Staff Report to Council

Planning and Development

FILE: 01-0125-01/24

REPORT DATE:	April 24, 2024	**MEETING DATE:**	May 14, 2024
TO:	Mayor and Council		
FROM:	Christine Carter, Manager of Strategic Initiatives		
SUBJECT:	Zoning Amendment Bylaw to Implement Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas Parking Requirements		

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

A. Has, pursuant to Section 481.3(7) of the *Local Government Act,* considered the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing, as outlined in the "Zoning Amendment Bylaw to Implement Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas Parking Requirements" report presented at the May 14, 2024 Council meeting, and, in that regard, considers that no further consideration of the Provincial Policy Manual and Site Standards is required at this time; AND

B. Has, pursuant to Section 479(6) and 525.1(4) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the "Zoning Amendment Bylaw to Implement Provincial Small-Scale Multi-Unit Housing and Transit-Oriented Areas Parking Requirements" report presented at the May 14, 2024 Council meeting, and, in that regard, considers that no further consideration of the Provincial Policy Manual is required at this time; AND

C. Grant first, second, and third readings to Zoning Amendment Bylaw No. 2986, 2024, to implement the Provincial small-scale multi-unit housing and transit-oriented areas legislation; OR

D. Other.

PURPOSE

To introduce proposed amendments to the Zoning Bylaw, to implement the Province's small-scale multi-unit housing and transit-oriented areas (TOAs) legislation.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

As part of the Province of British Columbia Homes for People Action Plan, legislation came into force on November 30, 2023 that mandates changes to traditional single family and duplex zones, with the aim of providing a range of housing types that can provide more diverse and affordable housing options. These changes include the requirement to pre-zone such properties to allow a range of housing types including single family, secondary suites, garden suites, duplex, multi-plexes, and townhomes (known as small-scale multi-unit housing or SSMUH), as follows:

- up to three units on lots less than or equal to 280 m^2;
- up to four units on lots larger than 280 m^2; and
- up to six units on lots larger than 280 m^2, that are within 400 metres of a frequent transit stop.

Provincial legislation also requires local governments to update their parking regulations to eliminate residential off-street vehicle parking requirements in SSMUH six-unit areas and transit oriented areas (TOAs), except for parking for people with disabilities in TOAs. Parcels within 400 m of the Pitt Meadows and Maple Meadows West Coast Express Stations have been identified as TOAs. The TOAs will be addressed in a separate report and designated by a separate bylaw, however the parking provisions are housed within the Zoning Bylaw, and are therefore addressed in this report and Zoning Bylaw amendment.

All of the above noted changes are required to be implemented by June 30, 2024.

On April 16, 2024, at the Engagement and Priorities Committee (EPC) Meeting, Council received an update on the implementation of the small-scale multi-unit housing legislation, and considered the Small-Scale Multi-Unit Housing Provincial Policy Manual and Site Standards[1] (Policy Manual), which sets out the Provincial expectations and site standards for these types of development. Local governments are required to consider these site standards when implementing the SSMUH zoning changes.

[1] https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh_provincial_policy_manual.pdf

Of note, the Provincial legislation and Policy Manual require that a secondary suite or accessory dwelling unit (e.g., garden suite) is to be permitted on properties zoned for a single family use, within and outside an urban containment boundary. The related site standards in the Policy Manual have been considered and no changes to the Zoning Bylaw are required because all residential zones outside of the urban containment boundary currently allow for either a secondary suite or garden suite.

Relevant Policy, Bylaw or Legislation:

Bill 44 Housing Statutes (Residential Development) Amendment Act requires local governments to permit small-scale multi-unit housing.

Bill 47 Housing Statutes (Transit Oriented Areas) Amendment Act requires local governments to designate areas within specified distances from transit stations where higher density forms of housing may be permitted, and restrict vehicle parking requirements in these areas.

Analysis:

To implement the SSMUH zoning changes and related TOA parking requirements, the following amendments to the Zoning Bylaw have been prepared:

- introduction of three new zones to accommodate the number of housing units required by Provincial legislation according to lot size and location criteria;
- amended parking regulations for the new zones and designated TOAs;
- deletion of the existing single-family, duplex and comprehensive development zones that are replaced by the new zones; and
- consequential amendments to the general administration, general development regulations, specific use regulations, landscaping and screening, and parking and loading spaces sections.

Attachment A outlines and explains all of the amendments proposed by Zoning Amendment Bylaw No. 2986, 2024. As noted above, at the EPC meeting on April 16, 2024, Council reviewed and gave consideration to the SSMUH Provincial Policy Manual and Site Standards, and related "emerging staff recommendations." The Zoning Bylaw amendments are generally consistent with the Policy Manual and Site Standards, as well as the "emerging staff recommendations" presented on April 16, 2024, and include:

- extending the SSMUH zoning to parcels within the TOA;
- allowing the sixth unit, where permitted, on the condition that it be an adaptable housing unit;
- providing for flexibility in unit typology (e.g., single family, garden suite, duplex, townhouse, apartment);
- increasing the minimum lot size for subdivision;

- encouraging the provision of on-site parking by allowing parking in various locations on a lot and in different arrangements, including tandem; and
- facilitating a variety of unit types and sizes, except that the four and six dwelling unit zones (R-4 and R-6) now include minimum requirements for three-bedroom dwelling units.

New Zones

Three new zones are proposed (see Attachment B), based on the number of dwelling units accommodated in each zone: Urban Residential 3 (R-3); Urban Residential 4 (R-4); and Urban Residential 6 (R-6). Key components of each zone are summarized in Table 1:

Table 1: Regulations of New Zones

Maximum	**R-3**	**R-4**	**R-6**
Number of units	3	4	6* *if 6th unit is adaptable
Gross floor area/ floor space ratio	Max 232 m² GFA	0.50 for 1-2 dwellings 0.70 for 3-4 dwellings	0.55 for 1-2 dwellings 0.80 for 3-6 dwellings
Lot Coverage	50%	40%	50%
Height	10 m 3 storeys	10 m 3 storeys	10 m 3 storeys
Setbacks	Front 5.5 m Rear 6 m Side 1.2 m	Front 5.5 m Rear 6 m Side 1.2 m	Front 5.5 m Rear 6 m Side 1.2 m

Following Council's feedback at the April 16 EPC meeting, further review and technical modelling identified that a three-story housing form is achievable with a 10 m height limit, so the maximum height limit in these new zones is now proposed at 10 m (rather than 11 m as proposed as part of the EPC package). This is intended to soften the transition to new SSMUH housing forms in existing neighbourhoods consisting mainly of single-family homes that currently have a 9 m height limit. In addition, the rear yard setback for the R-6 zone is now proposed to be 6 m (rather than 3 m as proposed as part of the EPC package).

In the R-6 zone, a sixth unit is only permitted if it is adaptable and suitable to enable independent living for persons with mobility limitations. While the construction of that particular unit is required to be adaptable, there will be no requirement for the unit to actually be occupied by someone in need of this type of housing, due to the challenges in administering

such a requirement. However, it is hoped that the stock of adaptable units available for occupancy in the community will increase, as these units are identified as a need in the City's Housing Needs Assessment.

It is proposed that the existing R-1 (Medium Lot Residential), R-2 (Small Lot Residential) and RD (Duplex Residential) zones be eliminated as the new R-3, R-4 and R-6 zones are replacing them. A number of Comprehensive Development (CD) zones are also recommended for deletion as the lots in these zones are subject to the SSMUH legislation and will now be included within the applicable R-3, R-4 or R-6 zone. While most RS (Large Lot Residential) properties are being rezoned to a new zone, some RS zoned properties that do not meet the SSMUH inclusion criteria will remain.

Parking

The Policy Manual recommends reducing or eliminating minimum parking requirements. Bill 44 specifically prohibits local governments from requiring any vehicle parking in residential areas within 400 m of a frequent transit stop (areas where six units are permitted), or within a Transit Oriented Area (TOA).

In keeping with the Provincial Policy Manual and draft regulations presented at the April 16 EPC meeting, the following parking requirements are included for the new R-3 and R-4 zones:

- 0.5 vehicle parking space per dwelling unit ≤90 m² (e.g. secondary or garden suite)
- 1.5 vehicle parking space per dwelling unit >90 m²

Note that parking requirements are a ratio, rounded up upon calculating the total required for all units. For example, a duplex with two units greater than 90 m^2 and one garden suite will require four parking spaces as follows:

	Spaces Required
Dwelling units >90 m²	3 (2 x 1.5)
Dwelling units ≤90 m²	0.5
Total	3.5 (rounds up to 4)

While no parking can be required in the new R-6 zone (i.e., all lots within 400 m of a frequent transit stop), the provision of parking is encouraged by permitting tandem parking, reduced front setback where parking is provided in the rear, and bonus floor area for garages.

To encourage active transportation and alternatives to private vehicles, storage for bicycles in all areas can be required. It is proposed that each new dwelling unit in the R-3, R-4 and R-6 zones provide long-term storage space for at least one bicycle, unless the unit has access to a private garage.

The Zoning Amendment Bylaw also introduces a provision that residential off-street vehicle parking requirements do not apply in the TOAs, except for parking for people with disabilities, in compliance with Provincial TOA legislation. Staff were initially hopeful that parking may be required when SSMUH densities were extended into TOA areas, however it has since been confirmed that the vehicle parking prohibitions remain. It is noted, however, that while local governments cannot require parking in these areas, it does not preclude an applicant from including parking in the building. When parking is provided, the Policy Manual is clear that local government can still apply the design criteria in the Zoning Bylaw (e.g., size of parking spaces and manoeuvring aisles).

Consequential Amendments

Due to the introduction of the new zones and the general elimination of single-family duplex zoning, a number of consequential amendments are required. For example, numerous parts of the Zoning Bylaw refer to regulations for "single-family and duplex zones" or the soon-to-be-eliminated R-1, R-2, and RD zones. Now, it is proposed that these regulations instead refer to specific zones (e.g., R-3, R-4, and R-6), where the regulations apply. Attachment A outlines and provides an explanation for all of the consequential Zoning Bylaw amendments.

Provincial Policy Considerations

Section 481.3(7) of the *Local Government Act* requires that Council consider the Small-Scale Multi-Unit Housing Provincial Policy Manual and Site Standards when developing or adopting a SSMUH zoning bylaw. The Policy Manual sets out the Provincial expectations and site standards for SSMUH. It is noted that Council considered this Policy Manual at the April 16 EPC meeting, along with draft regulations for the SSMUH zones (i.e., R-3, R-4, and R-6). To facilitate further consideration of the Policy Manual, Attachment B summarizes the Policy Manual site standards for SSMUH zones, the proposed regulations in Zoning Amendment Bylaw No. 2986, and the rationale for the proposed regulations.

Section 479(6) and 525.1(4) of the *Local Government Act* requires that Council consider the Provincial Policy Manual: Transit-Oriented Areas[2] when developing or adopting a zoning bylaw or off-street parking and loading space regulation. Zoning Amendment Bylaw No. 2986 introduces a provision that residential off-street parking requirements do not apply in the TOAs, except for parking for people with disabilities. As such, Zoning Amendment Bylaw No. 2986 may be considered consistent with Provincial Policy Manual: Transit-Oriented Areas.

[2] https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/toa_provincial_policy_manual.pdf

Public Notification

Under the *Local Government Act*, the City is prohibited from holding a public hearing on the proposed Zoning Amendment Bylaw to implement the SSMUH initiatives. Notice that the public hearing is prohibited is still required, and was provided in the local newspaper in accordance with the *LGA*, along with publication on the City's website.

Monitoring

The Province has advised that standardized designs (also referred to as "permit-ready plans") for various forms of small-scale multi-unit housing will be released in the summer. Permit-ready plans are intended to streamline the construction approval process and be available for developers when applying for building permits. After staff have an opportunity to review these plans, additional amendments to the Zoning Bylaw may be proposed to allow applicants to use some or all of these permit-ready plans. It is also noted that, in the interim, site-specific variances could be sought by an applicant, if required.

As SSMUH is implemented, staff will monitor the outcomes and suggest improvements or changes to the Zoning Bylaw in the future, as necessary, based on actual construction outcomes and the development experience over time. Staff will also monitor any other implications of the SSMUH zoning and TOA parking regulations (e.g., infrastructure, parking, and financial impacts), and report back to Council in the future, as required.

Next Steps

Following the third reading and prior to final approval of the bylaw, approval from the Ministry of Transportation and Infrastructure (MOTI) is also required because the zoning amendment affects parcels within 800 m of a Lougheed Highway intersection.

Following the adoption of the bylaw (required by June 30, 2024), written notice must be provided to the Minister of Housing as soon as practicable.

COUNCIL STRATEGIC PLAN ALIGNMENT

☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Infrastructure

☒ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety

☐ Not Applicable

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable and multigenerational community.

WORKPLAN IMPLICATIONS

☐ Already accounted for in department workplan / no adjustments required

☐ Emergent issue / will require deferral of other priority(ies)

☒ Other

Much of the housing related work, including updates to the zoning bylaw and Housing Needs Report related to Provincial legislative changes are contemplated in the Planning and Development Department's 2024 Business Plan. However projects such as the ACC Program, OCP amendments, and Transit Oriented Area designation bylaw were not specifically accounted for, and required some reallocation of staff resources. Staff continue to place a priority on the implementation of the frequently expanding Provincial housing legislation, which may result in some 2024 key initiatives being deferred to future years.

FINANCIAL IMPLICATIONS

☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning

☒ Other

Recent legislation requires a number of local government bylaw and policy changes, to be done in a very tight timeframe. The City has received $241,303 funding from the Province of BC to assist with implementing the housing legislation. The funding is intended to be spent on updating zoning, Official Community Plans, and housing needs reports, among other items, and can include hiring staff or consultants to support the work. Staff will continue to monitor resource implications related to the implementation of the housing legislation and will report back to Council, as required.

PUBLIC PARTICIPATION

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A public hearing is prohibited. Notice that a public hearing is not being held was provided as per the *Local Government Act*, and included instructions on how to submit written comments.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

A referral to the Katzie First Nation is not required or recommended, at this time. It is noted that the Provincial housing legislation specifically indicates that the regulations do not apply to First Nations reserve lands.

SIGN-OFFS

Written by:	**Reviewed by:**
Allison Dominelli, Planner	Colin O'Byrne, Manager of Planning
	Christine Carter, Manager of Strategic Initiatives
	Patrick Ward, Director of Planning and Development

ATTACHMENT(S):

A. Table of Concordance – Current Zoning Regulations to Proposed
B. New Zones and Consideration of Provincial Site Standards
C. Zoning Amendment Bylaw No. 2986, 2024

Table of Concordance – Current Zoning Regulations to Proposed

Section	Current	Proposed	Explanation
Various	Bicycle parking	Bicycle Storage	Update for clarity.
1.3 a)	Table of zones	Updated table of zones	Update to reflect new and deleted zones.
2.3 c)	**DUPLEX** means a *building* containing two *dwelling units,* each having its principal entrance facing a fronting or flanking street, connected with a common wall separating rooms other than garages and *carports*, where the length of the common wall is not less than 50% of the average *building* depth, and does not include a *building* containing two *dwelling units* separated vertically, or a *single-family dwelling* containing a *secondary suite*.	**DUPLEX** means a building containing two principal dwelling units divided vertically or horizontally by a common party wall, each having its own access to grade. Where permitted, a duplex may contain one secondary suite in each principal dwelling unit.	Permit horizontal or vertical duplex.
	GARDEN SUITE means a dwelling unit that is separate from and accessory to a single-family dwelling on the same lot and is located in a detached accessory building in the rear yard, but excludes mobile homes.	**GARDEN SUITE** means a dwelling unit separate from and accessory to a principal building on the same lot and is located in the rear yard, but excludes mobile homes.	Consequential. Replace reference to single-family dwelling.
	PRINCIPAL DWELLING UNIT means a dwelling unit for which a building permit was issued prior to any other dwelling unit on a site, or a dwelling unit which occupies either the entirety of a building or a larger gross floor area of the building than another dwelling unit in the same building.	Delete	Consequential. Redundant.
	SECONDARY SUITE means a second dwelling unit that is contained entirely within a single-family dwelling and is separated from the principal dwelling unit.	**SECONDARY SUITE** means a dwelling unit that is accessory to, contained entirely within, and separated from a dwelling unit within a principal building.	Consequential. Replace reference to single-family dwelling.

	DWELLING UNIT means accommodation providing sleeping, washrooms, and kitchens to be used permanently or semi-permanently for a household, but does not include a motor home or a room in a hotel.	**DWELLING UNIT** means self-contained accommodation providing sleeping, washroom, and a kitchen to be used for permanent residential use as a household, having a minimum gross floor area of 33 sq m, and does not include a room in a hotel.	Clarify. Add minimum size to align with secondary and garden suites.
3.4 e) ii.	New	ii. The use of a motorized home, travel trailer, slide-in camper or chassis mounted camper as a dwelling unit.	Provide additional clarity that use of RV's as dwellings is not permitted.
4.4	Projections into Yards in Single Family and Duplex Residential Zones	Projections into Yards in Residential Zones	Consequential. Replace reference to single-family dwelling.
	Projections into Yards in Single Family and Duplex Zones The following projections shall be permitted in residential zones and site-specific zones that permit single-family dwellings, except CD zones unless otherwise specifically permitted.	The following projections shall be permitted for buildings containing a principal use in the RS, R-3, R-4, and R-6 zones:	Consequential. Update reference to new zones.
4.4 d)	Porches, stairs, awnings, canopies, sunlight control projections, decks, or balconies may project i. up to 1.5 m into the front, rear and exterior side yards except in the R-1 and R-2 zones where a second storey deck or balcony may not project into the rear yard;	Porches, stairs, awnings, canopies, sunlight control projections, decks, or balconies may project: i. up to 1.2 m into the front yard; and ii. up to 0.6 m into the interior and exterior side yard.	Consequential. Remove projections into rear yards, given those setbacks now reduced. Reduce front and side projections slightly, given the building setbacks now reduced.
4.4 e)	Patios may be located within the rear yard but not closer than i. 3.0 m to a public road ii. 1.2 m to the side or rear lot lines	Patios may be located within the rear yard but not closer than 1.2 m to the side or rear lot lines.	Consequential. Remove redundancy.
4.4 f)	New	Stairs may project into any yard but shall be no closer than 3.0 m to a front lot line and 1.2 m to a side lot line or rear lot line.	New. Align with current townhouse and apartment use regulations.
4.5	Projections into Yards in Townhouse Zones The following projections shall be permitted in the residential zones and in site-specific zones that permit townhouses.	Projections into Yards in Townhouse Zones The following projections shall be permitted for townhouse uses in the RM-1, RM-2, RM-3 and in site-specific CD zones that only permit townhouses.	Consequential. Update references to zones.

4.6	Projections into Yards in Apartment Zones	Projections into Yards in Apartment Zones The following projections shall be permitted for apartment uses in the RM-2, RM-3, RM-4, RM-5 and in site-specific CD zones that only permit apartments.	Consequential. Update references to zones.
4.13 a)	This section applies to all A, RR, R, RS, and RD and Residential CD and RM Zones, unless otherwise specified	This section applies to all agricultural, residential, and CD zones that permit residential uses, unless otherwise specified.	Consequential. Update references to zones.
4.13 f)	Detached accessory buildings of 10 sq m or more must be located within the rear yard but no closer than i. 3.0 m from a road and ii. 1.2 m from the rear and side lot lines	Detached accessory buildings of 10 sq m or more must be located within the rear yard but no closer than i. 1.2 m from the rear and side lot lines, except 3 m from a lot line abutting a road.	Consequential. Update for clarity.
4.20	Commercial and Recreational Vehicle Parking and Storage In single-family residential zones, duplex zones, and multiple-family residential zones, vehicles, boats, and equipment parked or stored outdoors on any lot at any time shall be limited to the following	Commercial and Recreational Vehicle Parking and Storage In residential zones, vehicles, boats, and equipment parked or stored outdoors on any lot at any time shall be limited to the following	Consequential. Update reference to residential zones.
4.20 b)	Not more than one commercial vehicle owned by the occupant, not exceeding a gross vehicle weight of 4,600 kg	Not more than one commercial vehicle per dwelling unit owned by an occupant, not exceeding a gross vehicle weight of 4,600 kg.	Consequential. Update reference to per dwelling unit.
5.4 a) i.	[Secondary Suites] Be permitted as an accessory use only within a principal single-family residential building in the A-1 and A-2 zones and all RR, RS, and R-1 zones	Be permitted as an accessory use only where permitted in the zone;	Consequential. Update references to zones.
5.4 a) ii.	Be completely enclosed within the same building as the principal dwelling unit and not in an accessory building	Be completely enclosed within the same building containing the principal use and not in an accessory building;	Consequential. Definition of principal dwelling unit deleted.
5.4 a) iii.	Be integrated with the principal dwelling unit so as not to externally appear as a separate dwelling unit apart from having an independent entrance	Be integrated with the building containing the principal use so as not to externally appear as a separate dwelling unit apart from having an independent entrance;	Consequential. Definition of principal dwelling unit deleted.

5.4 a) iv.	Have a gross floor area of at least 33.0 sq m and not more than the lesser of 90 sq m and 40% of the total floor area of the building in which it is contained	Have a gross floor area of at least 33 sq m and not more than 90 sq m;	Delete reference to 40% of total floor area; algins with Building Code.
5.4 b) v.	A secondary suite is not permitted on a lot that contains a garden suite	A secondary suite is not permitted on a lot that contains a garden suite, except in the R-3, R-4, R-6 zones.	Consequential. Update references to zones.
5.4 b) vi.	One additional on-site parking space must be provided for the exclusive use of the occupants of the secondary suite, and the required on-site parking space for the secondary suite shall not impede access to the primary residential use parking	Delete	Consequential. All parking references added to Section 7.
5.5 a)	One garden suite is permitted on lots having areas of at least 557 sq m within RR, RS and R-1 zones and on lots less than 8094 sq m within A-1 and A-2 zones, provided that the garden suite shall	Where permitted, one or more garden suites is permitted in the R-3, R-4, and R-6 zone, provided that the garden suite(s) shall	Consequential. New section to split Garden Suite section up for regulations in new R-3, R-4, R-6 zones. Former Section 5.5 a) becomes 5.5 b).
5.5 a) iii.	New	be located within the rear yard with: Minimum distance from the principal building 2.4 m Minimum interior side yard setback 1.2 m Minimum exterior side yard setback 3.0 m Minimum rear yard setback 1.2 m Unobstructed pathway provided between the front lot line and the garden suite at least 1.2 m wide	Setbacks that are specific to Garden Suites in new R-3, R-4, R-6 zones.
5.5 b) iv.	be limited to a height of 4.0 m, except in the RR and RS zones where a garden suite may be a maximum height of 6.0 m if the garden suite has direct lane or road access and occupies the second story above a one storey garage	be limited to a height of 4.0 m, except in the RR zones where a garden suite may be a maximum height of 6.0 m if the garden suite has direct lane or road access and occupies the second story above a one storey garage.	Consequential. Split Garden Suite section up for regulations in new R-3, R-4, R-6 zones.
5.5 a) ix.	be provided one off-street parking space in addition to the two (2) off-street parking spaces required for the single-family dwelling	Delete	Consequential. All parking references added to Section 7.

5.7 b)	The maximum number of boarders permitted per dwelling unit shall be limited to: i. Four persons in A-1, A-2, A-3 and RR zones ii. Two persons in RS and R-1 zones iii. One person in R-2 Zone	The maximum number of boarders permitted per dwelling unit shall be limited to: i. Four persons in A-1, A-2, A-3 and RR zones; ii. Two persons in RS, R-3, R-4, R-6 zones and on lots less than 8094 m^2 within the A-1 and A-2 zones.	Consequential. Update references to zones.
6.5	Screening for Garbage and Recycling Bins a) All premises for which garbage and recycling containers that are 1 cubic m in capacity or larger are or will be provided, shall be provided with an outdoor storage area that is screened from any adjacent road and adjacent private property by a landscape screen, a solid decorative fence, a structure, a building, or a combination thereof to a minimum height of 2.0 m and to a height that is equivalent to the height of the container. b) All areas screened under this section shall be located a minimum of 3.0 m from any adjacent residential zone.	Screening for Garbage and Recycling Bins a) All premises for which garbage, recycling, and green waste containers are or will be provided, shall be provided with an outdoor storage area that is screened from any adjacent road and adjacent private property by a landscape screen, a solid decorative fence, a structure, a building, or a combination thereof to a minimum height that is equivalent to the height of the container. b) For garbage, recycling, and green waste containers that are 1 cubic m in capacity or larger, such areas screened under this section shall be located a minimum of 3.0 m from any adjacent residential zone.	Amended screening requirements to include expected multiple dwelling units. Include reference to green waste.
6.7	Impervious Surface The maximum permitted impervious surface allowance in the RS, R-1, R-2 and RD residential zones is 70% of the lot area	Delete	Consequential. Moved to new R-3, R-4, and R-6 zones.
7.2 c) iii.	[Location of Parking Spaces] in a building or development consisting of townhouse dwelling units, be located within carports, garages, or an accessory parking structure	in a building or development consisting of townhouse dwelling units in an RM or CD zone, be located within carports, garages, or an accessory parking structure.	Consequential. Update to reference to RM, CD zone.
Table 7.1	[Off-Street Parking Requirements]	Include provisions for parking in R-3, R-4, R-6. 0.5 spaces required for dwelling units ≤90 m^2 and 1.5 spaces required for dwelling units >90 m^2.	New parking requirements for SSMUH.

7.3 c)	New	Despite Table 7.1, no vehicle parking spaces are required for a residential use within an area designated by bylaw as a Transit Oriented Area, except that accessible parking spaces are still required in accordance with this bylaw.	New section for compliance with LGA.
7.4 a)	All parking areas except in agricultural and rural residential zones shall be surfaced with asphalt, concrete, pavers, or permeable material that provides a surface that is durable, dust free, and properly drained. Any additional parking spaces that are required for garden suites, secondary suites, and home-based businesses shall be surfaced with permeable material	All parking areas except in agricultural and rural residential zones shall be surfaced with asphalt, concrete, pavers, or permeable material that provides a surface that is durable, dust free, and properly drained.	Remove redundant reference to additional parking for secondary and garden suites. Now captured in Table 7.1.
7.4 i)	Tandem parking is not permitted for any use except for single-family residential, duplex residential, apartments, secondary suite, bed and breakfast, and townhouse residential. Tandem parking is permitted provided: i. both parking spaces are held by the same owner; ii. in apartment developments, the total number of tandem parking spaces does not exceed 50% of the total number of parking spaces provided; iii. in townhouse developments, 50% of the tandem parking spaces must be enclosed and attached to the unit when the units are ground-oriented.	Tandem parking is not permitted for any use except for single-family residential, duplex residential, apartments, secondary suite, garden suite, bed and breakfast, and townhouse residential. Tandem parking is permitted provided: i. Both parking spaces are held by the same owner; ii. Except for R-3, R-4, and R-6, in apartment developments, the total number of tandem parking spaces does not exceed 50% of the total number of parking spaces provided; iii. Except for R-3, R-4, and R-6, in townhouse developments, 50% of the tandem parking spaces must be enclosed and attached to the unit when the units are ground-oriented.	Update to distinguish that SSMUH zones can use tandem parking.
7.7 f)	New	In the R-3, R-4, and R-6 zones, long-term, enclosed bicycle storage is required as follows: i. Minimum one space per dwelling unit; ii. Each space shall be at least 1.3 cu m in size; iii. No bicycle parking is required for each dwelling unit that has access to a private garage.	New bicycle storage requirement for R-3, R-4, R-6 zones

8.1.10 a) ii.	The use of the land and erection, alteration, and maintenance of residential buildings and structures on lots on which a dwelling unit was in existence on January 21, 1992 shall conform with the requirements of the (RS) Large Lot Residential Zone.	The use of the land and erection, alteration, and maintenance of residential buildings and structures on lots on which a dwelling unit was in existence on January 21, 1992 shall conform with the following regulations: Principal Uses: Single Family Dwelling Accessory Uses: Secondary Suite, Garden Suite, Home-Based Business, Accessory Residential Buildings and Uses, Boarding. The maximum lot coverage is 30%; The height of a principal building shall not exceed i. 9.0 m for a building with a roof slope of 1:4 or more; or ii. 7.4 for a building with a roof slope less than 1:4. Principal buildings shall not be sited less than i. 7.5 m from front and rear lot lines; ii. 1.5 m from interior side lot lines; iii. 4 m from exterior side lot lines.	Consequential. Incorporate RS zone requirements into A-1 zone for clarity.
10.2	R-1 Medium Lot Residential	Delete. Replace with new R-3.	Compliance with Bill 44
10.3	R-2 Small Lot Residential	Delete. Replace with new R-4.	Compliance with Bill 44
10.4	RD Duplex	Delete. Replace with new R-6.	Compliance with Bill 44
16.1	CD-A Comprehensive Development A	Delete.	Rezone to R-4
16.2	CD-B Comprehensive Development B	Delete.	Rezone to R-3
16.3	CD-C Comprehensive Development C	Delete.	Rezone to R-6
16.4	CD-D Comprehensive Development D	Delete.	Rezone to R-4 and R-3
16.6	CD-F Comprehensive Development F	Delete.	Rezone to R-4 and R-6
16.9	CD-I Comprehensive Development I	Delete.	Rezone to R-4
16.10	CD-J Comprehensive Development J	Delete.	Rezone to R-4
16.16	CD-P Comprehensive Development P	Delete.	Rezone to R-4
Schedule D	Fieldstone Parcel Map for CD Zone	Delete.	Consequential. CD zone eliminated

New Zones and Consideration of Provincial Policy Manual Site Standards

R-3 URBAN RESIDENTIAL 3

Regulation	Policy Manual Site Standards	Proposed Site Standards	Rationale
Front setback	Min 2 m	5.5 m, but may be reduced to 4 m where parking provided in rear	Increased compliance with Policy Manual.[1] Accommodates parking and landscaping, including trees, in front.
Rear setback	Min 1.5 m	6 m	Increased compliance with Policy Manual. In rear yard, accommodates parking, space for garden suite, and private outdoor spaces.
Side setback	Min 1.2 m	1.2 m	Consistent with Policy Manual. Ability to access rear yard around buildings and provides space for maintenance.
Height	11 m 3 storeys	10 m 3 storeys	Increased compliance with Policy Manual. 3 storey form achievable in 10 m. Flexibility to preserve more green space, trees, permeability, etc.
Lot coverage	50%	50%	Consistent with Policy Manual. Maintains open space for increased site permeability, private yards, landscaping, parking, etc.
Parking	0.5/units within 800 m of frequent transit stop 1/unit otherwise	0.5/unit ≤ 90 m² 1.5/unit > 90 m²	Increased compliance with Policy Manual. Increased off-street parking is needed due to travel behavior in the community. Incentivizes smaller units e.g. secondary and garden suites.
FSR/GFA	Not include	Max GFA 232 m² FSR not included	Discourage large single family forms. Regulate size/bulk of buildings. Flexibility for varying unit sizes.

Note: Preliminary site modelling indicates that three-unit housing forms are technically feasible based on proposed site standards.

[1] "Increased compliance with Policy Manual" means that the proposed site standards are more aligned with the Policy Manual site standards than the site standards in existing residential zones.

R-4 URBAN RESIDENTIAL 4

Regulation	Policy Manual Site Standards	Proposed Site Standards	Rationale
Front setback	Min 2 m	5.5 m, but may be reduced to 4 m where parking provided in rear	Increased compliance with Policy Manual. Accommodates parking and landscaping, including trees, in front.
Rear setback	Min 1.5 m	6 m	Increased compliance with Policy Manual. In rear yard, accommodates parking, space for garden suite, and private outdoor spaces.
Side setback	Min 1.2 m	1.2 m	Consistent with Policy Manual. Ability to access rear yard around buildings and provides space for maintenance.
Height	11 m 3 storeys	10 m 3 storeys	Increased compliance with Policy Manual. 3 storey form achievable in 10 m. Flexibility to preserve more green space, trees, permeability, etc.
Lot coverage	50%	40%	Increased compliance with Policy Manual. Maintains open space for increased site permeability, private yards, landscaping, parking, etc.
Parking	0.5/units within 800 m of frequent transit stop 1/unit otherwise	0.5/unit ≤ 90 m² 1.5/unit > 90 m²	Increased compliance with Policy Manual. Increased off-street parking is needed due to travel behavior in the community. Incentivizes smaller units e.g. secondary and garden suites.
FSR/GFA	Not include	0.50 for 1-2 dwelling units 0.70 for 3-4 dwelling units	Discourage large single family forms. Regulate size/bulk of buildings. Flexibility for varying unit sizes.

Note: Preliminary site modelling indicates that four-unit housing forms are technically feasible based on proposed site standards.

R-6 URBAN RESIDENTIAL 6

Regulation	Policy Manual Site Standards	Proposed Site Standards	Rationale
Front setback	Min 2 m	5.5 m, but may be reduced to 4 m where parking provided in rear	Increased compliance with Policy Manual. Accommodates landscaping, including trees, in front.
Rear setback	Min 1.5 m	6 m	Increased compliance with Policy Manual. In rear yard, accommodates parking if provided, space for garden suite, and private outdoor spaces.
Side setback	0-1.2 m	1.2 m	Increased compliance with Policy Manual. Ability to access rear yard around buildings and provides space for maintenance.
Height	11 m 3 storeys	10 m 3 storeys	Increased compliance with Policy Manual. 3 storey form achievable in 10 m. Flexibility to preserve more green space, trees, permeability, etc.
Lot coverage	60%	50%	Increased compliance with Policy Manual. Maintains open space for increased site permeability, private yards, landscaping, parking, etc.
Parking	Prohibited from requiring	n/a	Compliance with LGA.
FSR/GFA	Not include	0.55 for 1-2 dwelling units 0.80 for 3-6 dwelling units	Discourage large single family forms. Regulate size/bulk of buildings. Flexibility for varying unit sizes.

Note: Preliminary site modelling indicates that six-unit housing forms are technically feasible based on proposed site standards.

CITY OF PITT MEADOWS

ZONING AMENDMENT BYLAW No. 2986, 2024

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 2986, 2024".

2. The Zoning Bylaw No. 2505, 2011 is amended as follows:

   a) All references to "bicycle parking" are replaced with "bicycle storage".

   b) Subsection 1.3(a) and the subsequent table are deleted and replaced with the following:

   a) The City of Pitt Meadows is hereby divided into the following zones:

Zone Designation	*Short Form*
General Agricultural	*A-1*
Large Lot Agricultural	*A-2*
Agricultural and Farm Industrial	*A-3*
Agricultural and Golf Course	*A-4*
Agricultural and Wildlife Management	*A-5*
Estate Lot Rural Residential	*RR-1*
Large Lot Rural Residential	*RR-2*
Medium Lot Rural Residential	*RR-3*
Small Lot Rural Residential	*RR-4*
Rural Residential Cluster Housing	*RR-5*
Large Lot Residential	*RS*
Urban Residential 3	*R-3*
Urban Residential 4	*R-4*
Urban Residential 6	*R-6*
Multi-Family Residential 1	*RM-1*
Multi-Family Residential 2	*RM-2*
Multi-Family Residential 3	*RM-3*

Multi-Family Residential 4	*RM-4*
Multi-Family Residential 5	*RM-5*
Highway Commercial	*C-1*
Neighbourhood Centre Commercial	*C-2*
Community Commercial	*C-3*
Local Commercial	*C-4*
Gas Station Commercial	*C-5*
Neighbourhood Pub Commercial	*C-6*
Town Centre Commercial	*TC*
Mainstreet Commercial	*MC*
General Industrial	*I-1*
Light Industrial Warehouse	*I-2*
Light Industrial Business Park	*I-3*
Industrial Storage	*I-4*
Airport	*I-5*
Outdoor Recreation 1	*OR-1*
Outdoor Recreation 2	*OR-2*
Community Assembly	*P-1*
Assembly	*P-2*
River	*P-3*
Comprehensive Development E	*CD-E*
Comprehensive Development G	*CD-G*
Comprehensive Development H	*CD-H*
Comprehensive Development K	*CD-K*
Comprehensive Development L	*CD-L*
Comprehensive Development M	*CD-M*
Comprehensive Development N	*CD-N*
Comprehensive Development O	*CD-O*
Comprehensive Development Q	*CD-Q*

c) Subsection 2.3 [General Definitions] is amended by deleting the following definitions and replacing them with the following:

a) *DUPLEX means a building containing two principal dwelling units divided vertically or horizontally by a common party wall, each having its own access to grade. Where permitted, a duplex may contain one secondary suite in each principal dwelling unit.*

b) *DWELLING UNIT means self-contained accommodation providing sleeping, washroom, and a kitchen to be used for permanent residential use as a household, having a minimum gross floor area of 33 sq m, and does not include a room in a hotel.*

c) *GARDEN SUITE means a dwelling unit separate from and accessory to a principal building on the same lot and is located in the rear yard, but excludes mobile homes.*

d) *SECONDARY SUITE means a dwelling unit that is accessory to, contained entirely within, and separated from a dwelling unit within a principal building.*

d) Subsection 2.3 [General Definitions] is amended by deleting the following definition:

a) *PRINCIPAL DWELLING UNIT*

e) Subsection 3.4 [Specific Prohibitions] is amended by adding the following subparagraph to paragraph e):

(ii) The use of a motorized home, travel trailer, slide-in camper or chassis mounted camper as a dwelling unit.

f) Subsection 4.4 [Projections into Yards in Single Family and Duplex Zones], is amended by:

a) deleting the subsection title and first sentence, and replacing them with the following:

4.4 Projections into Yards in Residential Zones

The following projections shall be permitted for buildings containing a principal use in the RS, R-3, R-4 and R-6 zones:

b) deleting paragraph d) and its subparagraphs, and replacing them with the following:

d) Porches, stairs, awnings, canopies, sunlight control projections, decks, or balconies may project:

i. up to 1.2 m into the front yard; and

ii. up to 0.6 m into the interior and exterior side yard;

c) deleting paragraph e) and replacing it with the following:

e) Patios may be located within the rear yard but not closer than 1.2 m to the side or rear lot lines;

d) adding the following new paragraph:

f) Stairs may project into any yard but shall be no closer than 3.0 m to a front lot line and 1.2 m to a side or rear lot line.

g) Subsection 4.5 [Projections into Yards in Townhouse Zones] is amended by deleting the first sentence and replacing it with the following:

The following projections shall be permitted for townhouse uses in the RM-1, RM-2, RM-3 and in site-specific CD zones that only permit townhouses:

h) Subsection 4.6 [Projections into Yards in Apartment Zones], is amended by adding the following sentence before paragraph a):

The following projections shall be permitted for apartment uses in the RM-2, RM-3, RM-4, RM-5 and in site-specific CD zones that only apartments.

i) Subsection 4.13 [Accessory Residential and Accessory Farm Residential Buildings and Structures] is amended by:

a) deleting paragraph a) and replacing it with the following:

a) *This section applies to all agricultural, residential, and CD zones that permit residential uses, unless otherwise specified.*

b) deleting paragraph f) and replacing it with the following:

f) Detached accessory buildings of 10 sq m or more must be located within the rear yard but no closer than 1.2 m from the rear and side lot lines, except 3 m from a lot line abutting a road.

j) Subsection 4.20 [Commercial and Recreational Vehicle Parking and Storage] is amended by:

a) deleting the first sentence and replacing it with the following:

In residential zones, vehicles, boats, and equipment parked or stored outdoors on any lot at any time shall be limited to the following:

b) deleting paragraph b) and replacing it with the following:

b) Not more than one commercial vehicle per dwelling unit owned by an occupant, not exceeding a gross vehicle weight of 4,600 kg.

k) Subsection 5.4 [Secondary Suites] is amended by:

a) deleting subparagraph (a)(i) and replacing it with the following:

(i) Be permitted as an accessory use only where permitted in the zone.

b) deleting subparagraph (a)(ii) and replacing it with the following:

(ii) Be completely enclosed within the same building containing the principal use and not in an accessory building.

c) deleting subparagraph (a)(iii) and replacing it with the following:

(iii) Be integrated with the building containing the principal use so as not to externally appear as a separate dwelling unit apart from having an independent entrance.

d) deleting subparagraph (a)(iv) and replacing it with:

(iv) Have a gross floor area of at least 33 sq m and not more than 90 sq m.

e) deleting subparagraph (b)(v) and replacing it with:

(v) A secondary suite is not permitted on a lot that contains a garden suite, except in the R-3, R-4, and R-6 zone.

f) deleting subparagraph (b)(vi).

l) Subsection 5.5 [Garden Suites] is amended by deleting it and replacing it with the following:

(a) Where permitted, one or more garden suites is permitted in the R-3, R-4, and R-6 zone, provided that the garden suite(s) shall:

i. remain part of the same real-estate entity as the principal building to which they are accessory;

ii. be connected to municipal water, sewer and drainage utilities;

iii. be located within the rear yard with:

Minimum distance from the principal building	*2.4 m*
Minimum interior side yard setback	*1.2 m*
Minimum exterior side yard setback	*3.0 m*
Minimum rear yard setback	*1.2 m*
Unobstructed pathway provided between the front lot line and the garden suite	*At least 1.2 m wide*

iv. be limited to a height of 4.0 m;

v. be limited to a gross floor area of not less than 33 sq m and not more than 90 sq m. In this instance, gross floor area shall include any basement area;

vi. be freestanding and not attached to an accessory building or accessory structure;

vii. not contain a rooftop balcony, deck or patio;

viii. be occupied by the registered owner of the lot on which the garden suite is situated unless the registered owner resides in another dwelling unit on the lot or:

- *identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the dwelling units;*
- *authorize the property management company to deal with complaints of neighbours or the City arising from the occupancy of the dwelling units;*

- *and provide the City the name, address, telephone number and email address of the property management company, and provide written authorization to the City to contact the property management company in the event of such complaints.*

(b) One garden suite is permitted on lots having areas of at least 557 sq m within the RS and RR zones and on lots less than 8094 sq m within A-1 and A-2 zones, provided that the garden suite shall:

i. be limited to lots occupied by a single-family dwelling and that the single-family dwelling does not contain a secondary suite;

ii. remain part of the same real-estate entity as the principal building to which they are accessory;

iii. be located within the rear yard with:

Minimum distance from the single-family dwelling	*2.4 m*
Minimum interior side yard setback	*1.5 m*
Minimum exterior side yard setback (see **Exception**)*	*3.0 m*
*Minimum rear yard setback * (see **Exception**)*	*2.4 m*
** **Exception**: Minimum exterior side yard setback or rear yard setback on lots where the garden suite will have direct lane or road access and where a garden suite is built above a garage*	*4.5 m*
Unobstructed pathway provided between the front lot line and the garden suite	*At least 1.5 m wide*

iv. be limited to a height of 4.0 m except where a garden suite may be a maximum height of 6.0 m if the garden suite has direct lane or road access and occupies the second story above a one storey garage;

v. be limited to a gross floor area of not less than 33 sq m and not more than 90 sq m. In this instance, gross floor area shall include any basement area;

vi. be freestanding and not attached to an accessory building or accessory structure;

vii. not contain a rooftop balcony, deck or patio;

viii. be occupied by the registered owner of the lot on which the garden suite is situated unless the registered owner resides in the single-family dwelling on the lot or:

- *identify a property management company with an address within Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies of the dwelling units;*
- *authorize the property management company to deal with complaints of neighbours or the City arising from the occupancy of the dwelling units;*
- *and provide the City the name, address, telephone number and email address of the property management company, and provide written authorization to the City to contact the property management company in the event of such complaints.*

m) Subsection 5.7 [Boarding] is amended by:

g) deleting paragraph b) and its subparagraphs, and replacing them with the following:

b) The maximum number of boarders permitted per dwelling unit shall be limited to:

i. Four persons in A-1, A-2, A-3 and RR zones;

ii. Two persons in RS, R-3, R-4, and R-6 zones and on lots less than 8094 m² within the A-1 and A-2 zones.

n) Subsection 6.5 [Screening for Garbage and Recycling Bins] is amended by deleting it and replacing it with the following:

a) All premises for which garbage, recycling, and green waste containers are or will be provided, shall be provided with an outdoor storage area that is screened from any adjacent road and adjacent private property by a landscape screen, a solid decorative fence, a structure, a building, or a combination thereof to a minimum height that is equivalent to the height of the container.

b) For garbage, recycling, and green waste containers that are 1 cubic m in capacity or larger, such areas screened under this section shall be located a minimum of 3.0 m from any adjacent residential zone.

o) Subsection 6.7 [Impervious Surface] is deleted in its entirety.

p) Subsection 7.2 [Location of Parking Spaces] is amended by:

a) deleting subparagraph (c)(iii) and replacing it with the following:

iii. in a building or development consisting of townhouse dwelling units in an RM or CD zone, be located within carports, garages, or an accessory parking structure.

q) Subsection 7.3 [Off-Street Parking Requirements] is amended by:

a) deleting Table 7.1 and replacing it with the following:

Use	***Number of Parking Spaces***	
Residential Uses not in R-3, R-4, or R-6 zone	***Basic Requirements***	***Visitor Requirements***
Single-Family Dwelling	*2 per dwelling unit*	*n/a*
Duplex	*2 per dwelling unit*	*n/a*
Townhouse	*1.75 per dwelling unit*	*0.2 per dwelling unit*
Apartment (not in TC, MC)	*1.3 per bachelor unit or 1-bedroom unit* *1.5 per 2-bedroom or more unit*	*0.2 per dwelling unit*
Apartment (in TC, MC)	*1.2 per bachelor unit or 1-bedroom unit* *1.5 per 2-bedroom or more units*	*0.2 per dwelling unit*
Secondary Suite	*1 per suite*	*n/a*
Garden Suite	*1 per suite*	*n/a*
Residential Uses in R-3 and R-4 zones	***Requirements***	
Dwelling unit ≤90 m²	*0.5 per dwelling unit*	
Dwelling unit >90 m²	*1.5 per dwelling unit*	

All Residential Uses	***Basic Requirements***	***Visitor Requirements***
Congregate Care Facility	*0.5 per suite*	*0.2 per suite*
Assisted Living	*0.25 per suite*	*0.3 per suite*
Boarding	*1 per sleeping unit*	*n/a*
Bed and Breakfast	*1 per sleeping unit*	*n/a*
Home-Based Business	*1 per business*	
Commercial Uses		
Professional Office	*1 per 45 sq m gfa*	
Medical Office	*1 per 30 sq m gfa*	
Office	*1 per 45 sq m gfa*	
Retail Use	*1 per 30 sq m gfa*	
Liquor Retail	*1 per 30 sq m gfa*	
Farm Retail Sales	*1 per 20 sq m gfa*	
Retail Outlet	*1 per 40 sq m gfa*	
Commercial School	*1 per 93 sq m gfa*	
Theatre Use	*1 per 5 seats of capacity*	
Hotel	*1 per sleeping unit (plus parking for other uses)*	
Personal Service	*1 per 45 sq m gfa*	
Veterinary Service	*1 per 45 sq m gfa*	
Dog Daycare	*1 per 93 sq m gfa*	
Child Daycare	*1 per 93 sq m gfa*	
Restaurant	*1 per 5 seats of capacity*	
Liquor-Primary Establishment—Minor	*1 per 5 seats of capacity*	
Liquor-Primary Establishment—Major	*1 per 5 seats of capacity*	
Vehicle Dealership	*1 per 45 sq m gfa of sales and showroom area*	
Vehicle Repair	*3 per service bay*	
Gas Station	*1 per 45 sq m gfa*	
Car Wash	*1 per wash bay*	

Industrial Uses	
General Industrial	*1 per 100 sq m gfa*
Light Industrial	*1 per 100 sq m gfa*
Warehouse	*1 per 200 sq m gfa*
Research Establishment	*1 per 100 sq m gfa*
Landscaping Retail	*1 per 100 sq m gfa*
Civic, Cultural, Recreational Uses	
Government Services	*1 per 45 sq m gfa*
Community Services	*1 per 10 sq m gfa or 1 per 10 seats, whichever is greater*
Cultural Facility	*1 per 45 sq m, or 1 per 5 seats where occupancy is determined by seating*
Place of Worship	*1 per 10 sq m gfa*
School (Elementary/Middle)	*1 per classroom plus 9 for drop-off plus 2 spaces for bus loading*
School (Secondary)	*5 per classroom plus 2 spaces for bus loading*
Indoor Recreation	*1 per 10 sq m gfa or 1 per 10 seats, whichever is greater*
Outdoor Recreation *sports fields* *tennis/ball courts*	*1 per 5 seats of capacity* *15 per field (if not located adjacent to school/sport facility)* *2 per court (if not located adjacent to school/sport facility)*
Golf Course	*8 per hole (includes associated uses)*
Driving Range	*1 per tee*
Marina	*1 per 2 moorages (plus parking for other uses)*
Banquet Facility	*1 per 10 sq m gfa or 1 per 10 seats, whichever is greater*

b) inserting the following new subsection 7.3 c) and renumbering subsequent subsections:

c) Despite Table 7.1, no vehicle parking spaces are required for a residential use within an area designated by bylaw as a Transit Oriented Area, except that accessible parking spaces are still required in accordance with this bylaw.

r) Subsection 7.4 [Off-Street Parking Design Criteria] is amended by:

a) deleting the following words from paragraph (a):

Any additional parking spaces that are required for garden suites, secondary suites, and home-based businesses shall be surfaced with permeable material.

b) deleting paragraph (i) and its subparagraphs, and replacing them with the following:

i) Tandem parking is not permitted for any use *except for single-*family *residential,* duplex *residential,* apartments, secondary suite*, garden suite,* bed and breakfast, *and* townhouse *residential. T*andem parking *is permitted provided:*

i. Both parking spaces are held by the same owner;
ii. Except in the R-3, R-4 and R-6 zones, in apartment *developments, the total number of* tandem parking spaces *does not exceed 50% of the total number of* parking spaces *provided;*
iii. Except in the R-3, R-4 and R-6 zones, in townhouse developments, 50% of the tandem parking spaces must be enclosed and attached to the unit when the units are ground-oriented.

s) Subsection 7.7 [Bicycle Parking Requirements] is amended by:

a) in subparagraph (d)(i), deleting the words after "*…programmed entry system*" and replacing them with "*…and contain individual bicycle storage spaces.*";

b) inserting the following new paragraph:

f) In the R-3, R-4, and R-6 zones, long-term, enclosed bicycle storage is required as follows:

i. Minimum one space per dwelling unit;
ii. Each space shall be at least 1.3 cu m in size;
iii. No bicycle parking is required for each dwelling unit that has access to a private garage.

t) Subsection 8 [Agricultural] is amended by:

a) deleting subparagraph (a)(ii) of subsection 8.1.10 [Conditions of Use], and replacing it with the following:

ii. The use of the land and erection, alteration, and maintenance of residential buildings and structures on lots on which a dwelling unit was in existence on January 21, 1992 shall conform with the following regulations:

Principal Uses	***Accessory Uses***
▪ *Single-Family Dwelling*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

- *The maximum lot coverage is 30%;*
- *The height of a principal building shall not exceed*
  - *i. 9.0 m for a building with a roof slope of 1:4 or more; or*
  - *ii. 7.4 for a building with a roof slope less than 1:4;*
- *Principal buildings shall not be sited less than*
  - *i. 7.5 m from front and rear lot lines*
  - *ii. 1.5 m from interior side lot lines*
  - *iii. 4 m from exterior side lot lines.*

u) Subsection 10.2 [R-1 Medium Lot Residential] is deleted in its entirety and replaced with the following:

10.2 R-3 Urban Residential 3

10.2.1 Intent

The intent of the Urban Residential 3 (R-3) Zone is to provide for development of up to three dwelling units on a lot within the urban containment boundary, in a variety of building forms.

10.2.2 Permitted Uses

Principal Uses	*Accessory Uses*
▪ *Single-Family Dwelling*	▪ *Secondary Suite*

▪ *Duplex* ▪ *Townhouse* ▪ *Apartment*	▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

10.2.3 Lot Requirements

a) The minimum lot area shall be 1,215 sq m.

b) The minimum lot width shall be 12 m.

c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.2.4 Permitted Density

a) The maximum permitted number of dwelling units is three.

10.2.5 Dimensions of Buildings and Structures

a) The maximum permitted gross floor area is 232 sq m.

b) For a single-family dwelling or duplex, up to 25 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for a garage or carport.

c) Up to 4 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the dwelling unit and within 4 m of its principal entrance.

d) The maximum lot coverage is 50%.

e) The height of a principal building shall not exceed the lesser of 10 m and three storeys.

f) The depth of a principal building shall not exceed 22 m.

g) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood

covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.2.6 Siting

Principal buildings shall not be sited less than

a) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

b) 6 m from rear lot lines.

c) 1.2 m from interior side lot lines.

d) 1.8 m from exterior side lot lines.

v) Subsection 10.3 [R-2 Small Lot Residential] is deleted in its entirety and replaced with the following:

10.3 R-4 Urban Residential 4

10.3.1 Intent

The intent of the Urban Residential 4 (R-4) Zone is to provide for development of up to four dwelling units on a lot within the urban containment boundary, in a variety of building forms.

10.3.2 Permitted Uses

Principal Uses	*Accessory Uses*
▪ *Single-Family Dwelling* ▪ *Duplex* ▪ *Townhouse* ▪ *Apartment*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

10.3.3 Lot Requirements

a) The minimum lot area shall be 1,215 sq m.

b) The minimum lot width shall be 12 m.

c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.3.4 Permitted Density

a) The maximum permitted number of dwelling units is four.

10.3.5 Dimensions of Buildings and Structures

a) For a duplex, townhouse, or apartment use, at least one dwelling unit must contain at least three bedrooms.

b) The maximum permitted floor space ratio is:

i. 0.50 where one or two dwelling units are provided

ii. 0.70 where three or four dwelling units are provided

c) For a single-family dwelling or duplex, up to 25 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for a garage or carport.

d) Up to 4 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the dwelling unit and within 4 m of its principal entrance.

e) The maximum lot coverage is 40%.

f) The height of a principal building shall not exceed the lesser of 10 m and three storeys.

g) The depth of a principal building shall not exceed 22 m.

h) The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.

10.3.6 Siting

Principal buildings shall not be sited less than

e) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

f) 6 m from rear lot lines.

g) 1.2 m from interior side lot lines.

h) 3 m from exterior side lot lines.

w) Subsection 10.4 [RD Duplex Residential] is deleted in its entirety and replaced with the following:

10.4 R-6 Urban Residential 6

10.4.1 Intent

The intent of the Urban Residential 6 (R-6) Zone is to provide for development of up to six dwelling units on a lot, within the urban containment boundary and that is close to frequent transit, in a variety of building forms.

10.4.2 Permitted Uses

Principal Uses	*Accessory Uses*
▪ *Single-Family Dwelling* ▪ *Duplex* ▪ *Townhouse* ▪ *Apartment*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

10.4.3 Lot Requirements

a) The minimum lot area shall be 1,215 sq m.

b) The minimum lot width shall be 12 m.

c) The maximum permitted impervious surface allowance is 70% of the lot area.

10.4.4 Permitted Density

a) The maximum permitted number of dwelling units is five. A maximum of six dwelling units is permitted, on the condition that at least one dwelling unit meets the applicable adaptable housing requirements in the BC Building Code.

10.4.5 Dimensions of Buildings and Structures

a) *For a duplex, townhouse, or apartment use, at least two dwelling units must contain at least three bedrooms.*

b) *The maximum permitted floor space ratio is:*

   i. *0.55 where one or two dwelling units are provided*

   ii. *0.80 where three, four, five or six dwelling units are provided*

c) *For a single-family dwelling or duplex, up to 25 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for a garage or carport.*

d) *Up to 4 sq m of gross floor area per dwelling unit can be excluded from the maximum gross floor area for space dedicated for residential storage, provided it is a contiguous partitioned space designed for the purpose of storage and located inside the dwelling unit and within 4 m of its principal entrance.*

e) *Up to 25 sq m of gross floor area per dwelling unit can be added to the maximum gross floor area where at least one parking space for that dwelling unit is provided below the surface of the first floor.*

f) *The maximum lot coverage is 50%.*

g) *The height of a principal building shall not exceed the lesser of 10 m and three storeys.*

h) *The depth of a principal building shall not exceed 22 m.*

i) *The surface of the first floor is not more than 0.8 m above the average grade at any building elevation facing a street, except that where the property is located in the flood plain or has a flood covenant registered on the property title the surface of the first floor may be adjusted to meet the flood proofing requirements.*

10.4.6 Siting

Principal buildings shall not be sited less than

a) 5.5 m from front lot line, but may be reduced to 4 m where parking is provided behind the principal building.

b) 6 m from rear lot lines.

c) 1.2 m from interior side lot lines.

d) 3 m from exterior side lot lines.

x) Section 16 [Comprehensive Development] is amended by deleting the following subsections in their entirety:

16.1 CD-A Comprehensive Development A

16.2 CD-B Comprehensive Development B

16.3 CD-C Comprehensive Development C

16.4 CD-D Comprehensive Development D

16.6 CD-F Comprehensive Development F

16.9 CD-I Comprehensive Development I

16.10 CD-J Comprehensive Development J

16.16 CD-P Comprehensive Development P

y) Schedule D [Fieldstone Parcel Map for CD Zone] is deleted.

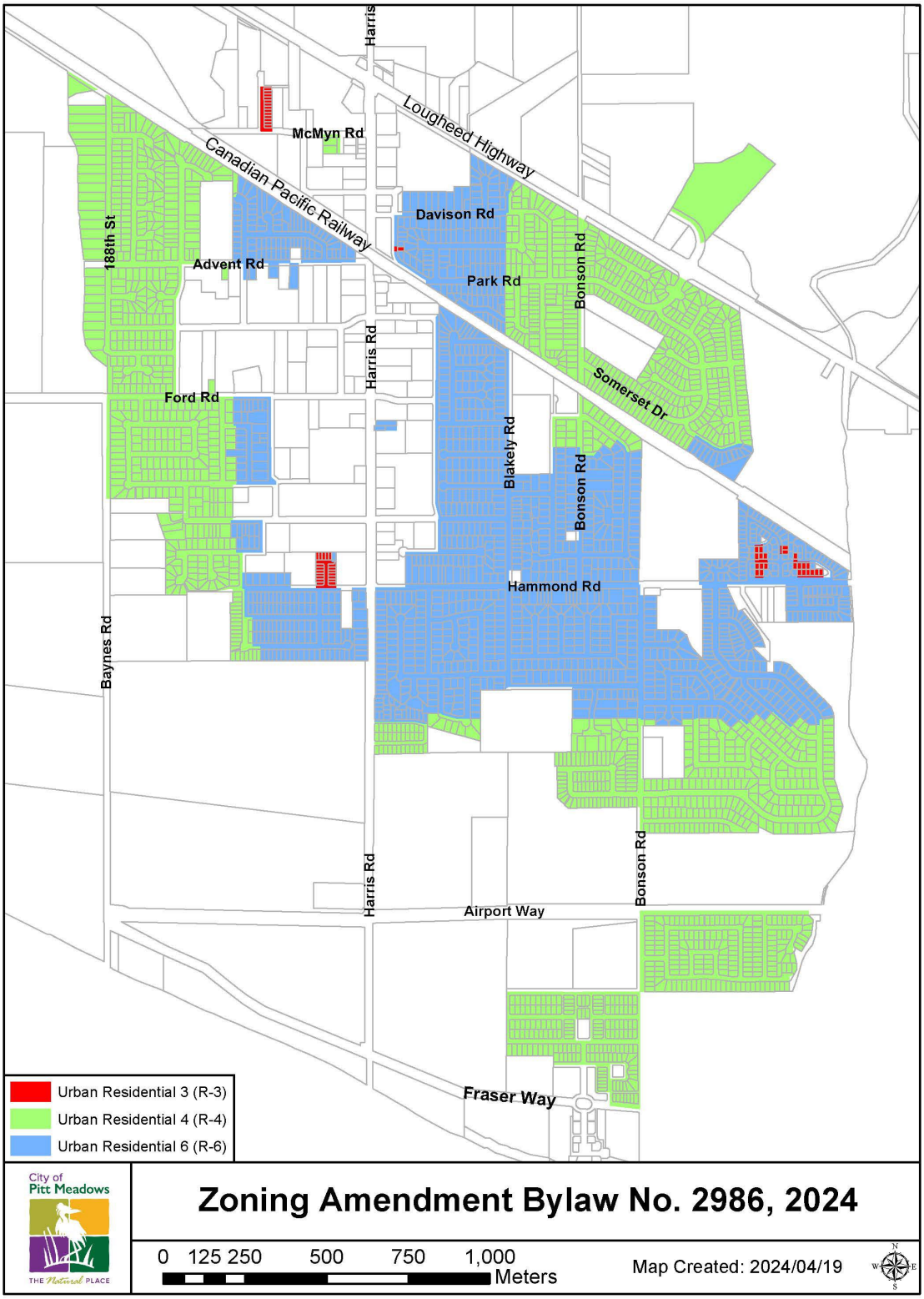
z) The lands shown in identified colours in Attachment 1, which forms part of this bylaw, are hereby rezoned to Urban Residential 3 (R-3), Urban Residential 4 (R-4), and Urban Residential 6 (R-6) respectively, as indicated in the Legend of the Attachment.

NOTICE OF FIRST READING given on [DATE]

READ a FIRST, SECOND and THIRD time on [DATE].

MINISTERIAL APPROVAL granted on [DATE].

ADOPTED on [DATE].

Nicole MacDonald Mayor	Kate Barchard Corporate Officer

Attachment 1