

### Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<p><b>Part 1: Administration, Interpretation, Enforcement and Definitions,</b></p> <p><b>Part 2: General Provisions, and</b></p> <p><b>Part 4: Residential Zones</b></p>			
1.	Where they appear throughout By-law 0225-2007	<p>Deleting the base zones "R1", "R2", "R3", "R8" and "RM1" and substituting with the base zone "RL".</p> <p>Deleting the base zones "R4", "R5", "R6", "R7", "R9", "R10", "R11", "R15", and "RM2" and substituting with the base zone "RS".</p> <p>Renumber the exception zones to "RL" and "RS" in accordance with the revisions to the base zones.</p>	<p>Staff propose to consolidate 12 of the 16 existing residential low-rise detached dwelling zones and two semi-detached dwelling zones into two new residential large lot and residential small lot zones, including one residential infill zone.</p> <p>Revising these regulations will simplify the low density residential zones and allow for gentle infill of neighbourhoods.</p>
2.	Part 2	Add a transition clause	<p>A transition clause is needed to ensure that if a development application or building permit has been deemed complete, the City can continue to evaluate the application against the zoning that was in place when it was submitted.</p>
<p><b>Part 4: Residential Zones</b></p>			

NOTE: Additional minor and technical changes to the Zoning By-law Amendment may be required.

3	4.1.13	Delete	Outdated and unnecessary zoning regulation.
4.	Section 4.2	<p>Delete Table 4.2.1 and replace with the proposed RL to RS permitted uses and zone regulations.</p> <p>RL:  Permitted uses: detached; semi-detached  Minimum lot area (interior): 550 m<sup>2</sup> (detached); 340 m<sup>2</sup> (semi)  Minimum lot area (corner): 720 m<sup>2</sup> (detached); 400 m<sup>2</sup> (semi)  Minimum lot frontage (interior): 15.0 m (detached); 9.0 m (semi)  Minimum lot frontage (corner): 19.5 m (detached); 12.0 m (semi)  Maximum lot coverage: 35%  Minimum front yard (interior): 7.5 m (detached); 6.0 m (semi)  Minimum front yard (corner): 6.0 m  Minimum garage face in front yard: equal to the front yard  Minimum exterior side yard: 6.0 m  Minimum garage face in exterior side yard: equal to the exterior side yard  Minimum interior side yard (interior – unattached): 1.2 m (detached); 1.8 m (semi)  Minimum interior side yard (interior – attached): 0.0 m  Minimum interior side yard (corner): 1.2 m (detached)  Minimum rear yard (interior): 7.5 m  Minimum rear yard (corner): 3.0 m (detached); 7.5 (semi)  Maximum height – highest ridge (sloped roof): 10.7 m  Maximum height (flat roof): 7.5 m  Minimum landscaped soft area in the yard containing the driveway: 40% (detached)  Maximum dwelling unit depth: 20.0 m</p> <p>RS:  Permitted uses: detached; semi-detached  Minimum lot area (interior): 285 m<sup>2</sup> (detached); 200 m<sup>2</sup> (semi)</p>	<p>The proposed "RL" zoning will generally be based on the current "R3" and "RM1", zoning regulations, whereas the proposed "RS" zoning will generally be based on the current "R5" and "RM2" zoning regulations, ensuring that the least stringent regulations based on current zoning are proposed for each of the new zones. In some cases, where other current zoning categories have a lesser minimum requirement than the above-noted zone categories, these have been selected for implementation in the new zone categories. Semi-detached dwellings are proposed for both the "RL" and "RS" residential zone categories as-of-right.</p> <p>The revision to the maximum height is discussed in detail in the report, and is being introduced as a standardization across the city.</p> <p>The maximum dwelling unit depth is proposed to prevent long homes in response to reduced minimum frontage requirements.</p>

		<p>Minimum lot area (corner): 370 m<sup>2</sup> (detached); 280 m<sup>2</sup> (semi)  Minimum lot frontage (interior): 9.75 m (detached); 6.8 m (semi)  Minimum lot frontage (corner): 12.0 m (detached); 9.8 m (semi)  Maximum lot coverage: 40% (detached); 45% (semi)  Minimum front yard (interior): 3.5 m (detached); 4.5 m (semi)  Minimum front yard (corner): 3.5 m (detached); 4.5 m (semi)  Minimum garage face in front yard: 5.8 m (detached); 6.0 m (semi)  Minimum exterior side yard: 3.5 m  Minimum garage face in exterior side yard: 5.8 m (detached); 6.0 m (semi)  Minimum interior side yard (interior – unattached): 1.2 m on one side and 0.61 m on other side (detached); 1.2 m (semi)  Minimum interior side yard (interior – attached): 0.0 m  Minimum interior side yard (corner): 0.61 m (detached)  Minimum rear yard (interior): 7.0 m (detached); 7.5 m (semi)  Minimum rear yard (corner): 7.0 m (detached); 7.5 m (semi)  Maximum height – highest ridge (sloped roof): 10.7 m  Maximum height (flat roof): 7.5 m  Minimum landscaped soft area in the yard containing the driveway: 30% (detached)  Maximum dwelling unit depth: 20.0 m</p>	
5.	Section 4.2.3 and 4.2.4	<p>Delete Tables 4.2.3 and 4.2.4 and replace with proposed infill zoning regulations.</p> <p>Minimum interior side yard (interior - detached with lot frontage less than 18.0 m): 1.2 m</p> <p>Minimum interior side yard (interior - detached with lot frontage equal to or greater than 18.0 m): 1.8 m</p> <p>Minimum combined width of side yards: 20% of lot frontage (one storey dwelling); 27% of lot frontage (more than one storey dwelling)</p>	<p>Staff propose to consolidate the three residential infill zoning categories into one. The regulations of the draft infill zoning regulations will be based on the least stringent infill zoning regulations currently in place. In some instances, certain regulations that are solely intended for urban design purposes are proposed to be removed. Revising these regulations will simplify the low density residential infill zones.</p>

		Maximum GFA: 190 m <sup>2</sup> + 0.2 x lot area (detached); 150 m <sup>2</sup> + 0.2 x lot area (semi)	
6.	Various exception zones in Part 4	Delete minimum lot frontage requirements, minimum lot area and other requirements in exception zone regulations that are more stringent than those present in the proposed "RL" and "RS" base zones.	Staff propose to update the lot size and frontage requirements to allow for smaller lots, so more stringent requirements for lot size and frontage in exception zones need to be removed to allow for smaller lots. In some instances, other regulations such as interior side yard requirements are also proposed to be amended/deleted as they would make redevelopment for smaller lots unfeasible.
7.	Section 4.3.1, 4.4.1, 4.5.1, 4.6.1, 4.7.1 and 4.8.1	Delete Tables 4.3.1, 4.4.1, 4.6.1, 4.8. Renumber Table 4.5.1 ("R12" to "R14" Detached Dwelling – Modular Lots) and Table 4.7.1 "R16" (Detached Dwelling on a CEC – Road).	The former regulations are no longer needed.  Consolidation will simplify the low density residential zones.  "R12" to "R14" and "R16" zones are not included in the consolidation, due to their unique configuration or the presence of a common element condominium road, however they will be renumbered because of the deletion of the above-noted base zone regulation tables.
8.	Part 13	Various Z-maps are proposed to be amended to categorize all properties within the scope of the study to either RL, RL-exception, RS or RS-exception. Generally, mapping changes will reflect the following:	

		<p>R1, R2, R3, R8 and RM1 (including any exceptions) are proposed to become RL (including any exceptions)</p> <p>R4, R5, R6, R7, R9, R10, R11, R15 and RM2 (including any exceptions) are proposed to become RS (including any exceptions)</p>	
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