

Section 10.2 – Neighbourhood Commercial (C2) Zone Section 10.3 – Community Commercial (C3) Zone Section 10.5a – Mixed use Medium Density – Pedestrian Focus (C5a) Zone Section 10.6 – District Commercial (C6) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
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10.2.1 10.3.1 10.5a.1 10.6.1	Permitted Uses Dwelling Unit in conjunction with a Commercial Use, Mixed Use	Permitted Uses Dwelling Unit, Mixed Use	Amendment changes the name of the defined use for clarity.
10.2.1.1ii)1)	Notwithstanding Section 10.2.1, a Dwelling Unit(s) in conjunction with a commercial use, Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and.	Notwithstanding Section 10.2.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and.	Amendment changes the name of the defined use for clarity. Does not change the intent of the regulation.
10.3.1.1ii)1)	Notwithstanding Section 10.3.1, a Dwelling Unit(s) in conjunction with a commercial use, Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and	Notwithstanding Section 10.3.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and	Amendment changes the name of the defined use for clarity. Does not change the intent of the regulation.

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10.5a.1.1 ii) 2)	Notwithstanding Section 10.5a.1, a Dwelling Unit(s) in conjunction with a commercial use , Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas.	Notwithstanding Section 10.5a.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas.	Amendment changes the name of the defined use for clarity. Does not change the intent of the regulation.
10.5a.3a)ii)	Notwithstanding Section 10.5a.3a)i), 6.0 metres for that portion of a building providing an access driveway to a parking garage; and,	Notwithstanding Section 10.5a.3a)i), 6.0 metres for that portion of a building providing an access driveway to a parking garage; and,	Amendment is to add an omitted “a)” in the regulation. Amendment provides clarity and does not change the intent of the regulation.
10.5a.3a) iii)	Section 10.5a.3a)ii) shall not apply for any portion of a building that exceeds the requirement of Section 10.5a.3 h)ii) and iii).	Section 10.5a.3a)ii) shall not apply for any portion of a building that exceeds the requirement of Section 10.5a.3 h)ii) and iii).	Amendment is to add an omitted “a)” in the regulation. Amendment provides clarity and does not change the intent of the regulation.

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10.5a.3d) iii)	In addition to Section 10.5a.3d)i), and notwithstanding Section 10.5a.3d)ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5a.3b) and c) when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.	In addition to Section 10.5a.3d)i), and notwithstanding Section 10.5a.3d)ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5a.3b) and c) when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.	Amendment is to add an omitted “d)” in the regulation. Amendment provides clarity and does not change the intent of the regulation.
10.5a.3h) iv)	In addition to Section 10.5a.3h) i) ii) and iii), the minimum width of the ground floor façade facing the front lot line shall exclude access driveways and required yard along a lot line abutting a street.	In addition to Section 10.5a.3h) i) ii) and iii), the minimum width of the ground floor façade facing the front lot line shall exclude access driveways and required yard along a lot line abutting a street.	Amendment is to add an omitted “h)” in the regulation. Amendment provides clarity and does not change the intent of the regulation.

<p>10.5a.3l) New Regulation</p>	<p>Minimum Amenity Area for Dwelling Units and Multiple Dwellings</p> <p>On a lot containing 10 dwelling units or more, the following Minimum Amenity Area requirements be provided:</p> <p>i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,</p> <p>ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.</p> <p>iii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.</p>	<p>Minimum Amenity Area for Dwelling Units and Multiple Dwellings</p> <p>On a lot containing 10 dwelling units or more, the following Minimum Amenity Area requirements be provided:</p> <p>i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and,</p> <p>ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.</p> <p>iii) In addition to the definition of Amenity Area in Section 3: Definitions, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air.</p>	<p>Currently the Mixed Use High Density (C4) and the Mixed Use Medium Density (C5) Zones have minimum amenity areas for dwelling units and multiple dwellings. The intent is to provide a minimum amount of amenity space based on the size of the dwelling unit. This amendment will add the same regulations to the Mixed Use Medium Density – Pedestrian Focus (C5a) Zone.</p> <p>An amenity space can include a balcony, terrace, common facility such as a party room or exercise room, outdoor play area, BBQ patio, and a community garden.</p>
<p>10.5a. 5 – 10.5a. 10</p>	<p>Re-number as 5-10 as 4–9</p>	<p>10.5a. 4 –9</p>	<p>Correction to fix incorrectly numbered sections, as 10.5a. 4 was never included in the order.</p>

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10.6.1.1 i) 1)	Notwithstanding Section 10.6.1, for building(s) with a gross floor area of less than 4,650 square metres, a Dwelling Unit(s) in conjunction with a commercial use, Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot. For buildings with a gross floor area of 4,650 square metres or more, a Dwelling Unit(s) in conjunction with a commercial use shall only be permitted above the ground floor except for access, accessory office and utility areas.	Notwithstanding Section 10.6.1, for building(s) with a gross floor area of less than 4,650 square metres, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot. For buildings with a gross floor area of 4,650 square metres or more, a Dwelling Unit(s) in conjunction with a commercial use shall only be permitted above the ground floor except for access, accessory office and utility areas.	Amendment changes the name of the defined use for clarity. Does not change the intent of the regulation.
10.6.1.1 i) 2.	Notwithstanding Section 10.6.1, an Office(s) and Medical Clinic(s) shall only be permitted above the ground floor.	Notwithstanding Section 10.6.1, an Office(s) and Medical Clinic(s) shall only be permitted above the ground floor.	Correction to capture the restricted location of Medical Clinics within a building as reflected in the District Commercial Designation in the UHOP.

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10.6.2	Notwithstanding Section 10.6.1, the following uses are permitted only as an accessory use: Motor Vehicle Sales and Service Establishment Motor Vehicle Dealership	Notwithstanding Section 10.6.1, the following uses are permitted only as an accessory use: Motor Vehicle Dealership	Change the terminology from “Motor Vehicle Sales and Service Establishment” to “Motor Vehicle Dealership” which is a defined term. Amendment provides clarity and does not change the intent of the regulation.