

**ATTACHMENT A – PROPOSED TEXT AMENDMENTS TO ZONING BYLAW No. 8000 – TA20-0007**

<b>Zoning Bylaw 8000 – Updates</b>				
<b>No.</b>	<b>Section Affected</b>	<b>Summary of Change / Current Wording</b>	<b>Proposed Wording</b>	<b>Reason for Change</b>
<u>1.</u>	Section 1.3.1	Existing list of Zones	Add 'r' sub-zone to each applicable zone to list.	Add the new subzone to the comprehensive list of zones.
<u>2.</u>	Section 2.3.3	Section 2 – Add definition of Residential Rental Tenure	Residential Rental Tenure means occupancy of a dwelling unit under a rental agreement that is subject to the Residential Tenancy Act.	See Report
<u>3.</u>	Section 8.2.12	If a <b>development</b> rezones to a sub-rental <b>zone</b> guaranteeing the <b>development</b> as rental housing, then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an <b>urban centre</b> and a 10% reduction to the parking requirement (both base and visitor) can be applied if the development is located outside an <b>urban centre</b> .	If a <b>development</b> is sub-zoned for <b>Residential Rental Tenure</b> guaranteeing the <b>development</b> as <b>Residential Rental Tenure</b> , then a 20% reduction to the parking requirement (both base and visitor) can be applied if the development is located within an <b>urban centre</b> and a 10% reduction to the parking requirement (both base and visitor) can be applied if the development is located outside an <b>urban centre</b> .	Clarifying Section 8 Parking language to ensure a development must be <b>Residential Rental Tenure</b> in order to achieve the parking bonuses.
<u>4.</u>	Section 13.8	Add a rental sub-zone to the RM2 zone	RM2r – Low Density Row Housing ( <b>Residential Rental Tenure</b> Only)	The new parking bylaw was set up to utilize sub-zones to take advantage of the reduced parking. Instead of Housing Agreements which are time limited (10 years), a rental sub-zone will ensure the reduced parking is matched to a rental land use.
<u>5.</u>	Section 13.8.7	Add rental tenure clarification	In the RM2r zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	
<u>6.</u>	Section 13.9	Add a rental sub-zone to the RM3 zone	RM3r – Low Density Multiple Housing ( <b>Residential Rental Tenure</b> Only)	
<u>7.</u>	Section 13.9.7	Add rental tenure clarification	In the RM3r zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	
<u>8.</u>	Section 13.10	Add a rental sub-zone to the RM4 zone	RM4r – Transitional Low Density Housing ( <b>Residential Rental Tenure</b> Only)	

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<u>9.</u>	Section 13.10.7	Add rental tenure clarification	In the RM <sub>4r</sub> zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	
<u>10</u>	Section 13.11	Add a rental sub-zone to the RM <sub>5</sub> zone	RM <sub>5r</sub> – Medium Density Multiple Housing ( <b><i>Residential Rental Tenure Only</i></b> )	
<u>11.</u>	Section 13.11.7	Add rental tenure clarification	In the RM <sub>5r</sub> zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	
<u>12.</u>	Section 13.12	Add a rental sub-zone to the RM <sub>6</sub> zone	RM <sub>6r</sub> – High Rise Apartment Housing ( <b><i>Residential Rental Tenure Only</i></b> )	
<u>13.</u>	Section 13.12.7	Add rental tenure clarification	In the RM <sub>6r</sub> zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	
<u>14.</u>	Section 14.4	Add a rental sub-zone to the C <sub>4</sub> zone	C <sub>4r</sub> – Urban Centre Commercial ( <b><i>Residential Rental Tenure Only</i></b> )	
<u>15.</u>	Section 14.4.6	Add rental tenure clarification	In the C <sub>4r</sub> zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	
<u>16.</u>	Section 14.7	Add a rental sub-zone to the C <sub>7</sub> zone	C <sub>7r</sub> – Central Business Commercial ( <b><i>Residential Rental Tenure Only</i></b> )	
<u>17.</u>	Section 14.7.7	Add rental tenure clarification	In the C <sub>7r</sub> zones, any Multiple Dwelling Housing unit shall be restricted to a Residential Rental Tenure.	