

AGENDA ITEM NO: 7.8

MEETING DATE: November 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: City of Chilliwack / Text Amendment DATE: November 7, 2023

DEPARTMENT: Planning Department
RZ001718 PREPARED BY: Erin Leary /

1. SUMMARY OF ISSUE:

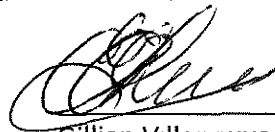
Staff propose to amend the text of the “Urban Quarter” designation within the Downtown Land Use and Development Plan to increase density and remove building height requirements and to update the text of the Downtown Design Guidelines in regards to building stepping back requirements. In addition, staff propose to amend the text of the Zoning Bylaw to create a new C10 (Mixed Use High Rise) Zone and a definition of Floor Plate to facilitate future tower development in accordance with the objectives of the Downtown Land Use and Development Plan.

Once the Bylaws have been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaws.

2. RECOMMENDATION:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5369”, which proposes to increase density and remove building height requirements within the Urban Quarter designation as per the Downtown Land Use and Development Plan and update the Downtown Design Guidelines, be given first and second reading; and further, that a Public Hearing be called for December 5, 2023. (RZ001718)

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5370”, which proposes to amend the text of the Zoning Bylaw to create a new C10 (Mixed Use High Rise) Zone and definition of Floor Plate be given first and second reading; and further, that a Public Hearing be called for December 5, 2023. (RZ001718)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON TEXT AMENDMENT RZ001718

PREPARED BY: Erin Leary DATE: November 7, 2023
POSITION: Manager of Development
Planning DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

Staff propose to amend the text of the “Urban Quarter” designation within the Downtown Land Use and Development Plan to increase density and remove building height requirements and to update the text of the Downtown Design Guidelines in regards to building stepping back requirements. In addition, staff propose to amend the text of the Zoning Bylaw to create a new C10 (Mixed Use High Rise) Zone and a definition of Floor Plate to facilitate future tower development in accordance with the objectives of the Downtown Land Use and Development Plan.

Once the Bylaws have been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaws.

2. BACKGROUND:

In 2010 Council adopted the Downtown Land Use and Development Plan (DLUP) to guide development and support the Official Community Plan objective to pursue the long-term transformation of the downtown into a vibrant and sustainable centre for health living and strong economic growth. As a component of the DLUP, the “Urban Quarter” designation was created to promote mixed use high rise development within core areas of the downtown. In order to facilitate the full implementation of this designation and continue the trend for densification and revitalization of the downtown which is currently underway, staff propose to create a zone to facilitate mixed use tower development as originally envisioned in the DLUP.

3. PROPOSAL:

3.1 Official Community Plan Amendments

a. Urban Quarter Designation

The “Urban Quarter” designation currently includes provisions which limit density to 370 units per ha (UHa) and a height of 18 storeys. As the “Urban Quarter” designation is intended to promote high-rise mixed use development, these limitations on density and building height may reduce the viability of tower development within Chilliwack. As such, amendments to remove the height limitation from the “Urban Quarter” designation and instead rely on Zoning Bylaw height requirements, and increase the maximum permitted density to 450UHa, consistent with the “Residential 4” designation of the DLUP, are proposed. These amendments will provide greater flexibility in design and increase the potential for viable tower development within the downtown core.

b. Downtown Design Guidelines

The Downtown Design Guidelines include provisions related to stepping back of upper floors of multi-storey developments to distinguish between a base podium and upper floors. To create consistency between the applicable Design Guidelines and the proposed C10 Zone setback requirements (as detailed below), amendments to require stepping back of 2m at the 6th storey are proposed rather than the current 3m stepping back at the 3rd storey.

3.2 Zoning Bylaw Amendments

New C10 (Mixed Use High Rise) Zone

Recently, the City has received proposals to create new mixed use high rise development in line with the “Urban Quarter” land use designation of the DLUP. To facilitate increased densification and redevelopment in line with the objectives of the DLUP, staff have drafted a standard mixed use high rise zone.

The draft C10 (Mixed Use High Rise) Zone includes the following key features:

- Permitted uses including apartments, townhouses, child care facility, cultural facility, school, indoor recreation, general commercial and tourist accommodation.
 - Restrictions on specific uses have been included in the Special Regulations section of the C10 Zone consistent with provisions found within other mixed use zones. As an alternative to imbedding buffering requirements for specific uses (i.e. adult entertainment or vape stores) these uses have been excluded from the zone entirely as the C10 Zone will only be permitted on those properties within the “Urban Quarter” designation. As all lands currently designated “Urban Quarter” are located within the standard buffer areas, the specified excluded uses would be prohibited based on the buffer requirement and as such, a blanket prohibition simplifies the regulations.
- Requirement for development to be mixed use
 - A stand-alone residential or commercial development will not be permitted.
- Building height of 100m or 30-35 storeys
 - A building height allowing for 30-35 storeys will allow for greater flexibility in building design and individual apartment composition for tower projects.
- Increased setbacks at the 6th and 12th storeys
 - The setback requirements within the draft C10 Zone have been created to ensure an interactive street front at grade by having reduced setbacks while also limiting overall massing by creating a stepping back requirement of increased setbacks which apply at both the 6th and 12th storeys. By integrating these standards within the zone, those developments which take advantage of the full height provision will include a design with a separate podium at the 6th and 12th storeys, thereby limiting the overall impact of the development on the site and surrounding area.

- Limit parkade exposure on the first storey along the front or exterior side lot lines
 - A specific provision has been included in the Special Regulations section of the C10 Zone to limit parkade exposure adjacent to road frontages. This limitation will ensure that, where above ground parkades are proposed, the ground level of the development will retain an interactive street front with ground oriented commercial units or townhouses to screen the parking area from view.
- Limit the Floor Plate for buildings taller than 40m or 12 storeys to minimize massing of larger high rise development
 - A new definition of floor plate is proposed to be included in the Zoning Bylaw as follows:

Floor Plate

means the total floor area of a STOREY within a BUILDING or STRUCTURE, measured to the inside surface of the exterior walls of the BUILDING, excluding areas used for elevator shafts, stairwells, cantilevered balconies and heating and ventilating fixtures, provided that in the case of a wall containing windows, the glazing line of windows may be used.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5369”, which proposes to increase density and remove building height requirements within the Urban Quarter designation as per the Downtown Land Use and Development Plan and update the Downtown Design Guidelines, be given first and second reading; and further, that a Public Hearing be called for December 5, 2023. (RZ001718)

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5370”, which proposes to amend the text of the Zoning Bylaw to create a new C10 (Mixed Use High Rise) Zone and definition of Floor Plate be given first and second reading; and further, that a Public Hearing be called for December 5, 2023. (RZ001718)

Substantiation:

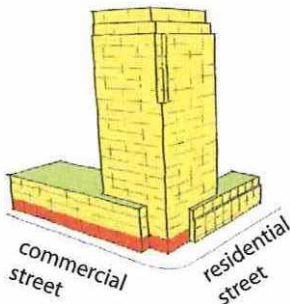
The creation of the C10 Zone and associated updates to the DLUP and Downtown Design Guidelines will establish a development standard for high rise mixed use development within the City of Chilliwack. With this proposed zone in place, development proposals within the “Urban Quarter” designation will have clear guidance as to City expectations for tower development and will facilitate quality redevelopment to further revitalize the downtown core.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001718) – May 24, 2023
- Development Application Review Team (DART) Minutes – June 1, 2023

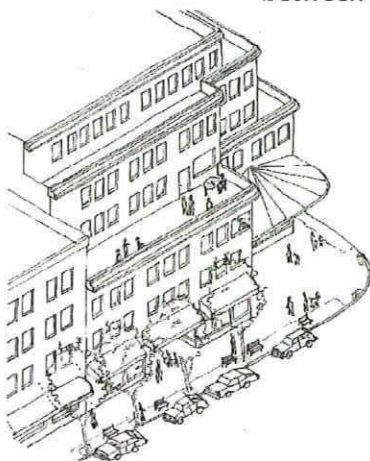


Mixed use high-rise building incorporating: retail frontage along commercial street; office and residential uses above; townhouses along residential street, and; rooftop gardens above concealed 3 level parking



Urban Quarter (Density Bonus)

Intent: Pursuant to the *Local Government Act*, a higher density of up to 530 uph will be considered in association with the provision of affordable rental housing on a site where the development, in its entirety, is owned and managed by the Provincial or Federal Government or a not-for-profit organization and subject to registration of a Housing Agreement between the City and the property owner.



Mixed use building with retail frontage along commercial street, and townhouse frontage along adjacent residential side street

URBAN QUARTER

Intent: to create a high density, vibrant, pedestrian friendly downtown core with a mix of housing, jobs, regional services and recreational opportunities that create activity during the day and evening.

Lands designated Urban Quarter provide an urban character that will feature appropriately spaced, mixed use **high-rise** buildings ~~ranging from 5 — 18 storeys in height~~. Mixed use buildings incorporate active retail uses (shops, cafes, restaurants, etc.) fronting onto commercial streets and areas, specifically, Traditional Retail and General Commercial Streets, and Community Corners (see Figure 3.1: Fundamental Concept Diagram, pp 15). Incorporation of ground-oriented town houses are encouraged along adjacent residential side streets .

Appropriate Building Types

- Point tower and podium (slender apartment tower coming out of structured parking base wrapped with town houses and/or commercial uses along public streets)
- Mid rise terrace buildings (buildings that step back from the street)

Density: Up to ~~370~~ 450 UHa

Height: Up to ~~18 storeys~~ As per Zoning Bylaw

Parking Ratio: As per Zoning Bylaw



1.2.2 HEIGHT

Building form within the downtown core should be sensitive to its surrounding context and should minimize sunlight loss to neighbouring streets, parks and open spaces. Roof lines should be varied to create visual interest and to break down the sense of building mass along the street.

~~Buildings taller than three storeys shall incorporate a 3.0 m setback from the lower storey setback above the third storey to create a podium along the street frontage.~~ Buildings taller than 6 storeys must include a minimum 2.0m setback from the lower storey setback along the street facing facades to create a podium along the street frontage. The podium must be strongly connected to the pedestrian realm and must minimize sunlight loss at the street level.

Where tall buildings are permitted, the applicant must illustrate how buildings have been arranged and designed to minimize sunlight loss to important public spaces including: parks, open spaces, streets, and sidewalks. A sunlight study may be required to illustrate potential impacts. For the tower component of developments with tall buildings, the use of slender towers with small floor plates is encouraged.

Outdoor amenities are encouraged on the roof tops of tall buildings and on building podiums in order to promote active living, 'eyes on the street', and community safety.



5 - Rendering: Height



TABLE OF CONTENTS (continued)

8.13	R7 (SPECIAL SERVICE RESIDENTIAL) ZONE	136
8.14	R8 (SUPPORTIVE HOUSING) ZONE	138
8.15	R9 (AFFORDABLE RENTAL HOUSING) ZONE	140
8.16	RMH (MANUFACTURED HOME PARK) ZONE	143
8.17	RC (COMMERCIAL CONVERSION) ZONE.....	145

SECTION 9 – COMMERCIAL ZONES

9.01	C1 (NEIGHBOURHOOD COMMERCIAL) ZONE	147
9.02	C2 (LOCAL COMMERCIAL) ZONE	149
9.03	C3 (TOWN CENTRE COMMERCIAL) ZONE	151
9.04	C4 (SHOPPING CENTRE) ZONE.....	154
9.05	C5 (LIQUOR PRIMARY) ZONE.....	156
9.06	C6 (THEATRE COMMERCIAL) ZONE	158
9.07	C7 (LIQUOR STORE) ZONE	160
9.08	C8 (CANNABIS RETAIL) ZONE	162
9.09	C9 (MID RISE APARTMENT COMMERCIAL) ZONE	164
<u>9.10</u>	<u>C10 (MIXED-USE HIGH RISE) ZONE.....</u>	<u>167</u>
9.10	CS1 (SERVICE COMMERCIAL) ZONE.....	167
9.11	CS2 (TOURIST COMMERCIAL) ZONE.....	172
9.12	CSM (SERVICE COMMERCIAL INDUSTRIAL) ZONE	174
9.13	CP (COMMERCIAL PARKING) ZONE	176
9.14	OR (OUTDOOR RECREATION) ZONE	178
9.15	AP (AIRPORT COMMERCIAL) ZONE	180
9.16	AP-1 (AIRPORT) ZONE	182

SECTION 10 – INDUSTRIAL ZONES

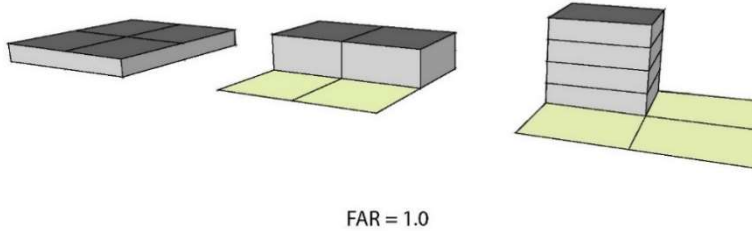
10.01	M1 (LIGHT INDUSTRIAL) ZONE	184
10.02	M1-A (RESIDENTIAL LIGHT INDUSTRIAL) ZONE	186
10.03	M2 (SERVICE INDUSTRIAL) ZONE	188
10.04	M3 (GENERAL INDUSTRIAL) ZONE	190
10.05	M4 (HEAVY INDUSTRIAL) ZONE.....	192
10.06	M5 (INDUSTRIAL SALVAGE) ZONE.....	194
10.07	M6 (SPECIAL INDUSTRIAL) ZONE.....	196

SECTION 11 - INSTITUTIONAL ZONES

11.01	P1 (CIVIC ASSEMBLY) ZONE.....	199
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FLOOR AREA RATIO

the numerical value obtained by dividing the GROSS FLOOR AREA of all BUILDINGS by the site area of the LOT on which they are located; the diagram below sets out 3 examples of a BUILDING with a FLOOR AREA RATIO of 1;

FLOOR PLATE

means the total floor area of a STOREY within a BUILDING or STRUCTURE, measured to the inside surface of the exterior walls of the BUILDING, excluding areas used for elevator shafts, stairwells, cantilevered balconies and heating and ventilating fixtures, provided that in the case of a wall containing windows, the glazing line of windows may be used;

FOOD PROCESSING

means the processing and storage of food products, and includes the following:

- (a) Processing and bottling of beverages
- (b) Packaging, canning, freezing, dehydrating, manufacturing or processing of:
 - (i) bakery products and goods
 - (ii) dairy products and goods
 - (iii) eggs and egg products
 - (iv) fruits and fruit products
 - (v) jams, jellies and honey
 - (vi) meat, fish, POULTRY and products (not including on-site slaughtering of animals)
 - (vii) nuts and nut products
 - (viii) pickled and spiced food stuffs
 - (ix) vegetables and vegetable products
- (c) LIVESTOCK or PET food manufacture (not including on-site slaughtering of animals);

FOUNDATION

means a system or arrangement of FOUNDATION units through which the loads of a BUILDING are transferred to soil or rock;

FRONTAGE

means the shortest LOT LINE common to the LOT and an ADJOINING HIGHWAY for a PANHANDLE LOT;

GARAGE

9.10 C10 (MIXED-USE HIGH RISE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) APARTMENT
- (b) ASSISTED LIVING RESIDENCE
- (c) CHILD CARE FACILITY
- (d) CULTURAL FACILITY
- (e) GENERAL COMMERCIAL
- (f) INDEPENDENT LIVING HOUSING
- (g) INDOOR RECREATION
- (h) SCHOOL
- (i) TOURIST ACCOMMODATION
- (j) TOWNHOUSES

ANCILLARY USES

- (k) ACCESSORY HOME OCCUPATION
- (l) OFF-STREET LOADING
- (m) OFF-STREET PARKING
- (n) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

- (a) All uses 450 DU per ha

(5) LOT COVERAGE (MAXIMUM)

- (a) All uses 90%

(6) FLOOR AREA RATIO

- (a) N/A

(7) SETBACKS (MINIMUM)

<u>USE</u>	<u>FLL</u>	<u>RLL</u>	<u>ISLL</u>	<u>ESLL</u>	<u>LANE</u>
<u>(a) All BUILDINGS and STRUCTURES or portions thereof:</u>					
<u>a. Up to 20m or 6 storeys in height, whichever is lesser</u>	<u>1m</u>	<u>3m*</u>	<u>3m*</u>	<u>1m</u>	<u>0m</u>
<u>b. Above 20m or 6 storeys in height, whichever is lesser</u>	<u>3m</u>	<u>6m</u>	<u>6m</u>	<u>3m</u>	<u>3m</u>
<u>c. Above 40m or 12 storeys in height, whichever is lesser</u>	<u>6m</u>	<u>12m</u>	<u>12m</u>	<u>6m</u>	<u>6m</u>
<u>(b) Parkade entrance door</u>	<u>6m</u>	<u>6m</u>	<u>3m</u>	<u>6m</u>	<u>6m</u>
<u>*The setbacks may be reduced to 0m if the adjoining property is zoned for a commercial use.</u>					

(8) SITING

(a) Parking and waste container facilities shall be located behind or under all uses, so as to be screened from view.

(9) BUILDING HEIGHT (MAXIMUM)

<u>USE</u>	<u>MAXIMUM BUILDING HEIGHT</u>
<u>(a) All uses</u>	<u>100m</u>

(10) SPECIAL REGULATIONS

(a) Non-RESIDENTIAL USES must be located within a BUILDING with 3 or more DWELLING UNITS

(b) RESIDENTIAL USES must be located within a BUILDING with non-RESIDENTIAL uses and shall have all entrances, exits and lobbies entirely separated from those that access all other USES.

(c) APARTMENT USE shall be located above all STOREYS which are used for a non-RESIDENTIAL use.

(d) TOWNHOUSES are only permitted in association with a multi-storey APARTMENT USE.

(e) TOURIST ACCOMMODATION shall be limited to at HOTEL.

(f) GENERAL COMMERCIAL uses shall specifically exclude:

- i. An ADULT ENTERTAINMENT FACILITY
- ii. AMUSEMENT CENTRE
- iii. DRIVE-THROUGH ESTABLISHMENT
- iv. A PAWNBROKER
- v. PAY DAY LOAN STORE
- vi. a second hand good dealer, with the exception of those exempted from the CITY "Second Hand Goods Regulation Bylaw", as amended or replaced from time to time, and may not be located within 300m radius of another second hand good dealer
- vii. THEATRE
- viii. A vape store

- (g) URBAN ANCILLARY USES shall be limited to:
- (i) the keeping of household PETS not exceeding 3 in number, and
 - (ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.
- (h) There shall be no parkade exposure on the first storey along FRONT LOT LINE and a maximum of 25% exposure on the EXTERIOR SIDE LOT LINE (access driveways will not be considered as exposure).
- (i) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.
- (j) All new INDEPENDENT LIVING HOUSING and ASSISTED LIVING RESIDENCE units must be built to the Adaptable Housing Standards of the BC BUILDING Code.
- (k) A storage locker shall be provided for each APARTMENT and TOWNHOUSE unit.
- (l) At least 20% of the total residential BUILDING space for INDEPENDENT LIVING HOUSING and ASSISTED LIVING RESIDENCE shall be devoted to common FACILITY use and INDOOR COMMON AMENITY AREA.
- (m) All BUILDINGS and STRUCTURES taller than 40m or 12 storeys (whichever is lesser) in height, the FLOOR PLATE cannot exceed 750m².

Review General Regulations for Additional Development Requirements

City of Chilliwack

Bylaw No. 5369

A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2023, No. 5369”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby amended in Schedule B – DP4 Downtown Design Guidelines, Section 1.0 SITE PLANNING, Subsection 1.2 Building Form, Paragraph 1.2.2. HEIGHT, by deleting the second Paragraph, in its entirety, and replacing it with a new Paragraph, as follows:
“Buildings taller than 6 storeys must include a minimum 2.0 m setback from the lower storey setback along the street facing facades to create a podium along the street frontage. The podium must be strongly connected to the pedestrian realm and must minimize sunlight loss at the street level.”
3. Said Bylaw is hereby further amended in Schedule D1 – Downtown Land Use and Development Plan, Section 3.0 Plan Elements, Subsection 3.3 Land Use Plan and Design Elements, Paragraph 3.3.4 Land Use Designations, URBAN QUARTER, Intent, in the second paragraph, by inserting the words “high-rise” after the words “mixed use” and before the words “buildings ranging”; and further, by deleting the words “ranging from 5 – 18 storeys in height” after the word “buildings” and before the words “Mixed use”.
4. Said Bylaw is hereby further amended in Schedule D1 – Downtown Land Use and Development Plan, Section 3.0 Plan Elements, Subsection 3.3 Land Use Plan and Design Elements, Paragraph 3.3.4 Land Use Designations, URBAN QUARTER, Appropriate Building Types, by deleting the figure “370” and substituting with the figure “450” after the words “Density: Up to” and before the figure “UHa”; and further, by deleting the words “Up to 18 storeys” and substituting with the words “As per Zoning Bylaw” after the word “Height:”.

Received first and second reading on the

Public hearing held on the

Received third reading on the

Consultation Process considered by Council on the

Received adoption on the

Mayor

Corporate Officer

City of Chilliwack

Bylaw No. 5370

A bylaw to amend the “Zoning Bylaw 2020, No. 5000”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Zoning Bylaw Amendment Bylaw 2023, No. 5370”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended in the Table of Contents, SECTION 9 – COMMERCIAL ZONES, by adding a new Subsection 9.10 C10 (MIXED-USE HIGH RISE) ZONE, and renumbering the existing Subsections accordingly.
3. Said Bylaw is hereby further amended in Section 2 – DEFINITIONS, Subsection 2.01 DEFINITIONS USED IN THIS BYLAW, by adding a new definition in alphabetical order, as follows:
“FLOOR PLATE
means the total floor area of a STOREY within a BUILDING or STRUCTURE, measured to the inside surface of the exterior walls of the BUILDING, excluding areas used for elevator shafts, stairwells, cantilevered balconies and heating and ventilating fixtures, provided that in the case of a wall containing windows, the glazing line of windows may be used;”.
4. Said Bylaw is hereby further amended in Section 9. COMMERCIAL ZONES, by adding a new Subsection 9.10 C10 (MIXED-USE HIGH RISE) ZONE, attached hereto and forming part of this Bylaw, and renumbering the existing Subsections accordingly.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

.....
Mayor

.....
Corporate Officer

9.10 C10 (MIXED-USE HIGH RISE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) APARTMENT
- (b) ASSISTED LIVING RESIDENCE
- (c) CHILD CARE FACILITY
- (d) CULTURAL FACILITY
- (e) GENERAL COMMERCIAL
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- (j) TOWNHOUSES

ANCILLARY USES

- (k) ACCESSORY HOME OCCUPATION
- (l) OFF-STREET LOADING
- (m) OFF-STREET PARKING
- (n) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

- (a) All uses 450 DU per ha

(5) LOT COVERAGE (MAXIMUM)

- (a) All uses 90%

(6) FLOOR AREA RATIO

- (a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) All BUILDINGS and STRUCTURES or portions thereof:					
a. Up to 20m or 6 storeys in height, whichever is lesser	1m	3m*	3m*	1m	0m
b. Above 20m or 6 storeys in height, whichever is lesser	3m	6m	6m	3m	3m
c. Above 40m or 12 storeys in height, whichever is lesser	6m	12m	12m	6m	6m
(b) Parkade entrance door	6m	6m	3m	6m	6m
*The setbacks may be reduced to 0m if the adjoining property is zoned for a commercial use.					

(8) SITING

- (a) Parking and waste container facilities shall be located behind or under all uses, so as to be screened from view.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	100m

(10) SPECIAL REGULATIONS

- (a) Non-RESIDENTIAL USES must be located within a BUILDING with 3 or more DWELLING UNITS.
- (b) RESIDENTIAL USES must be located within a BUILDING with non-RESIDENTIAL uses and shall have all entrances, exits and lobbies entirely separated from those that access all other USES.
- (c) APARTMENT USE shall be located above all STOREYS which are used for a non-RESIDENTIAL use.
- (d) TOWNHOUSES are only permitted in association with a multi-storey APARTMENT USE.
- (e) TOURIST ACCOMMODATION shall be limited to at HOTEL.
- (f) GENERAL COMMERCIAL uses shall specifically exclude:
- i. An ADULT ENTERTAINMENT FACILITY
 - ii. AMUSEMENT CENTRE
 - iii. DRIVE-THROUGH ESTABLISHMENT
 - iv. A PAWNBROKER
 - v. PAY DAY LOAN STORE
 - vi. a second hand goods dealer, with the exception of those exempted from the CITY "Second Hand Goods Regulation Bylaw", as amended or replaced from time to time, and may not be located within 300m radius of another second hand goods dealer
 - vii. THEATRE

- viii. A vape store
- (g) URBAN ANCILLARY USES shall be limited to:
- (i) the keeping of household PETS not exceeding 3 in number, and
 - (ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.
- (h) There shall be no parkade exposure on the first storey along FRONT LOT LINE and a maximum of 25% exposure on the EXTERIOR SIDE LOT LINE (access driveways will not be considered as exposure).
- (i) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.
- (j) All new INDEPENDENT LIVING HOUSING and ASSISTED LIVING RESIDENCE units must be built to the Adaptable Housing Standards of the BC BUILDING Code.
- (k) A storage locker shall be provided for each APARTMENT and TOWNHOUSE unit.
- (l) At least 20% of the total residential BUILDING space for INDEPENDENT LIVING HOUSING and ASSISTED LIVING RESIDENCE shall be devoted to common FACILITY use and INDOOR COMMON AMENITY AREA.
- (m) All BUILDINGS and STRUCTURES taller than 40m or 12 storeys (whichever is lesser) in height, the FLOOR PLATE cannot exceed 750m².

Review General Regulations for Additional Development Requirements