

TA22-0014 Schedule A – Proposed Text Amendments Part 1 of 3

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 5.3 General Definitions - B	BEDROOM means a room located within a dwelling unit where the primary function is for sleeping. It may include, but is not limited to, dens, lofts, studies, and libraries.	BEDROOM means a room located within a dwelling unit where the primary function is for sleeping. Regardless of the room’s name (including but not limited to) dens, flex rooms, lofts, studies, libraries, etc. if the room’s layout could be utilized primarily for sleeping then the room shall be considered a bedroom.	Change the example to clarify when rooms are to be considered a bedroom, especially to keep consistency with minimum parking regulations as those parking regulations are calculated based on the dwelling unit’s number of bedrooms.
2.	Section 5.3 General Definitions - E	EDUCATION SERVICES means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes but is not limited to commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools.	EDUCATION SERVICES means development used for training, instruction, education, and/or certification in a specific trade, skill, or service. This includes schools, administration offices, gyms, maintenance/storage facilities, outdoor recreation, and related accessory buildings. This use includes, but is not limited to, commercial schools, private schools, public schools, community colleges, universities, technical schools, and vocational schools. <u>Residential dwelling units are permitted within Education Services if the dwelling units are administered by the Education Service.</u>	Update definition to provide clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
3.	Section 5.3 General Definitions - F	FLOOR AREA, NET means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.	FLOOR AREA, NET means the sum of the horizontal areas of each floor of a building measured from the interior face of exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems. In the case of congregate housing, communal dining and kitchen facilities are excluded.	Update definition to provide clarity.
4.	Section 5.3 General Definitions - L	LANDSCAPE AREA means the area located within the required front yard setback areas, rear yard setback areas, and industrial side yard setback areas setback area up to a maximum of 3.0 metres.	LANDSCAPE AREA means the area <u>up to a maximum of 3.0 metres</u> located within the into a required: front yard setback areas, <u>flanking side yard setback area</u> , rear yard setback areas, and or industrial side yard setback areas setback area up to a maximum of 3.0 metres.	Update definition to provide clarity.
5.	Section 5.3 General Definitions - M	MOBILE HOME means a factory made residential structure designed and manufactured with a deformation resistant steel frame that is design to be supported on a non-frost protected foundation. Mobile home does NOT include: (a) factory made residential structures designed and	MOBILE HOME means a factory made residential structure designed and manufactured with a deformation resistant steel <u>steel</u> frame that is <u>designed</u> to be supported on a non-frost protected foundation. Mobile home does NOT include: (a) factory made residential	Update definition to provide clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		manufactured to be supported on BC Building Code compliant frost protected foundations. (b) any structure designated as "Park Model" or "Recreational Vehicle" (RV).	structures designed and manufactured to be supported on BC Building Code compliant frost protected foundations. (b) any structure designated as "Park Model" or "Recreational Vehicle" (RV).	
6.	Section 5.3 General Definitions - R	RESIDENTIAL SECURITY/OPERATOR UNIT means a secondary building, a single detached housing, or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone	RESIDENTIAL SECURITY/OPERATOR UNIT means secondary building <u>or portion of a building used to provide a single on-site accommodation for: persons employed on the property, a site caretaker, an operator of a commercial establishment, or an on-duty security personnel.</u>	Update definition to provide clarity that this use is a single dwelling unit to be utilized in a specific manner in relation to commercial, industrial, or institutional developments.
7.	Section 5.3 General Definitions - S	SLEEPING UNIT means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.	SLEEPING UNIT means a habitable room <u>that may or may not be</u> equipped with self-contained cooking facilities (i.e. a partial or full kitchen), <u>which provides</u> accommodation for guests.	Update definition to provide clarity.
8.	Section 6.8.3 Density Bonus	The Rental or Affordable Housing Bonus density is permitted in respect of a building permit authorizing construction of dwelling units if: (a) all of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit's gross floor area; or	The Rental or Affordable Housing Bonus density is permitted in respect of a building permit authorizing construction of dwelling units if: (a) of all of the dwelling units are zoned for the residential rental tenure and a minimum of 80% of the dwelling units authorized by the building permit that are not ground-oriented shall have balconies with a gross floor area of at least 5% of the dwelling unit's gross floor area. <u>This does not include</u>	Update wording to provide clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		(b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance Table 6.8.b in respect of at least 2% of the total number of dwelling units authorized by the building permit authorizing the construction of the bonus density.	<u>any additional height associated with bonus FAR</u> ; or (b) a payment is made into Housing Opportunities Reserve Fund as established by Bylaw No. 8593 in accordance <u>with</u> Table 6.8.b in respect to the total amount of affordable housing units authorized by the building permit authorizing the construction of the bonus density.	
9.	Table 7.2 – Tree & Landscaping Planting Requirements	See Chart A	See Chart B	Change of wording to align with policy.
10.	Section 8.1.4(c) General Provisions and Development Standards	shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;	shall clearly delineate individual parking spaces, loading spaces, spaces for the disabled <u>universal accessibility</u> , maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;	Change of wording to align with policy.
11.	Section 8.2.1 Off-Street Parking Regulations	Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided onsite by the property owner in accordance with the requirements of this Bylaw.	Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for <u>universal accessibility</u> the disabled , and visitors) shall be provided <u>on-site</u> by the property owner in accordance with the requirements of this Bylaw.	Change of wording to align with policy.

No.	Section	Current Wording	Proposed Wording	Reason for Change
12.	Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles	See Chart B1	See Chart B2	Update parking regulations for MF1 lots without lanes to increase the parking stall size and decrease the drive aisle
13.	Table 8.2.7.b Ratio of Parking Space Sizes	See Chart B3	See Chart B4	<ul style="list-style-type: none"> • Update parking regulations for MF1 lots without lanes to increase the parking stall size and decrease the drive aisle. • Adjust ratio when tandem parking permitted to ensure 2 vehicles can fit within a tandem stall. • Add new regulation stating all parking spaces must be regular size when the length of the parking space abuts a doorway.
14.	Section 8.2.9 Size and Ratio	<p>Where a parking space abuts an obstruction (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space shall follow the following regulations:</p> <ul style="list-style-type: none"> (a) be an additional 0.2 metres wider where the parking space abuts an obstruction on one side; (b) be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and <p>be an additional 0.8 metres wider where the parking space abuts a doorway</p>	<p>Where a parking space abuts an obstruction (including but not limited to columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space width shall follow the following regulations:</p> <ul style="list-style-type: none"> (a) be an additional 0.2 metres wider where the parking space abuts an obstruction on one side; (b) be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and 	Add clarity to the regulation to ensure it applies to the intended parking stall width only.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			be an additional 0.8 metres wider where the parking space abuts a doorway	
15.	Section 8.2.11 (b) Car-Share Incentives	Within the Core Area , University South Village Centre , and Glenmore Valley Village Centre , the total minimum...	Within the Core Area , Urban Centres, University South Village Centre , and Glenmore Valley Village Centre , the total minimum...	Update list to include Urban Centres to be consistent with the definition of Core Area within the OCP.
16.	8.2.17(a) Accessible Parking Standards	(a) if a visitor parking space is required, then at least one of those visitor parking spaces shall be configured as an accessible parking space;	(a) if a visitor parking space is required <u>if one or more visitor parking spaces are required</u> , then at least one of those visitor parking spaces shall be configured as an accessible parking space;	Change of wording to align with policy.
17.	Table 8.3.1 Residential Multi- Dwelling Parking	See Chart C1	See Chart C2	Change of wording to align with policy. Added footnote to clarify the parking exemption within the UC1 zone.
18.	Table 8.3.1a Other Residential Parking	See Chart C3	See Chart D	Reorganization of information and deletion of redundancies. Change of wording to align with policy.
19.	Table 8.3.2 Commercial	See Chart E	See Chart F	Reorganization of information and deletion of redundancies.

No.	Section	Current Wording	Proposed Wording	Reason for Change
20.	Table 8.3.3 Agriculture	Table 8.3.3 Agriculture m ² = square metres	Table 8.3.3 Agriculture <u>GFA = gross floor area</u> m ² = square metres	Added definition for clarity.
21.	Table 8.3.4 Industrial	See Chart G	See Chart H	Reorganization of information and addition of definition.
22.	Table 8.3.5 Institutional	See Chart I	See Chart J	Reorganization of information and addition of information.
23.	Table 8.3.6 Community, Recreational, and Cultural	See Chart K	See Chart L	Delete chart, information amalgamated into other section.
24.	Figure 8.3 – Parking Exception Area	See Chart L₁	Delete Figure and associated wording	Re-organized the parking exemption regulation into the tables in previous sections.
25.	Table 8.4 Minimum Loading Required	See Chart M	See Chart N	Reorganization of information and deletion of redundancies.

No.	Section	Current Wording	Proposed Wording	Reason for Change
26.	Table 8.5 Minimum Bicycle Parking Required	See Chart O	See Chart P	Reorganization of information and deletion of redundancies.
27.	Section 8.5.8 Bicycle Parking Incentives	Within the Core Area , University South and Glenmore Valley Village Centres , the total minimum...	Within the Core Area , Urban Centres, University South and Glenmore Valley Village Centres , the total minimum...	Update list to include Urban Centres to be consistent with the definition of Core Area within the OCP.
28.	FOOTNOTES Table 8.6.1 Required End-of- Trip Facilities	FOOTNOTES (Section 8.6.1.): ¹ End of trips shall include a "bicycle repair and wash station" including tools for bikes, a commercial grade pump, access to water, and way to raise a bike up to perform simple maintenance. A "bicycle repair and wash station" is required after 4 long term bike parking stalls are required.	FOOTNOTES (Section Table 8.6.1.): ¹ End of trips End-of-trip facilities shall include a "bicycle repair and wash station" including tools for bikes, a commercial grade pump, access to water, and way to raise a bike up to perform simple maintenance. A "bicycle repair and wash station" is required after 4 long term bike parking stalls are required.	Update wording to correct spelling and grammar.
29.	Table 9.11 – Tall Building Regulations	See Chart U	See Chart V	Update to formatting for consistency and wording to provide clarity. Delete the maximum 4 storeys podium limit to be consistent with recently approved podiums. Keep the same 16 metre podium height limitation.

No.	Section	Current Wording	Proposed Wording	Reason for Change
30.	Section 9 – Specific Use Regulations		<p><u>9.12 Transportation Corridor</u></p> <p><u>9.12.1 Any flanking side yard, side yard, or rear yard abutting the Transportation Corridor (TC) future land use designation outlined in the Official Community Plan shall have a minimum 3 metre setback from that lot line. That setback area shall be landscaped in accordance with Section 7.</u></p> <p><u>9.12.2 Notwithstanding Section 7, any fencing within the landscape area required by Section 9.12.1 shall be a black chain link fence, or other materials approved by the Divisional Director of Planning and Development Services. The fence may be substituted for a continuous opaque barrier only where Section 7 permits continuous opaque barriers. If a fence or continuous opaque barrier is installed, then the fence or continuous opaque barrier must:</u></p> <ul style="list-style-type: none"> a) <u>contain at least one pedestrian access gate along the lot line abutting the Transportation Corridor (TC) future land use designation;</u> b) <u>have the pedestrian access gate be a minimum of 1.6 metres wide and</u> 	Addition of section to reflect policy.

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			<p><u>be lockable and controlled by the subject property owner.</u></p> <p><u>9.12.3 Notwithstanding Section 7.5, the maximum fence height within the landscape area required by Section 9.12.1 shall be 2.0 metres and must be setback at least 0.15 metres from the lot line abutting the Transportation Corridor (TC) future land use designation.</u></p> <p><u>9.12.4 Any lots zoned A1-Agriculture or P3 - Parks and Open Space are exempt from the requirements in Section 9.12.</u></p>	
31.	Section 10.3 Permitted Land Uses – Animal Clinics, Major and Animal Clinics, Minor	'-' Not Permitted	'P' Principal Use	ALC does not prohibit animal daycare and thus the recommendation is to align with current market demand for these uses within the A1 zone. In general, there is less land use conflicts with neighbours of A1 properties versus rural residential properties.
32.	Section 10.3 - Permitted Land Uses	Child Care Centre, Major: RR1, & RR2: S ^{.1}	Child Care Centre, Major: RR1, & RR2: P ^{.1}	Change of use category to align with policies to encourage child care facilities.

No.	Section	Current Wording	Proposed Wording	Reason for Change
33.	Section 9.2 – Home Based Business Regulations		<u>m² = square metres</u>	Added definition for clarity.
34.	Section 9.2 Home-Based Business Regulations For the Rural Column & the Employee Restriction Row	One person maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite. ²	Two persons maximum other than the principal residents of the dwelling unit can be engaged in the home-based business onsite.	Created a separate column for Rural - Home Based Business (HBB) to maintain one person max for Major HBB and to align Rural – HBB wording with original regulations to provide consistent regulations over time.
35.	Section 9.6 – Agriculture, Urban Regulations	<ul style="list-style-type: none"> • Have no or materials related to the community garden stored outside on the lot. 	<ul style="list-style-type: none"> • Have no or materials related to the community garden stored outside on the lot. <u>No materials shall be stored outside of the lot.</u> 	Update wording to correct spelling and grammar.
36.	9.7.4 Site Specific Regulations	See Chart Q	See Chart R	Update to formatting for consistency and wording to provide clarity.
37.	9.9.9 Site Specific Regulations	See Chart S	See Chart T	Update to formatting for consistency. Added recently adopted Bylaw 8000 Text Amendments .

No.	Section	Current Wording	Proposed Wording	Reason for Change
38.	Section 10.3 Permitted Land Uses Footnote 10.3.9	When a home-based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a lot area greater than 3,300 m ² .	All home-based business, rural must have a minimum lot area as described in Section 9.2 Home -Based Businesses.	Delete redundant regulations.
39.	Section 10.6 - Development Regulations	See Chart W	See Chart X	Update to formatting for consistency.
40.	Section 10.6 - Development Regulations	Max. Height for Carriage Houses for A2, RR1, & RR2 zones is 5.4 m	Max. Height for Carriage Houses A2, RR1, & RR2 zones is <u>5.7 m</u>	Add 0.3 m (1 foot) to accommodate standard floor to ceiling height ratios for two storey structures.
41.	Section 10.6 - Development Regulations	n/a	Max. Height for Carriage Houses Row: Add footnote 10.6.6 to A2, RR1, & RR2 zones: .6 For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.	Add additional height for flat roof carriage houses to accommodate standard floor to ceiling height ratios in these structure types.
42.	Section 11.3 - Permitted Land Uses	Child Care Centre, Major: RU1, RU2, RU4, & RU5: S ^{·3}	Child Care Centre, Major: RU1, RU2, RU4, & RU5: P ^{·3}	Change of use category to align with policies to encourage child care facilities.
43.	Section 11.3 – Permitted Land Uses (Carriage House) Footnote 11.3.7	^{·7} For a lot located outside the Core Area , the lot must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. For a lot located within the Core Area , a carriage house is a permitted secondary use without the necessity of the	^{·7} Carriage houses are permitted as a secondary use without the necessity of the sub-zone if the lot is located within the Core Area Neighbourhood (C-NHD) or the Suburban Residential (S-RES) future land use designations as outlined within the	All carriage house rezonings in the Suburban Residential (S-RES) future land use designations have been supported by Council. To sensitively integrate

No.	Section	Current Wording	Proposed Wording	Reason for Change
		sub-zone. Carriage houses must be on a lot serviced with community sanitary sewer and community water , except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m ² .	OCP. Lots located outside those future land use designations must have a carriage house sub-zone 'c' on the property for a carriage house to be permitted. Further, carriage houses must be on a lot serviced with community sanitary sewer and community water , except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m ² .	carriage houses into these areas, a development regulations is proposed to limit these carriage houses to single storey whereas within the Core Area two storey carriage houses would be permitted.
44.	Section 11.3 – Permitted Land Uses (Carriage House, RU4)	S ^{2,7,9}	S ^{2,7,9}	Removal of footnote for clarity.
45.	Section 11.5 – Development Regulations	The Row for Max. Building Footprint for Single (1) Storey Carriage Houses And The Row for Max. Building Footprint for Two (2) Storey Carriage Houses	Delete both rows	Regulating footprint for carriage house is unnecessary with gross floor area maximums.
46.	Section 11.5 – Development Regulations	Max. Height for Carriage Houses for RU1, RU2, RU3, & RU4 zones is 5.4 m	Max. Height for Carriage Houses for RU1, RU2, RU3, & RU4 zones is <u>5.7 m</u>	Add 0.3 m (1 foot) to accommodate standard floor to ceiling height ratios for two storey structures.
47.	Section 11.5 – Development Regulations (new footnote)	n/a	Max. Height for Carriage Houses Row: Add footnote 11.5.8 to RU1, RU2, RU3, & RU4 zones: ⁹ Carriage houses are limited to a single storey when the lot is located within the Suburban Residential (S-RES) future land	All carriage house rezonings in the Suburban Residential (S-RES) future land use designations have been supported by Council. To sensitively integrate

No.	Section	Current Wording	Proposed Wording	Reason for Change
			use designations as outlined within the OCP .	carriage houses into these areas, a development regulations is proposed to limit these carriage houses to single storey whereas within the Core Area two storey carriage houses would be permitted.
48.	Section 11.5 – Development Regulations	n/a	Max. Height for Carriage Houses Row: Add footnote 11.5.8 to RU1, RU2, RU3, & RU4 zones: .8 For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.	Add additional height for flat roof carriage houses to accommodate standard floor to ceiling height ratios in these structures.
49.	Section 12.3 – Subdivision Regulations	See Chart Y	See Chart Z	Update to formatting for consistency.
50.	Section 12.4 – Development Regulations		Criteria	Addition of “Criteria” for left column header.

Chart A

Original – Table 7.2- Tree & Landscaping Planting Requirements

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres				
Criteria	Infill Housing and Townhouses	Apartments in Multi-Dwelling Zones	Urban Centre Zones & Institutional Zones	Commercial Zones & Industrial Zones
Minimum Tree amount. ^{.2}	One tree per 50 m ² of landscape area or 1 tree per 12 linear metres of landscape area (whichever is more) ^{.2}	One tree per 55 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}
Minimum Deciduous Tree Caliper ^{.1}	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Height	250 cm			
Minimum Ratio between Tree size ^{.3}	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing	75% soil-based landscaping groundcover in landscape areas See Visual Example Figure 7.2.1			

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres				
Criteria	Infill Housing and Townhouses	Apartments in Multi-Dwelling Zones	Urban Centre Zones & Institutional Zones	Commercial Zones & Industrial Zones
Medium Area ^{.4}				
Minimum Growing Medium Volumes per Tree ^{.4}	<p>Large Single: 30 m³ - Large Multiple Connected by Trench or Cluster: 25 m³</p> <p>Medium Single: 20 m³ - Medium Multiple Connected by Trench or Cluster: 18 m³</p> <p>Small Single: 15 m³ - Small Multiple Connected by Trench or Cluster: 12 m³</p>			
<p>FOOTNOTES (Section 7.2):</p> <p>^{.1} All deciduous trees shall have a minimum clear stem height of 1.5 m.</p> <p>^{.2} The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the landscape areas. The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the City of Kelowna’s Urban Tree Guide but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable.</p> <p>^{.3} Tree size will be defined in the City of Kelowna’s Urban Tree Guide, if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size.</p> <p>^{.4} Minimum growing medium may be shared through the landscape area (tree, turf, and shrub).</p>				

Chart B

Proposed - Table 7.2 – Tree & Landscaping Requirements

Table 7.2 – Tree & Landscaping Planting Requirements				
cm =centimetres / m = metres / m ² = square metres / m ³ = cubic metres				
Criteria	MF1 & MF2 Zones	MF3 zone, Core Area Zone, and Health District Zones	Urban Centre Zones , Village Centre Zone, & Institutional Zones	Commercial Zones , Industrial Zones , & Comprehensive Development Zones
Minimum Tree amount. ^{.2}	One tree per 50 m ² of landscape area or 1 tree per 12 linear metres of landscape area (whichever is more) ^{.2}	One tree per 55 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}	One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2}
Minimum Deciduous Tree Caliper ^{.1}	Large: 5 cm Medium: 4 cm Small: 3 cm			
Minimum Coniferous Tree Height	250 cm			
Minimum Ratio Between Tree size ^{.3}	Large: Min 50% Medium: No min or max Small: Max 25%			
Minimum Growing	75% soil-based landscaping groundcover in landscape areas			

Table 7.2 – Tree & Landscaping Planting Requirements <small>cm =centimetres / m = metres / m² = square metres / m³ = cubic metres</small>				
Criteria	MF1 & MF2 Zones	MF3 zone, Core Area Zone, and Health District Zones	Urban Centre Zones , Village Centre Zone, & Institutional Zones	Commercial Zones , Industrial Zones , & Comprehensive Development Zones
Medium Area ^{.4}	see visual example Figure 7.2.1			
Minimum Growing Medium Volumes per Tree ^{.4}	Large Single: 30 m ³ - Large Multiple Connected by Trench or Cluster: 25 m ³ Medium Single: 20 m ³ - Medium Multiple Connected by Trench or Cluster: 18 m ³ Small Single: 15 m ³ - Small Multiple Connected by Trench or Cluster: 12 m ³			
FOOTNOTES (Table 7.2): ^{.1} All deciduous trees shall have a minimum clear stem height of 1.5 m. ^{.2} The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the landscape areas . The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the City of Kelowna’s Urban Tree Guide but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable. ^{.3} Tree size will be defined in the City of Kelowna’s Urban Tree Guide , if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size. ^{.4} Minimum growing medium may be shared through the landscape area (tree, turf, and shrub).				

Chart B1

Original – Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles			
m = metres			
	Min. Length	Min. Width	Min. Height Clearance
Parking Spaces:			
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:			
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

Chart B2

Proposed – Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles			
m = metres			
Parking Spaces:	Min. Length	Min. Width	Min. Height Clearance
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:	Min. Length	Min. Width	Min. Height Clearance
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
All two-way surface drive aisles without access to adjacent parking , garages, and / or carports in MF1 zone	n/a	4.5 m	2.0 m
All two-way surface drive aisles with access to adjacent parking , garages, and / or carports in MF1 zone	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m

Chart B3

Original – Table 8.2.7.b Ratio of Parking Space Sizes

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	50%	50%
Carriage house or secondary suite	0%	100%
Short-term rental accommodations	0%	100%
Dwelling units in the MF1 zone	0%	100%
Townhouses, Stacked Townhouses, and Apartments	50% ^{.1, .2}	50%
Commercial	70%	30%
Industrial	70%	30%
Institutional	50%	50%
FOOTNOTES (Section 8.2.7): ^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces , “accessible parking spaces ” shall be included in the minimum number regular size vehicle parking spaces . ^{.2} All visitor parking stalls must be regular size vehicle parking spaces .		

Chart B4

Proposed – Table 8.2.7.b Ratio of Parking Space Sizes

Table 8.2.7.b Ratio of Parking Space Sizes		
Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces
Single Detached Dwelling, Duplex, or Semi-Detached	100% ^{.3}	0%
Carriage house or secondary suite	0%	100% ^{.3, .4}
Short-term rental accommodations	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone with access to a lane	0%	100% ^{.3, .4}
Dwelling units in the MF1 zone without access to a lane	100% ^{.3}	0%
Townhouses, Stacked Townhouses, and Apartments	50% ^{.1, .2, .3, .4}	50% ^{.4}
Commercial	70% ^{.4}	30% ^{.4}
Industrial	70% ^{.4}	30% ^{.4}
Institutional	50% ^{.4}	50% ^{.4}
<p>FOOTNOTES (Section 8.2.7):</p> <p>^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces, “accessible parking spaces” shall be included in the minimum number regular size vehicle parking spaces.</p> <p>^{.2} All visitor parking spaces must be regular size vehicle parking spaces.</p> <p>^{.3} All parking spaces that are configured in tandem must be regular size vehicle parking space.</p> <p>^{.4} All parking spaces must be regular size vehicle parking space when the length of a parking space abuts a doorway.</p>		

Chart C1

Original - Table 8.3.1 Residential Multi-Dwelling Parking

Table 8.3 – Required Off-Street Parking Requirements					
Table 8.3.1 Residential Multi-Dwelling Parking					
Land Use / Type of Development	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement ^{.1, .2}
	Urban Centre and Health District Zones	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a <u>Transit Supportive Corridor</u>	All other zones within the <u>Core Area</u>	All other zones outside the <u>Core Area</u> ^{.3}	
<u>Apartment Housing</u> <u>Townhouses</u> <u>Stacked Townhouses</u>	<u>Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.14 spaces ^{.1} & Max 0.2 spaces per dwelling unit</u>
<u>Residential Security Operator Unit</u>	<u>Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	

	Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit	Min 1.1 spaces ⁴ & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit
		Min 1.4 spaces ⁴ & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit

FOOTNOTES ([Section 8.3.1.](#)):

- ¹ Visitor [parking](#) is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor [parking](#) is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate ([spaces](#) per [unit](#)). The minimum number of [dwelling units](#) when the first visitor [parking space](#) is required is five (5) [dwelling units](#). For example, a [lot](#) with four (4) [dwelling units](#) does not require a visitor [parking space](#).
- ³ Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.
- ⁴ For MF1 zoned lots, the first four dwelling units shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to the fifth dwelling unit and any more dwelling units.

Chart C2

Proposed - Table 8.3.1 Residential Multi-Dwelling Parking

Table 8.3 – Required Off-Street Parking Requirements					
Table 8.3.1 Residential Multi-Dwelling Parking					
Land Use / Type of Development	Base Parking Requirement (Number of spaces)				Minimum Visitor Parking Requirement ^{.1, .2}
	Urban Centre Zones ^{.5}	MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a <u>Transit Supportive Corridor</u>	All other zones within the <u>Core Area</u>	All other zones outside the <u>Core Area</u> ^{.3}	
<u>Apartment Housing</u> <u>Townhouses</u> <u>Stacked Townhouses</u>	<u>Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit</u>	<u>Min 0.14 spaces ^{.1} & Max 0.2 spaces per dwelling unit</u>
<u>Residential Security Operator Unit</u>	<u>Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	<u>Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit</u>	

	Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit	Min 1.1 spaces ⁴ & Max 1.6 spaces per 2 bedroom dwelling unit	Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit	Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit
		Min 1.4 spaces ⁴ & Max 2.0 spaces per 3 bedroom dwelling unit	Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit	Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit

FOOTNOTES ([Section 8.3.1.](#)):

- ¹ Visitor [parking](#) is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor [parking](#) is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ² Regardless of the parking rate ([spaces](#) per [unit](#)). The minimum number of [dwelling units](#) when the first visitor [parking space](#) is required is five (5) [dwelling units](#). For example, a [lot](#) with four (4) [dwelling units](#) does not require a visitor [parking space](#).
- ³ Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1a Other Residential Parking.
- ⁴ MF1 zoned [lots](#) with four [dwelling units](#) or less shall have a minimum of one (1) [parking space](#) per [dwelling unit](#). The parking rate identified above applies to MF1 [lots](#) with five [dwelling units](#) or more.
- ⁵ All [lots](#) in the areas identified as 3 storeys in [Map 4.1](#) within the [OCP](#) (UC1 Downtown) shall not be required to meet any vehicle [parking space](#) requirements if the height of the [buildings](#) on the [lot](#) are 4 [storeys](#) or less and 15.0 metres or less.



Chart C3

Original - Table 8.3.1a Other Residential Parking

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space ; plus 0.9 stalls per sleeping unit	1.5 space ; plus 2.0 spaces per sleeping unit	n/a
Carriage House Secondary Suites	1.0 space ²	2.0 spaces	n/a
Congregate Housing & Supportive Housing	0.35 spaces per sleeping unit ; Plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)	n/a	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Group Home	1.0 space ; plus 0.35 stalls per sleeping unit	2.0 spaces ; plus 1.0 stall per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on	3.0 spaces per 100 m ² GFA ,	5.0 spaces per 100 m ² GFA	n/a

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
lots located on Royal Avenue or Christleton Avenue			
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 space	n/a	n/a
Mobile homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit , except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit , except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
	0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit	n/a
Short – Term Rental Accommodation:			
<ul style="list-style-type: none"> Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
<ul style="list-style-type: none"> Agriculture & Rural Zones and Single & Two Dwelling Zones 	1.0 space per two sleeping units	n/a	

Table 8.3.1a Other Residential Parking			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 spaces per dwelling unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit ³
<p>FOOTNOTES (Section 8.3.1a):</p> <p>¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.</p> <p>² Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.</p> <p>³ Within residential strata (non-MF1 zoned developments) with three (3) or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.</p>			

Chart D

Proposed - Table 8.3.1a Other Residential Parking

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Agriculture & Rural Zones and Single & Two Dwelling Zones	2.0 spaces per dwelling unit	n/a	0.0 spaces or Min 0.14 spaces & Max 0.2 spaces per dwelling unit ³
Bed and Breakfast Homes	1.0 space per sleeping unit	1.5 spaces per sleeping unit	n/a
Boarding or Lodging Houses	1.0 space ; plus 0.9 stalls per sleeping unit	1.5 space ; plus 2.0 spaces per sleeping unit	n/a
Carriage House	1.0 space ²	2.0 spaces	n/a
Child Care Centre, Major	1.0 Space per 11 children of capacity	n/a	n/a
Child Care Centre, Minor	1.0 space	n/a	n/a
Congregate Housing & Supportive Housing	0.35 spaces per sleeping unit ; Plus 0.5 spaces per non-resident on-duty employee or 3.0 spaces (whichever is greater)	n/a	Min 0.14 spaces & Max 0.2 spaces per dwelling unit

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area			
m² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Group Home	1.0 space ; plus 0.35 stalls per sleeping unit	2.0 spaces ; plus 1.0 stall per sleeping unit	n/a
Home-Based Business, Major	1.0 space	2.0 spaces	n/a
Home-Based Business, Major for Health Services on lots located on Royal Avenue or Christleton Avenue	2.5 spaces per 100 m ² GFA ,	5.0 spaces per 100 m ² GFA	n/a
Home-Based Business, Minor	n/a	n/a	n/a
Home-Based Business, Rural	1.0 space	n/a	n/a
Mobile Homes	2.0 spaces per dwelling unit	2.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD20 Zone	1.0 space per dwelling unit , except 0.15 spaces per student only residences	1.5 spaces per dwelling unit	Min 0.14 spaces per dwelling unit , except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Residential units within the CD22 zone	1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit	2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Residential units within the CD26 zone	1.0 space per dwelling unit	1.5 spaces per dwelling unit	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Secondary Suites	1.0 space ²	2.0 spaces	n/a
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Multi-Dwelling Zones and Core Area and Other Zones 	No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone).	n/a	n/a
Short – Term Rental Accommodation: <ul style="list-style-type: none"> Agriculture & Rural Zones and Single & 	1.0 space per two sleeping units	n/a	

Table 8.3.1.a Other Residential Parking			
GFA = gross floor area m ² = square metres			
Land Use / Type of Development	Base Parking Requirement		Visitor Parking Requirement ¹
	Minimum	Maximum	
Two Dwelling Zones			

FOOTNOTES (Table 8.3.1a):

¹ Visitor parking is to be easily accessible to the access points of the corresponding [development](#) and/or [buildings](#). Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

² [Parking space](#) can be located in the driveway and in tandem with the single detached [dwelling](#) parking as long as two additional off-street [parking spaces](#) are provided for the [principal dwelling](#). Notwithstanding Section 8.1.4, parking for [secondary suites](#) or [carriage houses](#) can be surfaced with a dust-free material.

³ Within a residential strata with five or more [dwelling units](#) the visitor parking requirement is 0.14 [spaces](#) per [dwelling unit](#).

Chart E

Original – Table 8.3.2 Commercial

Table 8.3.2 Commercial m ² = square metres		
<u>Land Use</u> / Type of <u>Development</u>	Parking Requirement NOTE: <u>GFA</u> = <u>gross floor area</u>	
	Minimum	Maximum
<u>Boat Storage</u>	1.0 <u>space</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees	1.25 <u>spaces</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees
<u>Hotels / Motels</u>	0.8 <u>spaces</u> per <u>sleeping units</u> plus requirements of other <u>uses</u> in the UC1 zone; 1.0 <u>space</u> per <u>sleeping unit</u> plus requirements of other <u>uses</u> in all other zones	1.5 <u>spaces</u> per <u>sleeping units</u> , plus requirements of other <u>uses</u>
All <u>commercial uses</u> in the UC1 zone even if listed separately below ^{1, 2}	0.9 <u>spaces</u> per 100 m ² <u>GFA</u>	3.0 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below ^{1, 2}	1.3 <u>spaces</u> per 100 m ² <u>GFA</u> ³	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD22 zone</u> even if listed separately below ^{1, 2}	1.0 <u>spaces</u> per 100 m ² <u>net floor area</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD26 zone</u> even if listed separately below ^{1, 2}	1.75 <u>parking spaces</u> per 100 m ² <u>GFA</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>

Table 8.3.2 Commercial m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Animal Clinics, Major and Minor Health Services (includes dental offices , surgeries, and similar uses)	3.0 spaces per 100 m ² GFA ,	5.0 spaces per 100 m ² GFA
Food Primary Establishment Liquor Primary Establishment	2.5 spaces per 100 m ² GFA or 5.0 spaces (whichever is greater)	4.5 spaces per 100 m ² GFA ,
Fleet Services	2.0 spaces per 100 m ² GFA ; or 1 spaces per vehicle in fleet plus 1 per employee on duty (whichever is greater)	2.5 spaces per 100 m ² GFA ; or 1.25 spaces per vehicle in fleet plus 1.25 spaces per employee on duty (whichever is greater)
Personal Services Establishment	2.5 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical

Table 8.3.2 Commercial m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
	support, or retail sale operations.	support, or retail sale operations.
Financial Services Offices	2.5 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
All other commercial uses not listed above and for commercial zones not list above: ¹		
• GFA less than 1,000 m ²	2.0 spaces per 100 m ² GFA	2.5 spaces per 100 m ² GFA
• GFA 1,000 m ² to 2,000 m ²	2.5 spaces per 100 m ² GFA	3.5 spaces per 100 m ² GFA
• GFA 2,000 m ² to 20,000 m ²	3.0 spaces per 100 m ² GFA	4.5 spaces per 100 m ² GFA
• GFA greater than 20,000 m ²	4.0 spaces per 100 m ² GFA	5.25 spaces per 100 m ² GFA
FOOTNOTES (Section 8.3.2): ¹ For shopping centres , calculate the area by adding all the tenant spaces together. ² This rule only applies to land use categories that are based on a number of parking spaces per GFA . ³ The minimum parking requirement may be affected by Figure 8.3 Parking Exception Areas .		

Chart F

Proposed - Table 8.3.2 Commercial

Table 8.3.2 Commercial		
GFA = gross floor area m ² = square metres		
<u>Land Use</u> / Type of <u>Development</u>	Parking Requirement NOTE: <u>GFA</u> = <u>gross floor area</u>	
	Minimum	Maximum
All <u>commercial uses</u> in the UC1 zone even if listed separately below ^{1, 3}	0.9 <u>spaces</u> per 100 m ² <u>GFA</u>	3.0 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the UC2, UC3, UC4, UC5, and VC1 zone even if listed separately below ¹	1.3 <u>spaces</u> per 100 m ² <u>GFA</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD22 zone</u> even if listed separately below ¹	1.0 <u>spaces</u> per 100 m ² <u>net floor area</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
All <u>commercial uses</u> in the <u>CD26 zone</u> even if listed separately below ¹	1.75 <u>parking spaces</u> per 100 m ² <u>GFA</u>	4.5 <u>spaces</u> per 100 m ² <u>GFA</u>
<u>Boat Storage</u>	1.0 <u>space</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees	1.25 <u>spaces</u> per 10 <u>boat storage</u> spaces plus 2 <u>spaces</u> for employees
<u>Child Care Centre, Major</u>	1.0 <u>space</u> per 11 children of capacity or 2.0 <u>spaces</u> per 100 m ² <u>GFA</u> (whichever is more)	n/a
<u>Child Care Centre, Minor</u>	1.0 <u>space</u>	n/a

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Commercial Storage ; or Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.
Fleet Services	1.0 space per 100 m ² GFA and 1.0 space per vehicle in fleet	n/a
Gas Bar	2.5 spaces per 100 m ² GFA	n/a
Hotels / Motels	0.8 spaces per sleeping units plus requirements of other uses in the UC1 zone; 1.0 space per sleeping unit plus requirements of other uses in all other zones	1.5 spaces per sleeping units , plus requirements of other uses
Residential Security / Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
Spectator Sports Establishments	1 per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a
All other commercial uses not listed above within a: Residential zone, Commercial zone, Village Centre zone, Core Area zone, Urban Centre zone, a Health District zone, or a Comprehensive Development zone with commercial uses (unless the CD zone specifies a parking rate): ^{1,2}	<ul style="list-style-type: none"> • 2.0 spaces per 100 m² GFA for uses with GFA less than 1,000 m² • 2.5 spaces per 100 m² GFA for uses with GFA between 1,000 m² & 2,000 m² • 3.0 spaces per 100 m² GFA for uses with GFA between 2,000 m² & 20,000 m² • 4.0 spaces per 100 m² GFA for uses with GFA greater than 20,000 m² 	<ul style="list-style-type: none"> • 2.5 spaces per 100 m² GFA for uses with GFA less than 1,000 m² • 3.5 spaces per 100 m² GFA for uses with GFA between 1,000 m² & 2,000 m² • 4.5 spaces per 100 m² GFA for uses with GFA between 2,000 m² & 20,000 m² • 5.25 spaces per 100 m² GFA for uses with GFA greater than 20,000 m²
FOOTNOTES (Section 8.3.2.): ¹ For shopping centres , calculate the area by adding all the tenant spaces together. ² Food Primary Establishment and Liquor Primary Establishment must have a minimum of 3 parking spaces.		

Table 8.3.2 Commercial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement NOTE: GFA = gross floor area	
	Minimum	Maximum
³ All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less as well as 15.0 metres or less.		



Chart G

Original - Table 8.3.4 Industrial

Table 8.3.4 Industrial m ² = square metres		
<u>Land Use / Type of Development</u>	Parking Requirement	
	Minimum	Maximum
<u>Bulk Fuel Depot</u>	2.0 <u>spaces</u>	n/a
<u>General Industrial Uses</u>	<p>1.0 <u>space</u> per 100 m² <u>GFA</u> (includes <u>mezzanine</u> area);</p> <p>Plus</p> <p>2.5 <u>spaces</u> per 100 m² <u>GFA</u> for all floor area devoted to <u>accessory</u> activities such as any indoor display, <u>office</u>, administrative or technical support, or <u>retail</u> sale operations.</p>	<p>2.5 spaces per 100 m² <u>GFA</u> (includes <u>mezzanine</u> area);</p> <p>Plus</p> <p>3.0 <u>spaces</u> per 100 m² <u>GFA</u> for all floor area devoted to <u>accessory</u> activities such as any indoor display, <u>office</u>, administrative or technical support, or <u>retail</u> sale operations.</p>

<p>Warehousing</p>	<p>0.5 spaces per 100 m² GFA (minimum 2 spaces);</p> <p>Plus</p> <p>2.5 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>	<p>1.0 space per 100 m² GFA;</p> <p>Plus</p> <p>3.0 spaces per 100 m² GFA for all floor area devoted to accessory activities such as any indoor display, office, administrative or technical support, or retail sale operations.</p>
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Chart H

Proposed - Table 8.3.4 Industrial

Table 8.3.4 Industrial GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Animal Clinics, Major and Minor ; or Auctioneering Establishments; or Cultural and Recreation Services ; or Food Primary Establishment ; or Gas Bar ; or Liquor Primary Establishment ; or Participant Recreation Services , Indoor ; or Recycling Drop-Offs ; or Retail Cannabis Sales ;	2.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 3.0 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 4.0 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²	3.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 4.5 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 5.25 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²
Alcohol Production Facilities ; or Automotive & Equipment ; or Automotive & Equipment, Industrial ; or Cannabis Production Facilities ; or Emergency and Protective Services ; or General Industrial Uses ; or Recycling Depots ; or Wrecking Yards	1.0 space per 100 m ² GFA (includes mezzanine area); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.	2.5 spaces per 100 m ² GFA (includes mezzanine area); Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.

Boat Storage	1.0 space per 10 boat storage spaces . Minimum of 2 spaces	1.5 spaces per 10 boat storage spaces
Bulk Fuel Depot	2.0 spaces	n/a
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.5 spaces per 100 m ² GFA (whichever is greater)	n/a
Commercial Storage; or Recycling Plants ; or Utility Services, Infrastructure ; or Warehousing	0.5 spaces per 100 m ² GFA (minimum 2 spaces); Plus 2.5 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.	1.0 space per 100 m ² GFA ; Plus 3.0 spaces per 100 m ² GFA for all floor area devoted to accessory activities such as any indoor display, office , administrative or technical support, or retail sale operations.
Fleet Services	1.0 spaces per 100 m ² GFA and 1 space per vehicle in fleet	n/a
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit

Chart I

Original - Table 8.3.5 Institutional

Table 8.3.5 Institutional		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Cemetery	0.5 space per 100 m ² GFA	n/a
Detention and Correction Services	1.0 space per 2 inmates (capacity)	n/a
Emergency and Protective Services	4.0 spaces per 100 m ² GFA	n/a
Hospitals	1.0 space per 100 m ² GFA	n/a
Education Services	1.3 spaces per 100 m ² GFA	n/a
Temporary shelter services	1.0 space per 3 beds	n/a

Chart J

Proposed - Table 8.3.5 Institutional

Table 8.3.5 Institutional GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Child Care Centre, Major	1.0 space per 11 children of capacity or 2.0 spaces per 100 m ² GFA (whichever is greater)	n/a
Cemetery	0.5 space per 100 m ² GFA	n/a
Cultural and Recreation Services ; or Exhibition and Convention Facilities ; or Food Primary Establishment ; or Health Services ; or Liquor Primary Establishment ; or Recycling Drop-Offs ; or Retail	2.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 3.0 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 4.0 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²	3.5 spaces per 100 m ² GFA for uses with GFA less than 2,000 m ² 4.5 spaces per 100 m ² GFA for uses with GFA between 2,000 m ² & 20,000 m ² 5.25 spaces per 100 m ² GFA for uses with GFA greater than 20,000 m ²
Detention and Correction Services	1.0 space per 2 inmates (capacity)	n/a
Education Services	1.3 spaces per 100 m ² GFA	n/a
Emergency and Protective Services	4.0 spaces per 100 m ² GFA	n/a
Hospitals	1.0 space per 100 m ² GFA	n/a
Participant Recreation Services, Indoor	2.0 spaces per 100 m ² GFA ; or	n/a

Table 8.3.5 Institutional GFA = gross floor area m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
	2.0 spaces per alley for bowling alleys; or 4.0 spaces per curling sheet for curling rinks; or 3.0 spaces per court for racquet clubs; or 25.0 spaces per 100 m ² of pool water surface for public swimming pools (whichever is greater)	
Participant Recreation Services, Outdoor	2.0 spaces per 100 m ² GFA ; and 6.0 spaces per hole for golf courses; and 1.0 space per tee for a golf driving range	n/a
Religious Assemblies	1 space per 5 seats or 6 spaces per 100 m ² of GFA (whichever is greater)	n/a
Residential Security/Operator Unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Spectator Sports Establishments	1 space per 4 seats	n/a
Temporary Shelter Services	1.0 space per 10 beds	n/a

Chart K

Original Table 8.3.6

Table 8.3.6 Community, Recreational, and Cultural m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Bowling Alley	2.0 spaces per alley	n/a
Campsite	1 per camping space	n/a
Child Care Centre, Major (Includes preschool)	1.0 space per 11 children (capacity)	n/a
Child Care Centre, Minor	1.0 space plus 1.0 more space if the child care centre contains employees from offsite	
Cultural and Recreation Services Exhibition and Convention Facilities:		
(a) GFA less than 1,000 m ²	2.0 spaces per 100 m ² GFA	n/a
(b) GFA 1,000 m ² to 2,000 m ²	2.5 spaces per 100 m ² GFA	n/a
(b) GFA 2,000 m ² to 20,000 m ²	3.0 spaces per 100 m ² GFA	n/a
(c) GFA greater than 20,000 m ²	4.0 spaces per 100 m ² GFA	n/a
Cultural Facility (e.g., Museum, Art Gallery)	2.5 spaces per 100 m ² GFA	n/a

Table 8.3.6 Community, Recreational, and Cultural m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Curling Rink	4.0 spaces per curling sheet	n/a
Golf Course	6.0 spaces per hole; plus, the parking required for other secondary uses	n/a
Golf Driving Range	2.0 spaces per tee	n/a
Library	2.5 spaces per 100 m ² GFA	n/a
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks, swimming pools, and racquet clubs)	1.0 space per 100 m ² GFA , plus 1.0 space per 3 users (capacity)	n/a
Racquet Clubs	3 spaces per court	n/a
Recycling Drop-Offs	1 per recycling container, (minimum of 2 spaces)	n/a
Religious Assemblies	1 per 5 seats or 10 per 100 m ² of GFA (whichever is greater)	n/a
Spectator Entertainment Establishments	1 per 4 seats	n/a
Spectator Sports Establishments	1 per 4 seats	n/a

Table 8.3.6 Community, Recreational, and Cultural m ² = square metres		
Land Use / Type of Development	Parking Requirement	
	Minimum	Maximum
Swimming Pool (Public)	25.0 per 100 m ² of pool water surface	n/a

Chart L

Proposed table to be deleted.

Table 8.3.6 - Community, Recreational, and Cultural

Chart L1

Original - Figure 8.3 – Parking Exceptions Area

Figure 8.3 – Parking Exceptions Area



1. Notwithstanding Table 8.3.2 Commercial Parking Requirements, the minimum parking requirement for all UC1 zoned lots in Area 1 & 2 shown in Figure 8.3 shall be 0.9 stalls per 100 metre² of Gross Floor Area (GFA). This rule only applies to land use categories that are based on a number of parking spaces per GFA.
2. All lots in Area 2 shown in Figure 8.3 shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are:
 - 15.0 metres or less and 4 storeys or less.

Chart M

Original - Table 8.4 – Minimum Loading Required

Table 8.4 – Minimum Loading Required m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces
	For 26 or more children 1 loading spaces
Commercial Uses and Industrial Uses	1 per 1,900 m ² GFA
Cultural and Recreation Services and Institutional Uses (except Education Services listed below)	1 per 2,800 m ² GFA
Food Primary Establishment	1 per 2,800 m ² GFA
Hotels/Motels	1 per 2,800 m ² GFA
Liquor Primary Establishment	1 per 2,800 m ² GFA
Education Services	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

Chart N

Proposed - Table 8.4 – Minimum Loading Required

Table 8.4 – Minimum Loading Required GFA = gross floor area m ² = square metres	
Type of Development (Use)	Required Loading Spaces
Child Care Centre, Major	For 1 – 25 children 0 loading spaces For 26 or more children 1 loading spaces
Commercial Uses	1 per 1,900 m ² GFA
Hotels/Motels	1 per 2,800 m ² GFA
Industrial Uses	1 per 1,900 m ² GFA
Institutional Uses	1 per 2,800 m ² GFA

Chart O

Original Table 8.5 – Minimum Bicycle Parking Required

Table 8.5 – Minimum Bicycle Parking Required			
m ² = square metres			
Type of Development	Bicycle Parking Spaces ^{.4}		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing (Includes Supportive Housing & Student Residences)	0.75 per bachelor, 1-bedroom, or 2-bedroom dwelling units 1.0 per 3-bedroom or more dwelling units	1.25 per bachelor or 1-bedroom dwelling unit 1.5 per 2-bedroom dwelling units 2.0 per 3-bedroom or more dwelling units	6.0 per entrance
Congregate Housing	1.0 per 20 dwelling units plus 1.0 per 10 employees	n/a	6.0 per entrance
Townhouses	No requirement ^{.5}	n/a ^{.1}	4.0 or 1 per 5 units (whichever is greater) ^{.2}
Commercial Uses, Health Services, Education Services, Cultural and Recreation Services, & Child Care Centre, Major:			
• GFA less than 1,000 m ²	0.2 per 100 m ² of GFA	0.4 per 100 m ² of GFA	2.0 per entrance
• GFA 1,000 m ² to 2,000 m ²	0.2 per 100 m ² of GFA	0.4 per 100 m ² of GFA	2.0 per entrance

Table 8.5 – Minimum Bicycle Parking Required

m² = square metres

• GFA 2,000 m ² to 20,000 m ²	0.2 per 100 m ² of GFA	0.4 per 100 m ² of GFA	4.0 per entrance
• GFA greater than 20,000 m ²	0.4 per 100 m ² of GFA	0.8 per 100 m ² of GFA	6.0 per entrance
Institutional Zones, except Education Services (See above)	n/a	n/a	6.0 per entrance
Hotels / Motels	1.0 per 20 sleeping units	n/a	6.0 per entrance
Industrial Uses	0.05 per 100 m ² of GFA ^{.3}	0.1 per 100 m ² of GFA	No requirement

FOOTNOTES (Section 8.5):

- ¹ Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.
- ² Regulation only applies to lots with five (5) or more dwelling units.
- ³ Industrial uses (for the purpose of bicycle parking calculations): means any principal or secondary use that is exclusively within an industrial zone. For example, if a principal or secondary use is within a commercial and an industrial zone then that use shall be calculated with the commercial bicycle parking rate (e.g. a food primary or liquor primary establishment located in an industrial area would use the commercial bicycle parking rate).
- ⁴ All area numbers are based on gross floor area (GFA).
- ⁵ The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

Chart P

Proposed Table 8.5 – Minimum Bicycle Parking Spaces Required

Table 8.5 – Minimum Bicycle Parking Spaces Required			
GFA = gross floor area m ² = square metres			
Type of Development	Bicycle Parking Spaces		
	Required Long-term	Bonus Long-term	Required Short-term
Apartment Housing	<ul style="list-style-type: none"> • 0.75 bike spaces per bachelor unit • 0.75 bike spaces per one bedroom unit • 0.75 bike spaces per two bedroom unit • 1.0 bike space per three bedroom or more unit • 0.75 bike spaces per supportive housing unit • 1.0 bike space per student residence unit 	<ul style="list-style-type: none"> • 1.25 bike spaces per bachelor unit • 1.25 bike spaces per one bedroom unit • 1.5 bike spaces per two bedroom unit • 2.0 bike spaces per three bedroom or more unit • 1.5 bike spaces per supportive housing unit • n/a for student residence unit 	6.0 bike spaces per entrance
Congregate Housing	1.0 bike space per 20 dwelling units plus 1.0 bike space per 10 employees	n/a	6.0 bike spaces per entrance

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

<p>Townhouses & Stacked Townhouses</p>	<p>No requirement ^{.4}</p>	<p>n/a ^{.1}</p>	<p>4.0 bike spaces or 1.0 bike spaces per 5 <u>dwelling units</u> (whichever is greater) ^{.2}</p>
<p>Hotels / Motels</p>	<p>1.0 bike space per 20 <u>sleeping units</u></p>	<p>n/a</p>	<p>6.0 bike spaces per entrance</p>
<p>Institutional Zones & <u>Child Care Centre, Major &</u> All Commercial Uses in any: Multi-Family Zone, Commercial Zone, Health District Zone, Core Area Zone, Village Centre Zone, Urban Centre Zone, or any Comprehensive Development Zone with Commercial Uses.</p>	<p>For <u>GFA</u> less than or equal to 20,000 m² then 0.2 bike spaces per 100 m² of <u>GFA</u> For <u>GFA</u> greater than 20,000 m² then 0.4 bike spaces per 100 m² of <u>GFA</u></p>	<p>For <u>GFA</u> less than or equal to 20,000 m² then 0.4 bike spaces per 100 m² of <u>GFA</u> For <u>GFA</u> greater than 20,000 m² then 0.8 bike spaces per 100 m² of <u>GFA</u></p>	<p>For <u>GFA</u> less than 2,000 m² then 2.0 bike spaces per entrance For <u>GFA</u> 2,000 m² to 20,000 m² then 4.0 bike spaces per entrance For <u>GFA</u> greater than 20,000 m² then 6.0 bike</p>

Table 8.5 – Minimum Bicycle Parking Spaces Required

GFA = gross floor area
m² = square metres

			spaces per entrance
Industrial Zones	0.05 bike spaces per 100 m ² of GFA ^{.3}	0.1 bike spaces per 100 m ² of GFA ^{.3}	No requirement ^{.3}

FOOTNOTES (Table 8.5):

- ^{.1} Townhouses & Stacked Townhouses without an attached private garage with direct entry from the garage to the dwelling unit can utilize the bonus bicycle parking provisions within apartment housing.
- ^{.2} Regulation only applies to lots with five (5) or more dwelling units.
- ^{.3} Any industrial zoned lot fronting onto Richter Street, Clement Avenue, Baillie Avenue, or Vaughan Avenue that has floor area used for a food primary establishment, a liquor primary establishment, and / or any floor area used for tasting, serving, or consumption of alcohol shall follow the commercial bicycle parking rate for that floor area.
- ^{.4} The bike parking exclusion for townhouses only applies to dwelling units which each have a private garage, otherwise, the apartment housing category must be used to calculate the long term-bicycle parking requirement.

Chart Q

Original - Site Specific Regulations

	Legal Description	Civic Address	Regulation
1.	<p>Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p> <p>Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p>	<p>4085 Shanks Road</p> <p>4133 Shanks Road</p>	<p>For the purposes of temporary farm worker housing, these parcels shall be considered one farm unit, and the following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size, the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farmworker allocation, structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in this city sector as identified on Map 9.7.
2.	<p>Lot A, Section 12, Township 26, ODYD, Plan EPP71625</p>	<p>2975 Gallagher Road</p>	<p>The following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size, the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

Chart R

Proposed - Table 9.7.4 – Site Specific Regulations

Table 9.7.4 – Site Specific Regulations ha = hectares			
	Legal Description	Civic Address	Regulation
1.	<p>Lot 20 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p> <p>Lot 19 Section 34 Township 23 ODYD Plan 500 Except Plan KAP45154</p>	<p>4085 Shanks Road</p> <p>4133 Shanks Road</p>	<p>For the purposes of temporary farm worker housing, these parcels shall be considered one farm unit, and the following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.70 ha for structures to accommodate a maximum of 140 temporary farm workers. • Temporary farm worker allocation; structures to accommodate a maximum of 140 temporary farm workers shall be permitted on this farm unit in the '#2 Highway 97 city sector' as identified on Map 9.7.
2.	<p>Lot A, Section 12, Township 26, ODYD, Plan EPP71625</p>	<p>2975 Gallagher Road</p>	<p>The following regulations shall apply to this farm unit only.</p> <p>Notwithstanding the other section 9.7 regulations:</p> <ul style="list-style-type: none"> • TFWH footprint size; the TFWH footprint may not exceed 0.95 ha for structures to accommodate a maximum of 130 temporary farm workers.

Chart S

Original Site Specific Regulations

	Legal Description	Civic Address	Regulation
1.	Lot B, District lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.

Chart T

Proposed - Table 9.9.9 – Site Specific Regulations

Table 9.9.9 – Site Specific Regulations			
	Legal Description	Civic Address	Regulation
1.	Lot B, District Lot 139, ODYD, Plan 5934	1636-1652 Pandosy St.	To allow for a retail cannabis sales establishment within 500 metres of the approved retail cannabis sales establishment located at 547-559 Bernard Avenue.
2.	All Land Shown on Strata Plan K12	520 – 526 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of Kasugai Gardens.
3.	Lot 2, District Lot 139, ODYD, Plan 4153	266 Bernard Avenue	To allow for a retail cannabis sales establishment within 500 metres of other approved retail cannabis sales establishments located at 547-549 Bernard Avenue and 1636-1652 Pandosy Street and within 150 metres of City Park and within 150 metres of Stuart Park.

Chart U

Original - Table 9.11 – Tall Building Regulations

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See Visual Example.
Podium height (maximum)	16 m and 4 storeys
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum Building separation measured from exterior face of the building	30 m

Table 9.11 – Tall Building Regulations

m = metres / m² = square metres

Criteria	Regulation (GFA = Gross Floor Area)
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate ¹ above 16.0 m or 4 storeys (whichever is lesser) cannot exceed:	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use c) 930 m ² GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building facade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit shall and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
FOOTNOTES (Section 9.11.): ¹ The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks , patios , balconies , etc.)	

Chart V

Proposed - Table 9.11 – Tall Building Regulations

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
Minimum amount of transparent glazing on first floor frontage façade	75% for commercial frontage n/a for residential frontage
Minimum depth of any commercial unit fronting a street	6 m
Minimum setback for each corner lot applied only to the first storey	There shall be a triangular setback 4.5 m long abutting along the lot lines that meet at each corner of an intersection. Within the volumetric 4.5 m triangular setback there shall be no buildings or structural columns are permitted. See visual example figure 9.11.1.
Podium height (maximum)	16 m
Podium rooftop	The rooftop of the podium shall not be used for parking and there shall be no parking spaces within the parkade that do not have an overhead roof for weather protection.
Minimum building separation measured from exterior face of the building	30 m
For structures taller than 40.0 m or 13 storeys (whichever is lesser) in height, the floor plate ¹ above 16.0 m cannot exceed:	a) 750 m ² GFA for residential use b) 850 m ² GFA for hotel use

Table 9.11 – Tall Building Regulations m = metres / m ² = square metres	
Criteria	Regulation (GFA = Gross Floor Area)
	c) 930 m ² GFA for office and/or commercial uses
Tower stepback above podium, including balconies, on the front building facade and flanking building façade (minimum)	3 m
Barrier free accessibility	Every building shall have front entrance at finished grade on the front and/or flanking street. The main residential entrance and exit and all commercial spaces shall provide barrier free accessibility to the nearest sidewalk.
FOOTNOTES (Table 9.11): ¹ The floorplate is the gross floor area per floor of interior space and excludes all exterior spaces such as decks , patios , balconies , etc.)	

Chart W

Original - Section 10.6 - Development Regulations

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings , Structures , and Uses ↓			
Max. Site Coverage of all Buildings	20% .4 except 30% when lot is less than 8,000 m ²	20% .4 except 30% when lot is less than 8,000 m ²	30%
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	35% .4	40% .4 except 50% when lot is less than 8,000 m ²	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility , Building , or Structure	All Setbacks for any agriculture facility, building , or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in in Section 10.5 .		
↓ Regulations that apply to all Principal Dwellings , Non-Agricultural Principal Use Buildings , and Non-Agricultural Principal Use Structures ↓			

Section 10.6 - Development Regulations				
m = metres / m ² = square metres				
Criteria		Zones		
		A2	RR1	RR2
Max. Height		10.0 m	10.0 m	10.0
Max. Height for Buildings with Walkout Basements ^{.4}	Front or Flanking Yard	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m ^{.3}	12.5 m ^{.3}	12.5 m ^{.3}
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Example Diagram	70% See Example Diagram	70% See Example Diagram
Min. Front Yard Setback		6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport		6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback		4.5 m	4.5 m	4.5 m

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Min. Side Yard Setback	3.0 m	3.0 m	2.1 m ^{.1}
Min. Rear Yard setback	10.0 m	9.0 m	7.5 m or 4.5 m on wide lots ^{.1}
↓ Regulations that apply to Carriage Houses , Accessory Buildings or Structures , and Secondary Suites ↓			
Max. Height for Carriage Houses	5.4 m	5.4 m	5.4 m
Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m ^{.2}
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²
Max. Building Footprint for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram	70% of the carriage house footprint area See Example Diagram
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m ²	90 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
<p>FOOTNOTES (Section 10.6.):</p> <p>¹ Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.</p> <p>² When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>³ The height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6 m measured from finished grade to the top of the finished floor above the slab.</p> <p>⁴ For greenhouses and plant nurseries designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%.</p> <p>⁵ Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p>			

Chart X

Proposed - Section 10.6 - Development Regulations

Section 10.6 - Development Regulations m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
↓ Regulations that apply to all Buildings , Structures , and Uses ↓			
Max. Site Coverage of all Buildings	20% .4 except 30% when lot is less than 8,000 m ²	20% .4 except 30% when lot is less than 8,000 m ²	30%
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	35% .4	40% .4 except 50% when lot is less than 8,000 m ²	60%
Max. Height for Agricultural Structures	16.0 m	16.0 m	n/a
Min. Setbacks & Max. Gross Floor Area for any Agriculture Facility , Building , or Structure	All Setbacks for any agriculture facility, building , or structure shall follow the minimum setbacks and maximum gross floor area listed in Section 10.5 (except from the ALR interface). Animal clinics shall follow the minimum setbacks (except from the ALR interface) and maximum height as stated for kennels listed in Section 10.5 .		
↓ Regulations that apply to all Principal Dwellings , Non-Agricultural Principal Use Buildings , and Non-Agricultural Principal Use Structures ↓			

Section 10.6 - Development Regulations				
m = metres / m ² = square metres				
Criteria		Zones		
		A2	RR1	RR2
Max. Height		10.0 m	10.0 m	10.0 m
Max. Height for Buildings with Walkout Basements ^{.4}	Front or Flanking Yard	8.6 m	8.6 m	8.6 m
	Rear Building Elevation	12.5 m ^{.3}	12.5 m ^{.3}	12.5 m ^{.3}
Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% see example diagram Figure 5.11	70% see example diagram Figure 5.11	70% see example diagram Figure 5.11
Min. Front Yard Setback		6.0 m	6.0 m	6.0 m
Min. Front Yard or Flanking Yard Setback for any Attached Garage or Carport		6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback		4.5 m	4.5 m	4.5 m

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Min. Side Yard Setback	3.0 m	3.0 m	2.1 m ^{.1}
Min. Rear Yard setback	10.0 m	9.0 m	7.5 m or 4.5 m on wide lots ^{.1}
↓ Regulations that apply to Carriage Houses , Accessory Buildings or Structures , and Secondary Suites ↓			
Max. Height for Carriage Houses	5.4 m	5.4 m	5.4 m
Max. Height for Accessory Buildings or Structures	4.8 m	4.8 m	4.8 m
Min. Front Yard Setback	12.0 m	12.0 m	12.0 m
Min. Front Yard Setback for Double Fronting Lots	6.0 m ^{.5}	6.0 m ^{.5}	6.0 m ^{.5}
Min. Flanking Yard Setback	6.0 m	6.0 m	6.0 m
Min. Side Yard Setback	1.5 m	1.5 m	1.5 m
Min. Rear Yard setback	3.0 m	3.0 m	1.5 m ^{.2}
Max. Net Floor Area for Single (1) Storey Carriage Houses	100 m ²	100 m ²	100 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
Max. Net Floor Area for Two (2) Storey Carriage Houses	90 m ²	90 m ²	90 m ²
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses	70% of the carriage house footprint area see example diagram Figure 5.9	70% of the carriage house footprint area see example diagram Figure 5.9	70% of the carriage house footprint area see example diagram Figure 5.9
Max. Net Floor Area for Secondary Suites	90 m ²	90 m ²	90 m ²
Max. Building Footprint for Accessory Buildings or Structures	n/a	90 m ²	90 m ²

Section 10.6 - Development Regulations			
m = metres / m ² = square metres			
Criteria	Zones		
	A2	RR1	RR2
<p>FOOTNOTES (Section 10.6):</p> <p>¹ Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m.</p> <p>² When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>³ The height for the lowest floor or walkout basements at the rear elevation cannot exceed 3.6 m measured from finished grade to the top of the finished floor above the slab.</p> <p>⁴ For greenhouses and plant nurseries designed with closed wastewater and storm water management system then the site coverage may be increased to 75%.</p> <p>⁵ Setback shall be measured from the edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p>			

Chart Y

Original - Section 12.3 – Subdivision Regulations

Section 12.3 – Subdivision Regulations	
m = metres / m ² = square metres	
	Zones
	MH1
<u>Min.</u> Site Width	n/a
<u>Min.</u> Site Depth	n/a
<u>Min.</u> Site Area	20,000 m ²

Chart Z

Proposed - Section 12.3 – Subdivision Regulations

Section 12.3 – Subdivision Regulations	
m ² = square metres	
Criteria	Zones
	MH1
<u>Min.</u> Site Area	20,000 m ²