

Moodyville Zoning Bylaw Amendments – Summary

The following is a summary of proposed new or amended sections of Zoning Bylaw 1995, No.6700 as contained in Attachments #5 - 8 for ease of reference.

Attachment #5 - Bylaw No.8464:

A Bylaw for establishing Townhouse Use and completing general maintenance of the Bylaw

Proposed amendments in this Bylaw include both specific standards for the new Townhouse Use and new and updated definitions and amenity requirements for the Zoning Bylaw. They include:

Division 1 – Administration – Part 2 - Interpretation

- New definitions for the following terms: Accessory Lock-Off Unit Use, Amenity Share, Shared Vehicle, Courtyard, Exterior Wall, Building Envelope, Rowhouse Residential Use, Townhouse Residential Use.
- Revised definitions and housekeeping items: Cellar; Gross Floor Area, Gross Floor Area (One-Unit and Two-Unit Residential), energy standards; Lot Area (land within a Special Setback is included in Lot Area), Apartment Residential Use, Rental Apartment Residential Use, and replacing 'Garden Apartment Residential Use' with 'Ground-Oriented Apartment Residential 1 Use'.

Division 2 – General Zoning Standards

- Revising siting exceptions to align with exterior wall definition for increased insulation;
- Clarifying Special Setback Requirements (Section 411) toward 100-foot road width on key corridors;
- Adding specifics around Amenity Share (Section 418) including rate, exemptions, heritage conservation and timing of payment;
- Updating energy efficiency standards (Section 419) to consolidate compliance requirements into a single section. Includes specific requirements for submission, security and reporting on completion. This covers requirements for EnerGuide, ASHRAE 90.1-2010, NECB 2011, Passive House and Provincial Stretch Code regulations;
- Updating wording specific to the City's Hydronic Energy Service Standard (Section 420) which includes provision for buildings that achieve the Passive House Energy Standard to connect to LEC for hot water only;
- Establishing Noise Mitigation standards including the requirement for a professional engineer specializing in acoustics (Section 421).

Division 3 – Zone Standards

- Establishing minimum Lot Areas for Rowhouse and Townhouse Residential Uses;
- Clarifying Open Site Space to limit the portion of a Lot that may be covered by unenclosed parking, vehicle access, decks and other structures;
- Permitting Accessory Lock-Off Unit Use in Townhouse and Apartment Zones;
- Revising Gross Floor Area across residential zones to include cross-reference to Section 419 energy standard as a requirement for maximum floor area.

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Division IV: Parking and Loading Standards

- Parking Spaces permitted in the laneway (changes to location/minimum setbacks);
- Minimum Parking Provisions for Townhouse Use reduced from 1.5 to 1.2, the same as for Medium-Density Apartment, not including lock-off units;
- Four space parking reduction permitted for providing a shared car and dedicated parking space, with no reduction to visitor or disabled parking requirements;
- Updating parking payment-in-lieu area.

Division V: Comprehensive Development Zones

- Alignment of updated enhanced energy standards, updated terms and renumbered subsections in Comprehensive Development Zones.

Attachment #6 - Bylaw No.8470:

A Bylaw for establishing new residential zones and the Moodyville Development Permit Area Guidelines

Proposed amendments outlined in this Bylaw would introduce new zones and short form designations for City-wide use into Zoning Bylaw 1995, No.6700 as follows:

Division 2 – General Zoning Standards, Part 4, Siting Exceptions:

- Defining reduced siting exceptions for Special Residential Zones.

Part 5A: Special Residential Zone Regulations

- Introduces five new zones in the City including permitted use, gross floor area calculation, minimum dwelling unit size, lot coverage, height, siting and density bonus provisions for each:
 - RS-4B – One Unit Residential Use 4B (Rowhouse);
 - RG-2 – Ground Oriented Residential 2 (up to 0.75 FSR);
 - RG-3 – Ground Oriented Residential 3 (up to 1.0 FSR);
 - RG-4 – Ground Oriented Residential 4 (up to 1.25 FSR);
 - RM-2 – Medium Density Apartment Residential 2 (up to 1.6 FSR, 4 storeys).
- Requires a portion of larger townhomes and apartments contain a lock-off unit.

Attachment #7 – Bylaw No. 8474:

A Bylaw to transfer 703-819 East 3rd Street to new zones:

This amendment to the Zoning Bylaw would rezone:

- two lots from RS-3 One-Unit Residential Zone to RG-2 Ground-Oriented Residential 2 Zone (0.75 FSR);
- 12 lots from RS-1 One-Unit Residential Zone to Medium Density Apartment Residential 2 Zone (1.6 FSR).

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Attachment #8 - Bylaw No.8480:

A Bylaw to establish the CD-669 Zone

This amendment to the Zoning Bylaw would permit a range of housing types including Apartment, Townhouse and Rowhouses in areas designated Residential Level 4B in the Official Community Plan, with an average density of 1.25 FSR, in the southeastern portion of Moodyville.

This Bylaw includes requirements for this Comprehensive Development zone including permitted uses, provision of lock-off units, gross floor area calculations, minimum dwelling unit size, lot coverage, height, siting, density averaging and density bonus provisions.