City of St. John's Development Regulations, 2021

St. John's Development Regulations
Amendment Number 37, 2024

Housing Text Amendment

June 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 37, 2024

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 37, 2024.

Adopted by the City Council of St. John's on the 25th day of June, 2024.

Signed and sealed this ____ day of _____.

Town Seal

Mayor: _____

Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 37, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000.*

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment
REGISTERED
Number _____
Date _____
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 37, 2024

BACKGROUND

With increases in the cost of housing, a rise in interest rates, a shortage of construction workers, and other changes in the economy, the City recognizes that housing affordability has slipped, especially for lower income households. The federal government created the $4 billion Housing Accelerator Fund to spur municipalities to help foster more housing. On March 14, 2024, Canada Mortgage and Housing Corporation (CMHC) announced that the City has been allocated over $10.4 million in federal funding through the Housing Accelerator Fund (HAF) to stimulate housing growth.

CMHC's Housing Accelerator Fund helps increase housing supply by removing barriers. The purpose of the funding is to contribute to housing solutions such as capacity-building, update the City's Development Regulations to promote densification and improve internal processes and policies that accelerate the development of diverse housing types throughout St. John's. The proposed changes will help achieve the City's goal to remove barriers and allow for increased density where appropriate. Generally, the amendment moves many housing types from a Discretionary Use to a Permitted Use in residential zones and introduces mid-density housing types, such as Triplexes, Four-Plexes and small Apartment Buildings to new zones.

ANALYSIS

This amendment proposes the following changes:

- Create a new Cluster Development use. The City has received a number of requests to develop Apartment Buildings on the same lot as Townhouses or Four-Plexes. The new Cluster Development use will allow for multiple buildings on one lot and set use standards in each zone. It is proposed to be permitted in any zones that permit Apartment Building.
- Allow Backyard Suites (a dwelling unit in the backyard of a residential lot) in various residential zones. A Backyard Suite will have the same setback and size requirements as an Accessory Building, but will be required to meet Building, and Fire and Life safety requirements for a Dwelling Unit. The maximum lot coverage for Accessory Buildings and Backyard Suites will be cumulative. Existing Accessory Buildings will likely need major renovations to meet Fire and Life Safety requirements, but it will provide an additional option to increase density while maintaining the character of established neighbourhoods.
- Allow two Subsidiary Dwelling Units in Single Detached Dwellings, and limit Subsidiary Dwelling Unit in Semi-Detached Dwellings or Townhouses to one.

- Add Triplex as a new use to residential zones and set standards in each zone.
- Remove the Pocket Neighbourhood (PN) Zone. Rather than require rezonings for Pocket Neighbourhoods, add Pocket Neighbourhood as a Discretionary Use to the Residential 2 (R2), Residential 3 (R3), Residential Downtown (RD), and Residential Mixed (RM) Zones. Set use standards for Pocket Neighbourhoods in each zone.
- Add Four-Plex as a Permitted Use to the R2, RD, RM and Apartment 1 (A1) Zones. Add Four-Plex on a Corner Lot as a Permitted Use to the Residential 1 (R1) Zone. Add Four-Plex use standards where applicable. Reduce the minimum frontage and lot area where appropriate.
- Add Tiny Home Dwelling to R2 Zone and RM Zone and set standards for them.
- Add Townhouse Cluster as a Use to the R2, R3, RD, RM, A1, A2, AD and AA Zones.
- Remove reference to Micro Unit as a land use. Currently a Micro Unit is defined as a dwelling unit that is less than 42 metres square (450 square feet) and does not require parking. Rather than defining it as a separate use and regulating it in the land use zones, it will be considered a dwelling unit in an Apartment Building or mixed-use building and the size of the dwelling will be considered in the parking regulations. Similar to how studio, 1-bedroom, 2-bedroom and 3 or greater bedroom dwelling units have different parking requirements, the parking standards will be amended to include a minimum of 0 parking spaces and a maximum of 1 parking space per micro unit.
- Move Apartment Building, maximum 6 dwelling units, from a Discretionary Use to a Permitted Use in the R2, R3, RD and RM Zones.
- Add Personal Care Home to the RD Zone and adjust standards throughout zones to reflect similar standards to Apartment Building.
- Adjust minimum setback requirements for various uses so that setbacks are consistent throughout the zone.
- Increase the maximum building height for:
    - Single Detached Dwellings from 8 metres to 9 metres;
    - Semi-detached Dwellings and Four-Plexes from 8 metres to 10 metres;
    - Apartment Buildings from 12 metres to 14 metres in the A1 Zone and from 40 metres to 52 metres in the Apartment 3 (A3) Zone.
- Set consistent Buildings Lines within Zones.
- Clarify definitions and standards where required throughout the document.

Envision St. John's Municipal Plan sets out a number of policies that enable the proposed changes. Access to adequate and affordable housing is a fundamental component of quality of life in a city. Many factors impact access to housing including price, supply, location and access. The housing market and various levels of government play a role in influencing what housing choice exists for people with varying needs and income levels. Section 4.1 of the Municipal Plan sets out the following policies:

1. Support the implementation of the City of St. John's Affordable Housing Strategy, 2019 - 2028, and its strategies.
2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.
3. Promote a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.

This amendment will make medium and higher density housing more permissible in various zones. By adding housing forms to more zones and making such uses Permitted, rather than Discretionary, the City is promoting a broader range of housing choices.

Further, within the Residential Land Use District, Policy 8.4.1 enables that Council shall establish low, medium and high density residential land use zones that consider a variety of residential forms. All housing forms can be considered under this policy. Policy 8.4 also states:

2. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
5. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.
8. Support a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socio-economic groups.
9. Encourage increased density in residential areas where appropriate, along with an increase in public open space, services and amenities, reflective of increased density levels.

The City aims to create complementary new developments by setting building line and height standards of various housing types in line with existing neighbourhoods and zones. By allowing more housing forms in more zones, the City will support the need for housing for various socio-economic groups.

Policy 6.4 regulates building height. Within low-density residential neighbourhoods the heights of buildings are representative of existing dwellings within a particular area. New development shall be assessed to ensure that new dwellings are compatible with the

neighbourhood in terms of form, height and setback. The proposed increase from 8 metres to either 9 metres or 10 metres, depending on the housing form, is to address current demand. Many developers are proposing more narrow housing forms with a garage at grade and two levels of housing above. The small increase in height is to accommodate such housing types. For other areas within the City, the Municipal Plan states that in considering increases to building height, Council shall take into account whether the building and the proposed use advances the goals and objectives of this Plan and contributes positively to the surroundings. Within the Apartment Zones, the increases to building height are proposed to better meet the demands for density, which advances the goals and objectives of the Municipal Plan.

With respect to Backyard Suites within the non-Residential Districts, such as the Rural and Urban Expansion District, a Backyard Suite is a subordinate dwelling unit and can be considered wherever residential dwellings are permitted. Policy 8.10.1 states Council shall establish rural land use zones that will accommodate uses in the form of agriculture, quarrying, forestry, natural heritage and tourism, limited rural residential uses, and other complementary uses as outlined in the permitted and discretionary uses of the zones identified in the Development Regulations. Within the Urban Expansion District, a Backyard Suite can be considered subordinate to an existing use.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on May 4, May 11, and May 18, 2024. A notice of the amendment was posted on the City's website, and on the Planning Engage Page. An in-person public meeting was held on May 22, 2024, at St. John's City Hall, a virtual meeting was held via Zoom on May 23, 2024, and a focus group meeting with members of the development community was held on May 24, 2024. Minutes from the two public meetings can be found on the June 25, 2024, Regular Council Meeting Agenda.

Generally, many were supportive of the proposed changes and felt that the addition of new housing forms in various residential zones was a needed and welcome change. Many requested clarification on the changes during the public meeting and were satisfied once the regulations were explained. Some believe that adding Triplexes, Four-Plexes, small Apartment Buildings, and Backyard Suites as Permitted Uses to a number of zones will reduce restrictions and improve processing times.

Some residents felt that the City should be doing more within the Residential 1 Zone (adding more housing types) and further reduce parking requirements. Others felt that opposite and believe that the proposed changes will be detrimental to neighbourhoods within the City.

While the City appreciates all comments, staff do not believe that the proposed changes will negatively impact neighbourhoods but rather will create more variety of housing forms for a range of users, and will create more diverse neighbourhoods. Further, the

proposed changes will enable four units per lot within the Residential 1 Zone. The City would like to implement and evaluate the proposed changes prior to making additional changes.

ST. JOHN'S URBAN REGION REGIONAL PLAN
The proposed amendment is in line with the St. John's Urban Region Regional Plan and an amendment to the Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 37, 2024
The City of St. John's Development Regulations, 2021 is amended by:

1) Repealing Section 2 – Definitions for Apartment Building which states:

   "APARTMENT BUILDING means a Building which contains multiple Dwelling Units but does not include a Building with an Accessory Dwelling Unit, Subsidiary Dwelling Unit, a Four-Plex, or Townhouse Cluster."

   and substituting the following:
   "APARTMENT BUILDING means a Building which contains five or more Dwelling Units with the entire Building being on one Lot, but does not include Townhouse Cluster."

2) Adding the following to Section 2 – Definitions for Backyard Suite which states:

   "BACKYARD SUITE means a detached self-contained subordinate Dwelling Unit that is located on the same Lot as the main Dwelling Unit and is not an Accessory Building."

3) Adding the following to Section 2 – Definitions for Cluster Development which states:

   "CLUSTER DEVELOPMENT means two or more Buildings, each of which is comprised of a Townhouse Cluster, Triplex, Four-Plex, or Apartment Building, or any combination thereof, on one Lot, as a condominium or common ownership."

4) Repealing Section 2 – Definitions for Duplex Dwelling which sates:

   "DUPLEX DWELLING means a Building containing two Dwelling Units, constructed one above the other, each having an individual entrance, provided that no Dwelling Unit shall be wholly in the basement of the Building."

   and substituting the following:
   "DUPLEX means a Building containing two Dwelling Units, constructed one above the other, each having an individual entrance, provided that no

Dwelling Unit shall be wholly in the basement of the Building, as a condominium or common ownership."

5) Repealing Section 2 – Definitions for Four-Plex which states:

"FOUR-PLEX means a Building that has four Dwelling Units having at least one Dwelling Unit entirely or partially above another with the entire Building being on one Lot. It is not a Semi-Detached Dwelling or Townhouse with multiple Dwelling Units."

and substituting the following:
"FOUR-PLEX means a Building that has four Dwelling Units having at least one Dwelling Unit entirely or partially above another with the entire Building being on one Lot, as a condominium or common ownership."

6) Repealing Section 2 – Definitions for Micro Unit which states:

"MICRO UNIT means a Dwelling Unit which shall not exceed 42 metres square (450 square feet)."

7) Repealing Section 2 – Definitions for Pocket Neighbourhood which states:

"POCKET NEIGHBOURHOOD – means between 4 and 8 Tiny Homes on a Lot, which are orientated around a common open space area and common ancillary Building(s) for the condominium use."

and substituting the following:
"POCKET NEIGHBOURHOOD means between 4 and 8 Tiny Homes on a Lot, which are orientated around a common open space area and common ancillary Building(s), as a condominium or common ownership and may include a Community Amenity Building."

8) Repealing Section 2 – Definitions for Townhouse which states:

"TOWNHOUSE means a Building containing at least one Dwelling Unit and which Building is attached on both sides to a Building containing at least one dwelling unit, unless it is the end unit in a row as a row of three such Buildings or more, where each Building is on its own Lot."

and substituting the following:
"TOWNHOUSE means a Building containing at least one Dwelling Unit and which Building is attached on both sides to another Townhouse, unless it is the end unit, in a row of three such Buildings or more, where each Building is on its own Lot."

9) Repealing Section 2 – Definitions for Townhouse Cluster which states:

"TOWNHOUSE CLUSTER means a group of three or more Townhouses on one Lot, with one Driveway, as a condominium."

and substituting the following:
"TOWNHOUSE CLUSTER means a group of three or more Townhouses in one Building, on one Lot, as a condominium or common ownership."

10) Adding the following to Section 2 – Definitions for Triplex:

"TRIPLEX means a Building that has three Dwelling Units having at least one Dwelling Unit entirely or partially above another with the entire Building being on one Lot, as a condominium or common ownership."

11) Repealing Sections 6.2.1, 6.2.2, and 6.2.3 related to Accessory Buildings which state:

"6.2.1 General
For the purposes of this section, an Accessory Building shall not include a Deck or Swimming Pool or a Carriage House.

6.2.2 Accessory Building Area
(1) For a Residential Use, the Accessory Building(s) Area shall not exceed the lesser of 10% of the Lot Area or 75% of the Residential Building footprint.
(2) For all other Uses, the Accessory Building(s) Area shall not exceed 35% of the Rear Yard.

6.2.3 Accessory Building Height
(1) For a Residential Use, the Accessory Building height shall not exceed the lesser of 5 metres or the height of the other Building on the Lot.
(2) For all other Uses, the Accessory Building height shall not exceed 5 metres."

and substituting the following:
"6.2.1 General
For the purposes of this section, an Accessory Building shall not include a Deck or Swimming Pool, a Backyard Suite or a Carriage House.

6.2.2 Accessory Building Area
(1) For a Residential Use, the Accessory Building(s) Area, together with a Backyard Suite Area, shall not exceed the lesser of 10% of the Lot Area or 75% of the Residential Building footprint.
(2) For all other Uses, the Accessory Building(s) Area shall not exceed 35% of the Rear Yard.

6.2.3 Accessory Building Height
(1) For a Residential Use, the Accessory Building height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.
(2) For all other Uses, the Accessory Building height shall not exceed 5 metres."

12) Adding the following to Section 6 – Specific Developments regarding Backyard Suite:

"6.7 Backyard Suite
6.7.1 General
(1) No more than one (1) Backyard Suite shall be permitted on a residential Lot.
(2) Backyard Suite shall contain no more than one (1) Dwelling Unit.
(3) Backyard Suite shall have a minimum 1.2 metre wide access to a Street.
(4) Notwithstanding Subsection 6.7.1(1), a Backyard Suite shall not be permitted on the same lot as an Apartment Building, Cluster Development, Lodging House, Mini Home Park, Pocket Neighbourhood or Townhouse Cluster.

6.7.2 Backyard Suite Area
The Backyard Suite Area, together with an Accessory Building(s) Area, shall not exceed the lesser of 10% of the Lot Area or 75% of the Residential Building footprint.

6.7.3 Backyard Suite Height
The Backyard Suite height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.

6.7.4 Backyard Suite Location
Backyard Suites shall be:
(a) located in Rear and Side Yards and shall be located behind the Building Line;
(b) located a minimum of 1.2 metres from any Lot Line;
(c) located a minimum of 2.4 metres from any other Building on the Lot; and
(d) located a minimum of 3.0 metres from a Street, subject to Section 7.2.3 (Corner Lots and Yards Abutting a Street)."
and renumbering the remaining sections.

13) Adding the following to Section 6 – Specific Developments regarding Cluster Development:

"6.9 Cluster Development
(1) A Cluster Development shall contain no more than one (1) Driveway, but may require a secondary access as determined by a City engineer or the St. John's Regional Fire Department.
(2) All parking as required under Section 8.3 shall be provided on a Parking Lot.
(3) A Cluster Development with 20 or more Dwelling Units shall, in addition to minimum landscape requirements, include a minimum of 6 metres square per Dwelling Unit of useable green space for the benefit of the Cluster Development. Green space area is to be contained entirely within the Lot boundaries, continuous on the Lot, covered with Soft Landscaping and subject to the said area being acceptable to the City."
and renumbering the remaining sections.

14) Adding the following to Section 6 – Specific Developments regarding Subsidiary Dwelling Unit:

"6.35 Subsidiary Dwelling Unit
(1) Single Detached Dwelling shall have a maximum of two (2) Subsidiary Dwelling Units with the total Gross Floor Area of such units being subordinate to the main Dwelling Unit.
(2) Semi-detached Dwelling or Townhouse shall have a maximum of one (1) Subsidiary Dwelling Unit.
(3) Duplex, Triplex and Four-Plex shall not permit a Subsidiary Dwelling Unit."
and renumbering the remaining sections.

15) Adding the following to Section 6 – Specific Developments regarding Townhouse Cluster:

"3.36 Townhouse Cluster
(1) A Townhouse Cluster shall contain no more than one (1) Driveway, but may require a secondary access as determined by a City engineer or the St. John's Regional Fire Department.
(2) All parking as required under Section 8.3 shall be provided on a Parking Lot."
and renumbering the remaining sections.

16) Repealing Section 7.6.1 regarding Landscaping and Screening in Residential Developments which states:

"7.6.1 Residential Development
(1) The Front, Side, and Rear Yards of a residential Lot shall be covered with Landscaping.
(2) With the exception of Lots with a zero metre Building Line, Lots on a cul-de-sac bulb, and Apartment Buildings, at least 50% of the front Yard shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.
(3) At least 40% of the front Yard of a Lot on a cul-de-sac bulb shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.
(4) In addition to zone requirements, Apartment Buildings shall be Landscaped in accordance with the Commercial Development Policy.
(5) The Driveway, excepting Apartment Buildings, shall be completed with a hard surface acceptable to the Manager of Regulatory Services, shall not exceed 50% of the front Yard, and each entry to a Driveway shall not be wider than 6 metres at the front Lot Line.
(6) Excepting Apartment Buildings, Hard Landscaping shall comply with the approved site drainage plan for the Lot"

and substituting the following:
"7.6.1 Residential Development
(1) The Front, Side, and Rear Yards of a residential Lot shall be covered with Landscaping.
(2) With the exception of Lots with a zero metre Building Line, Lots on a cul-de-sac bulb, Apartment Building, Cluster Development, Four-Plex, Townhouse Cluster, and Triplex at least 50% of the front Yard shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.
(3) Notwithstanding Subsection 7.6.1(2), at least 45% of the front Yard of a Townhouse Lot within the Residential 3 (R3) Zone shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot, with the exception of Townhouse Lots within the Downtown Snow Removal Area (Map 8).
(4) At least 40% of the front Yard of a Lot on a cul-de-sac bulb shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot.
(5) In addition to zone requirements, Apartment Building, Cluster Development and Townhouse Cluster shall be Landscaped in accordance with the Development Design Manual.
(6) The Driveway, excepting Apartment Building, Cluster Development, Townhouse Cluster, and Townhouse within the Residential 3 (R3) Zone, shall be completed with a hard surface acceptable to the Manager of

Regulatory Services, shall not exceed 50% of the front Yard, and each entry to a Driveway shall not be wider than 6 metres at the front Lot Line in accordance with the Development Design Manual.
(7) Excepting Apartment Building, Cluster Development or Townhouse Cluster, Hard Landscaping shall comply with the approved site drainage plan for the Lot.".

17) Repealing Section 8.3 Parking Standards for Apartment Building which states:

Type or Nature of Building	**Range of Parking Spaces**	
	Minimum	**Maximum**
Apartment Building	Dwelling Size Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or Greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Dwelling Size Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or Greater 2.0 Maximums are cumulative for building and inclusive of visitor parking

and substituting the following:

Type or Nature of Building	**Range of Parking Spaces**	
	Minimum	**Maximum**
Apartment Building	Dwelling Size Micro Unit (not exceeding 42 metres square (450 square feet)) 0 Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Dwelling Size Micro Unit (not exceeding 42 metres square (450 square feet)) 1parking space for every 4 units Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or greater 2.0 Maximums are cumulative for building and inclusive of visitor parking

18) Adding Cluster Development to Section 8.3 Parking Standards as follows:

Type or Nature of Building	**Range of Parking Spaces**	
	Minimum	**Maximum**
Cluster Development	Dwelling Size Micro Unit (not exceeding 42 metres square (450 square feet)) 0 Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Dwelling Size Micro Unit (not exceeding 42 metres square (450 square feet)) 1parking space for every 4 units Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or greater 2.0 Maximums are cumulative for building and inclusive of visitor parking

19) Repealing Section 8.3 Parking Standards for Dwelling Units in a Commercial or Institutional Zone which states:

Type or Nature of Building	**Range of Parking Spaces**	
	Minimum	**Maximum**
Dwelling Units in a Commercial or Institutional Zone	Dwelling Size Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or Greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Dwelling Size Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or Greater 2.0 Maximums are cumulative for building and inclusive of visitor parking

and substituting the following:

Type or Nature of Building	Range of Parking Spaces	
	Minimum	**Maximum**
Dwelling Units in a Commercial or Institutional Zone	Dwelling Size Micro Unit (not exceeding 42 metres square (450 square feet)) 0 Studio 0.8 1 Bedroom Dwelling 0.9 2 Bedroom Dwelling 1.0 3 Bedroom Dwelling or greater 1.2 Visitor parking: 0 visitor parking spaces for the first 7 Dwellings; 1 visitor parking space per 7 Dwellings thereafter	Dwelling Size Micro Unit (not exceeding 42 metres square (450 square feet)) 1parking space for every 4 units Studio 1.2 1 Bedroom Dwelling 1.2 2 Bedroom Dwelling 1.5 3 Bedroom Dwelling or greater 2.0 Maximums are cumulative for building and inclusive of visitor parking

20) Repealing Section 8.3 Parking Standards for Micro Unit Dwelling which states:

Type or Nature of Building	Range of Parking Spaces	
	Minimum	**Maximum**
Micro Unit Dwelling	No parking required	1 parking space for every 4 units

21) Repealing Section 8.3 Parking Standards for Residential Use, except Apartment Building, Dwelling Units in a Commercial or Institutional Zone, Micro Unit Dwelling and Tiny Home Dwelling, which states:

Type or Nature of Building	Range of Parking Spaces	
	Minimum	**Maximum**
Residential Use, except Apartment Building, Dwelling Units in a Commercial or Institutional Zone, Micro Unit Dwelling and Tiny Home Dwelling	1 parking space for every Dwelling Unit	Not applicable

and substituting the following:

Type or Nature of Building	Range of Parking Spaces	
	Minimum	**Maximum**
Residential Use, except Apartment Building, Cluster Development, Dwelling Units in a Commercial or Institutional Zone, Townhouse Cluster and Tiny Home Dwelling	1 parking space for every Dwelling Unit	Not applicable

22) Repealing Section 8.14 Bicycle Parking, which states:

"Developments containing an Apartment Building, Office Use and/or Retail Use shall providing parking space for bicycles as follows:

Type or Nature of Building	Parking Requirements
Apartment Building	**1 bicycle parking space for every 2 residential units**
Office Use with 500 m^2 to 3200 m^2 of Net Floor Area	**2 bicycle parking spaces**
Office Use greater than 3200 m^2 of Net Floor Area	**4 bicycle parking spaces for every 3200 m^2**
Retail Use with 500 m^2 to 3200 m^2 of Net Floor Area	**2 bicycle parking spaces**
Retail Use greater than 3200 m^2 of Net Floor Area	**4 bicycle parking spaces for every 3200 m^2"**

and substituting the following:

"(1) Developments containing an Apartment Building, Cluster Development, Dwelling Units in a Commercial or Institutional Use, Office Use and/or Retail Use shall provide parking space for bicycles as follows:

Type or Nature of Building	Parking Requirements
Apartment Building, Cluster Development, Dwelling Units in a Commercial or Institutional Use	**1 bicycle parking space for every 2 residential units**
Office Use with 500 m^2 to 3200 m^2 of Net Floor Area	**2 bicycle parking spaces**

Office Use greater than 3200 m^2 of Net Floor Area	**4 bicycle parking spaces for every 3200 m^2**
Retail Use with 500 m^2 to 3200 m^2 of Net Floor Area	**2 bicycle parking spaces**
Retail Use greater than 3200 m^2 of Net Floor Area	**4 bicycle parking spaces for every 3200 m^2"**

and renumbering the remaining sections.

23) Repealing Section 10 Pocket Neighbourhood (PN) Zone, including Section (1) Permitted Uses, Section (2) Discretionary Uses and Section (3) Zone Standards.

24) Repealing Residential 2 (R2) Zone Section (1) title, which states:

"(1) PERMITTED USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136,15246)"

and substituting the following:
"(1) PERMITTED USES, except 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)".

25) Repealing Residential 2 (R2) Zone Section (2) title, which states:

"(2) DISCRETIONARY USES, except Shea Heights (Planning Area 14) and 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)"

and substituting the following:
"(2) DISCRETIONARY USES, except 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246)"

26) Repealing Residential 2 (R2) Zone Section (3), which states:

"(3) PERMITTED USES SHEA HEIGHTS (PLANNING AREA 14)
Townhouse is not permitted"
and renumbering the remaining sections.

27) Adding **"ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2"** to the following Zones:

- Mini Home Park (MHP) Zone Section (5), and renumbering remaining sections;
- Residential 1 (R1) Zone Section (5), and renumbering remaining sections;
- Residential 2 (R2) Zone Section (16), and renumbering remaining sections;
- Residential 2 Cluster (R2C) Zone Section (4), and renumbering remaining sections;

- Residential 3 (R3) Zone Section (15), and renumbering remaining sections;
- Residential Battery (RB) Zone Section (4), and renumbering remaining sections;
- Residential Downtown (RD) Zone Section (15), and renumbering remaining sections;
- Residential Mixed (RM) Zone Section (14), and renumbering remaining sections;
- Residential Quidi Vidi (RQV) Zone Section (6), and renumbering remaining sections;
- Residential Reduced Lot (RRL) Zone Section (3), and renumbering remaining sections;
- Residential Special (RA) Zone Section (4), and renumbering remaining sections;
- Residential Special 1 (RA1) Zone Section (4), and renumbering remaining sections;
- Apartment 1 (A1) Zone Section (11), and renumbering remaining sections;
- Apartment 2 (A2) Zone Section (10), and renumbering remaining sections;
- Apartment 3 (A3) Zone Section (6), and renumbering remaining sections;
- Apartment Downtown (AD) Zone Section (6), and renumbering remaining sections;
- Apartment Special (AA) Zone Section (8), and renumbering remaining sections;
- Rural Residential (RR) Zone Section (5), and renumbering remaining sections;
- Rural Residential Infill (RRI) Zone Section (5), and renumbering remaining sections;
- Rural Village (RV) Zone Section (4), and renumbering remaining sections;
- Planned Mixed Development 1 (PMD1) Zone Section (10), and renumbering remaining sections; and
- Planned Mixed Development 2 Zone (PMD2) Section (9), and renumbering remaining sections.

28) Repealing “Apartment Building, maximum of 6 dwelling units” as a Discretionary Use from the following Zones:

- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone; and
- Residential Mixed (RM) Zone.

And adding “Apartment Building, maximum of 6 Dwelling Units” as a Permitted Use to the following Zones:

- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone; and
- Residential Mixed (RM) Zone.

29) Repealing Residential 3 (R3) Zone Section (7)(c) Apartment Building minimum Building Line, which states:

“(7)(c) Building Line (minimum) 1.5 metres”

and substituting the following:
“(7)(c) Building Line (minimum) 4.5 metres”.

30) Adding Residential 3 (R3) Apartment Building minimum Landscaping standards as follows:

“(7)(g) Landscaping (minimum) 30%”

31) Adding Residential Downtown (RD) Apartment Building minimum Landscaping standards as follows:

“(6)(g) Landscaping (minimum) 30%”

32) Repealing Residential Mixed (RM) Zone Section (7)(c) Apartment Building and Personal Care Home minimum Building Line, which states:

“(7)(c) Building Line (minimum) 1.5 metres”

and substituting the following:
“(7)(c) Building Line (minimum) 4.5 metres”.

33) Adding Residential Mixed (RM) Apartment Building and Personal Care Home minimum Landscaping standards as follows:

“(7)(g) Landscaping (minimum) 30%”

34) Repealing Apartment 1 (A1) Zone Section (3)(c) Apartment Building minimum Building Line, which states:

“(3)(c) Building Line (minimum) 7 metres”

and substituting the following:
“(3)(c) Building Line (minimum) 6 metres”.

35) Repealing Apartment 1 (A1) Zone Section (3)(d) Apartment Building maximum Building Height, which states:

"(3)(d) Building Height (maximum) 12 metres"

and substituting the following:
"(3)(d) Building Height (maximum) 14 metres".

36) Repealing Apartment 3 (A3) Zone Section (3)(d) Apartment Building maximum Building Height, which states:

"(3)(d) Building Height (maximum) 40 metres
Except 346-360 Empire Avenue (PID #11915, 23995, 23994)
40-58 Shortall Street (PID #24617, 352341, 52340)
145 Stavanger Drive (PID #155330)
485 Topsail Road (PID #46960)"

and substituting the following:
"(3)(d) Building Height (maximum) 52 metres
Except 346-360 Empire Avenue (PID #11915, 23995, 23994)
40-58 Shortall Street (PID #24617, 352341, 52340)
145 Stavanger Drive (PID #155330)
485 Topsail Road (PID #46960)".

37) Repealing Apartment Special (AA) Zone Section (3)(c) Apartment Building minimum Building Line, which states:

"(3)(c) Building Line (minimum) 7 metres"

and substituting the following:
"(3)(c) Building Line (minimum) 6 metres".

38) Adding **"Backyard Suite"** as a Permitted Use to the following Zones:

- Residential 1 (R1) Zone;
- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Battery (RB) Zone;
- Residential Downtown (RD) Zone;
- Residential Mixed (RM) Zone;
- Residential Quidi Vidi (RQV) Zone;
- Residential Reduced Lot (RRL) Zone;
- Residential Special (RA) Zone;
- Residential Special 1 (RA1) Zone;
- Apartment 1 (A1) Zone;

- Apartment 2 (A2) Zone;
- Apartment Special (AA) Zone;
- Rural Residential (RR) Zone;
- Rural Residential Infill (RRI) Zone;
- Rural Village (RV) Zone;
- Planned Mixed Development 1 (PMD1) Zone; and
- Planned Mixed Development 2 Zone (PMD2).

39) Adding **"ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7"** to the following Zones:

- Residential 1 (R1) Zone Section (6), and renumbering remaining sections;
- Residential 2 (R2) Zone Section (17), and renumbering remaining sections;
- Residential 3 (R3) Zone Section (16), and renumbering remaining sections;
- Residential Battery (RB) Zone Section (5), and renumbering remaining sections;
- Residential Downtown (RD) Zone Section (16), and renumbering remaining sections;
- Residential Mixed (RM) Zone Section (15), and renumbering remaining sections;
- Residential Quidi Vidi (RQV) Zone Section (7), and renumbering remaining sections;
- Residential Reduced Lot (RRL) Zone Section (4), and renumbering remaining sections;
- Residential Special (RA) Zone Section (5), and renumbering remaining sections;
- Residential Special 1 (RA1) Zone Section (5), and renumbering remaining sections;
- Apartment 1 (A1) Zone Section (12), and renumbering remaining sections;
- Apartment 2 (A2) Zone Section (11), and renumbering remaining sections;
- Apartment Special (AA) Zone Section (9), and renumbering remaining sections;
- Rural Residential (RR) Zone Section (6), and renumbering remaining sections;
- Rural Residential Infill (RRI) Zone Section (6), and renumbering remaining sections;
- Rural Village (RV) Zone Section (5), and renumbering remaining sections;

- Planned Mixed Development 1 (PMD1) Zone Section (11), and renumbering remaining sections; and
- Planned Mixed Development 2 Zone (PMD2) Section (10), and renumbering remaining sections.

40) Adding **"Cluster Development, maximum of 6 Dwelling Units"** as a Permitted Use to the following Zones:

- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone; and
- Residential Mixed (RM) Zone.

41) Adding **"Cluster Development, maximum 24 Dwelling Units"** as a Permitted Use to the Apartment Downtown (AD) Zone.

42) Adding **"Cluster Development"** as a Permitted Use to the following Zones:

- Residential 2 Cluster (R2C) Zone;
- Apartment 1 (A1) Zone;
- Apartment 2 (A2) Zone;
- Apartment 3 (A3) Zone;
- Apartment Special (AA) Zone;
- Planned Mixed Development 1 (PMD1) Zone; and
- Planned Mixed Development 2 Zone (PMD2).

43) Adding the following standards for Cluster Development to the Residential 2 (R2) Zone Section (13):

"(13) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**18 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**40%"**

and renumbering the remaining sections.

44) Repealing Residential 2 Cluster (R2C) Zone Section (3), which states:

"(3) ZONE STANDARDS FOR TOWNHOUSE CLUSTER"

and substituting the following:
"(3) ZONE STANDARDS FOR TOWNHOUSE CLUSTER AND CLUSTER DEVELOPMENT".

45) Adding the following standards for Cluster Development to the Residential 3 (R3) Zone Section (12):

"(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**4.5 metres"**

and renumbering the remaining sections.

46) Adding the following standards for Cluster Development to the Residential Downtown (RD) Zone Section (12):

"(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**12 metres**
(c) Building Line (minimum)	**0 metres**
(d) Building Height (maximum)	**10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metre**
(f) Rear Yard (minimum)	**3.5 metres"**

and renumbering the remaining sections.

47) Adding the following standards for Cluster Development to the Residential Mixed (RM) Zone Section (12):

"(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**

(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres"**

and renumbering the remaining sections.

48) Adding the following standards for Cluster Development to the Apartment 1 (A1) Zone Section (4):

"(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**14 metres**
(e) Side Yards (minimum)	**Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Lot Coverage (maximum)	**35%**
(h) Landscaping (minimum)	**35%"**

and renumbering the remaining sections.

49) Adding the following standards for Cluster Development to the Apartment 2 (A2) Zone Section (4):

"(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**24 metres**
(e) Side Yards (minimum)	**Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Lot Coverage (maximum)	**40%**
(h) Landscaping (minimum)	**30%"**

and renumbering the remaining sections.

50) Adding the following standards for Cluster Development to the Apartment 3 (A3) Zone Section (4):

"(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**52 metres**
(e) Side Yards (minimum)	**Two, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Lot Coverage (maximum)	**50%**
(h) Landscaping (minimum)	**30%"**

and renumbering the remaining sections.

51) Repealing Apartment Downtown (AD) Zone Section (3) which states:

"(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a) Lot Frontage (minimum)	**20 metres**
(b) Building Line	**Council discretion**
(d) Building Height (maximum)	**16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site.**
(e) Side Yards	**Council discretion**
(f) Rear Yard	**Council discretion**
(g) Landscaping	**Council discretion"**

and substituting the following:

"(3) ZONE STANDARDS FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(a) Lot Frontage (minimum)	**20 metres**
(b) Building Line	**Council discretion**
(d) Building Height (maximum)	**16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries**

	provided Height does not exceed 16 metres as measured from the grade of the property over the site.
(e) Side Yards	**Council discretion**
(f) Rear Yard	**Council discretion**
(g) Landscaping	**Council discretion".**

52) Adding the following standards for Cluster Development to the Apartment Special (AA) Zone Section (5):

"(5) ZONE STANDARDS FOR CLUSTER DEVELOPMENT

(a) Lot Area	**Council discretion**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**12 metres**
(e) Side Yards (minimum)	**Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Lot Coverage (maximum	**30%**
(h) Landscaping (minimum)	**40%"**

and renumbering the remaining sections.

53) Repealing Planned Mixed Development 1 (PMD1) Zone Section (8) title, which states:

"(8) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING"

and substituting the following:
"(8) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT".

54) Repealing Planned Mixed Development 2 Zone (PMD2) Section (7) title, which states:

"(7) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING"

and r substituting the following:
"(7) ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT".

55) Repealing references to **"Duplex Dwelling"** in the Residential 2 (R2) Zone, Residential 3 (R3) Zone, Residential Downtown (RD) Zone, Residential Mixed (RM) Zone, and Residential Quidi Vidi (RQV) Zone, and substituting it with **"Duplex".**

56) Repealing **"Four-Plex"** as a Discretionary Use from the following Zones:
- Residential 2 (R2) Zone; and
- Apartment 1 (A1) Zone.

57) Adding **"Four-Plex"** as a Permitted Use to the following Zones:
- Residential 2 (R2) Zone;
- Residential Downtown (RD) Zone;
- Residential Mixed (RM) Zone; and
- Apartment 1 (A1) Zone.

58) Adding **"Four-Plex on a Corner Lot"** as a Permitted Use in the Residential 1 (R1) Zone.

59) Adding the following standards for Four-Plex to the Residential 1 (R1) Zone Section (4):

"(4) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**360 metres square**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 meters**
(f) Rear Yard (minimum)	**6 meters**
(g) Landscaping (minimum)	**40% of Front Yard"**

and renumbering the remaining sections.

60) Repealing Residential 2 (R2) Zone Section 10 Zone Standards for Four-Plex, which states:

"(10) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**360 metres square**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**8 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**40% of Lot, 30% of Front Yard"**

and substituting the following:

"(11) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**324 metres square**
(b) Lot Frontage (minimum)	**18 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard".**

61) Repealing Residential 3 (R3) Zone Section 9 Zone Standards for Four-Plex, which states:

"(9) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**320 metres square**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**8 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**40% of Lot, 30% of Front Yard"**

and substituting the following:

"(10) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**288 metres square**
(b) Lot Frontage (minimum)	**18 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**4.5 metres**
(g) Landscaping (minimum)	**30% of Front Yard".**

62) Adding the following standards for Four-Plex to the Residential Downtown (RD) Zone Section (10):

"(10) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area	**Council discretion**
(b) Lot Frontage	**Council discretion**
(c) Building Line (minimum)	**0 metres**

(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 meters**
(f) Rear Yard (minimum)	**3.5 meters"**

and renumbering the remaining sections.

63) Adding the following standards for Four-Plex to the Residential Mixed (RM) Zone Section (10):

"(10) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**288 metres square**
(b) Lot Frontage (minimum)	**18 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 meters**
(f) Rear Yard (minimum)	**6 meters**
(g) Landscaping (minimum)	**30% of Front Yard"**

and renumbering the remaining sections.

64) Repealing Apartment 1 (A1) Zone Section 7 Zone Standards for Four-Plex, which states:

"(7) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**750 metres square**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**8 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**40% of Lot, 30% of Front Yard"**

and substituting the following:

"(10) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**324 metres square**
(b) Lot Frontage (minimum)	**18 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**

(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard".**

65) Repealing Apartment 2 (A2) Zone Section 6 Zone Standards for Four-Plex, which states:

"(6) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**750 metres square**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**8 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**40% of Lot, 30% of Front Yard"**

and substituting the following:

"(9) ZONE STANDARDS FOR FOUR-PLEX

(a) Lot Area (minimum)	**324 metres square**
(b) Lot Frontage (minimum)	**18 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard".**

66) Repealing references to **"Micro Unit"** from Section 10 as follows:

- Residential Downtown (RD) Zone Section (2) - **"Micro Unit (maximum 6 per Building)";**
- Residential Downtown (RD) Zone Section (7)(a) - **"or 80 metres square per 2 Micro Units");**
- Apartment Downtown (AD) Zone Section (2) - **"Micro Unit (maximum of 12 per building)";**
- Commercial Downtown Mixed (CDM) Zone Section (2) - **"Micro Unit (maximum number of micro units is equal to half of the total number of residential units)"**; and
- Commercial Downtown Mixed 2 (CDM2) Zone Section (2) - **"Micro Unit (maximum number of micro units is equal to half of the total number of residential units).**

67) Repealing Residential 3 (R3) Zone Personal Care Home minimum Building Line, which states:

"(c) Building Line (minimum) 1.5 metres"

and substituting the following:
"(c) Building Line (minimum) 4.5 metres".

68) Adding **"Personal Care Home"** as a Discretionary Use to the Residential Downtown (RD) Zone.

69) Adding the following standards for Personal Care Home to the Residential Downtown (RD) Zone Section (14):

"(14) ZONE STANDARDS FOR PERSONAL CARE HOME

(a) Lot Area	**Council Discretion**
(b) Lot Frontage (minimum)	**12 metres**
(c) Building Line (minimum)	**0 metres**
(d) Building Height (maximum)	**10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site.**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres**
(f) Rear Yard (minimum)	**3.5 metres**
(g) Landscaping (minimum)	**30%"**.

70) Repealing Apartment 1 (A1) Zone Personal Care Home minimum Building Line, which states:

"(c) Building Line (minimum) 7 metres"

and substituting the following:
"(c) Building Line (minimum) 6 metres".

71) Repealing Apartment 1 (A1) Zone Personal Care Home maximum Building Height, which states:

"(d) Building Height (maximum) 12 metres"

and substituting the following:
"(d) Building Height (maximum) 14 metres".

72) Repealing Apartment 3 (A3) Zone Personal Care Home maximum Building Height, which states:

"(d) Building Height (maximum) 40 metres"

and r substituting the following:
"(d) Building Height (maximum) 52 metres".

73) Repealing Apartment Special (AA) Zone Personal Care Home minimum Building Line, which states:

"(c) Building Line (minimum) 7 metres"

and substituting the following:
"(c) Building Line (minimum) 6 metres".

74) Adding **"Pocket Neighbourhood"** as a Discretionary Use to the following Zones:

- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone; and
- Residential Mixed (RM) Zone.

75) Adding the following standards for Pocket Neighbourhood to the Residential 2 (R2) Zone Section (14):

"(14) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD
(a) Lot Area (minimum) 246 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 20 metres
(c) Building Line (minimum) 6 metres
(d) Building Height (maximum) 8 metres
(e) Side Yards (minimum) 3 metres
(f) Rear Yard (minimum) 3 metres
(g) Landscaping (minimum) 70%
(h) Walkway Width (minimum) 1 metre"
and renumbering the remaining sections.

76) Adding the following standards for Pocket Neighbourhood to the Residential 3 (R3) Zone Section (13):

"(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD
(a) Lot Area (minimum) 246 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 20 metres
(c) Building Line (minimum) 4.5 metres
(d) Building Height (maximum) 8 metres

(e) Side Yards (minimum) **3 metres**
(f) Rear Yard (minimum) **3 metres**
(g) Landscaping (minimum) **70%**
(h) Walkway Width (minimum) **1 metre"**
and renumbering the remaining sections.

77) Adding the following standards for Pocket Neighbourhood to the Residential Downtown (RD) Zone Section (13):

"(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD
(a) Lot Area (minimum) **246 metres square per Dwelling Unit**
(b) Lot Frontage (minimum) **20 metres**
(c) Building Line (minimum) **0 metres**
(d) Building Height (maximum) **8 metres**
(e) Side Yards (minimum) **3 metres**
(f) Rear Yard (minimum) **3 metres**
(g) Landscaping (minimum) **70%**
(h) Walkway Width (minimum) **1 metre"**
and renumbering the remaining sections.

78) Adding the following standards for Pocket Neighbourhood to the Residential Mixed (RM) Zone Section (13):

"(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD
(a) Lot Area (minimum) **246 metres square per Dwelling Unit**
(b) Lot Frontage (minimum) **20 metres**
(c) Building Line (minimum) **4.5 metres**
(d) Building Height (maximum) **8 metres**
(e) Side Yards (minimum) **3 metres**
(f) Rear Yard (minimum) **3 metres**
(g) Landscaping (minimum) **70%**
(h) Walkway Width (minimum) **1 metre"**
and renumbering the remaining sections.

79) Increasing the maximum Building Height for Single Detached Dwellings from **"8 metres"** to **"9 metres"** in the following Zones:
- Residential 1 (R1) Zone;
- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone;
- Residential Mixed (RM) Zone;
- Residential Quidi Vidi (RQV) Zone;
- Residential Reduced Lot (RRL) Zone;
- Residential Special (RA) Zone;
- Residential Special 1 (RA1) Zone;

- Rural Residential (RR) Zone;
- Rural Residential Infill (RRI);
- Rural Village (RV).

80) Increasing the maximum Building Height for Semi-detached Dwelling and Duplex from **"8 metres"** to **"10 metres"** in the following Zones:
    - Residential 2 (R2) Zone;
    - Residential 3 (R3) Zone;
    - Residential Downtown (RD) Zone;
    - Residential Mixed (RM) Zone;
    - Residential Quidi Vidi (RQV); and
    - Apartment 1 (A1) Zone.

81) Repealing **"Semi-detached Dwelling"** as a Discretionary Use in the Apartment 1 (A1) Zone and adding **"Semi-detached Dwelling"** as a Permitted Use in the Apartment 1 (A1) Zone.

82) Adding **"Subsidiary Dwelling Unit"** as a Permitted Use to the Residential 2 Cluster (R2C) Zone.

83) Adding **"Tiny Home Dwelling"** as a Permitted Use to the following Zones:
    - Residential 2 (R2) Zone; and
    - Residential Mixed (RM) Zone.

84) Adding the following standards for Tiny Home Dwelling to the Residential 2 (R2) Zone Section (10):

"(10) ZONE STANDARDS FOR TINY HOME DWELLING

(a) Lot Area (minimum)	**124 metres square**
(b) Lot Frontage (minimum)	**5.5 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**8 metes**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corn Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**4.5 metres"**

and renumbering the remaining sections.

85) Repealing Residential 3 (R3) Zone Section (8) regarding Tiny Home Dwelling, which states:

"(8) ZONE STANDARDS FOR TINY HOME DWELLING

(a) Lot Area (minimum)	**91 metres square**
(b) Lot Frontage (minimum)	**5.5 metres**
(c) Building Line (minimum)	**0 metres**

(d) Building Height (maximum) **8 metres**
(e) Side Yards (minimum) **Two of 1.2 metres**
(f) Rear Yard (minimum) **4.5 metres"**

and substituting the following:
"(9) ZONE STANDARDS FOR TINY HOME DWELLING

(a) Lot Area (minimum)	**116 metres square**
(b) Lot Frontage (minimum)	**5.5 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**8 metres**
(e) Side Yards (minimum)	**Two of 1.2 metres, except on a Corn Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**4.5 metres".**

86) Repealing Residential Downtown (RD) Zone Section (8)(e) regarding Tiny Home Dwelling minimum Side Yard standards, which states:

"(8)(e) Side Yards (minimum) **Two of 1.2 metres"**

and substituting the following:
"(8)(e) Side Yards (minimum) **Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres".**

87) Adding the following standards for Tiny Home Dwelling to the Residential Mixed (RM) Zone Section (9):

"(9) ZONE STANDARDS FOR TINY HOME DWELLING

(a) Lot Area (minimum)	**124 metres square**
(b) Lot Frontage (minimum)	**5.5 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**8 metres**
(a) Side Yards (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres**
(e) Rear Yard (minimum)	**4.5 metres".**

and renumbering the remaining sections.

88) Repealing Apartment 1 (A1) Zone Townhouse minimum Building Line, which states:
"(c) Building Line (minimum) **1.5 metres"**
and substituting the following:
"(c) Building Line (minimum) **0 metres".**

89) Repealing Apartment 2 (A2) Zone Townhouse minimum Building Line, which states:
"(c) Building Line (minimum) 1.5 metres"

and substituting the following:
"(c) Building Line (minimum) 0 metres".

90) Adding **"Townhouse Cluster, maximum of 6 Dwelling Units"** as a Permitted Use to the following Zones:

- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone; and
- Residential Mixed (RM) Zone.

91) Adding **"Townhouse Cluster"** as a Permitted Use to the following Zones:

- Apartment 1 (A1) Zone;
- Apartment 2 (A2) Zone;
- Apartment Downtown (AD); and
- Apartment Special (AA) Zone.

92) Adding the following standards for Townhouse Cluster to the Residential 2 (R2) Zone Section (12):

"(12) STANDARDS FOR TOWNHOUSE CLUSTER
(a) Lot Area (minimum) 180 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 20 metres
(c) Building Line (minimum) 6 metres
(d) Minimum Distance Between Townhouse Clusters 1.2 metres
(e) Side Yard (minimum) 6 metres
(f) Rear Yard (minimum) 6 metres
(g) Building Height (maximum) 10 metres
(h) Landscaping (minimum) 30%"
and renumbering the remaining sections.

93) Adding the following standards for Townhouse Cluster to the Residential 3 (R3) Zone Section (11):

"(11) STANDARDS FOR TOWNHOUSE CLUSTER
(a) Lot Area (minimum) 90 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 14 metres
(c) Building Line (minimum) 4.5 metres
(d) Minimum Distance Between Townhouse Clusters 1.2 metres
(e) Side Yard (minimum) 4.5 metres
(f) Rear Yard (minimum) 4.5 metres
(g) Building Height (maximum) 10 metres

(h) Landscaping (minimum) 30%"
and renumbering the remaining sections.

94) Adding the following standards for Townhouse Cluster to the Residential Downtown (RD) Zone Section (11):

"(11) STANDARDS FOR TOWNHOUSE CLUSTER
(a) Lot Area (minimum) 50 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 12 metres
(c) Building Line (minimum) 0 metres
(d) Minimum Distance Between Townhouse Clusters 1.2 metres
(e) Side Yard (minimum) 3.5 metres
(f) Rear Yard (minimum) 3.5 metres
(g) Building Height (maximum) 10 metres
(h) Landscaping (minimum) 30%"
and renumbering the remaining sections.

95) Adding the following standards for Townhouse Cluster to the Residential Mixed (RM) Zone Section (11):

"(11) STANDARDS FOR TOWNHOUSE CLUSTER
(a) Lot Area (minimum) 140 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 14 metres
(c) Building Line (minimum) 4.5 metres
(d) Minimum Distance Between Townhouse Clusters 1.2 metres
(e) Side Yard (minimum) 6 metres
(f) Rear Yard (minimum) 6 metres
(g) Building Height (maximum) 10 metres
(h) Landscaping (minimum) 30%"
and renumbering the remaining sections.

96) Adding the following standards for Townhouse Cluster to the Apartment 1 (A1) Zone Section (7):

"(7) STANDARDS FOR TOWNHOUSE CLUSTER
(a) Lot Area (minimum) 180 metres square per Dwelling Unit
(b) Lot Frontage (minimum) 20 metres
(c) Building Line (minimum) 6 metres
(d) Minimum Distance Between Townhouse Clusters 1.2 metres
(e) Side Yard (minimum) 6 metres
(f) Rear Yard (minimum) 6 metres
(g) Building Height (maximum) 10 metres
(h) Landscaping (minimum) 35%"
and renumbering the remaining sections.

97) Adding the following standards for Townhouse Cluster to the Apartment 2 (A2) Zone Section (7):

"(7) STANDARDS FOR TOWNHOUSE CLUSTER

(a) Lot Area (minimum)	**140 metres square per Dwelling Unit**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Minimum Distance Between Townhouse Clusters	**1.2 metres**
(e) Side Yard (minimum)	**6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Building Height (maximum)	**10 metres**
(h) Landscaping (minimum)	**30%"**

and renumbering the remaining sections.

98) Adding the following standards for Townhouse Cluster to the Apartment Downtown (AD) Zone Section (4):

"(4) STANDARDS FOR TOWNHOUSE CLUSTER

(a) Lot Area (minimum)	**50 metres square per Dwelling Unit**
(b) Lot Frontage (minimum)	**12 metres**
(c) Building Line (minimum)	**0 metres**
(d) Minimum Distance Between Townhouse Clusters	**1.2 metres**
(e) Side Yard	**Council discretion**
(f) Rear Yard	**Council discretion**
(g) Building Height (maximum)	**10 metres**
(h) Landscaping	**Council discretion"**

and renumbering the remaining sections.

99) Adding the following standards for Townhouse Cluster to the Apartment Special (AA) Zone Section (6):

"(6) STANDARDS FOR TOWNHOUSE CLUSTER

(a) Lot Area (minimum)	**180 metres square per Dwelling Unit**
(b) Lot Frontage (minimum)	**20 metres**
(c) Building Line (minimum)	**6 metres**
(d) Minimum Distance Between Townhouse Clusters	**1.2 metres**
(e) Side Yard (minimum)	**6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Building Height (maximum)	**10 metres**
(h) Landscaping (minimum)	**30%"**

and renumbering the remaining sections.

100) Adding **"Triplex"** as a Permitted Use to the following Zones:

- Residential 2 (R2) Zone;
- Residential 3 (R3) Zone;
- Residential Downtown (RD) Zone;
- Residential Mixed (RM) Zone;
- Apartment 1 (A1) Zone; and
- Apartment 2 (A2) Zone.

101) Adding the following standards for Triplex to the Residential 2 (R2) Zone Section (8):

"(8) ZONE STANDARDS FOR TRIPLEX

(a) Lot Area (minimum)	**252 metres square**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**4.5 metres**
(g) Landscaping (minimum)	**30% of Front Yard"**

and renumbering the remaining sections.

102) Adding the following standards for Triplex to the Residential 3 (R3) Zone Section (7):

"(7) ZONE STANDARDS FOR TRIPLEX

(a) Lot Area (minimum)	**203 metres square**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard"**

and renumbering the remaining sections.

103) Adding the following standards for Triplex to the Residential Downtown (RD) Zone Section (7):

"(7) ZONE STANDARDS FOR TRIPLEX

(a) Lot Area (minimum)	**126 metres square**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**0 metres**
(d) Building Height (maximum)	**10 metres**

(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 1.8 metres**
(f) Rear Yard (minimum)	**3.5 metres**
(g) Landscaping (minimum)	**30% of Front Yard"**

and renumbering the remaining sections.

104) Adding the following standards for Triplex to the Residential Mixed (RM) Zone Section (7):

"(7) ZONE STANDARDS FOR TRIPLEX

(a) Lot Area (minimum)	**224 metres square**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**4.5 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard"**

and renumbering the remaining sections.

105) Adding the following standards for Triplex to the Apartment 1 (A1) Zone Section (6):

"(6) ZONE STANDARDS FOR TRIPLEX

(a) Lot Area (minimum)	**252 metres square**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres**
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard"**

and renumbering the remaining sections.

106) Adding the following standards for Triplex to the Apartment 2 (A2) Zone Section (6):

"(6) ZONE STANDARDS FOR TRIPLEX

(a) Lot Area (minimum)	**252 metres square**
(b) Lot Frontage (minimum)	**14 metres**
(c) Building Line (minimum)	**6 metres**
(d) Building Height (maximum)	**10 metres**
(e) Side Yard (minimum)	**Two of 1.2 metres, except on a Corner**

	Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	**6 metres**
(g) Landscaping (minimum)	**30% of Front Yard”**

and renumbering the remaining sections.