

## Attachment 3

### Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

Black Font	Existing Text in Zoning Bylaw 12800
<del>Strikethrough:</del>	Proposed deletion from Zoning Bylaw 12800
<u>Underline:</u>	Proposed addition to Zoning Bylaw 12800

#### 940.5 (GLD) Griesbach Low Density Residential Zone

##### 5. Development Regulations

- e. The maximum ~~total~~ Site Coverage shall be as follows:
- i. ~~for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.~~
  - ii. ~~for Sites with a Site Width of 12.0 m or greater shall not exceed 45% Site Coverage, with a maximum of 33% for a principal building and a maximum of 12% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%.~~
  - iii. ~~Notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.~~
  - iv. ~~Notwithstanding i), ii), and iii) above, the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.~~

### Rationale

Site Coverages have been proposed in a table format to better align with comparable RPL, RDL and RMD zones and to break down the maximum site coverage by building types and total site coverage.

Overall, increases to site coverage is proposed to allow for additional flexibility for creative designs at varied sizes and to limit the number of variances.

<u>Table 940.5(5)(e) - Maximum Site Coverage</u>				
	<u>Principal Dwelling/ Building</u>	<u>Accessory Building</u>	<u>Principal Building with attached Garage</u>	<u>Total Maximum Site Coverage</u>
<u>i.</u>	<u>35%</u>	<u>18%</u>	<u>53%</u>	<u>53%</u>
<u>ii. Notwithstanding i) above, the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87. Garden Suites, to accommodate single Storey Unenclosed Front Porches.</u>				

Updated clause to reference the proposed table for site coverage and to clarify that the maximum site coverage may increase by 2% to accommodate single Storey unenclosed front porches.

New vehicular access clause to provide consistency with the RF5g and GLG zones for lots abutting a lane.

p. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

**940.7 (RF5g) Griesbach Row Housing Zone**

- 3. The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:
  - a. The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 9.0 m from Grade.
  - b. The maximum ~~total~~ Site Coverage shall ~~be as follows: not exceed 50%, except that the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed for Garden Suites, to accommodate single Storey Unenclosed Front Porches.~~

<u>Table 940.7(3)(b) - Maximum Site Coverage</u>				
	<u>Principal Dwelling/ Building</u>	<u>Accessory Building</u>	<u>Principal Building with attached Garage</u>	<u>Total Maximum Site Coverage</u>
<i>i.</i>	<u>35%</u>	<u>18%</u>	<u>53%</u>	<u>53%</u>
<i>ii. <u>Notwithstanding i) above, the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87. Garden Suites, to accommodate single Storey Unenclosed Front Porches.</u></i>				

Site Coverages have been proposed in a table format to better align with comparable RPL, RDL and RMD zones and to break down the maximum site coverage by building types and total site coverage.

Overall, increases to site coverage is proposed to allow for additional flexibility for creative designs at varied sizes and to limit the number of variances.

Updated clause to reference the proposed table for site coverage and to maintain that the maximum site coverage may increase by 2% to accommodate single storey unenclosed front porches.

**940.9 (GLG) Griesbach Low Density Residential with Garden Suites Zone**

5. Development Regulations

- b. The minimum Site Width shall be in accordance with Table 940.9.5(b) for all Uses described in Table 940.9.5(b):

Table 940.9.5( <del>ab</del> ) - Minimum Site <del>Area</del> <u>Width</u>		
	Primary Vehicular Access is not from a Lane	Primary Vehicular Access is from a Lane
Single Detached Housing	9.0 m	7.5 m
Duplex Housing	7.0 m	6.7 m
Semi-detached Housing	7.5 m	6.7 m
Multi-Unit Housing	5.0 m	5.0 m

- e. The maximum ~~total~~ Site Coverage shall be as follows: ~~50%.~~  
  - ~~i. Notwithstanding e) above the maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.~~

<u>Table 940.9(5)(e) Maximum Site Coverage</u>				
	<u>Principal Dwelling/ Building</u>	<u>Accessory Building</u>	<u>Principal Building with attached</u>	<u>Total Maximum Site Coverage</u>

Typographical corrections

Site Coverages have been proposed in a table format to better align with comparable RPL, RDL and RMD zones and to breakdown the maximum site coverage by building types and total site coverage.

Overall, increases to site coverage is proposed to allow for additional flexibility for

			<i>Garage</i>	
<i>i.</i>	<i>35%</i>	<i>18%</i>	<i>53%</i>	<i>53%</i>
<i>ii. <u>Notwithstanding i) above, the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87. Garden Suites, to accommodate single Storey Unenclosed Front Porches.</u></i>				

creative designs at varied sizes and to limit the number of variances.

Updated clause to reference the proposed table for site coverage and to maintain that the maximum site coverage may increase by 2% to accommodate single storey unenclosed front porches.