

Attachment # 2

Zoning Bylaw Revisions for 3rd Reading as Amended:

Section 4.12.5 Transportation Demand Management Reductions

(b) End-Point Facilities

- i. The required number of parking spaces for **multiple residential**, mixed use and commercial **buildings** may be reduced by a maximum of 1 parking space where showers, lockers and sinks are provided in accordance with Table 4.11 for the use of cyclists in addition to bicycle parking spaces at or above the ratios specified in Table 4.7.

Table 4.11 Requirements for bicycle end-point facilities

Bicycle Spaces	Sinks	Showers	Lockers
1-29	1	1	1
30-74	1	2	2
75+	+1 for each additional 60 bicycle parking spaces	+1 for each additional 60 bicycle parking spaces	+1 for each additional 60 bicycle parking spaces

4.13 Electric Vehicle Charging Requirements

- .1 For new buildings, energized outlets shall be provided for electric vehicle charging to required parking spaces at or above the ratios specified in Table 4.12.

Table 4.12 Requirements for electric vehicle charging

Land Use/Type of Development	Energized Electric Vehicle Outlets
All residential uses within the Apartment or Townhouse form, except for a Townhouse within the Residential Plex (RP1) Zone	1 per dwelling unit 10% of all required parking spaces
All non-residential uses	10% of all required parking spaces

- .2 Despite Section 4.13.1:
- (a) Energized electric vehicle outlets are not required when constructing the following:
 - i. New dwelling unit within an existing building;
 - ii. Secondary suite; or
 - iii. Carriage house.
 - (b) Where the calculation for the total number of energized electric vehicle parking outlets results in a fractional number, the requirement shall be rounded to the next highest whole number and in no case shall the number of required spaces be less than one. ~~residential base parking requires a minimum of less than 1.0 space per dwelling unit, all parking spaces require an energized electric vehicle outlet.~~
- .3 Each parking area required to include electric vehicle charging infrastructure shall be designed and constructed in accordance with the provisions of this bylaw:
- (a) All energized electric vehicle outlets shall provide, at a minimum, a **Level 2 electric charging standard**.
 - (b) Energized electric vehicle outlets shall be labeled for their intended use for electric vehicle charging.
 - (c) Energized electric vehicle outlets shall not be placed within the minimum vehicle parking space dimensions or drive aisles as identified by this bylaw.
 - (d) An energized electric vehicle outlet shall be assigned to an individual parking space and shall be located no further than 1.0 m (3.3 ft) from that stall.

12.5 NEIGHBOURHOOD CENTRE ZONE (NC1)

.1 Purpose

To accommodate walkable, pedestrian oriented mixed-use centres with a focus on residential uses with a range of small-scale commercial uses primarily serving the areas in which they are located, in a Neighbourhood Centre as defined in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- | | |
|--|---|
| (a) Agricultural market | (m) Group home, in townhouse form only |
| (b) Apartment | (n) Library, museum or art gallery |
| (c) Alcohol production facility | (o) Live/work unit |
| (d) Care facility, major in townhouse or apartment form only | (p) Neighbourhood Pub |
| (e) Child care, major (centre/facility) | (q) Office |
| (f) Commercial school | (r) Parks and Open Space |
| (g) Community or assembly hall | (s) Personal service establishment |
| (h) Congregate housing | (t) Recreation services, indoor |
| (i) Education facility | (u) Restaurant |
| (j) Entertainment facility, indoor | (v) Retail, convenience |
| (k) Fire, police or ambulance service | (w) Retail, general |
| (l) Food Bank | (x) Townhouse |
| | (y) Vehicle parking areas or structures |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structure –*Reserved*

- (a) On Lots 1 – 4, DL 2689, ODYD, Plan KAP14269 (901, 911, 921 and 931 Anders Road): despite the height regulation outlined in this zone, the maximum height for a principal use, building or structure is:
 - i. 16.0 m (52.5 ft) to a maximum of 4 storeys, where the minimum parcel width is less than 48.0 m; and
 - ii. 24.0 m (78.7 ft) to a maximum of 6 storeys, where the minimum parcel width is 48.0 m or greater.

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	750 m ² (8072.9 ft ²)
(b)	Minimum parcel frontage	25.0 m (82.0 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	With surface parking	2.0 FAR
ii.	With a minimum of 80% non-surface parking	2.35 FAR
(e)	Maximum parcel coverage	75% with consideration of public amenity space guidelines as per the City's Official Community Plan
(f)	Maximum building height	24.0 m (78.7 ft) to a maximum of 6 storeys, except it is:
		5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.2 m (19.7 ft) for a garage, carport, parkade door or gate having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	4.5 m (14.9 ft), except it is:
		7.5 m (24.6 ft) when abutting a Low Density Residential Land Use Designation as per the City's Official Community Plan
iii.	Interior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.0 m (19.7 ft) when abutting a Low Density Residential Land Use Designation as per the City's Official Community Plan
iv.	Exterior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the exterior side
v.	Upper floor stepback for buildings 4 storeys or greater	A 3.0 m (9.8 ft) stepback is required for any portion of the building fronting a street above 2 storeys or 9.0 m (29.5 ft), whichever is less, and the stepback may occur above the first or second storey
vi.	Provincial Highway	Subject to Section 3.11
vii.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Despite the **height** regulation outlined in this zone, stand alone commercial and institutional buildings must not exceed 12.0 m (39.4 ft) to a maximum of 2 storeys.
- (b) **Further to the setback regulation outlined in this zone, for buildings 3 storeys or greater along Anders Road, a 3.0 m (9.8 ft) setback is required for any portion of the building fronting Anders Road above 2 storeys or 9.0 m (29.5 ft), whichever is less.**
- (c) Where a property has access via a rear lane, access to the site is limited to the lane.
- (d) Upper floor setbacks only apply to **buildings** 4 storeys or greater. Common stairwells, elevators, and associated common **floor areas** that access the stairwells and elevators are exempt from requiring to meet the setback.

.7 Minimum Commercial and Institutional Floor Space Requirements

- (a) A minimum of 30% of the **Gross Floor Area** of the ground floor level of a multi-unit residential development must contain commercial or institutional space and front the street in all Neighbourhood Centres. The following minimum commercial floor space requirements have been identified:
 - iii. Gellatly Neighbourhood Centre – 1,000 m²
 - iv. Goats Peak Neighbourhood Centre – 3,000 m²
 - v. Lakeview Heights Neighbourhood Centre – 3,000 m²
 - vi. Rose Valley Neighbourhood Centre – 3,000 m²
 - vii. Smith Creek and Shannon Lake – 3,000 m²
- (b) For stand alone townhouse developments, a commercial or institutional component must be included with the development proposal as a stand alone structure or within the same **building** at the ground level and be equivalent to 30% of the **Gross Floor Area** of the ground floor of the entire Townhouse development.
- (c) In the Gellatly Neighbourhood Centre, commercial uses are required on the entire **frontage** of the ground floor level of **buildings** fronting Gellatly Road.
- (d) Despite the minimum requirements outlined in S.12.5.7 (a), the minimums shall only apply until the commercial floor space requirements have been met in each Neighbourhood Centre.