

# Proposed Amendments to B6 District

## Appendix 2

### Amendments to Existing Regulations

Bylaw Section / Topic	Current Regulation	Proposed Change	Rationale/Comments
11.12.1 Purpose Statement	The purpose of the B6 District is to facilitate a wide range of commercial, institutional, and residential uses in a high-density form, in the downtown area.	Reword to emphasize mixed uses and high-quality, pedestrian-oriented built form.	
11.12.5(1) On-site Manufacturing	Manufacturing or treatment of goods, products, or materials is prohibited, except the manufacture or treatment of goods, products, or materials clearly incidental to the conduct of a retail business conducted on the premises, provided that not more than 25% of the building floor area of the premises are utilized for these manufacturing or treatment purposes.	<ul style="list-style-type: none"> <li>Allow home crafts and food product manufacturing and processing with no limit on percentage of floor area, provided there is an on-site retail component.</li> <li>Increase the limit on percentage of floor area from 25% to 40% for all other manufacturing activities.</li> </ul>	<ul style="list-style-type: none"> <li>Providing for small scale manufacturing supports productive use of existing commercial space.</li> <li>"home craft" means an occupation or trade requiring manual dexterity and artistic skill to construct unique items primarily by hand without the use of large power tools, and does not include the mass production of similar articles.</li> <li>Food/drink processing such as bakeries, catering kitchens, and microbreweries are already permitted.</li> </ul>
11.12.5(2) 11.12.5(3) Side and Rear Setbacks – Residential Use	<p>(a) For multiple-unit dwellings or where dwelling units are constructed above premises, not including living accommodations for a watchman or caretaker, an interior side yard shall be provided for the part of the building containing such dwelling units of 3 metres, up to a height of 9 metres, and 6 metres for that portion of the building in excess of 9 metres in height.</p> <p>(b) Notwithstanding Note 2(a), a side yard is not required when there is no window, door or other opening in the wall facing the adjacent property.</p> <p>Where a building contains dwelling units, for other than a janitor's or caretaker's suite, a rear yard of not less than 7.5 metres in depth for interior sites and not less than 4.5 metres in depth for corner sites is required; however, such setback need not extend below the lowest storey containing any such living accommodation.</p>	<ul style="list-style-type: none"> <li>Adjust setback requirement to 3 metres for both side and rear yards.</li> <li>Exempt change of use of an older non-residential building to a residential use from setback requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Reword for brevity and simplify requirement.</li> <li>3 metres is in line with existing standards in other similar zones.</li> <li>Adding provision to accommodate adaptive reuse of commercial buildings to residential. Previously these have required a development appeal.</li> </ul>
6.7.5 Loading Spaces	For multiple-unit dwellings, one loading space is required for buildings with 51-99 dwelling units and two loading spaces are required for buildings with 200+ dwelling units.	Allow loading space requirements to be varied when there are existing site access and layout constraints.	<ul style="list-style-type: none"> <li>On-street loading is appropriate for many small-scale commercial/retail uses.</li> </ul>

	<p>In Commercial Districts, one loading space is required for each building with a total gross floor area of 401m<sup>2</sup> to 4,000m<sup>2</sup>, and one additional space is required for buildings greater than 4,000m<sup>2</sup>.</p> <p>The number of loading spaces for a mixed-use building containing residential and non-residential uses is the sum of all required loading spaces for each use.</p> <p>Loading spaces for non-residential uses may be located in the front, side, or rear yards. Loading spaces for residential uses may be located in the side or rear yards only.</p>		<ul style="list-style-type: none"> <li>Certain sites, due to size and/or lane access, are not appropriate for loading spaces and undesirable outcomes may result if required.</li> </ul>
11.12.10 Ground Floor Retail Requirement	<p>(a) Buildings fronting onto streets within the “active use core” of the Downtown shall provide at least 65% grade level street frontage and at least 50% of grade level floor area for retail and other commercial and service uses.</p> <p>(b) The Development Officer may reduce the requirements of clause (a) where it can be demonstrated that the building will be developed in a manner which promotes a pedestrian-friendly environment, including:</p> <ul style="list-style-type: none"> <li>Clear and direct access to the sidewalk;</li> <li>Clear glazing along the façade at street level;</li> <li>Compatibility with adjacent street furniture and building façades;</li> <li>Canopies, awnings, or interior walkways where practical.</li> </ul>	<ul style="list-style-type: none"> <li>Drop 50% grade level floor area requirement.</li> <li>Be more descriptive about appropriate ground floor uses and broaden what it can include for added flexibility.</li> <li>Remove the ability to reduce requirements in (b) given the added flexibility.</li> </ul>	<ul style="list-style-type: none"> <li>The retail and service focus of Downtown has shifted over time. Broader guidance for desired ground floor uses is warranted, as many types of uses provide street level activity.</li> <li>Requirement of 50% grade level floor area is onerous; to be based on street frontage only.</li> <li>Recent Official Community Plan amendments reframed this area as the “Active Use Core”, replacing “Retail Core Area.”</li> </ul>
11.12.11 Grade Level Corner Building Cuts	Buildings located on corner sites within the “active use core” of the Downtown shall provide a corner cut triangle at grade level of not less than 3 metres along the street frontage and flankage.	<ul style="list-style-type: none"> <li>Allow flexibility in triangle dimensions.</li> <li>Remove reference to active use core.</li> </ul>	<ul style="list-style-type: none"> <li>Setback provides extra space for pedestrians and open sightlines.</li> <li>Warranted throughout the zone, not just in active use core.</li> </ul>
11.12.12(1) Use of Setback Areas	Any area that is set back from the street-facing property line must be used for: drop-off area; bicycle parking; restaurant or dining uses; landscaping; or public space, including but not limited to a plaza, public art, or seating area.	Clarify applicability of requirement to areas where a building is set back.	
11.12.12(3)	A minimum of 40% of the ground floor surface area of the ground floor of all street-facing façades of a building is to contain transparent openings.	Add a new mechanism for sites with multiple frontages to reduce	Some sites with frontage on multiple streets can be challenged to meet this requirement on all

Ground Floor Transparent Openings		transparent openings on a street-facing façade, provided that: <ul style="list-style-type: none"> <li>• The equivalent area is provided on a separate street-facing façade;</li> <li>• Articulation of the façade is provided in lieu of the transparent openings;</li> <li>• Reduction of openings would not be an option along 2<sup>nd</sup> Avenue or 21<sup>st</sup> Street.</li> </ul>	street-facing building sides, based on the land use and interior layouts.
11.12.12(4) Divisions of the Façade	A façade must maintain distinctive architectural elements for the base, middle, and top portions of the building. Vertical articulation of the façade or change in material may be provided in lieu of a distinctive bottom or top portion.	Require for buildings that exceed 12 metres in height.	<ul style="list-style-type: none"> <li>• To ensure taller buildings have distinct, legible components to help break down their scale.</li> <li>• As such, added a height threshold for this to apply to buildings higher than the “human scale” of up to 3 stories.</li> </ul>
5.1.16 Number of Buildings on a Site	<p>(1) Not more than one principal building shall be permitted on any site except as provided in subclause (2).</p> <p>(2) More than one principal building may be permitted in dwelling groups, shopping centres, industrial complexes, office complexes, educational institutions, airports, any site in a B4MX, CM1 or CS1 District, as well as parks.</p>	Allow more than one principal building on a site in the B6 District but require a site plan control application to ensure appropriate review for an integrated site layout that prioritizes pedestrian safety.	Provides greater flexibility for development forms and land use mix.

## Proposed New Regulations

Bylaw Section / Topic Area	Proposed Regulation	Rationale/Comments
NEW Active Frontage	For sites with longer frontages, require clearly defined storefronts or articulation of vertical divisions or bays in the façade that provides the appearance of such.	<ul style="list-style-type: none"> <li>Intended to prevent continuous featureless ground floor façades and break them up through a rhythm of storefronts or variations, transitions and other architectural features to provide the appearance of such.</li> <li>This integrates active frontage principles from OCP into a new regulation.</li> </ul>
NEW Active Frontage	Require at least one public entrance on all street-facing façades.	This integrates active frontage principles from OCP into a new regulation.
NEW Drive-throughs	Drive-throughs are prohibited.	Generally incompatible in a pedestrian-oriented Downtown context; negatively impacts how buildings interface with streets.
NEW Mechanical Screening	Rooftop mechanical equipment to be integrated within building or adequately screened from view.	Screening can be achieved through integration of equipment into the building or simpler solutions such as screening panels.