, including cargo and goods transport, but excluding marinas or similar facilities for the mooring, operation and support of personal, pleasure and recreational watercraft.</u> |
| 3 | "LANDSCAPING" means the planting of lawns, shrubs and trees, and the addition of fencing, walks, drives, or other structures and materials as used in landscape architecture. | "LANDSCAPING" means the planting of lawns, shrubs and trees, <u>primarily for shade, privacy, recreational and/or ornamental purposes,</u> and the addition of fencing, walks, drives, or other structures and materials as used in landscape architecture. |

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| 3 | N/A | <u>“MARINA” means a facility for the long-term mooring of pleasure and recreational boats and other watercraft, including related uses and facilities such as administrative offices, cafeteria services, recreational lounges, repair stations, launching ramps, piers and wharves, boat hoists, and recreational, yacht and boating clubs.</u> |
| 3 | N/A | <u>“MARINE MOORING FACILITY” means facilities for the mooring, docking and operations of commercial water-based craft such as sea-planes, water taxis, and similar craft.</u> |
| 3 | N/A | <u>“NATURAL AREAS” means an area of public or private land that is undeveloped and predominantly characterized by naturally-occurring vegetation, water and landforms that may accommodate limited forms of human recreation and leisure activity, including nature trails and developed paths.</u> |
| 3 | N/A | <u>“NURSERIES AND GREENHOUSES” means structures or buildings used to grow plants in a controlled environment for commercial purposes.</u> |
| 3 | N/A | <u>“OPEN SPACE” means outdoor areas with pedestrian public access, such that it is intended for public use and the physical conditions permit foot traffic, including community gardens, green space, green connectors, plazas, trail corridors, stream corridors with public access and other protected areas with public access.</u> |
| 3 | N/A | <u>“PARK” means an area of public space set aside for human recreation, leisure activities, community use, or the protection of ecosystems and natural habitats, and may include natural, semi-natural, landscaped, and built recreational features.</u> |

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| 3 | N/A | <u>“PARKING FACILITY” means lands, buildings or structures for the temporary or short-term parking and storage of motor vehicles or active transportation devices such as bicycles, electric bicycles and scooters, but excluding vehicle repair, servicing or fleet storage. These facilities may be available to the public or as an accommodation to clients, customers or employees and may be located above, below or at grade.</u> |
| 3 | N/A | <u>“POST-SECONDARY INSTITUTION” means an educational institution or service, usually providing specialized post-secondary training, courses and programs, that are authorized by the <i>College and Institute Act, University Act, or other Provincial statute.</i></u> |
| 3 | N/A | <u>“PRODUCTION AND REHEARSAL STUDIO” means a premises used for the production of film, video, television, or radio programs or sound recordings or for the rehearsal of dance, music, performing arts or drama, which does not involve the presence of an audience.</u> |
| 3 | N/A | <u>“RECYCLING AND WASTE PROCESSING FACILITY” means a facility that accepts and processes materials, for recycling, waste disposal, reuse or composting, including common household goods or industrial, trades, and construction waste materials.</u> |
| 3 | N/A | <u>“RELIGIOUS ASSEMBLY” means a building used for the regular assembly of persons for religious worship and related activities.</u> |
| 3 | N/A | <u>“RESIDENTIAL CARE FACILITY” means a facility providing housing, meals, care, and supervision for those individuals who are unable to make, on their own behalf, decisions that are necessary to live safely, as licensed under the <i>Community Care and Assisted Living Act.</i></u> |

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| 3 | | <u>“SALVAGE YARD” means an outdoor facility for the storing, wrecking, crushing and piling of vehicles, machinery and other heavy or large equipment which is otherwise considered not useable.</u> |
| 3 | N/A | <u>“SEASONAL FEEDING AREAS” means an area, other than a confined livestock area, confined poultry area, grazing area or temporary holding area, used for forage or other crop production, and used seasonally for feeding livestock or poultry that are sustained primarily by supplemental feed.</u> |
| 3 | | <u>“STREAM” means a watercourse or source of water supply, whether usually containing water or not, including a pond, lake, river, creek, brook, ditch, spring or wetland that is integral to a stream and provides fish habitat (Class A or A/O) or water, food, and nutrients downstream (Class B).</u> |
| 3 | <p>“SUPPORTIVE HOUSING” means a housing facility that</p> <ol style="list-style-type: none"> a. contains two or more living units, each of which is occupied or intended to be occupied by not more than two persons, at least one of whom is fifty-five years of age or older; b. contains common amenity spaces and dining facilities for the residents; c. provides at least one meal a day for the residents; and, d. provides continuous monitoring of the residents and on-site emergency medical response. <p>‘supportive housing facility, Category A’ means a supportive housing facility in which the living units do not contain a kitchen or cooking facilities. ‘supportive housing facility, Category B’ means a supportive</p> | <p>“SUPPORTIVE HOUSING” means a housing facility that</p> <ol style="list-style-type: none"> a.—contains two or more living units, each of which is occupied or intended to be occupied by not more than two persons, at least one of whom is fifty-five years of age or older; b.—contains common amenity spaces and dining facilities for the residents; c.—provides at least one meal a day for the residents; and, d.—provides continuous monitoring of the residents and on-site emergency medical response. <p>‘supportive housing facility, Category A’ means a supportive housing facility in which the living units do not contain a kitchen or cooking facilities. ‘supportive housing facility, Category B’ means a supportive housing facility in which the living units contain a kitchen or</p> |

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| | housing facility in which the living units contain a kitchen or cooking facilities. | cooking facilities. <u>affordable rental housing that provides housing stability support for those at risk of or experiencing homelessness as regulated by the Residential Tenancy Act.</u> |
| 3 | N/A | <u>“TOP OF BANK” means:</u> <ul style="list-style-type: none"> (a) <u>the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break; and</u> (b) <u>for a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from edge.</u> |
| 3 | N/A | <u>“TRANSITIONAL HOUSING” means temporary housing to support individuals transitioning from unsafe housing situations, or from a health or correctional facility, to live independently.</u> |
| 3 | N/A | <u>“UTILITY SERVICES” means public or private utility services, including but not limited to the use of land, buildings, or structures for:</u> <ul style="list-style-type: none"> (a) <u>telecommunications, including antenna developments;</u> (b) <u>generation, transmission or distribution of electricity;</u> (c) <u>distribution of gas, steam or other forms of energy, including district energy systems; and</u> (d) <u>collection, distribution, storage or treatment of water or sewage.</u> |

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| 3 | N/A | <u>“WORKS YARD” means the use of a premises for the maintenance, repair, and storage of vehicles, equipment, supplies or materials of a public utility, government agency, or private business that conducts off-site construction, industrial trade, or similar services. Includes administrative offices and other related accessory buildings and structures such as repair and maintenance bays, fueling and charging infrastructure, and storage facilities.</u> |
| 3 | N/A | <u>“ZONING DISTRICT, BASE” means the primary zoning district applied to a lot, which establishes the fundamental range of permitted uses, height, siting, and development regulations applicable to the lot.</u> |
| 3 | N/A | <u>“ZONING DISTRICT, OVERLAY” means a second zoning district that may be applied to a lot (in addition to the base zoning district), which provides for additional or alternative uses, height, or regulations on the lot, in accordance with the provisions of this Bylaw.</u> |

Section 5 – Establishment of Zoning Districts and Schedules

| Section | Existing Text | Proposed Text |
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| 5.1 | <p>5.1 Designation of Districts: 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) Schedule Number II LEGACY MULTIPLE FAMILY RESIDENTIAL (RM) Schedule Number III COMMERCIAL (C and CM) Schedule Number IV INDUSTRIAL AND BUSINESS CENTRE (M and B) Schedule Number V PUBLIC AND INSTITUTIONAL (P) Schedule Number VI AGRICULTURAL (A)</p> | <p>5.1 Designation of Districts: 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) Schedule Number II LEGACY MULTIPLE FAMILY RESIDENTIAL (RM) Schedule Number III COMMERCIAL (C and CM) Schedule Number IV INDUSTRIAL AND BUSINESS CENTRE (M, <u>E, I,</u> and B) Schedule Number V PUBLIC AND INSTITUTIONAL (P <u>and PM</u>) Schedule Number VI AGRICULTURAL (A <u>and AM</u>)</p> |

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| Schedule Number VII | COMPREHENSIVE DEVELOPMENT (CD) | Schedule Number VII | COMPREHENSIVE DEVELOPMENT (CD) |
| ... | | ... | |

Section 6 – Supplementary Regulations

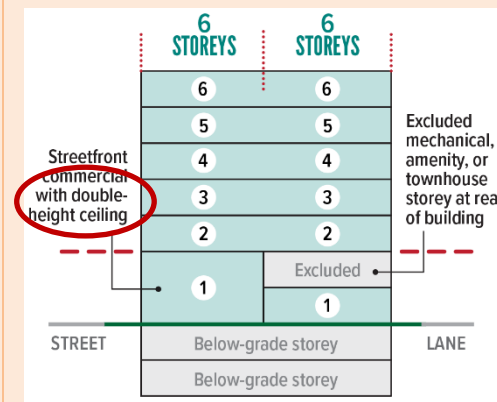
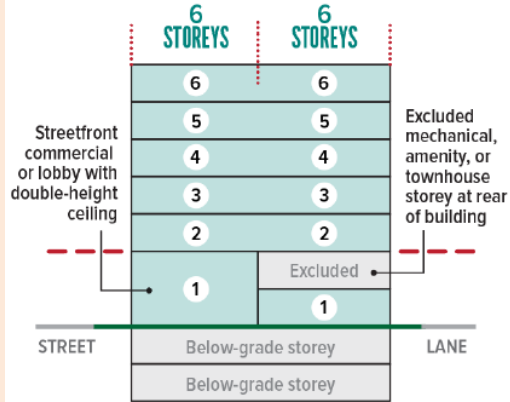
| Section | Existing Text | Proposed Text |
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| 6.2 | <p>Location and Siting of Buildings and Uses:</p> <p>(1) No principal building shall be located in any required front, street, side or rear yard.</p> <p>(2) No accessory building or structure, with the exception of fences and retaining walls, shall be located in any required front, street or side yard, except as provided for in Sections 6.6 and 6.12 of this Bylaw.</p> <p>(3) Where a parcel of land is of greater area than 1,110 m² (11,948.33 sq.ft.) the Approving Officer may require that the siting of a proposed building shall be such as to facilitate the future subdivision of the parcel or adjacent parcels of land.</p> <p>(4) No outdoor play area shall be located in any required front or side yard in the C1, C2, C3, C4, C8 and C9 Districts.</p> | <p>Location and Siting of Buildings and Uses:</p> <p>(1) No principal <u>or accessory</u> building <u>or structure</u> shall be located in any required front, street, side or rear yard, <u>with the exception of fences and retaining walls and as otherwise provided for in this Bylaw.</u></p> <p>(2) No accessory building or structure, with the exception of fences and retaining walls, shall be located in any required front, street or side yard, except as provided for in Sections 6.6 and 6.12 of this Bylaw.</p> <p>(3) Where a parcel of land is of greater area than 1,110 m² (11,948.33 sq.ft.) the Approving Officer may require that the siting of a proposed building shall be such as to facilitate the future subdivision of the parcel or adjacent parcels of land.</p> <p>(4) No outdoor play area shall be located in any required front <u>or side</u> yard in the C1, C2, C3, C4, C8 and C9 <u>C, CM, M, E, or I</u> Districts <u>where child care facilities are permitted.</u></p> |
| 6.4 | <p>Height of Buildings and Structures:</p> <p>...</p> <p>(2) Except in the C2, CM, R, 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.</p> <p>...</p> <p>(6) Except in the R and CM 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</p> | <p>Height of Buildings and Structures:</p> <p>...</p> <p>(2) Except in the C2, CM, R, RM6, <u>E, I, and</u> P11, <u>PM, and AM</u> 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.</p> <p>...</p> <p>(6) Except in the R and, <u>CM, E, I, PM, and AM</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</p> |

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| | 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. | 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. |
| 6.4.1 | Height of Buildings in the R (Except R1) and CM Districts | Height of Buildings in the R (Except R1), and CM, E, I, and PM Districts |
| 6.4.1.1 | <p>Height Calculation</p> <p>(1) In the R and CM Districts, excluding the R1 District, the height of a building is equal to the number of storeys contained between the roof of the building and the floor of the first storey, as measured through the vertical cross section(s) of the building containing the greatest number of storeys.</p> <p>...</p> <p>(3) The following shall be excluded from the height calculation:</p> <p>....</p> <p>(c) one of two storeys containing townhouse dwellings and/or communal uses, such as circulation, mechanical, or amenity space, where the total floor-to-ceiling height of the two storeys combined does not exceed the floor-to-ceiling height of an adjacent single-storey ground-level commercial unit or entrance lobby within the same building; and</p> <p>(d) mezzanines in first storey commercial and live-work units provided they are not considered a storey under the British Columbia Building Code. For clarity, mezzanines located in residential dwelling units or above the first storey in commercial and live-work units will be counted as a storey for the purpose of calculating building height.</p> <p>(4) Where sites are rezoned to the CD (Comprehensive Development) District and are based on an R District in combination with a CM District:</p> <p>(a) The maximum permitted building height is determined by the district with the greatest allowable height.</p> <p>(b) R District residential uses cannot exceed the number of storeys permitted by their respective R District regulations.</p> | <p>Height Calculation</p> <p>(1) In the R and, CM, E, I, and PM Districts, excluding the R1 District, the height of a building is equal to the number of storeys contained between the roof of the building and the floor of the first storey, as measured through the vertical cross section(s) of the building containing the greatest number of storeys.</p> <p>...</p> <p>(3) The following shall be excluded from the height calculation:</p> <p>....</p> <p>(c) one of two storeys containing townhouse dwellings and/or communal uses, such as circulation, mechanical, or amenity space, where the total floor-to-ceiling height of the two storeys combined does not exceed the floor-to-ceiling height of an adjacent single-storey ground-level commercial unit or entrance lobby within the same building; and</p> <p>(d) mezzanines in first storey <u>R and CM District</u> commercial and live-work units provided they are not considered a storey under the British Columbia Building Code. For clarity, mezzanines located in residential dwelling units or above the first storey in commercial and live-work units will be counted as a storey for the purpose of calculating building height.</p> <p>(4) Where sites are rezoned to the CD (Comprehensive Development) District and are based on an R District in combination with a CM District:</p> <p>(a) The maximum permitted building height is determined by the district with the greatest allowable height.</p> <p>(b) R District residential uses cannot exceed the number of storeys permitted by their respective R District regulations.</p> |

(c) At least one commercial storey is required at ground level, with any additional required commercial storeys permitted in any other above-grade portion of the building.

~~(c) At least one commercial storey is required at ground level, with any additional required commercial storeys permitted in any other above-grade portion of the building. Repealed.~~

**6.4.1.1
(3)(c)
Diagram**



6.4.1.3 Height Averaging

(1) In the R5, R6, R7, and R8 Districts, the height of a building or separate portions of the same building that are 12 storeys or taller (both referred to as “building components” for the purpose of this section) can be increased by way of height averaging, subject to the following:

(a) Only those proposed building components that are permitted to a height of 12 storeys or taller are eligible for height averaging and shall be used to calculate the average height for the site.;

(b) The average height of the building components must not exceed the maximum base height for the applicable zoning district;

(c) The maximum number of additional storeys for the applicable zoning district shall not exceed that set out in Row B of Table 6.4.1.2;

(d) The floorplate of a building component receiving additional height cannot exceed the floorplate of the building component(s) offsetting that height, excluding the area of elevator cores; and

(e) Eligible buildings are restricted to:

Height Averaging

(1) In the R5, R6, R7, and R8 Districts, the height of a building or separate portions of the same building that are eligible to be 12 storeys or taller (both referred to as “building components” for the purpose of this section) can be increased or decreased by way of height averaging, subject to the following:

(a) Only those proposed building components that are permitted to a height of 12 storeys or taller are eligible for height averaging and shall be used to calculate the average height for the site.;

(b) The average height of the building components must not exceed the maximum base height for the applicable zoning district.;

(c) The maximum number of additional storeys for the applicable zoning district shall not exceed that set out in Row B of Table 6.4.1.2.;

(d) The floorplate of a building component receiving additional height cannot exceed the floorplate of the building component(s) offsetting that height, excluding the area of elevator cores.;

(e) Eligible buildings are restricted to:

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| | <p>(i) the same lot; (ii) contiguous lots that form one development site; or (iii) sites approved as part of a master plan.</p> | <p>(i) the same lot; (ii) contiguous lots that form one development site; or (iii) sites approved as part of a master plan. <u>(f) Eligible building components are restricted to full, contiguous storey floorplates. Portions of a storey are not eligible for height averaging.</u></p> |
| <p>6.4.1.4</p> | <p>Voluntary Commercial (1) On sites rezoned to the CD (Comprehensive Development) District that are based on the R5, R6, R7, or R8 District in combination with the CM1 or CM2 District, an increase to the maximum building height is permitted where voluntary commercial storeys are provided in addition to the minimum commercial storey requirements, subject to the following: </p> | <p>Voluntary Commercial (1) On sites rezoned to the CD (Comprehensive Development) District that are based on the R5, R6, R7, or R8 District in combination with the CM1 or CM2 District that have a CM District base zoning district with an R5, R6, R7, or R8 District overlay zoning district, an increase to the maximum building height is permitted where voluntary commercial storeys are provided in addition to the minimum commercial storey requirements, subject to the following: </p> |
| <p>6.6</p> | <p>Accessory Buildings, Structures, and Uses: (1) General: ... (c) An accessory building shall be located at not less than 1.2 m (3.94 ft.) from any lane, except in the case of a lane intersection where the provisions of Section 6.13 shall apply. (d) An accessory building or structure shall not be used as a dwelling, except as otherwise provided for in this Bylaw. (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. ... (3) Non-Residential Districts (C, CM, M and P): </p> | <p>Accessory Buildings, Structures, and Uses: (1) General: ... (c) An accessory building shall be located at not less than 1.2 m (3.94 ft.) from any lane, except as otherwise provided for in this Bylaw and except in the case of a lane intersection where the provisions of Section 6.13 shall apply. (d) An accessory building or structure shall not be used as a dwelling, except as otherwise provided for in this Bylaw. <u>Repealed.</u> (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. <u>Repealed.</u> ... (3) Non-Residential Districts (C, CM, M, <u>E, I, and P, and PM</u>):</p> |

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| | <p>(d) Notwithstanding Section 6.6(1)(b), a street canopy attached to a building in a C, CM or M District that:</p> <ul style="list-style-type: none"> (i) has a front yard setback of less than 2.0 m (6.56 ft.), and, (ii) is lawfully non-conforming with respect to the front yard setback <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>...</p> <p>(d) Notwithstanding Section 6.6(1)(b), a street canopy attached to a building in a C, CM, or M, <u>E, I, P, or PM</u> District that:</p> <ul style="list-style-type: none"> (i) has a front yard setback of less than 2.0 m (6.56 ft.), and, (ii) is lawfully non-conforming with respect to the front yard setback <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>6.7</p> | <p>Temporary Buildings:</p> <p>(1) Temporary buildings may only be erected or placed on land for the following purposes and for the following time periods:</p> <p>...</p> <p>(d) for purposes directly related to the production of a television show or advertisement or motion picture, or similar production, for a period not to exceed the lesser of:</p> <ul style="list-style-type: none"> (i) the duration of the production; or (ii) two years from the date of the erection or placement of the temporary building; and, <p>...</p> <p>(3) The Director Planning and Building may grant minor variances to the siting and off-street vehicle parking requirements of this Bylaw for a temporary building.</p> | <p>Temporary Buildings and Parking Areas:</p> <p>(1) Temporary buildings <u>and/or parking areas</u> may only be erected or placed on land <u>established on a lot</u> for the following purposes and for the following time periods:</p> <p>...</p> <p>(d) for purposes directly related to the production of a television show or advertisement or motion picture, or similar production, for a period not to exceed the lesser of:</p> <ul style="list-style-type: none"> (i) the duration of the production; or (ii) two years from the date of the erection or placement of the temporary building; and, <p>...</p> <p>(3) The Director Planning and Building may grant minor variances to the siting and off-street vehicle parking requirements of this Bylaw for a temporary building <u>and/or parking area</u>.</p> |
| <p>6.7.1</p> | <p>Secondary Suites:</p> <p>(1) A secondary suite may be permitted as an accessory use to a primary dwelling unit in an R1, RM6, A1, A2, and A3A, or AM District, subject to the following conditions:</p> | <p>Secondary Suites:</p> <p>(1) A secondary suite may be permitted as an accessory use to a primary dwelling unit in an R1, RM6, A1, A2, and A3 <u>A, or AM</u> District, subject to the following conditions:</p> |

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| <p>6.8</p> | <p>Home Occupation:</p> <p>...</p> <p>(2) The premises shall not be used for manufacturing, welding or any other light industrial use, and the home occupation carried on therein shall not produce noise, vibration, smoke, dust, odour, litter or heat other than that normally associated with a dwelling unit nor shall it create or cause any fire hazard, electrical interference, excessive pedestrian or vehicular traffic in the common areas or parking areas of a multi-family building or traffic congestion on the street.</p> <p>...</p> <p>(5) No stock in trade shall be kept or handled and no commodity sold upon the premises.</p> <p>...</p> <p>(7) No person who is not a resident in the dwelling shall be employed in such occupation, except that one non-resident employee is permitted for a home-based child care facility.</p> | <p>Home Occupation:</p> <p>...</p> <p>(2) The premises <u>may be used as an artist studio for small-batch crafting-related activities but</u> shall not be used for <u>welding or any other</u> manufacturing, welding or any other light industrial use, and the home occupation carried on therein shall not produce noise, vibration, smoke, dust, odour, litter or heat other than that normally associated with a dwelling unit nor shall it create or cause any fire hazard, electrical interference, excessive pedestrian or vehicular traffic in the common areas or parking areas of a multi-family building or traffic congestion on the street.</p> <p>...</p> <p>(5) No stock in trade shall be kept or handled and n<u>No</u> commodity <u>produced off-site shall be</u> sold on the premises.</p> <p>...</p> <p>(7) No person who is not a resident in the dwelling shall be employed in such occupation <u>perform any work for the home occupation at the residential location</u>, except that one non-resident employee is permitted for a home-based child care facility.</p> <p><u>(8) On-site sales and client services shall be limited to a maximum of one customer and one customer vehicle at any one time.</u></p> |
| <p>6.8A</p> | <p>Home-Based Child Care Facility:</p> <p>(1) In RM, P11 and R Districts other than the R1 District, a home-based child care facility shall be permitted only</p> <p>(a) in a ground floor dwelling unit, and,</p> <p>(b) if the owner or manager of the building or, in the case of a strata unit, the strata council supports the establishment of the operation and satisfies the Director Planning and Building as to that support.</p> <p>...</p> | <p>Home-Based Child Care Facility:</p> <p>(1) In RM, P11 and R Districts <u>all districts where permitted</u>, other than the R1 District, a home-based child care facility shall be permitted only</p> <p>(a) in a ground floor dwelling unit, and,</p> <p>(b) if the owner or manager of the building or, in the case of a strata unit, the strata council supports the establishment of the operation and satisfies the Director Planning and Building as to that support.</p> <p>...</p> |

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| <p>6.10</p> | <p>Minimum Floor Area for Dwelling Units: (1) No primary dwelling unit in the R1 or A Districts shall contain less than 56 m² (602.80 sq.ft.) of floor area. A secondary suite shall contain at least 32.52 m² (350 sq.ft.) of floor area. ... (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, P11, and R Districts other than 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>Minimum Floor Area for Dwelling Units: (1) No primary dwelling unit in the R1, or A, or AM Districts shall contain less than 56 m² (602.80 sq.ft.) of floor area. A secondary suite shall contain at least 32.52 m² (350 sq.ft.) of floor area. ... (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, <u>E</u>, P11, <u>PM</u>, and R Districts other than 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>6.12</p> | <p>Yards: (1) Projections into Required Yards: The following features and structures may project into a required front, street, side or rear yard: ... (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. (f) Arbors and trellises, fish ponds, ornaments, flag poles, or similar landscape features. ... For lots in C1, C2, C4, C7 and CM Districts, street canopies that do not exceed 2.0 m (6.56 ft.) in depth may project into the required front yard.</p> | <p>Yards: (1) Projections into Required Yards: The following features and structures may project into a required front, street, side or rear yard: ... (e) An uncovered patio or terrace, which may be open or enclosed, in any yard in an A, <u>AM</u>, 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. (f) Arbors and trellises, fish ponds, ornaments, flag poles, or similar landscape features, <u>provided the height complies with the height requirements prescribed for fences within the zoning district in which it is located.</u> ... For lots in C1, C2, C4, C7, and <u>CM, E, I, and PM</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>6.14.2</p> | <p>Fences: (1) Subject to the vision clearance provisions of Section 6.13, the following height limitations shall apply to fences: (a) ...</p> | <p>Fences: (1) Subject to the vision clearance provisions of Section 6.13, the following height limitations shall apply to fences: (a) ... (b) In all zoning districts, except A, C4, and <u>M, E, and I</u> Districts, fences not exceeding 1.8 m (5.91 ft.) in height may</p> |

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| | <p>(b) In all zoning districts, except A, C4 and M Districts, fences not exceeding 1.8 m (5.91 ft.) in height may be located anywhere on a lot to the rear of a required front yard.</p> <p>(c) In A, C4 and M Districts, fences not exceeding 2.4 m (7.87 ft.) in height may be located anywhere on a lot to the rear of a required front yard.</p> <p>(d) Notwithstanding paragraph (c) of Section 6.14.2(1), in M Districts, any fence located outside of the required yards shall not exceed the maximum height prescribed for principal buildings within the zoning district in which it is located.</p> <p>(e) ...</p> <p>(2) ...</p> <p>(3) Notwithstanding subsection (1), and subject to the vision clearance provisions of Section 6.13, open mesh and chain link type fences erected on cemeteries, public parks, schools, and in the M or P Districts shall not exceed a height of 3.5 m (11.48 ft). The addition of barbed wire, razor wire, or similar materials with sharp projections to such fences shall be permitted in the M Districts, and for correctional institutions permitted in the P7 District.</p> <p>(4) ...</p> <p>(5) Barbed wire, razor wire, or similar materials with sharp projections shall not be used in the construction of a fence, except for correctional institutions permitted in the P7 District, or in the M Districts.</p> | <p>be located anywhere on a lot to the rear of a required front yard.</p> <p>(c) In A, C4, and M, <u>E, and I</u> Districts, fences not exceeding 2.4 m (7.87 ft.) in height may be located anywhere on a lot to the rear of a required front yard.</p> <p>(d) Notwithstanding paragraph (c) of Section 6.14.2(1), in M, <u>E, and I</u> Districts, any fence located outside of the required yards shall not exceed the maximum height prescribed for principal buildings within the zoning district in which it is located.</p> <p>(e) ...</p> <p>(2) ...</p> <p>(3) Notwithstanding subsection (1), and subject to the vision clearance provisions of Section 6.13, open mesh and chain link type fences erected on cemeteries, public parks, schools, and in the M, <u>E, I, or P</u>, or PM Districts shall not exceed a height of 3.5 m (11.48 ft). The addition of barbed wire, razor wire, or similar materials with sharp projections to such fences shall be permitted in the M, <u>E, and I</u> Districts, and for correctional institutions permitted in the P7 <u>and PM2</u> Districts.</p> <p>(4) ...</p> <p>(5) Barbed wire, razor wire, or similar materials with sharp projections shall not be used in the construction of a fence, except for correctional institutions permitted in the P7 <u>and PM2</u> Districts, or in the M, <u>E, and I</u> Districts.</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>(b) In C1, C4 and M Districts, all those portions of a required front yard not used for permitted parking or display areas shall be fully and suitably landscaped and properly maintained.</p> | <p>Screening and Landscaping:</p> <p>(1) Lots and Required Yards:</p> <p>(a) In R, RM, C5, and P, <u>and PM</u> 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>(b) In C1, C4, and M, <u>E, and I</u> Districts, all those portions of a required front yard not used for permitted parking or display areas shall be fully and suitably landscaped and properly maintained.</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.

(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.

(e) Repealed.

(2) Storage Yards and Public Works Yards:

(a) ...

(b) Screening consisting of a solid 2.4 m (7.87 ft.) fence, which shall be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices, or, a compact evergreen hedge not less than 1.8 m (5.91 ft.) in height, which shall be maintained in good condition at all times, shall be provided as follows:

(i) In A, C4, CM 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, CM, 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.).

...

(3) Parking Areas, Loading Areas, Display Yards and Similar Uses:

(a) Except in the R1 District, 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.

(b) Except in the R1 District, screening of 1.8 m (5.91 ft.) in height shall be provided and properly maintained:

(c) In all zoning districts where the side line of a lot abuts a lot in an A, AM, 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.

(d) Where the rear line of a lot in an M, E, or I District abuts a lot in an A, AM, R or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained.

(e) Repealed.

(2) Storage Yards and Public Works Yards:

(a) ...

(b) Screening consisting of a solid 2.4 m (7.87 ft.) fence, which shall be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices, or, a compact evergreen hedge not less than 1.8 m (5.91 ft.) in height, which shall be maintained in good condition at all times, shall be provided as follows:

(i) In A, AM, C4, CM, ~~and M~~, E, and I 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, AM, C4, CM, M1, ~~or~~ M4, or E Districts. In the case of M2, M3, ~~or~~ M6, or I Districts, material may be piled to a maximum height of 3.5 m (11.48 ft.).

...

(3) Parking Areas, Loading Areas, Display Yards and Similar Uses:

(a) Except in the R1 District, any parking area, loading area or display yard shall be separated from an adjoining street, or from a directly abutting lot in an A, AM, 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.

(b) Except in the R1 District, screening of 1.8 m (5.91 ft.) in height shall be provided and properly maintained:

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| | <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>(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 R, RM, C, CM, M, B, and P Districts.</p> | <p>(i) where any parking or loading area abuts a lot in an A, <u>AM</u>, 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, <u>AM</u>, R, 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 R, RM, C, CM, M, <u>E, I</u>, B, and P, <u>and PM</u> Districts.</p> |
| 6.20 | <p>Calculation of Gross Floor Area:</p> <p>...</p> <p>(3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in districts other than the R1 and A Districts, the following shall be excluded:</p> <p>...</p> | <p>Calculation of Gross Floor Area:</p> <p>...</p> <p>(3) In addition to the exclusions listed in Section 6.20(1), for the purpose of calculating gross floor area in districts other than the R1 <u>and</u>, A, <u>and AM1</u> Districts, the following shall be excluded:</p> <p>...</p> |
| 6.20.1 | <p>Calculation of Gross Floor Area in a Building with Over-height Ceilings:</p> <p>For single family and duplex dwellings, except in the R1 and AM1 Districts, 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:</p> <p>...</p> | <p>Calculation of Gross Floor Area in a Building with Over-height Ceilings:</p> <p>For single family and duplex dwellings, except in the R1 <u>and AM1</u> Districts, 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:</p> <p>...</p> |
| 6.26 | <p>Temporary COVID-19 Pandemic Reopening Measures:</p> <p>(1) Notwithstanding any other provision of this bylaw, until 2023 March 31 or another date determined by the Director Planning and Building in response to the COVID-19 pandemic, the following buildings, structures, or uses may project into</p> | <p>Temporary COVID-19 Pandemic Reopening Measures:</p> <p>(1) Notwithstanding any other provision of this bylaw, until 2023 March 31 or another date determined by the Director Planning and Building in response to the COVID-19 pandemic, the following buildings, structures, or uses may project into</p> |

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| | <p>required yards, are excluded from the calculation of lot coverage and gross floor area, and may be located outside of a completely enclosed building: (B//L No. 14465-22-07-04)</p> <p>(a) temporary covered and/or enclosed outdoor seating areas at cafes, restaurants, drive-in restaurants, and similar establishments for the sale and consumption of food and/or beverage on the premises;</p> <p>(b) temporary covered and/or enclosed outdoor display and retail sale areas accessory to commercial and industrial establishments; and,</p> <p>(c) temporary accessory buildings or structures, or service trailers accessory to institutional, recreational, assembly, and educational establishments;</p> <p>provided that such building, structure, or use is:</p> <p>(d) approved in writing by the Director Planning and Building; and,</p> <p>(e) only used to physically expand the service area provided for the principal use being made of the lot, and does not increase patron capacity.</p> <p>(2) In this section unless the context otherwise requires, “service trailer” means any structure or vehicle that is either self-propelled or towed by a motor vehicle, and that is used or designed to be used to temporarily expand service areas accessory to institutional, recreational, assembly, and educational establishments.</p> | <p>required yards, are excluded from the calculation of lot coverage and gross floor area, and may be located outside of a completely enclosed building: (B//L No. 14465-22-07-04)</p> <p>(a) temporary covered and/or enclosed outdoor seating areas at cafes, restaurants, drive-in restaurants, and similar establishments for the sale and consumption of food and/or beverage on the premises;</p> <p>(b) temporary covered and/or enclosed outdoor display and retail sale areas accessory to commercial and industrial establishments; and,</p> <p>(c) temporary accessory buildings or structures, or service trailers accessory to institutional, recreational, assembly, and educational establishments;</p> <p>provided that such building, structure, or use is:</p> <p>(d) approved in writing by the Director Planning and Building; and,</p> <p>(e) only used to physically expand the service area provided for the principal use being made of the lot, and does not increase patron capacity.</p> <p>(2) In this section unless the context otherwise requires, “service trailer” means any structure or vehicle that is either self-propelled or towed by a motor vehicle, and that is used or designed to be used to temporarily expand service areas accessory to institutional, recreational, assembly, and educational establishments.</p> <p><u>Repealed.</u></p> |
| <p>6.27</p> | <p>Uses, Structures, and Equipment Permitted Outside of an Enclosed Building:</p> <p>In R, C, CM, M, B, and P9 Districts, all permitted uses other than the following uses must only be carried out within a completely enclosed building:</p> <ol style="list-style-type: none"> (1) Parking and loading facilities. (2) Gasoline service stations. (3) Industrial or marina fueling installations. | <p>Uses, Structures, and Equipment Permitted Outside of an Enclosed Building:</p> <p>In R, C, CM, M, <u>E, I</u>, B, and <u>P9, and PM</u> Districts, all permitted uses other than the following uses must only be carried out within a completely enclosed building:</p> <ol style="list-style-type: none"> (1) Parking and loading facilities. (2) <u>Gasoline S</u>ervice stations. (3) Industrial or marina fueling installations. |

- (4) Outdoor produce shops.
- (5) Outdoor garden shops.
- (6) Outdoor play areas.
- (7) Agricultural uses, including urban agriculture but excluding commercial nurseries and greenhouses.
- (8) Display yards.
- (9) Storage yards.
- (10) Public works yards.
- (11) Public utility installations.
- (12) Transportation facilities and active mobility hubs.
- (13) Car washing establishments.
- (14) Film production trucks and trailers used in conjunction with production studios for radio, television, motion picture, theatre, dance and similar productions.
- (15) Repealed.
- (16) Outdoor seating at cafes, restaurants or other facilities where food or drink is served.
- (17) Mobile retail and restaurant as a secondary or accessory use, provided that they are operated with the permission of the owner or manager of the property on which they are located.
- (18) Lunch bars.
- (19) Hoist and launching ramps.
- (20) Facilities and installations related to the trans-shipment of goods and materials.
- (21) Outdoor storage of boats associated with water-oriented uses.
- (22) Storage tanks, including the storage of petroleum products.
- (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.
- (24) Community gardens.
- (25) Energy generation.
- (26) Outdoor recreation and fitness areas.

- (4) Outdoor produce shops.
- (5) Outdoor garden shops.
- (6) Outdoor play areas.
- (7) Agricultural uses, including urban agriculture but excluding commercial nurseries and greenhouses.
- (8) Display yards.
- (9) Storage yards.
- (10) ~~Public w~~Works yards.
- (11) ~~Public u~~Utility installations.
- (12) Transportation facilities and active mobility hubs.
- (13) Car washing establishments and facilities.
- (14) Film production trucks and trailers used in conjunction with production studios for radio, television, motion picture, theatre, dance and similar productions.
- (15) Repealed.
- (16) Outdoor seating at cafes, restaurants or other facilities where food or drink is served.
- (17) Mobile retail and restaurant as a secondary or accessory use, provided that they are operated with the permission of the owner or manager of the property on which they are located.
- (18) Lunch bars.
- (19) ~~Hoist and launching ramps~~ Marine mooring facilities.
- (20) Facilities and installations related to the trans-shipment of goods and materials.
- (21) Outdoor storage of boats associated with water-oriented uses.
- (22) Storage tanks, including the storage of petroleum products.
- (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.
- (24) Community gardens.
- (25) Energy generation.
- (26) Outdoor recreation and fitness areas.

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| | | <p><u>(27) Recycling centres</u></p> <p><u>(28) Outdoor animal care play areas</u></p> <p><u>(29) Towing and Impound Lot</u></p> |
| 6.28 | <p>Temporary Use Permits:</p> <p>In C, CM, 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, temporary uses may be permitted, by the issuance of a temporary use permit under s. 493 of the Local Government Act, subject to the following conditions:</p> <p>(1) ...</p> <p>(2) In the C8, C9, and P11 District, all of their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, based on the above noted Districts, it shall not be permitted in a multiple family dwelling, or a multi-family flex unit;</p> <p>(3) ...</p> <p>(4) ...</p> <p>(5) It shall be limited to the uses permitted in the M Districts, excluding business and professional offices, cafes or restaurants, indoor athletic recreational uses, indoor go-cart tracks, and indoor pistol and rifle ranges, on a property that is designated Industrial or Petro Chemical;</p> <p>...</p> | <p>Temporary Use Permits:</p> <p>In C, CM, M, B, P and A Districts, all of their sub-districts, all districts, their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, based on the above noted Districts, temporary uses may be permitted, by the issuance of a temporary use permit under s. 493 of the Local Government Act, subject to the following conditions:</p> <p>(1) ...</p> <p>(2) In the C8, C9, and P11 District, all of their sub-districts, and the CD Comprehensive Development Districts, or portion thereof, based on the above noted Districts, it shall not be permitted in <u>small-scale multi-unit housing, a rowhouse dwelling,</u> a multiple family dwelling, or a multi-family flex unit;</p> <p>(3) ...</p> <p>(4) ...</p> <p>(5) It shall be limited to the uses permitted in the M, <u>E, and I</u> Districts, excluding business and professional offices, cafes or restaurants, indoor athletic recreational uses, indoor go-cart tracks, and indoor pistol and rifle ranges, on a property that is designated Industrial or Petro Chemical;</p> <p>...</p> |
| 6.29 | <p>Short-term Rentals:</p> <p>(1) Short-term rental is permitted as an accessory use to a small-scale multi-unit housing, rowhouse dwellings, town house dwellings, multiple family dwellings and live-work units in R, RM, CM, 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>(a) ...</p> <p>(b) ...</p> | <p>Short-term Rentals:</p> <p>(1) Short-term rental is permitted as an accessory use to a small-scale multi-unit housing, rowhouse dwellings, town house dwellings, multiple family dwellings and live-work units in R, RM, CM, C8, C9, P11 and A Districts, all districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, <u>where these residential uses are permitted based on the above noted Districts,</u> subject to the following conditions:</p> <p>(a) ...</p> <p>(b) ...</p> |

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| | <p>(c) in a primary dwelling unit that contains a secondary suite, short-term rental shall only be permitted in the primary dwelling unit if the secondary suite is occupied and rented to a long-term tenant (i.e. for a period of 30 days or more).</p> | <p>c) in a primary dwelling unit that contains a secondary suite, short-term rental shall only be permitted in the primary dwelling unit if the secondary suite is occupied and rented to a long-term tenant (i.e. for a period of 30 <u>consecutive</u> days or more).</p> |
| <p>6.32</p> | <p>N/A</p> | <p>6.32 Base and Overlay Zoning Districts:</p> <p><u>Where a lot is zoned to include an overlay zoning district, the base zoning district continues to apply except as modified, supplemented, or expanded by the overlay zoning district, in accordance with the following regulations. For the purposes of this section, a building “abutting a street” includes any building that fronts a public street or is separated from it only by a setback, landscaped area, or surface parking area on the same lot.</u></p> <p>6.32.1 Height</p> <p>(1) <u>Subject to subsection (2), the maximum permitted building height is determined by:</u></p> <ul style="list-style-type: none"> (a) <u>the permitted height of the base or overlay R District present on the lot; or</u> (b) <u>where there is no R District, by the base or overlay zoning district with the greatest allowable height.</u> <p>(2) <u>Where the base or overlay zoning district is the R1 District and no dwelling units are provided on a lot, the least permissive R1 District height shall apply.</u></p> <p>6.32.2 Lot Line Setbacks and Lot Coverage</p> <p>(1) <u>Required setbacks from property lines for a given use shall be determined by the zoning district containing that use.</u></p> |

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| | | <p>(2) <u>Where a lot contains uses permitted in both the base and overlay zoning districts, the most permissive setback regulations shall apply.</u></p> <p>(3) <u>Required lot coverage and impervious surface area shall be determined by the base or overlay zoning district with the greatest allowable lot coverage and impervious surface area.</u></p> <p>6.32.3 Permitted Uses</p> <p>(1) <u>A lot may contain uses permitted in the base and/or overlay zoning districts, except as otherwise provided for in this Bylaw and subject to the other conditions set out in this Section 6.32.</u></p> <p>6.32.4 CM District Conditions</p> <p>(1) <u>The following is required on lots with a CM District base and an R District overlay:</u></p> <p>(a) <u>A minimum of 60% of the ground level gross floor area of all buildings on the lot abutting a street must contain non-residential CM District use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder of the ground level storey may be used for other permitted base or overlay district uses, including residential amenity space or ground-oriented residential dwelling units.</u></p> <p>(b) <u>On CM2 District lots, all buildings required to have ground level commercial uses referred to in paragraph (a) require a second commercial storey in any other above-grade</u></p> |
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portion of the building, of which a minimum of 60% of the gross floor area of the storey must contain non-residential CM2 District use(s), subject to the same conditions of use set out in paragraph (a).

6.32.5 E District Conditions

- (1) The following is required on lots with an E1 District base and an R District overlay:
- (a) Residential use is limited to purpose-built rental housing.
 - (b) A minimum of 80% of the ground level gross floor area of all buildings on the lot must contain non-residential E1 District use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder of the ground level storey may be used for other permitted base or overlay district uses, including residential amenity space or ground-oriented residential dwelling units.
- (2) The following is required on lots with an E1 District base and a CM1 District overlay:
- (a) A minimum of 60% of the ground level gross floor area of all buildings on the lot abutting a street must contain non-residential CM District use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The

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| | | <p><u>remainder of the ground level storey may be used for other permitted base or overlay district uses.</u></p> <p>(b) <u>An E1 District principal use must be present on the lot.</u></p> <p>6.32.6 PM District Conditions</p> <p>(1) <u>The following is required on lots with a PM2 District base and an R District overlay:</u></p> <p>(a) <u>A minimum of 5% of the gross floor area of the lot must contain non-residential PM2 District principal use(s), which may include associated supporting service areas such as storage, mechanical rooms, circulation, or other spaces directly related to or necessary for the operation of the non-residential use. The remainder may be used for other permitted base or overlay district uses.</u></p> <p>(2) <u>Where residential dwelling units are provided, a minimum portion must be non-market rental housing in accordance with the following:</u></p> <p>(a) <u>Non-market rental housing units are required in addition to any required inclusionary rental units on lots with R5, R6, R7, and R8 overlays.</u></p> <p>(b) <u>Non-market rental housing units must be provided at the percentage of total dwelling units set out in the table in Section 1100.1(1) for the applicable quadrant, including on lots with an R1, R2, R3 or R4 overlay and where the residential dwelling units provided are all rental units.</u></p> |
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| | | <p>(c) <u>The maximum rental rate for non-market rental housing units required under this section 6.32.6 must be below the rental rate for market rental units and be subject to a Housing Agreement.</u></p> <p>(d) <u>Non-market rental housing units required under this section 6.32.6 are not eligible community benefit bonus housing under section 1200.1 of this Bylaw.</u></p> |
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Section 400 – M Districts Schedule Cover Page

| Section | Existing Text | Proposed Text |
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| 400 | <p>SCHEDULE NUMBER IV</p> <p>400. INDUSTRIAL DISTRICTS (M)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as an M District, the following regulations shall apply:</p> <p>...</p> | <p>SCHEDULE NUMBER IV</p> <p>400. INDUSTRIAL DISTRICTS (M, <u>E</u>, and <u>I</u>)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as an M, <u>E</u>, or <u>I</u> District, the following regulations shall apply:</p> <p>...</p> |

Section 500 – P Districts Schedule Cover Page

| Section | Existing Text | Proposed Text |
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| 500 | <p>SCHEDULE NUMBER V</p> <p>500. PUBLIC AND INSTITUTIONAL DISTRICTS (P)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as a P District, the following regulations shall apply:</p> <p>...</p> | <p>SCHEDULE NUMBER V</p> <p>500. PUBLIC AND INSTITUTIONAL DISTRICTS (P <u>and PM</u>)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as a P <u>or PM</u> District, the following regulations shall apply:</p> <p>...</p> |

Section 600 – A Districts Schedule Cover Page

| Section | Existing Text | Proposed Text |
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| 600 | <p>SCHEDULE NUMBER VI</p> <p>600. AGRICULTURAL DISTRICTS (A)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as an A District, the following regulations shall apply:</p> | <p>SCHEDULE NUMBER VI</p> <p>600. AGRICULTURAL DISTRICTS (A <u>and AM</u>)</p> <p>Subject to all other provisions of this Bylaw, on any lot, in any district designated as an A <u>or AM</u> District, the following regulations shall apply:</p> |

Section 700 – Comprehensive Development Districts

| Section | Existing Text | Proposed Text |
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| 700.1 | <p>700.1 Uses Permitted:</p> <p>(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.</p> <p>(2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, C9, CM1 and CM2 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, or “i” suffix.</p> <p>(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> <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>700.1 Uses Permitted:</p> <p>(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.</p> <p>(2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, C9, CM1 and CM2 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, or “i” suffix.</p> <p>(3) Uses permitted in P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, or P11, <u>PM1, and PM2</u> Districts including Districts with an “a”, “e”, “f”, “r”, or “e/r” suffix.</p> <p>(4) Uses permitted in the M1, M2, M3, M4, M5, M6, M7, M8, <u>E1, I1</u>, B1 orand B2 Districts including Districts with an “a”, “k”, “l”, or “r” suffix.</p> <p>(5) Uses permitted in the A1, A2 and, A3, <u>and AM1</u> Districts.</p> |

Section 800 – Off-Street Vehicle Parking

| Section | Existing Text | Proposed Text |
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| 800.4 | USE (1a) Small-scale multi-unit housing or rowhouse dwellings. | USE (1a) Small-scale multi-unit housing, rowhouse dwellings, <u>or group homes</u> . |
| 800.4 | USE (5) Senior Citizens housing | USE (5) Senior Citizens housing <u>and assisted living residences</u> |
| 800.4 | USE (5.2) Category A and B supportive housing facilities | USE (5.2) <u>Category A and B</u> supportive housing <u>facilities</u> |
| 800.4 | USE (5) Children’s institutions, and rest homes | USE (5) <u>Residential care facilities</u> , children’s institutions, and rest homes |
| 800.4 | USE (8) Places of public worship | USE (8) Places of public worship <u>and religious assembly</u> |
| 800.4 | USE (13) Places of public assembly, including arenas, armouries, art galleries, assembly halls, auditoriums, clubs, lodges and fraternal buildings not providing overnight accommodation, coliseums, community centres, convention halls, dance halls, exhibition halls, funeral parlours and undertaking establishments, gaming facilities and gaming houses, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres and similar uses. | USE (13) Places of public assembly <u>and entertainment</u> , including arenas, armouries, art galleries, assembly halls, auditoriums, clubs, lodges and fraternal buildings not providing overnight accommodation, coliseums, community centres, convention halls, dance halls, exhibition halls, funeral parlours and undertaking establishments, gaming facilities and gaming houses, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres and similar uses. |
| 800.4 | USE (14) Recreational uses, including miniature golf courses, fitness and health facilities, steam baths, roller rinks, curling rinks, skating rinks, swimming pools, trampoline centres and similar uses. | USE (14) Recreational <u>and fitness</u> uses, including <u>miniature golf facilities</u> courses , fitness and health facilities, steam baths, roller rinks, curling rinks, skating rinks, swimming pools, trampoline centres and similar uses. |
| 800.4 | USE (17) Business administrative and professional offices, including medical or dental offices and clinics. | USE (17) Business administrative and professional offices, including medical or dental offices, and clinics, <u>health care facilities, and other principal office uses</u> . |

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| 800.4 | <p>USE (23) Manufacturing and industrial buildings and uses, research facilities and laboratories, servicing and repair establishments and other similar uses.</p> | <p>USE (23) Manufacturing and industrial buildings and uses, research <u>and development</u> facilities and laboratories <u>(not located in the PM1 District)</u>, servicing and repair establishments and other similar uses, <u>including contractor services and commercial kitchens</u>.</p> |
| 800.4 | <p>USE (40) Storage yards, junk yards and automobile wrecking yards.</p> | <p>USE (40) <u>Works yard, transportation facility, salvage yard, S</u>storage yards, junk yards and automobile wrecking yards.</p> |
| 800.4 | <p>USE (41) Rehearsal and production studios</p> | <p>USE (41) <u>Artist studio or workshop, Rehearsal</u> and production <u>and rehearsal</u> studios</p> |
| 800.4.3 | <p>Provision of Accessory Off-Street Parking Spaces: Off-street vehicle parking spaces required in accordance with section 800.4 for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants of a principal building or use, may be provided: </p> | <p>800.4.3 Provision of Accessory Off-Street Parking Spaces: Off-street vehicle parking spaces required <u>provided</u> in accordance with section 800.4 for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, <u>visitors</u> or tenants of a principal building or use, may be provided: </p> |
| 800.5 | <p>Use of Parking Facilities: (1) All required off-street vehicle parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. ... (3) Notwithstanding Section 800.5 (1), parking spaces located in an A, R or RM District shall be used solely for the parking of private non-commercial vehicles. </p> | <p>Use of Parking Facilities: (1) All required <u>provided</u> off-street vehicle parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or tenants who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. ... (3) Notwithstanding Section 800.5 (1), parking spaces located in an A, R or RM District <u>provided for a residential use</u> shall be used solely for the parking of private non-commercial vehicles. </p> |

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| <p>800.5A</p> | <p>Shared Parking (1) Shared use of off-street vehicle parking spaces required for any non-residential use, residential visitor use, or sleeping units or studio units in a dormitory, may be permitted where: ... </p> | <p>Shared Parking (1) Shared use of off-street vehicle parking spaces required provided for any non-residential use, residential visitor use, or sleeping units or studio units in a dormitory, may be permitted where: ... </p> |
| <p>800.6</p> | <p>Location and Siting of Parking Facilities: ... (2) No parking area shall be located within the following required yards: (a) A side yard which adjoins a flanking street on a corner lot in an A, R, RM, P, C8, C9 or CD based upon A, R, RM or P District, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). (b) A side yard in a C, CM 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.). (c) Any yard in an M District which abuts a lot in an A, R, RM, C8, C9 or CD based upon A, R or RM District, or is separated by a street or lane therefrom.</p> | <p>Location and Siting of Parking Facilities: ... (2) No parking area shall be located within the following required yards: (a) A side yard which adjoins a flanking street on a corner lot in an A, R, RM, P, C8, C9 or CD based upon A, R, RM or P District containing a residential use, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). (b) A side yard in a C, CM, <u>P</u> or <u>PM</u> 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 containing a residential use, provided that in no case need the setback for such parking area exceed a distance of 4.5 m (14.76 ft.). (c) Any yard in an <u>E, I, or</u> M District which abuts a lot in an A, R, RM, C8, C9 or CD based upon A, R or RM District containing a residential use, or is separated by a street or lane therefrom.</p> |
| <p>800.8</p> | <p>Provision of Electric Vehicle Charging Infrastructure ... (1A) Subject to subsection 800.8(1B), parking spaces required on a lot for non-residential use pursuant to Sections 800.3.1(2) and 800.4 shall include an energized outlet capable of providing Level 2 charging or higher charging level for an electric vehicle in accordance with the following: ... </p> | <p>Provision of Electric Vehicle Charging Infrastructure ... (1A) Subject to subsection 800.8(1B), parking spaces required provided on a lot for non-residential use pursuant to Sections 800.3.1(2) and 800.4 shall include an energized outlet capable of providing Level 2 charging or higher charging level for an electric vehicle in accordance with the following: ... </p> |

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| 800.9 | Car Wash Facility (1) In the R, RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, CM and P11 Districts, the following minimum number of car wash facilities shall be provided: ... | Car Wash Facility (1) In the R, RM1, RM2, RM3, RM4, RM5, RM6, RM7, C8, C9, CM and P11 Districts, <u>the following minimum number of car wash facilities shall be provided where residential off-street vehicle parking spaces are provided in any district, with the exception of non-market rental housing:</u> ... |
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