

Proposed Zoning By-law Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation and Enforcement			
1.2	Definitions	Add a definition for “Retail Centre” to be a building or structure containing three or more commercial uses that includes common areas for pedestrian travel.	This new definition will clarify which commercial developments in the city are considered to be a “Retail Centre”.
1.2	Definitions	Amending the defined term “Enclosed Pedestrian Mall” to “Enclosed Pedestrian Walkway”.	Renaming “Enclosed Pedestrian Mall” to “Enclosed Pedestrian Walkway” will clarify that the term refers to the common area used for pedestrian travel within a Retail Centre, rather than the shopping mall itself.
Part 2: General Provisions			
2.1.9.17	Table 2.1.9.17	Add Table 2.1.9.17 which permits retail centres in the C2, C3, C3-56, H-CC1-3, H-CC1, CC1, CC1-2 zones and for the properties identified in Schedule 2.1.9.17.	Identify which zones permit Retail Centres.
2.1.9.17	Schedule 2.1.9.17	Add Schedules 2.1.9.17 which is a map of all identified Retail Centres across the City.	Identify all Retail Centres which are permitted by the Zoning By-law.
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
3.1.1.10	Article 3.1.1.10—Retail Centre	Delete Sentence 3.1.1.10.1.	Remove outdated definition and parking requirements for “Retail Centre”, as this information is available in Part 1 – Definitions and Part 3—Parking, Loading, Stacking Lane and Bicycle Parking Regulations.

3.1.2.1	Table 3.1.2.1— Required Number of Off-Street Parking Spaces for Residential Uses	Amend parking requirements for public authority dwelling units in Precincts 2, 3 and 4 to be 0.0 spaces per unit.	Remove parking requirements for public authority dwelling units in order to remove barriers for affordable housing developments.
3.1.3.1	Article 3.1.3.1 – Required Number of Accessible Parking Spaces	Replace the word “required” with the word “provided” in Column A, Line 1.0 and Column B, Line 1.0.	The required number of accessible parking spaces shall be based on total number of parking spaces provided, not the total number required by the zoning by-law.
Part 13: Zoning Maps			
13	39E	Include certain lands identified on Appendix 3 of the Corporate Report in Parking Precinct 1.	Certain lands in the Streetsville Business Improvement Area are proposed to be included in Precinct 1, which has a minimum parking rate of 0.0 spaces.

Note: In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before the by-law is passed by Council.