

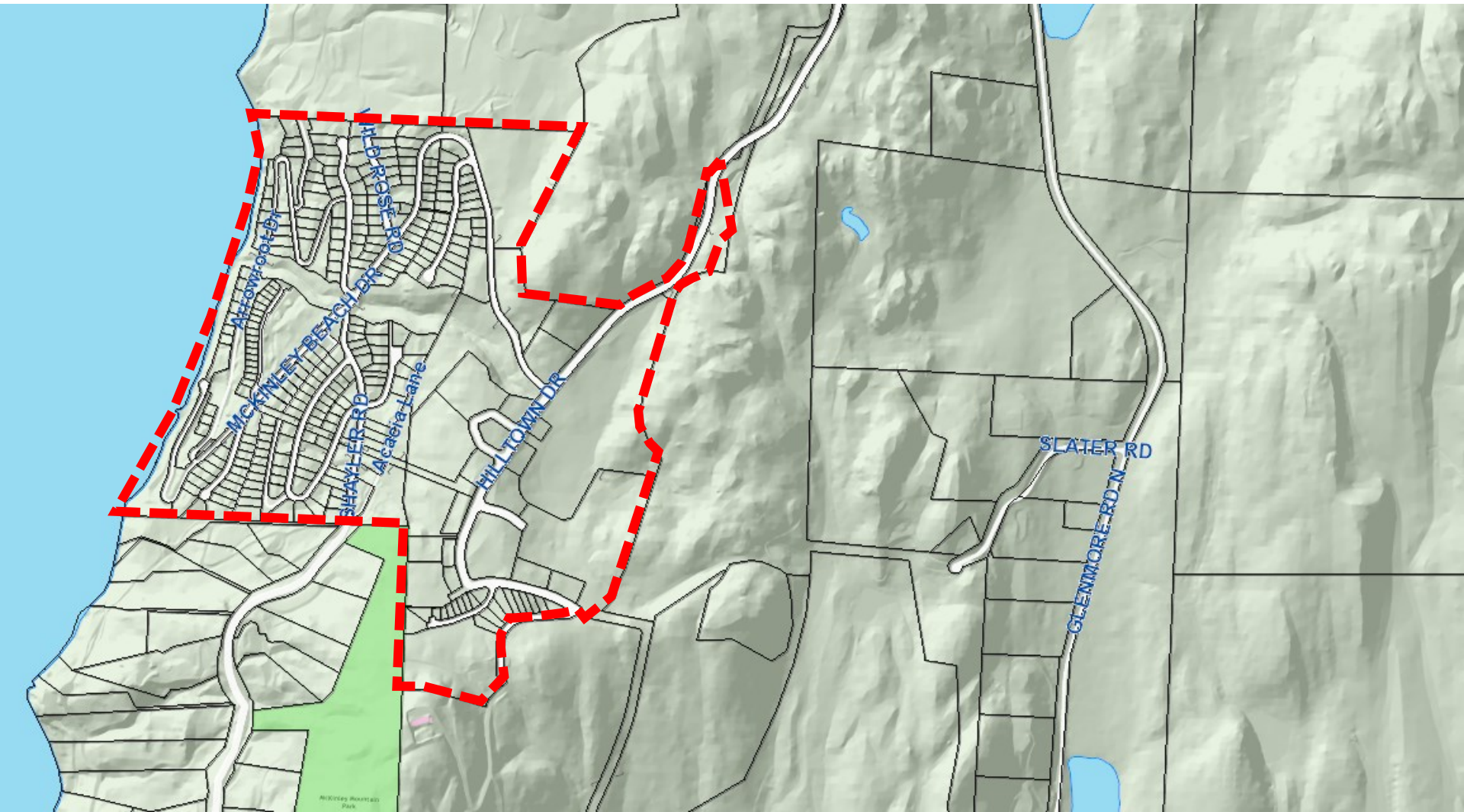


# TA20-0013 (W OF) Shayler Rd

Zoning Bylaw Text Amendment Application



# Context Map



# Proposal

- ▶ To amend the CD18 – McKinley Beach Comprehensive Resort Zone to remove restrictions on maximum gross floor area and building footprint.

# Current Zoning Regulation

- ▶ The maximum floor area for attached apartment, hotel, congregate housing, motel units or row housing units is 150m<sup>2</sup> per unit .
- ▶ The maximum gross floor area is 350m<sup>2</sup> per unit and the main floor footprint may not exceed 175m<sup>2</sup> per unit for single detached housing, semi-detached housing.

# Staff Recommendation

- ▶ Remove maximum unit size regulations stated in the CD18 zone as they are not required to effectively regulate development within this area.
- ▶ The lot layout and buildable areas of each lot in the CD18 zone is being determined through the subdivision and development permit process.
  - ▶ 'no-disturb' covenants are being required to be registered on the title of each new lot to ensure geotechnically unsafe or environmentally sensitive areas are avoided
  - ▶ Staff review commercial or multi-family projects based on the overall size, massing, height, parking spaces etc. in order to determine their suitability in relation to urban design guidelines.
  - ▶ The overall density in the CD18 zone is controlled in the form of a 219 covenant registered on the remainder parcel(s)



## *Conclusion of Staff Remarks*