

Comprehensive Zoning Bylaw Review – Amendment Package Seven - Supplemental Report

RECOMMENDATION

That a copy of this supplemental report be submitted to City Council recommending that, at the time of the Public Hearing for Amendment Package Seven, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

City Council, at its Public Hearing Meeting on January 25, 2023, approved amendments to [Bylaw No. 8770, Zoning Bylaw, 2009](#), regarding the provision of on-site waste spaces. The purpose of the regulations is to ensure adequate spaces are provided on-site for the storage and collection of waste. The provisions for on-site waste spaces include a minimum size for the space, screening and location of the space.

This supplemental report addresses concerns brought forward by the development industry, regarding the number of on-site waste spaces required for multiple-unit dwellings and dwelling groups.

DISCUSSION

The regulations in Bylaw No. 8770, Zoning Bylaw, 2009, require one on-site waste space per site for most uses; however, for multiple-unit dwelling and dwelling groups, one space per 40 dwelling units shall be provided. This provision has proved to not be feasible and is considered overly onerous, related to the overall site design, for the development industry.

In consideration of the input provided, as part of Amendment Package Seven, Administration is proposing regulations be amended for on-site waste spaces of multiple-unit dwellings as well as dwelling groups, from one space per 40 dwelling units to one space per site, in alignment with the existing requirements for all other uses.

In consultation with members of the development industry, the Planning and Development Department will bring forward an appropriate amendment in the future to adequately meet the needs for waste collection, while minimizing negative impacts on site design.

REPORT APPROVAL

Written by: Paula Kotasek-Toth, Senior Planner
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne, Lacroix, General Manager, Community Services