

Attachment 2

Detailed Summary of Proposed Zoning Bylaw Amendment

Attachment 2: Detailed Summary of Proposed Zoning Bylaw Amendments

1) Update the Home Based Businesses and Accessory Recycling Return Centre regulations

These two sections of the Zoning Bylaw have been incorporated into the Business Licence Bylaw No. 8473, 2024, adopted on November 4, 2024. The proposed amendment updates the Zoning Bylaw to align with these changes by removing sections now covered under the Business Licence Bylaw. However, certain sections that impact both bylaws will remain unchanged to ensure consistency and regulatory clarity.

2) Clarification of Additional BC Energy Step Code Floor Area for Infill Townhouse and Rowhouse Residential Districts (RT)

The change aligns the maximum permitted Floor Space Ratio (FSR) for Infill Townhouse and Rowhouse Residential Districts (RT) with updated infill housing districts, allowing additional FSR to account for the increased building area to accommodate area required for building performance technology (e.g., additional wall thickness) necessitated by higher BC Energy Step Code levels.

3) Clarify Window Well Requirements for Secondary Suites

Section 190.29 n) of the Zoning Bylaw regulates the requirements for window wells for habitable rooms within a secondary suite. The amended bylaw would clarify that window wells cannot be covered by any structures such as decks or grates, to ensure the adequate lighting into the secondary suites.

4) Clarify Building Height Calculation for Detached Accessory Buildings

Section 310.21 (a) and 320.31 (a) of the Zoning Bylaw regulates the maximum height of detached accessory buildings that do not contain a dwelling unit. The amended bylaw would clarify that building height is to be measured from the finished floor of the detached accessory building for consistency between Single Detached Residential Districts.

5) Adding the definition of “Wholesale” and designate it as a permitted use in Industrial zones, while removing it as a permitted use in Downtown Mixed-Use Districts (High Density) (C-4)

Wholesaling is currently encompassed within the warehousing definition; however, explicitly listing **wholesale** as part of this use category and providing a clear

definition will enhance clarity for both the public and staff reviewing the bylaw. Additionally, wholesaling has been removed from C-4 to prioritize active retail uses, aligning with key policies such as the Downtown Community Plan and Retail Strategy.

6) Adding Clarity and Addressing Grammatical, Numbering And Referencing Inconsistencies and Errors

- a) Section 310.19 (a) – Regarding increase of the maximum detached accessory area, the referencing should be updated to properly address the correct section of the Zoning Bylaw regulating the Energy Step Code incentives.
- b) Section 320.29 (a) – Regarding increase of the maximum detached accessory area, the referencing should be updated to properly address the correct section of the Zoning Bylaw regulating the Energy Step Code incentives.
- c) Section 1052.9 – This amendment would correct use of “spirits” with “spirits” in the definition of the “microbrewery, winery, and distillery”.
- d) Section 120.82 j) – This amendment would replace subsection number 120.82 j) with 120.82 i) to correct the numbering orders.
- e) Section 190.25.1 – This amendment would add section number 190.25.1 following the header “Requirements for Transitional and Supportive Housing”.
- f) Sections 417.19, 418.20, 419.20 - This amendment would correct reference to “120.80” with “120.82” in the definition of the “Density” for RT3, RT-3A and RT-3B zones.
- g) Section 190.54.2 - This amendment would correct reference to “Sections 190.56 and 190.57” with “Sections 190.54.3 to 190.54.5” in the permitted uses section for the Non-Profit Housing Development.

7) Clarify Definition of Storey

Section 120.200 contains a definition of Storey. The amendment would remove the phrase “for the purposes of calculating floor space ratio” from the definition as there are a number of Districts within the Zoning Bylaw that do not include floor space ratio. As such the amended definition would clarify and reduce ambiguity.