

# CONTENTS

## Other

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### Supplementary Changes

- Update definitions
- Create new parking calculation rules

# Other:

## SUPPLEMENTARY CHANGES

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Create a new parking calculation rule for Congregate Care, Congregate Housing and Supported Housing uses and update a number of definitions.

### Off-Street Parking

**New definition:** means a surface parking lot, or parking structure located above or below grade, that is not associated with another permitted use on the same Lot.

*currently not defined*

### Proposed Calculation Rules

**More than one Principal use:** Congregate Care, Congregate Housing or Supported Housing uses supersede other residential uses for the purposes of calculating the parking requirement.

**Off-street parking within the Building envelope:** Where the required off-street parking is proposed within a Building envelope, this floor area shall not count towards the gross floor area for the purposes of calculating the off-street parking requirement only.

### Floor Area, Net

**Updated definition:** means gross floor area, less any of the following:

- (1) Underground Parking structures, Basements, and ground level areas used for off-street loading;
- (2) ground level areas used for off-street parking that are entirely separated from public streets by usable building floor area;
- (3) building areas with a ceiling less than 1.2 m in height;
- (4) common indoor amenity areas up to 100 m<sup>2</sup> in area for multi-unit residential uses only; and/or
- (5) bicycle parking areas located on the ground level of multi-unit residential Buildings.

*adding ground level bicycle parking in multi-unit residential buildings and clarifying parking areas within Buildings*

### Drive Through Restaurant

**Updated definition:** means an establishment where food or refreshments are prepared, and served to customers inside their vehicle for consumption off the premises; and may include on-premises consumption of food or refreshments in conjunction with the drive-through.

*clarify that a Drive Through Restaurant may also have on-premises consumption*

### Shooting Range

**New definition:** means a specialized outdoor facility, venue or field designed specifically for firearm usage.

*currently not defined*

### Outdoor Sports

**Updated definition:** means the use of open air recreation facilities including but not limited to: marinas, stadia, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities.

*remove reference to rifle range*

### School

**Updated definition:** means a place of learning which involves a curriculum of pre-school, elementary, middle or secondary academic instruction.

*add reference to middle school*

To see detailed draft regulations [click here](#)

## Zoning Bylaw Update - proposed regulations

### Other

#### Supplementary Changes

#### Current

#### Proposed

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| More than one Principal Use                     | Parking requirements are calculated by each individual principal use                                                                                                                                                                                                                                                                                                                                                                               | Add new Section #<br>150.2 Calculation Rate<br>a. Notwithstanding the above, where a Congregate Care, Congregate Housing or Supported Housing use is proposed, the associated off-street parking requirement supersedes other residential uses requirements.                                                                                                                                                                                                                                                                                                                                   |
| Off-Street Parking within the Building Envelope | Areas for off-street parking within a Building envelope are not directly addressed                                                                                                                                                                                                                                                                                                                                                                 | Where the required off-street parking is proposed within a Building envelope, this floor area shall not count towards the gross floor area for the purposes of calculating the off-street parking requirement only.                                                                                                                                                                                                                                                                                                                                                                            |
| Off-Street Parking                              | Use not defined                                                                                                                                                                                                                                                                                                                                                                                                                                    | "Off-Street Parking" means a surface parking lot, or parking structure located above or below grade, that is not associated with another permitted use on the same Lot.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Floor Area, Net                                 | "Floor Area, Net" means gross floor area, less any of the following:<br>(1) areas used for off street parking and loading within the building envelope or underground;<br>(2) building areas with a ceiling less than 1.2m in height;<br>(3) common indoor amenity areas up to 100m <sup>2</sup> in area for multi-unit residential uses only; and/or<br>(4) bicycle parking areas and mechanical rooms located in underground parking structures. | "Floor Area, Net" means Gross Floor Area, less any of the following:<br>(1) Underground Parking structures, Basements, and ground level areas used for off-street loading;<br>(2) ground level areas used for off-street parking that are entirely separated from public streets by usable building floor area;<br>(3) building areas with a ceiling less than 1.2 m in height;<br>(4) common indoor amenity areas up to 100 m <sup>2</sup> in area for multi-unit residential uses only; and/or<br>(5) bicycle parking areas located on the ground level of multi-unit residential Buildings. |
| School definition                               | "School" means a place of learning which involves a curriculum of pre-school, elementary or secondary academic instruction.                                                                                                                                                                                                                                                                                                                        | "School" means a place of learning which involves a curriculum of pre-school, elementary, middle or secondary academic instruction.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Drive-Through Restaurant definition             | "Drive Through Restaurant" means a restaurant where meals or refreshments are prepared and served to customers who remain inside their automobiles, for consumption off the premises.                                                                                                                                                                                                                                                              | "Drive-Through Restaurant" means an establishment where food or refreshments are prepared, and served to customers inside their vehicle for consumption off the premises; and may include on-premises consumption of food or refreshments in conjunction with the drive-through.                                                                                                                                                                                                                                                                                                               |

## Zoning Bylaw Update - proposed regulations

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|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Sports Definition | “Outdoor Sports” means the use of open air recreation facilities including but not limited to: marinas, stadia, rifle ranges, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities. | “Outdoor Sports” means the use of open air recreation facilities including but not limited to: marinas, stadia, archery ranges, paintball facilities, go-cart courses, riding academies, waterslides and includes minor retail sales and services customarily associated with and accessory to such facilities. |
| Shooting Range Definition | Included in definition of "Outdoor Sports" and referenced as Rifle Range                                                                                                                                                                                                                                                      | "Shooting Range" means a specialized outdoor facility, venue or field designed specifically for firearm usage.                                                                                                                                                                                                  |