

Proposed Amendments to Zoning Districts

Section 2: Definitions			
Definition	Current Provision	Proposed Change	Rationale
“townhouse, street facing”	None	Add a new definition for townhouse, street facing.	This amendment will support the proposed amendments to the RMTN and RMTN1 Districts for street-facing units within a dwelling group to have a reduced front yard setback.

Section 8: Residential Districts				
District	Subsection	Current Provision	Proposed Change	Rationale
R1 R1A R1B R2 R2A	8.1.3 8.2.3 8.3.3 8.4.3 8.5.3	Garden and Garage Suites are a discretionary use, with approval delegated to Administration.	Garden and Garage Suites be a permitted use.	<p>At its December 17 2018 meeting, City Council approved amendments to the Garden and Garage Suites regulations (link). The report stated that Garden and Garage Suites are discretionary due to the required drainage plan and servicing plan and that this would be evaluated when the new Drainage Bylaw is in place. The new Drainage Bylaw was approved on July 26, 2021 and includes a requirement for a drainage plan for Garage and Garage Suites.</p> <p>As a result of the approval of the Drainage Bylaw, it is recommended Garden and Garage Suites be permitted. The servicing plan requirement will be managed at the permit stage.</p>
RMTN RMTN1	8.8 8.9	These districts allow for multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.	<p>- In the Townhouse Residential (RMTN) District:</p> <ul style="list-style-type: none"> o Clarify that the maximum height for a semi-detached dwelling and private schools in an Established Neighbourhood is 8.5 m; 	As part of Amendment Package Two, information about the RMTN / RMTN1 Districts Review was provided (link). The amendments proposed in this report are a continuation of the amendments being considered for the RMTN and RMTN1 Districts and will improve flexibility and clarity while retaining the general characteristics of the Districts.

			<ul style="list-style-type: none"> - In the Medium Density Townhouse Residential District 1 (RMTN1): <ul style="list-style-type: none"> o Add Place of Worship as a discretionary use; - In both Districts: <ul style="list-style-type: none"> o Reduce the side yard setback for semi-detached dwellings; o Allow for street-facing units within a dwelling group to have a reduced front or side yard setback; o Allow Street Townhouses to have front driveway access where there is a rear lane, provided acceptable landscaping is developed. Currently, where there is a lane, front driveway access is not permitted; o Add one- and two-unit dwellings as a permitted use; o Add ambulance stations as a discretionary use; and, o Other amendments required for clarity and consistency for these districts. 	
RM4	8.13	The gross floor space ratio shall not exceed 1:1, provided, however, that within the area bounded on the north by 33rd Street, on the west by Avenue W, on the south by 11th Street West and 7th Street East, and on the east by Cumberland Avenue, the	<p>Increase gross floor space ratio to 1.5:1 for all areas of the City, subject to addressing servicing requirements that may limit the size of the building.</p> <p>Additionally, provisions like those in the Broadway Commercial (B5B) District which address how the gross floor space ratio is calculated for underground parking will be added to this section.</p>	<p>During the scoping process, stakeholders provided feedback that the current gross floor space ratio can make it economically challenging to develop these sites.</p> <p>The City has undergone changes to the way it approaches City growth. Allowing for a gross floor space ratio of 1.5:1 in all areas of the City is appropriate, subject to addressing any servicing constraints.</p>

		gross floor space ratio shall not exceed 1.5:1.		
RM5	8.14.3	None	Add “ambulance stations” to discretionary uses.	Align with similar districts to allow for ambulance stations.

Section 9: Institutional Districts

District	Subsection	Current Provision	Proposed Change	Rationale
M4	9.4.2	None	Add “parking station” to permitted uses.	Added to provide consistency with the parking and loading section of the Zoning Bylaw.

Section 10: Commercial Districts

District	Subsection	Current Provision	Proposed Change	Rationale
B1B	10.2.4 (2)	The maximum building floor area of each restaurant or retail store on a site shall not exceed 325m ² .	Allow for restaurant or retail uses up to 465m ² provided there is a second storey and the building is mixed use.	<p>The proposed change will increase flexibility in the size of restaurants and retail uses in this District while ensuring building form meets the intent of the District. This change is in response to a request from Developers to provide for more flexibility for restaurant and retail size as the current restriction makes it challenging to find tenants for these properties.</p> <p>In a survey of greenfield residents, the majority (more than 50%) of respondents felt the current size (325m²) of retail / restaurant permitted in this District is appropriate. Approximately 35% of respondents felt the size should be increased to 465m² or that there should be no restriction. More than 75% of respondents were somewhat or strongly supportive of vertical mixed-use building forms (main floor commercial / office and</p>

				residential / office above). Results of the survey can be found in Appendix 6.
B5B	10.8A.2 (27 and 32)	Commercial parking lots and parking stations currently do not have a front yard setback.	Amend the front yard setback requirement for commercial parking lots and parking stations to 3m.	A front yard setback is required for commercial parking lots and parking stations in the B5B District to accommodate the 3m landscaped strip. This amendment will align the setback requirement with the B5 and B5C Districts.
B5B	10.8A.7 (4)	This section outlines the gross floor space ratio for development in the B5B District.	It is proposed this section be amended to provide clarifying language.	To provide clarification.
B6	10.9.5 (2 and 3)	This section provides for minimum site width and site area for rooming units, hotel or motel units and sites with more than one dwelling unit.	It is proposed these sections be removed.	There are few sites which meet the site width and area requirements. Further, keeping these requirements may hinder development on existing sites.

Section 13: Direct Control Districts				
Section	Subsection	Current Provision	Proposed Change	Rationale
DCD3 DCD5 DCD6	13.3 13.5 13.6	These sections are Direct Control Districts for regional commercial development including Preston Crossing, Stonebridge and Blairmore.	It is proposed these sections be amended to delegate approval of development within these DCDs to Administration.	<p>Delegating approving authority to the Development Officer is consistent with how some other DCDs are managed in the Zoning Bylaw – specifically DCD1, DCD7 and DCD8. Approval of development within DCD3, DCD5 and DCD6 will be required to be consistent with the Council approved Concept Plan and regulations.</p> <p>This amendment will support industry's recommendation to reduce the number of applications that must go to City Council and help to streamline the approvals process for development within these DCDs.</p>