

Attachment C1 - Amendments to Zoning By-law 2019-051 with Rationale

Existing Section/Regulation	Proposed Amendment	Rationale
<p>Section 3 – Definition NEW</p>	<p>Section 3 - Definition Bicycle Parking Stall, Class C – a weather protected area with controlled access in which a bicycle may be parked, including but not limited to a private garage, an accessory structure, a bicycle locker, or an indoor storage alcove.</p>	<p>Creating Class C bike parking for ADU's. The proposed regulations are less prescriptive and onerous than Class A bicycle parking while still requiring secure, weather protected space be made available.</p>
<p>Section 3 – Definition Dwelling – means a building containing one or more dwelling units and can include a single detached dwelling, semi-detached dwelling, street townhouse dwelling, additional dwelling unit (attached), additional dwelling unit (detached), cluster townhouse dwelling, multiple dwelling, small residential care facility, or large residential care facility.</p>	<p>Section 3 - Definition Dwelling – means a building containing one or more dwelling units and can include a single detached dwelling, semi-detached dwelling, street townhouse dwelling, additional dwelling unit (attached), additional dwelling unit (detached), cluster townhouse dwelling, multiple dwelling, small residential care facility, or large residential care facility.</p>	<p>Clarification that the dwelling type is an additional dwelling (detached).</p>
<p>Section 3 – Definition Dwelling, Multiple – means the use of a building containing four or more dwelling units and can include a stacked townhouse dwelling and back-to-back townhouse dwelling. A multiple dwelling is not a street townhouse dwelling, mixed use building, cluster townhouse dwelling, single detached dwelling with additional dwelling units (attached) or semi-detached dwelling with additional dwelling units (attached).</p>	<p>Section 3 – Definition Dwelling, Multiple – means the use of a building containing five four or more dwelling units, or building containing two or more dwelling units where there are a minimum of 5 dwelling units located on a lot and can include a stacked townhouse dwelling and a back-to-back townhouse dwelling. A multiple dwelling is not a street townhouse dwelling, mixed use building, cluster townhouse dwelling, single detached dwelling with additional dwelling units (attached) or semi-detached dwelling with additional dwelling units (attached).</p>	<p>Refinement of the definition so that a multiple is a 5 or more units in a building or a lot with several buildings where the lot has five units or more.</p>
<p>Section 3 – Definition Dwelling Unit (Detached), Additional – means the use of a building where a separate self-contained dwelling unit located in a detached building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. An additional dwelling unit (detached) is not an accessory building.</p>	<p>Section 3 - Definition Dwelling Unit (Detached), Additional – means the use of a building where a separate self-contained dwelling unit in is located in a detached an additional dwelling (detached) building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. An additional dwelling unit (detached) is not an accessory building.</p>	<p>Updating definition as it now refers to the detached unit within the building.</p>
<p>NEW</p>	<p>Dwelling (Detached), Additional – means the use of a building containing one or two additional dwelling unit(s) (detached) on the same lot as a single detached dwelling, semi-detached dwelling, or street townhouse dwelling (as the principal use). An additional dwelling (detached) is not an accessory building.</p>	<p>New definition for Additional Dwelling (Detached) to clarify the building type, and to allow more than one unit within the building.</p>
<p>NEW</p>	<p>Unobstructed Walkway – means a path of travel providing access to a principal entrance of an additional dwelling unit (attached) or additional dwelling unit (detached) and shall be unencumbered by obstructions including but not limited to: stairs, decks and porches (except those which form part of the path of travel to the principal entrance); parking spaces; driveways; chimney breasts; window wells; balconies; secure outdoor areas associated with pools; mechanical, heating, ventilation, air-conditioning equipment and utility meters; or amenity structures such as playgrounds, garden trellises, pergolas, etc. An unobstructed walkway may be shared between more than one dwelling unit on a lot.</p>	<p>New definition to clarify requirements for an unobstructed walkway.</p>
<p>NEW</p>	<p>Building Footprint – means the horizontal area of a <i>building</i>, as seen in plan, measured from the outside of all exterior walls and supporting columns</p>	<p>New definition to define building footprint.</p>
<p>Section 4 – General Regulations 4.5 CORNER VISIBILITY TRIANGLES, CORNER VISIBILITY AREAS AND DRIVEWAY VISIBILITY TRIANGLES a) No buildings, structures, motor vehicles, food cart, signs, landscaping, or other impediments shall obstruct visibility within a corner visibility triangle, corner visibility area or driveway visibility triangle. An obstruction to visibility shall not include objects 0.9 metres or less in height from the ground, or objects higher than 5 metres in height from the ground. This</p>	<p>Section 4 – General Regulations 4.5 CORNER VISIBILITY TRIANGLES, CORNER VISIBILITY AREAS AND DRIVEWAY VISIBILITY TRIANGLES a) No buildings, structures, motor vehicles, food cart, signs, landscaping, or other impediments shall obstruct visibility within a corner visibility triangle, corner visibility area or driveway visibility triangle. An obstruction to visibility shall not include objects 0.9 metres or less in height from the ground, or objects higher than 5 metres in height from the ground. This provision does</p>	<p>Amending regulations to exempt vehicles parking in a driveway from being considered an obstruction to visibility. Zoning regulations allow for driveways and parking spaces within driveways which encroach into DVT areas and Transportation Services is supportive of recognizing this condition and enabling efficient parking arrangements.</p>

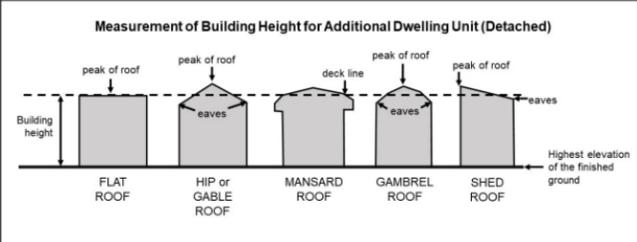
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<p>provision does not apply to the location of fences constructed in accordance with and regulated by Chapter 630 (Fences) of The City of Kitchener Municipal Code.</p>	<p>not apply to the location of fences constructed in accordance with and regulated by Chapter 630 (Fences) of The City of Kitchener Municipal Code, or motor vehicles parked in a parking space on a driveway.</p>	
<p>Section 4 – General Regulations Table 4-2 (Second Title) Permitted home occupation use in a dwelling unit within a single detached dwelling with an additional dwelling unit (attached) or additional dwelling unit (detached), semi-detached dwelling unit with an additional dwelling unit (attached) or additional dwelling unit (detached), street townhouse dwelling, cluster townhouse dwelling, or multiple dwelling (9)(10)</p>	<p>Section 4 – General Regulations Table 4-2 (Second Title) Permitted home occupation use in a dwelling unit within a single detached dwelling with additional dwelling unit(s) (attached) or additional dwelling unit(s) (detached), semi-detached dwelling unit with an additional dwelling unit(s) (attached) or additional dwelling unit(s) (detached), street townhouse dwelling with an additional dwelling unit(s) (attached) or additional dwelling unit(s) (detached), cluster townhouse dwelling, or multiple dwelling (9)(10)</p>	<p>Clarification that certain home occupations are permitted in additional dwelling units attached and detached.</p>
<p>Section 4 – General Regulations 4.12 NUMBER OF DWELLINGS PER LOT a) Unless otherwise provided for in this By-law, in any zone where a single detached dwelling or semi-detached dwelling is permitted, no more than one such dwelling shall be erected on a lot. b) On a lot or block against which a Part Lot Control Exemption By-law is registered, those parts on a reference plan which are intended to constitute a future lot, the future lot shall be considered a lot for the purposes of this By-law</p>	<p>Section 4 – General Regulations 4.12 NUMBER OF DWELLINGS AND DWELLING UNITS PER LOT a) Unless otherwise provided for in this By-law, in any zone where a single detached dwelling, or semi-detached dwelling, is permitted, no more than one such dwelling shall be erected on a lot. b) On a lot or block against which a Part Lot Control Exemption By-law is registered, those parts on a reference plan which are intended to constitute a future lot, the future lot shall be considered a lot for the purposes of this By-law c) A maximum of four (4) dwelling units are permitted on a lot which contains a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit, subject to the regulations contained herein. The maximum number of units shall include the principal dwelling unit, additional dwelling unit(s) (attached) and additional dwelling unit(s) (detached).</p>	<p>New regulation to permit a maximum of 4 dwelling units on a lot.</p>
<p>Section 4 – General Regulations 4.12.1 One Additional Dwelling Unit (Attached) One additional dwelling unit (attached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and the dwelling type in which the additional dwelling unit (attached) is located and in addition to and as amended by the following: a) One additional dwelling unit (attached) shall only be located in the same building as a single detached dwelling, semi-detached dwelling, or street townhouse dwelling; b) An additional dwelling unit (attached) shall be connected to full municipal services;</p> <p>4.12.2 Two Additional Dwelling Units (Attached) Two additional dwelling units (attached) may be permitted in association with a single detached dwelling, a semi-detached dwelling unit or a street townhouse dwelling unit in</p>	<p>Section 4 – General Regulations 4.12.1 One Additional Dwelling Unit (Attached) One additional dwelling unit (attached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and the dwelling type in which the additional dwelling unit (attached) is located, and in addition subject to and as amended by the following: a) one additional dwelling unit (attached) shall only be located in the same building as a single detached dwelling, semi-detached dwelling, or street townhouse dwelling; b) an additional dwelling unit(s) (attached) shall be connected to full municipal services;</p> <p>Unless otherwise provided for in this By-law, in any zone where a single detached dwelling with one additional dwelling unit (attached) is permitted, a new dwelling with two dwelling units shall also be permitted and considered a single detached dwelling with an additional dwelling unit (attached) in accordance with regulations specified by the zone category and in this section.</p> <p>DELETE AND REPLACE 4.12.2 Two or Three Additional Dwelling Units (Attached) Two (2) or three (3) additional dwelling units (attached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which additional dwelling</p>	<p>4.12.1 Adding a statement that acknowledges that a new building purpose-built with 2 units, is also considered a single detached dwelling with an additional dwelling unit.</p> <p>4.12.2 New and updated regulations that relate to a dwelling with 3 or 4 units.</p>

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<p>accordance with the regulations specified by the zone category and applying to single detached dwellings, semi-detached dwellings, or street townhouse dwellings in which the two additional dwelling units (attached) are located and in addition to and as amended by the following:</p> <p>a) two additional dwelling units (attached) shall be connected to full municipal services;</p> <p>b) a maximum of one pedestrian entrance to the principal building shall be located on each street line façade, except where more pedestrian entrances are existing;</p> <p>c) no more than two additional dwelling units (attached) are permitted on a lot;</p> <p>d) the minimum lot area shall be 395 square metres or in accordance with Table 7-2, whichever is greater;</p> <p>e) the minimum lot width shall be 13.1 metres or in accordance with Table 7-2, whichever is greater;</p> <p>f) the minimum landscaped area shall be 20%;</p> <p>Unless otherwise provided for in this By-law, in any zone where two additional dwelling units (attached) are permitted, a dwelling with three (3) dwelling units shall also be permitted and considered a single detached dwelling with two additional dwelling units (attached) in accordance with regulations specified by the zone category and in this section.</p>	<p>unit(s) (attached) are permitted, and the dwelling type in which additional dwelling unit(s) (attached) are located, and subject to and as amended by the following:</p> <p>a) additional dwelling unit(s) (attached) shall only be located in the same building as a single detached dwelling, semi-detached dwelling, or street townhouse dwelling;</p> <p>b) additional dwelling unit(s) (attached) shall be connected to full municipal services;</p> <p>c) a minimum of one pedestrian entrance to the principal building is required to face a street line;</p> <p>d) a maximum of two pedestrian entrances shall be permitted to face each street line, except where more pedestrian entrances are existing;</p> <p>e) an unobstructed walkway that is a minimum 1.1 metres in width, shall be provided from a street to the principal entrance of each new dwelling unit, where the principal entrance is not located on a street-line facade.</p> <p>f) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot area shall be 360 square metres or in accordance with Table 7-2, 7-3 or 7-4, as may be applicable for the principal dwelling type in which the additional dwelling unit (attached) is located, whichever is greater;</p> <p>g) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot width shall be 10.5 metres or in accordance with Table 7-2, 7-3 or 7-4, as may be applicable for the principal dwelling type in which the additional dwelling unit (attached) is located, whichever is greater;</p> <p>h) the minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways;</p> <p>i) the minimum rear yard landscaped area shall be 30%;</p> <p>j) Unless otherwise provided for in this By-law, in any zone where a single detached dwelling with two (2) or three (3) additional dwelling units (attached) are permitted, a new dwelling with three (3) or four (4) dwelling units shall also be permitted and considered a single detached dwelling with additional dwelling units (attached) in accordance with regulations specified by the zone category and in this section.</p>	<p>Existing</p> <p>Existing</p> <p>Requiring a minimum of one door to front a street to provide a façade which addresses the public realm.</p> <p>Allows up to 2 entrances to face each street, more are permitted perpendicular to the street.</p> <p>Adding requirement for an unobstructed walkway for a new ADU attached where the principal entrance does not face the street, in order to ensure an access path for residents, visitors and emergency services.</p> <p>Minimum lot width of 10.5 m and lot area of 360 m² are proposed in suburban areas where there are 3 or 4 units on a lot (and three parking spaces are required), and/or there is an Additional Dwelling Detached. Where the lot width or area of the zone is greater than 10.5 m or 360 m² (such as RES-1 and RES-2 zones, or corner lots) these widths will prevail.</p> <p>Based on staff’s assessment of lot functionality, as well as review of variances supported, the minimum lot width of the zone is sufficient for lots within 800 m of an LRT station and in the central neighbourhood area where only 1 or 2 parking spaces may be required, and subject to a building design and built form that achieves the other regulations.</p> <p>Minimum front and rear yard landscaped areas ensure some lands are reserved for landscaping, infiltration, tree root zones and private amenity space.</p> <p>Adding a statement that acknowledges that a new building purpose built with 3-4 units, is also considered a single detached dwelling with additional dwelling units.</p>
<p>Section 4 – General Regulations 4.12.3 Additional Dwelling Units (Detached)</p> <p>One additional dwelling unit (detached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone category in which an additional dwelling unit (attached) is permitted, and as amended by the following:</p>	<p>Section 4 – General Regulations DELETE AND REPLACE 4.12.3 Additional Dwelling (Detached)</p> <p>An additional dwelling (detached) with one (1) or two (2) additional dwelling units (detached) may be permitted in association with a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit in accordance with the regulations specified by the zone</p>	<p>New regulation allows for 2 units in an ADU (detached).</p>

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<p>a) for the purposes of Section 4.12.3, the area that is designed to be a separate lot for a street townhouse dwelling or semi-detached dwelling shall be considered to be a lot;</p> <p>b) an additional dwelling unit (detached) shall only be permitted on the same lot as a single detached dwelling, semi-detached dwelling or street townhouse dwelling, with or without one additional dwelling unit (attached);</p> <p>c) an additional dwelling unit (detached) shall not be permitted on the same lot as a single detached dwelling with two additional dwelling units (attached);</p> <p>d) an additional dwelling unit (detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling or street townhouse dwelling;</p> <p>e) the additional dwelling unit (detached) shall be connected to full municipal services;</p> <p>f) no more than one additional dwelling unit (detached) is permitted on a lot;</p> <p>g) the gross floor area of the additional dwelling unit (detached) shall not exceed fifty percent of the building floor area of the single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit on the same lot, or 80 square metres, whichever is less;</p> <p>h) the minimum lot area shall be 395.0 square metres or in accordance with applicable regulations included in Table 7-2, 7-3 or 7-4, whichever is greater;</p> <p>i) the minimum lot width shall be 13.1 metres or in accordance with applicable regulations included in Table 7-2, 7-3 or 7-4, whichever is greater;</p> <p>j) a building containing an additional dwelling unit (detached) shall be located a minimum of 0.6 metres from a rear lot line and interior side lot line;</p> <p>k) an additional dwelling unit (detached) shall not be located in the front yard or exterior side yard;</p> <p>l) for an additional dwelling unit (detached), the maximum building height shall be:</p> <p>a. 4.5 metres for a hip, gable, shed, or gambrel roof, measured to the midpoint between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>b. 4.5 metres for a mansard roof, measured to the deck line;</p> <p>c. 3 metres for a flat roof, measured to the peak of the roof;</p>  <p>m) for a shed roof where the peak of the roof is more than 4.5 metres from the highest elevation of the finished ground, the highest exterior wall shall not face a rear lot line or side lot line closer than 4.5 metres, except where the lot line is a street line or lane;</p> <p>n) an unobstructed walkway that is a minimum 1.1 metres in width shall be provided from a street to the additional dwelling unit (detached). The walkway shall not be located within a required parking space;</p> <p>o) Despite Section 5.3.3 a) ii), where three parking spaces are required in accordance with Table 5-3, three parking spaces may be tandem parking spaces; and,</p> <p>p) Despite Section 5.6, where a lot is within 800 metres of a Light Trail Transit (LRT) station as shown on Appendix E, no parking space shall be required for the additional dwelling unit (detached).</p>	<p>category in which an additional dwelling unit (detached) is permitted, and as amended by the following:</p> <p>a) for the purposes of Section 4.12.3, the area that is designed to be a separate lot for a street townhouse dwelling or semi-detached dwelling shall be considered to be a lot;</p> <p>b) an additional dwelling (detached) shall only be permitted on the same lot as a single detached dwelling, semi-detached dwelling or street townhouse;</p> <p>c) an additional dwelling (detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit;</p> <p>d) additional dwelling units (detached) shall be connected to full municipal services;</p> <p>e) the building footprint of the additional dwelling (detached) shall not exceed 80 square metres, and shall comply with the maximum lot coverage included in Table 7-2, 7-3 or 7-4;</p> <p>f) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot area shall be 360 square metres or in accordance with Table 7-2, 7-3 or 7-4 as may be applicable for the principal dwelling type with which the additional dwelling unit (detached) is associated, whichever is greater;</p> <p>g) where a lot is located farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix E, and outside the Central Neighbourhood Area as shown on Appendix C – Central Neighbourhood Area the minimum lot width shall be 10.5 metres in accordance with Table 7-2, 7-3 or 7-4, as may be applicable for the principal dwelling type with which the additional dwelling unit (detached) is associated, whichever is greater;</p> <p>h) the maximum building height for an additional dwelling (detached) shall be:</p> <p>i) 4.5 metres for a hip, gable, shed, or gambrel roof, measured to the midpoint between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>ii) for a shed roof the lower exterior wall shall face a rear lot line or the nearest side lot line, except where the lot line is a street line or lane;</p> <p>iii) 4.5 metres for a mansard roof, measured to the deck line;</p> <p>iiii) 3 metres for a flat roof, measured to the peak of the roof.</p> <p>i) despite subsection h), the maximum building height for an additional dwelling (detached) where the principal dwelling has a height equal to or greater than 9.1 metres shall be:</p> <p>i) 6.0 metres for a hip, gable, shed, or gambrel roof, measured to the midpoint between the eaves and the peak of the roof, excluding the eaves of any projections;</p> <p>ii) for a shed roof the lower exterior wall shall face a rear lot line or the nearest side lot line, except where the lot line is a street line or lane;</p> <p>iii) 6.0 metres for a mansard roof, measured to the deck line;</p> <p>iiii) 4.5 metres for a flat roof, measured to the peak of the roof.</p>	<p>Existing.</p> <p>Existing.</p> <p>Existing.</p> <p>Existing.</p> <p>The size of an ADU can be effectively controlled with a combination of lot coverage and overall maximum size. Remove requirement for 50% of the gross floor area of the principal dwelling and rely on lot coverage (15%) and 80m².</p> <p>Minimum lot width of 10.5 m and lot area of 360 m² are proposed in suburban areas where, there are 3 or 4 units on a lot (and three parking spaces are required), and/or there is an Additional Dwelling Detached. Where the lot width or area of the zone is greater than 10.5 m or 360 m² (such as RES-1 and RES-2 zones or corner lots) these widths will prevail.</p> <p>Based on staff’s assessment of lot functionality, as well as review of variances supported, the minimum lot width of the zone will be sufficient for lots within 800 m of an LRT station and in the central neighbourhood area where only 1 or 2 parking spaces may be required, and subject to a building design and built form that achieves the other regulations.</p> <p>Allowing up to 6.0 metres height where the principal dwelling is at least 9.1 m. 6.0 m height permits a second floor or raised basement in a building that is still subordinate to the principal dwelling. 9.1 m aligns with Central Neighbourhood regulations which allow 9 m maximum height in central neighbourhood area when adjacent houses are less than 6 m.</p> <p>Regulations will permit ADU’s that are similar in scale to images below.</p>

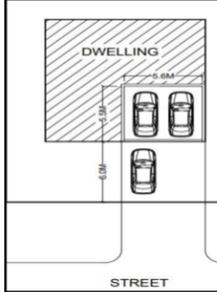
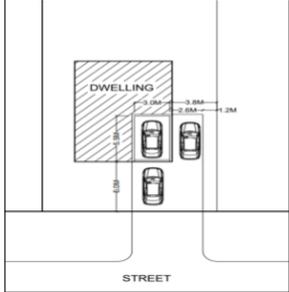
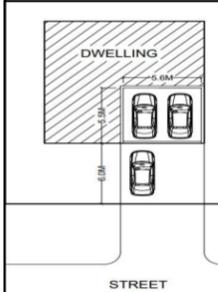
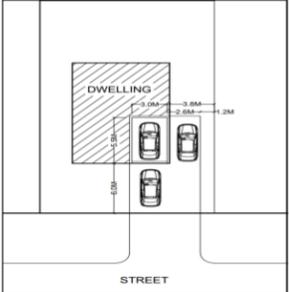
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	<div data-bbox="1218 189 1858 431" data-label="Diagram"> </div> <p data-bbox="1218 465 2253 536">j) an additional dwelling (detached) which has a maximum height of 4.5 metres shall have a minimum setback of 0.6 metres from a rear lot line and interior side lot line.</p> <p data-bbox="1218 570 2309 707">k) an additional dwelling (detached) which exceeds a height of 4.5 metres shall have a minimum setback of 0.9 metres from a rear lot line and interior side lot line; and notwithstanding the foregoing, where an interior side or rear lot line abuts a lane the minimum setback shall be 0.6 metres.</p> <p data-bbox="1218 741 2309 842">l) an additional dwelling (detached) shall not be located in the front yard; and shall not be located in the area created by extending 5 metres from and parallel to any wall of rear façade of the principal dwelling.</p> <div data-bbox="1386 878 1790 1419" data-label="Diagram"> </div> <p data-bbox="1218 1461 2281 1562">m) an additional dwelling (detached) may be located in an exterior side yard, and must be setback in accordance with the required exterior side yard setback of the principal dwelling in the applicable zone;</p> <p data-bbox="1218 1596 2271 1667">n) an unobstructed walkway that is a minimum 1.1 metres in width, shall be provided from a street to the principal entrance of each additional dwelling unit (detached).</p> <p data-bbox="1218 1701 1858 1731">p) the minimum rear yard landscaped area shall be 30%.</p> <p data-bbox="1218 1766 2309 1836">o) For a lot containing 3 or four dwelling units, the minimum front yard landscaped area shall be 20%, excluding surface walkways, patios, decks, playgrounds or pathways;</p>	<p data-bbox="2327 189 2952 260">Additional setbacks will also be required for detached ADU's which exceed 4.5 m in height.</p> <div data-bbox="2334 284 2769 935" data-label="Image"> </div> <p data-bbox="2327 1005 2993 1143">New regulation to require a 5.0 m separation between an ADU detached and the principal dwelling in order to provide for private amenity space, light and openings in facing walls.</p> <p data-bbox="2327 1245 2993 1382">New regulation permitting an ADU in an exterior side yard up to the required setback for the principal dwelling. This will make more efficient use of lot area, while allowing an ADU to be designed to address the street.</p> <p data-bbox="2327 1453 2433 1483">Existing.</p> <p data-bbox="2327 1518 2993 1618">Minimum front and rear yard landscaped areas ensure some lands are reserved for landscaping, infiltration, tree root zones and private amenity space.</p>

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<p>4.12.3.1 Minimum Side Yard setback of Principal Building: On a lot containing an additional dwelling unit (detached): a) the principal building shall comply with the following: a. where the principal building is a single detached dwelling, with or without an additional dwelling unit (attached), the minimum side yard setback on each side of the principal building shall be 1.2 metres; b. where the principal building is a semi-detached dwelling unit or street townhouse unit with or without an additional dwelling unit (attached), the minimum side yard setback of the principal building shall be 2.5 metres on one side; b) The principal building shall comply with the setback provisions required for the dwelling for front, side and rear yards in all other cases. c) Subsection 4.12.3.1 a) shall not apply if the additional dwelling unit (detached) has direct access from street or lane at the rear or exterior side yard.</p>	<p>DELETE</p>	<p>This regulation was deleted because the regulations of the zone will apply to the principal dwelling.</p>
<p>4.12.4 Four to Ten dwelling units on a lot Four to ten dwelling units on a lot without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations specified by the zone category for the dwelling(s) and shall have: a) a minimum of 20% street line façade opening which includes at least one (1) pedestrian entrance to the principal building; b) a minimum 20% of the front yard landscaped, excluding surface walkways, patios, decks, playgrounds or pathways; c) a minimum driveway width of 2.6 metres; d) despite section 4.12.4 c), where a driveway is immediately adjacent to any building or structure on a lot, the driveway including any curbing shall be a minimum of 3.0 metres wide.</p>	<p>4.12.4 Four Five to Ten dwelling units on a lot Four Five to ten dwelling units on a lot, without any non-residential use except permitted home occupation uses shall be permitted in accordance with the regulations specified by the zone category for the dwelling(s) and shall have: a) a minimum of 20% street line façade openings which includes at least one (1) pedestrian entrance to the principal building; b) a minimum 20% of the front yard landscaped, excluding surface walkways, patios, decks, playgrounds or pathways; c) a minimum driveway width of 2.6 metres; d) despite section 4.12.4 c), where a driveway is immediately adjacent to any building or structure on a lot, the driveway including any curbing shall be a minimum of 3.0 metres wide.</p>	<p>Change to align with proposed change to multiple dwelling definition.</p>
<p>Section 5 – Parking, Loading, and Stacking 5.3 Parking Space and Parking Lot Provisions a) Where a parking lot is situated on a lot and abuts a residential zone, a visual barrier shall be provided and maintained between the parking lot and such abutting residential lot line in accordance with Section 4.18 herein. b) All parking lots shall be provided with adequate means of ingress and egress to and from a street or lane in a forward motion and shall be arranged so as not to interfere with the normal public use of a street or lane. c) Parking spaces, drive aisles, driveways, and parking lots shall be provided and maintained with stable surfaces such as asphalt, concrete, or other hard-surfaced material as approved by the Director of Planning or designate. d) All required visitor parking spaces shall be clearly identified, demarcated, and reserved at all times e) Where a parking lot is provided for a development that does not require site plan approval pursuant to Section 41 of the Planning Act, following regulations shall apply: i) The parking lot shall be setback a minimum of 1.5 metres from side lot lines and rear lot lines; and, ii) The minimum drive aisle width shall be 6 metres.</p>	<p>5.3 Parking Space and Parking Lot Provisions a) Where a parking lot is situated on a lot and abuts a residential zone, a visual barrier shall be provided and maintained between the parking lot and such abutting residential lot line in accordance with Section 4.18 herein. b) All parking lots shall be provided with adequate means of ingress and egress to and from a street or lane in a forward motion, and shall be arranged so as not to interfere with the normal public use of a street or lane. c) Parking spaces, drive aisles, driveways, and parking lots shall be provided and maintained with stable surfaces such as asphalt, concrete, or other hard-surfaced material as approved by the Director of Planning or designate. d) All required visitor parking spaces shall be clearly identified, demarcated, and reserved at all times e) Where a parking lot is provided for a development that does not require site plan approval pursuant to Section 41 of the Planning Act, following regulations shall apply: i) a parking lot shall be setback a minimum of 1.5 metres from interior side lot lines and rear lot line. Notwithstanding the foregoing, a parking lot may be located as close to an interior side lot line as the driveway which provides access to the parking lot, and only for the interior side lot line on the same side of the lot as the driveway; and, ii) The minimum drive aisle width shall be 6 metres; and iii) Parking spaces and drive aisles shall not be located within the front yard or an exterior side yard. In no case shall any parking spaces be located within 3 metres of the front lot line, exterior side lot line or a street line.</p>	<p>Amending regulations so that a parking lot may be inline with a driveway . The existing setback regulation for parking lot creates an undesirable jog where a driveway is located up to the property line and parking lot is setback 1.5 metres. The proposed approach continues to provide the side and rear yard setback for snow storage, and a fence will still be required.</p> <p>Adding regulation that only permits a parking lot in the rear yard or interior side yard</p>

Attachment C1 - Amendments to Zoning By-law 2019-051 with Rationale

Existing Section/Regulation	Proposed Amendment	Rationale
<p>Section 5 – Parking, Loading, and Stacking 5.3.3 Location of Parking Spaces for Residential Uses a) On a lot containing a single detached dwelling, semi-detached dwelling, street townhouse dwelling, additional dwelling unit(s) (attached), additional dwelling unit (detached), small residential care facility, lodging house having less than 9 residents, or home occupation: i) Parking spaces shall be located a minimum distance of 6 metres from a street line; ii) Despite Subsection i), where two or more parking spaces are required, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and may be a tandem parking space; and,</p> <p>Illustration 5-1: One Tandem Parking Space – Option A </p> <p>Illustration 5-2: One Tandem Parking Space – Option B </p> <p>iii) Despite Subsection ii) where three parking spaces are required on a lot, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and three parking spaces may be tandem parking spaces; and</p> <p>iv) Not more than one parking space for a home occupation may be located in a rear yard, except in the case of a corner lot, a through lot, or a lot abutting a lane.</p>	<p>Section 5 – Parking, Loading, and Stacking 5.3.3 Location of Parking Spaces for Residential Uses a) On a lot containing a single detached dwelling, semi-detached dwelling, street townhouse dwelling, additional dwelling unit(s) (attached), additional dwelling unit(s) (detached), small residential care facility, lodging house having less than 9 residents, or home occupation: i) Parking spaces located within a building shall be located setback a minimum distance of 6 metres from a street line. ii) Despite Subsection i), where two or more parking spaces are required, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and may be a tandem parking space up to three (3) required parking spaces may be a tandem parking spaces; and,</p> <p>Illustration 5-1: One Tandem Parking Space – Option A </p> <p>Illustration 5-2: One Tandem Parking Space – Option B </p> <p>iii) One parking space located on a driveway shall be setback a minimum distance of 0.5 metres from a street line; Despite Subsection ii) where three parking spaces are required on a lot, one parking space may locate on the driveway within 6 metres of the front lot line or exterior side lot line and three parking spaces may be tandem parking spaces; and</p> <p>iv) Not more than one parking space for a home occupation may be located in a rear yard, except in the case of a corner lot, a through lot, or a lot abutting a lane;</p> <p>iv) where three or more dwelling units are located on a lot, parking may be located in a parking lot in accordance with the regulations of sections 5.3, 5.3.1, and 5.3.3 b) i); and</p> <p>v) where three of more dwelling units are located on a lot, and despite regulations in Table 5-2 and 5-3, a driveway located in the rear yard may be permitted have a maximum width of up to 8 metres.</p>	<p>Amending regulations so that a parking space must be setback 0.5 m from a street, rather than 6.0 m, to allow more efficient use of driveways. Parking spaces located within a building will continue to be located a minimum distance of 6.0 m from a street line, allowing parking in front of the garage, and allowing a vehicle to fully exit a garage before crossing a sidewalk.</p> <p>Permitting parking in a parking lot where there are 3 or 4 units on the lot, and permitting a driveway widening in the rear yard.</p>
<p>Section 5 Parking, Loading, and Stacking 5.4 DRIVEWAY AND GARAGE PROVISIONS FOR RESIDENTIAL USES a) For all residential uses other than large residential care facilities, multiple dwellings containing 4 or more dwelling units, and mixed-use buildings, a required parking space shall have direct access from a street or lane via a driveway.</p>	<p>5.4 DRIVEWAY AND GARAGE PROVISIONS FOR RESIDENTIAL USES a) For all residential uses other than large residential care facilities, multiple dwellings containing 4 or more dwelling units, and mixed-use buildings, a required parking space shall have direct access from a street or lane via a driveway.</p>	<p>Wording no longer needed because multiple dwellings are proposed to relate to a minimum of 5 units.</p>
<p>Section 5 Parking, Loading, and Stacking 5.5 BICYCLE PARKING STALL PROVISIONS a) Class A bicycle parking stalls shall only be required for buildings or portions of buildings that were not existing on the effective date of the By-law. b) Class A bicycle parking stalls shall be located within a building, structure, and/or bicycle locker.</p>	<p>NEW f) Notwithstanding subsection c) and e), Class C Bicycle Parking Stalls are not required to provide overhead clearance and are not required to abut an access aisle.</p>	<p>New regulation and class of secure and weather protected bicycle parking to provide more flexible regulations for than Class A.</p>

Attachment C1 - Amendments to Zoning By-law 2019-051 with Rationale

Existing Section/Regulation	Proposed Amendment	Rationale																									
<p>c) Bicycle parking stalls shall be a minimum of 1.8 metres in length, a minimum of 0.6 metres in width, and overhead clearance in covered spaces shall be a minimum of 2.1 metres. Despite the above, where a bicycle parking stall provides for vertical storage of a bicycle, the minimum length may be reduced to 1.2 metres.</p> <p>d) Despite Subsections a) and c), where a Class A bicycle parking stall is located within a bicycle locker, overhead clearance shall not be required.</p> <p>e) Bicycle parking stalls shall abut an access aisle which shall be a minimum of 1.5 metres in width.</p>	<p>Section 5.6 MINIMUM AND MAXIMUM PARKING SPACE PROVISIONS</p> <p>NEW- add as footnote 5 to Table 5-5</p> <table border="1" data-bbox="1280 556 2271 758"> <tr> <td data-bbox="1280 556 1463 681">Single-Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse Dwelling;</td> <td data-bbox="1463 556 1641 681">Minimum parking spaces:</td> <td data-bbox="1641 556 1836 681">n/a</td> <td data-bbox="1836 556 2013 681">n/a</td> <td data-bbox="2013 556 2271 681">1 per dwelling unit</td> </tr> <tr> <td data-bbox="1280 681 1463 758">Additional Dwelling Unit (Attached) and Additional Dwelling Unit (Detached)</td> <td data-bbox="1463 681 1641 758">Minimum parking spaces:</td> <td data-bbox="1641 681 1836 758">n/a</td> <td data-bbox="1836 681 2013 758">n/a</td> <td data-bbox="2013 681 2271 758">1 per dwelling unit</td> </tr> </table> <p>Additional Regulations for Minimum and Maximum Parking Requirements Table 5-5 (Subsections 1 – 4 no change)</p> <p>(5) Parking and bicycle parking for additional dwelling unit(s) (attached) and/or additional dwelling unit(s) (detached) shall be provided at a minimum rate as specified within Table 5-5-1.</p> <p>Table 5-5-1: Regulations for Minimum Parking Requirements for Lots containing Additional Dwelling Unit(s) (Attached) and/or Additional Dwelling Unit(s) (Detached)</p> <table border="1" data-bbox="1215 1100 2271 1608"> <thead> <tr> <th data-bbox="1215 1100 1376 1282"></th> <th data-bbox="1376 1100 1532 1282"></th> <th data-bbox="1532 1100 1749 1282">Lands within 800 metres of a Light Rail Transit (LRT) Station (Appendix E)</th> <th data-bbox="1749 1100 1998 1282">Lands farther than 800 metres of a Light Rail Transit (LRT) Station as shown on Appendix E, and within the Central Neighbourhood Area (Appendix C)</th> <th data-bbox="1998 1100 2271 1282">Lands farther than 800 metres from a Light Rail Transit (LRT) Station as shown on Appendix E, and outside the Central Neighbourhood Area (Appendix C)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1215 1282 1376 1443">Additional Dwelling Unit (attached) and Additional Dwelling Unit (Detached)</td> <td data-bbox="1376 1282 1532 1443">Minimum parking spaces</td> <td data-bbox="1532 1282 1749 1443">No minimum</td> <td data-bbox="1749 1282 1998 1443">0.3 per dwelling unit</td> <td data-bbox="1998 1282 2271 1443">0.6 per dwelling unit</td> </tr> <tr> <td data-bbox="1215 1443 1376 1608"></td> <td data-bbox="1376 1443 1532 1608">Minimum Class C Bicycle Parking Stalls:</td> <td data-bbox="1532 1443 1749 1608">0.5 per dwelling unit without a private garage, where there are 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C)	Additional Dwelling Unit (attached) and Additional Dwelling Unit (Detached)	Minimum parking spaces	No minimum	0.3 per dwelling unit	0.6 per dwelling unit		Minimum Class C Bicycle Parking Stalls:	0.5 per dwelling unit without a private garage, where there are a minimum of 3 dwelling units on a lot.	0.5 per dwelling unit without a private garage, where there are a minimum of 3 dwelling units on a lot.	0.5 per dwelling unit without a private garage, where there are a minimum of 3 dwelling units on a lot.	<p>Adding new zoning regulations for ADU's.</p> <p>No parking is required for additional units when a lot is located within 800 m of an LRT station.</p> <p>In central neighbourhood area the 3rd and 4th unit will not require parking (0.3 sp/unit – will always round up to 1 space for any number of ADU's)</p> <p>Outside the central neighbourhood area and LRT areas, the 4th unit is not required to have parking (0.6 sp/unit-will result in 1 space for 1 ADU, 2 spaces for 2 or 3 ADU (1.2 and 1.8 which round to 2 required spaces)</p>
Single-Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse Dwelling;	Minimum parking spaces:	n/a	n/a	1 per dwelling unit																							
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<p>SECTION 7 – Residential Zones (RES) 7.2 PERMITTED USES</p> <p>Table 7-1: Permitted Uses within the Residential Zones</p> <table border="1"> <thead> <tr> <th>Use</th> <th>RES-1</th> <th>RES-2</th> <th>RES-3</th> <th>RES-4</th> <th>RES-5</th> <th>RES-6</th> <th>RES-7</th> </tr> </thead> <tbody> <tr><td>Residential Uses</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Single Detached Dwelling</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Additional Dwelling Units (Attached)(1)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Additional Dwelling Units (Detached)(2)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Semi-Detached Dwelling</td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td><td></td><td></td></tr> <tr><td>Townhouse Dwelling – Street</td><td></td><td></td><td></td><td>✓(3)</td><td>✓(4)</td><td></td><td></td></tr> <tr><td>Townhouse Dwelling – Cluster</td><td></td><td></td><td></td><td></td><td>✓(4)</td><td>✓</td><td></td></tr> <tr><td>Multiple Dwelling(7)</td><td></td><td></td><td></td><td>✓(3)</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Lodging House</td><td></td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Continuing Care Community</td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Hospice</td><td></td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Residential Care Facility, Small</td><td></td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Residential Care Facility, Large</td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Non-Residential Uses</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Artisan’s Establishment (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Community Facility (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Convenience Retail (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Day Care Facility (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Financial Establishment (5)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Health Office (5)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Home Occupation (6)</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td></tr> <tr><td>Office (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> <tr><td>Personal Services (5)</td><td></td><td></td><td></td><td></td><td></td><td></td><td>✓</td></tr> <tr><td>Studio (5)</td><td></td><td></td><td></td><td></td><td></td><td>✓</td><td>✓</td></tr> </tbody> </table> <p>Additional Regulations for Permitted Uses Table 7-1 (1) Shall be permitted in accordance with 4.12.1 and 4.12.2. (2) Shall be permitted in accordance with 4.12.3. (3) The maximum number of dwelling units in a dwelling shall be 4. (4) The maximum number of dwelling units in a dwelling shall be 8. (5) Permitted non-residential uses must be located within a multiple dwelling (despite the definition of multiple dwelling in Section 3) and are limited in size in accordance with the regulations in Table 7-6. (6) Shall be permitted in accordance with 4.7. 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Attachment C1 - Amendments to Zoning By-law 2019-051 with Rationale

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