

# Attachment #4 - Existing and Proposed Zoning

## 1. Proposed amendment to Zoning By-law (1995)-14864:

### 6.3.2.5 Required Parking in Downtown **Zones**

#### 6.3.2.5.1 Required **Parking Spaces**

Notwithstanding Section 4.13.4, off-street **Parking Spaces** for D.1, D.2, D.3 and D.3a **Zones** shall be provided in accordance with the following:

Table 6.3.2.5.1 1

Row	Use	Minimum Number of Parking Spaces
1	<b>Apartment Building, Duplex, Multiple Attached, Single Detached, Semi-Detached, Townhouse</b>	<del>1 per residential Dwelling Unit (1).</del> 0.85 per residential Dwelling Unit (1)
2	<b>Live-Work Unit, Mixed-Use Building</b>	In addition to the non-residential parking requirement, 1 <b>Parking Space</b> per residential <b>Dwelling Unit</b> is required (1).
3	<b>Home Occupation, Lodging House Type 1, Accessory Apartment, Group Home, Nursing Home</b>	In accordance with Section 4.13.4.
4	Retail <b>Uses</b>	1 per 100 m <sup>2</sup> <b>G.F.A.</b>
5	Service <b>Uses</b>	1 per 100 m <sup>2</sup> <b>G.F.A.</b>
6	Office <b>Uses</b>	1 per 67 m <sup>2</sup> <b>G.F.A.</b>
7	Community <b>Uses</b>	1 per 67 m <sup>2</sup> <b>G.F.A.</b>
8	Hospitality <b>Uses</b>	0.75 per guest room (2).

### Additional Regulations for Table 6.3.2.5.1

1. **Apartment Buildings, Cluster Townhouses or Mixed-Use Buildings** in a D.1 or D.2 **Zone**, with more than 20 **Dwelling Units**,

require a minimum of 0.05 **Parking Spaces** per **Dwelling Unit** in addition to the requirements of Table 6.3.2.5.1, Rows 1 and 2, for the **Use** of visitors to the **Building** and such **Parking Spaces** shall be clearly identified as being reserved for the exclusive **Use** of residential visitors.

## 2. Proposed amendment to Zoning By-law (2023)-20790:

Table 5.4 - Required parking rates in downtown zones

Row	Use	Minimum required
1.	Apartment building, duplex, single detached, semi-detached, townhouse- on-street, townhouse- rear access on-street	<del>1 per dwelling unit<sup>(1)</sup></del> 0.85 per dwelling unit <sup>(1)</sup>
2.	Live-work unit, mixed-use building	In addition to the non-residential parking requirement, 1 per <b>dwelling unit</b> is required <sup>(1)</sup>
3.	Home occupation, lodging house type 1, additional residential dwelling unit, group home, long term care facility, hospice	In accordance with Table 5.3
4.	Retail <b>uses</b>	1 per 100 m <sup>2</sup> of GFA
5.	Service <b>uses</b>	1 per 100 m <sup>2</sup> of GFA
6.	Office <b>uses</b>	1.5 per 100 m <sup>2</sup> of GFA
7.	Community <b>uses</b>	1.5 per 100 m <sup>2</sup> of GFA
8.	Hospitality <b>uses</b>	0.75 per guest room <sup>(2)(3)</sup>

Additional regulations for Table 5.4:

1. **Apartment buildings** and **mixed-use buildings** in a D.1 or D.2 zone with more than 20 **dwelling units** require a minimum of 0.05 **parking spaces per dwelling unit** in addition to the requirements of Table 5.4, for the **use** of visitors to the **building** and such **parking spaces** shall be clearly identified as being reserved for the exclusive **use** of residential visitors.
2. For a **hotel**, 1 additional **parking space** is required per 10 m<sup>2</sup> GFA that is open to the public, excluding corridors, lobbies or foyers.
3. For a **bed and breakfast** establishment in a D.1 or D.2 zone, 1 additional **parking space** shall be provided. Required **parking spaces** may be in a stacked arrangement.