

Mark-up of Proposed Changes

| <p align="center"><b>Mark-up of Proposed Text Amendment to Zoning Bylaw 12800</b></p> <p>Black Font: Existing Text in Zoning Bylaw 12800<br/> <del>Strikethrough:</del> Proposed deletion from Zoning Bylaw 12800<br/> <u>Underline:</u> Proposed addition to Zoning Bylaw 12800</p>   | <p align="center"><b>Rationale / Notes</b></p>   |
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| <p><b>Surface Parking Lot</b> means an area that provides parking spaces for more than <del>three</del> <u>two</u> motorized vehicles that is located wholly at ground level</p>   | <p>This change in definition supports the reduction of the maximum allowable shared parking spaces for small scale residential uses from three shared parking spaces to two shared parking spaces. Any small scale residential use property with more than two parking spaces will be unable to share any of those spaces.</p> |
| <p><b>54.8 Parking Facilities</b></p> <p>2. In addition to the general requirements for Vehicle Parking, the following regulations apply to a Surface Parking Lot:</p> <p>a. the design of the Surface Parking Lot shall:</p> <p style="padding-left: 40px;">i. be located a minimum of 3.0 m from a property line that Abuts a sidewalk;</p> <p style="padding-left: 40px;">ii. provide landscaping that both shades and screens the Parking Area</p> <p style="padding-left: 40px;">iii. provide Parking Area islands in accordance with the following:</p> <p style="padding-left: 80px;">A. A Surface Parking Lot that contains 30 or more Vehicle Parking spaces shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m2 per provided Vehicle Parking and loading space, with a minimum of one Parking Area island on the Site.</p> <p style="padding-left: 80px;">B. A Surface Parking Lot that contains 40 or more Vehicle Parking spaces shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m2 per Vehicle Parking and loading, with</p> |  |

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| <p>a minimum of two Parking Area islands on the Site.</p> <p>C. Islands within a Parking Area shall be placed to provide visual relief, to assist vehicular and pedestrian circulation, and to organize large areas of Vehicle Parking into smaller courts, and shall be Landscaped in accordance with Section 55.3 - General Planting Requirements.</p> <p>b. A Surface Parking Lot that is wholly, <del>or partially,</del> not associated with a principal Use shall only be allowed in the following Zones: Low Intensity Business Zone (CB1), General Business Zone (CB2), Griesbach Village Centre Zone (GVC), Municipal Airport Airfield Zone (MA1), Municipal Airport Business Industrial Zone (MA2), Municipal Airport General Business Zones (MA3), Marquis Entertainment District (MED), Marquis Mixed Use Transition Zone (MMUT), Ambleside Urban Village Commercial Zone (UVCa).</p> <p><u><i>c. A Surface Parking Lot shall be fully associated with the principal Use where the principal Use is Single Detached Housing, Duplex Housing or Semi-Detached Housing.</i></u></p> | <p>The removal of the word ‘partially’ ensures that stand-alone surface parking lots are only allowed in the specific zones outlined Section 54.8.2.b, while also enabling shared parking elsewhere.</p> <p>This proposed regulation ensures that surface parking lots of any form cannot be used by parties unassociated with the principal use when such surface parking lots are located on sites that contain Single Detached Housing, Duplex Housing and Semi-Detached Housing uses. Shared surface parking may occur if the site has two or fewer parking spaces available.</p> |
| <p><b>(CB3) Commercial Mixed Business Zone</b></p> <p><b>370.4.17</b></p> <p>Vehicle Parking, <u><i>in the form of an Above Ground Parkade,</i></u> shall not be located at ground level, and shall not interfere with a pedestrian-oriented, mixed-Use area</p>  | <p>Clarification has been added to retain the original intent of the regulation to allow for surface parking on ground level and at the rear of the site, while not interfering with the pedestrian-oriented, mixed-use area.</p>   |