

Draft List of Changes for Discussion – 2026 City of Nelson Zoning Bylaw

January 28, 2026 DRAFT of 2026 Zoning Bylaw.

As part of the preparation of a new zoning bylaw to replace the 2013 zoning bylaw, this document consists of zoning changes proposed by staff for Council's consideration. Only significant proposals are presented here; many more minor changes have been identified by staff that are not expected to have any major impact on residents or development rights.

Zoning Map Changes

- Implement the 2025 Trevor Street land swap into zoning, as per 2025 OCP land use designation map
- 711 Tenth Street from CD8 to R2
- with proposed changes to the R2 zone, a CD zone is no longer necessary
- 1403 Front St & 724 Second St from R6 to R1
- 1102 Gordon St (Alpine Lake Suites) from R4-A to R2
- R2 is more appropriate zoning for existing land use
- 205 Hall St (Nelson CARES office/housing) from C1A to C1
- C1A and C1 zone are the same, except for rear setback. No need for separate zone that applies to one property
- Some I1 properties to a new I2 zone (OCP provides direction to allow different max height for Institutional in residential area:
 - 402 West Richards
 - 500 West Beasley
 - 402-408 Anderson
 - 905 Gordon
 - All church properties

Key Definition Changes

Term	Change	Rationale
Height, Building	<u>Proposed new definition:</u> Height, in relation to buildings and structures other than fences and retaining walls, means the maximum vertical distance between: - the highest point of a building with a non-sloping roof, or the mid-point of a sloping roof; and - the average finished grade level at the base of the outside walls around the building (excluding window wells and access stairwells). When ground-oriented residential development is configured so that primary dwelling units are side-by-side, such as townhouses or a front-back duplex (but excluding apartment buildings), height is measured per dwelling unit. <u>Insert new term to support the above definition:</u> MID-POINT OF A SLOPING ROOF means the halfway point of a roof that falls between the top of the highest peak and the top of its supporting wall. AVERAGE FINISHED GRADE means the average of the final ground surface after development. When calculating the average finished grade, a berm, retaining wall, window well, steps, or other artificial feature attached to the building and intended to raise the grade can be excluded from the calculation	Based on feedback received, the revised height definition would measure height from the average finished grade to the <u>mid-point of sloping roof</u> and the top of a non-sloping (flat roof) rather than the lowest point to the top of a pitched roof.

Home Occupation	The current definition says that only tourist accommodation and short-term rentals are not considered as Home Occupation. Precise additional uses that are ineligible as a home occupation use: - Any use involving automobiles, including but not limited to Mechanical Repair, sales, and car wash - Industrial uses	Reduce risk of nuisances to the neighbourhood
Non-market affordable housing	New term: means housing that meets both of the following criteria: - Receives a majority of its capital funding or financing from a government housing organization, including BC Housing, Canada Mortgage and Housing Corporation (CMHC) or an Indigenous Governing Body; and - When resident households' expenses for rent, lease, or mortgage are capped at, typically, 30% or less of their pre-tax income or some other metric that sets rents at below market-rate rents.	This term needs to be defined in order to allow for reduced parking requirements for this category of housing
Residential	Replace all current terms ("single-detached residential", "duplex", etc.) with the following two categories: "Small-Scale Residential" means a residential building consisting of up to four attached dwelling units, each of which is ground-oriented with an individual exterior entrance at-grade, and a maximum one of which may be a Laneway House. "Multi-Unit Residential" means any detached building divided into five or more dwelling units that have shared or separate entrances and may include	Simplification: rather than listing each type of possible housing (e.g. single-detached, secondary suite, duplex, triplex, etc.), the new zoning bylaw can simply state "small-scale residential" to allow for any form or combination thereof. Definitions adapted from those contained in recent zoning bylaws, such as Vernon's

	other amenities and services accessory to the residential use.	
Retail Store	Separate Retail Stores into two categories: 1. Retail (Minor): up to 3,500 sq metres gross floor area 2. Retail (Major): above 3,500 sq metres	Retail (Minor) will replace all mentions of “retail” as a permitted use. Retail (major) will not be allowed as-of-right in any zone to prevent future large-format retail developments. Or at least require a rezoning application.
	Explicitly separate out cannabis retail from all other retail	Best practice
Shopping Centre	Amend definition to: - means one or more buildings containing retail stores, or a mix of retail stores and other commercial uses permitted in the zone, that are planned, constructed, and managed as a total entity. Shopping Centres generally, but do not necessarily, consist of several retail stores that share common services, parking, and other facilities. Bus terminals are permitted. Separate into two distinct land uses: 1. Shopping Centre (major): over 3,000 sq metres gross floor area <i>It will be listed as a use in the zones where shopping centre is already permitted.</i> 2. Shopping Centre (minor): up to 3,000 sq. metres of gross floor area <i>Will be added as a use to C1.</i>	Adapted from Kelowna to align with current zoning practice

Uses Permitted in All Zones

Change	Rationale
Add Fire Hall	Best practice; Aligns with OCP

Prohibited Uses of Land, Buildings and Structures and Water

Change	Rationale
Explicitly state that any use not expressly permitted is prohibited	Best practice
Add Wrecking or Salvage Yard, Industry (Heavy), and Retail (Major)	Defined in the bylaw but not allowed anywhere, therefore they are implicitly prohibited.

Storage

Change	Rationale
As subsection (d) states max. one RV per lot, state that a maximum of one boat may be stored per lot	Best practice

Home Occupation Use

Change	Rationale
Allow for three employees rather than “1 full-time equivalent or 2 part-time equivalent non-resident employees”	Simplification

Amenity Areas

Change	Rationale
Standardize minimum amenity area to 15 sq. m. per dwelling unit regardless of the number of bedrooms	The current graduating scale discourages family-friendly, multi-bedroom housing.
Require that developments with 10 or more dwelling units provide a minimum of 20 sq. m. of common outdoor cultivable green space usable as a food garden	Implement OCP policy: “Incentivize multi-unit residential developments that include food gardens with sufficient space for all residents”. There are examples of cities that require garden space for large multi-unit developments.

Obstruction of vision

Change	Rationale
Replace current text with: No building or landscaping other than a permitted principal building shall be erected to a height greater than 1m within 6m of the corner of the intersection of two streets.	Regulation adapted from Revelstoke's which is clearer than Nelson's and ensures that this section does not contradict zoning setbacks

Waste and Recycling Facilities

Change	Rationale
Mandate bear-smart facilities	Supporting OCP policy
Require that all new buildings containing a residential use provide waste and recycling facilities	Currently, only multi-unit residential buildings must plan space for waste and recycling, but all dwelling units need space for waste. This is sometimes overlooked by builders, in particular for developments without garages.
Replace all waste & recycling sizing requirements with: 1. Residential: the greater of a) 9.5 m² for developments of up to 20 housing units, or b) the space allocation determined through this formula: $(0.31 \text{ m}^2 \times \text{number of housing units}) + 8 \text{ m}^2$ 2. Restaurant: minimum of 9 m² 3. All other uses except Mobile Food Vendor, Mobile Retail Vendor, Live/Work, Car Wash, Commercial Parking Lot, Short-Term Rental, Home Occupation, and any use permitted citywide in all zones: minimum of 5 m²	Size recommendations borrowed from Metro Vancouver, which studied developments' actual needs at a level of detail that a smaller municipality could not reproduce. Nelson's current minimum sizes do not reflect actual needs based on use.

Subdivision

Change	Rationale
State that each proposed lot must have a sufficient buildable area, taking into consideration zoning, environmental site constraints, etc.	Best practice

ZONES

- ✓ The numbering of many non-residential zones is proposed to change.
- ✓ Change the name of each zone to align with new OCP land use designation. This will assist in ensuring concordance between the two documents. For example, R1 will be called “Small-Scale Residential Zone”, both R2 and R4 will be called "Multi-Unit Residential Zone’, and C1 will be called Mixed-Use Core. See separate chart for new zone names.
- ✓ Transfer the maximum impermeable surface area from the Off-Street Parking and Landscape Bylaw into each zone, so that this regulation supporting stormwater management is clear and upfront.
- ✓ Move towards alignment with the Provincial SSMUH (Small-Scale and Multi-Unit Housing) site standards

R1 – Small-Scale Residential Zone

Change	Rationale
Simplify permitted uses to: • Small-Scale Residential • Care Services (for no more than 8 persons) • Transition House Secondary Uses: • Short-Term Rental	No change, only a simplification and clarification of the existing text
Lot standards for subdivision: reduce min width from 12m to 9.2m wide lot size from 370 to 336 sq. m.	This lot size reduction would allow as-of-right the historical 30-foot lot size found in Fairview, thereby matching the existing neighbourhood. Under the general subdivision regulations (sec 2.2.6), the approving officer may reduce the lot size to 80%, which would allow for the historical 25-foot lots found in Uphill. This size of lot is already permitted as-of-right in R3.
Height: Leave height at 10m, compared to previous proposal to increase to 11m. as	Alignment with OCP & SSMUH site standards

referenced above in the definition of height, height will now be measured to mid-point of sloping roof, rather than top (peak). Maximum 3 storeys	
Reduce setbacks: Side setback: from 1.5m to 1.2m Front and rear: from 4.5m to 3m	The proposed side setback aligns with SSMUH site standards. The latter recommends 2m for the front setback and 1.5m for the rear setback.
Lot coverage: • 1 dwelling: 35% • 2 or 3 dwellings: 40% • 4 dwellings: 45% • + 5% additional lot coverage for lots less than 370 sq m.	The SSMUH site standards call for 50%, which is common now in many cities of all sizes. However, to incentivize density rather than single-family homes with excessive floor area, a graduating scale is proposed.
Delete the height envelope regulation	This unique-to-Nelson regulation was introduced years ago to help shape buildings on corner lots. It has proven to be a difficult-to-understand regulation that imposes significant design constraints, without necessarily achieving the desired effects.

R2 – Multi-Unit Residential

Change	Rationale
Simplify permitted uses to: - Small-scale residential - Multi-unit residential - Care services Secondary Uses: • Short-Term Rental	No change, only a change in formatting
Site-specific uses: • Remove site-specific density caps at 501 Howe, 1007 Gordon, and 1106 Seventh • For the Silver King Road and Tower Road lots: replace the existing site-	The current caps for the Howe and Gordon properties are noncompliant with SSMUH standards of 4 units per lot. Staff do not see any reason to artificially limit density on the other sites in the

specific use with a minimum density of 1 dwelling per lot	current zoning and housing needs context. The zone's density caps and siting restrictions suffice. But despite the zone's minimum density of 3, the Silver King and Tower Road lots should continue to benefit from a lower minimum density due to their small size (167 sq. m).
Density: - Keep the existing minimum density of 3 units - Maximum density is proposed to be regulated only through height and lot coverage – no per-hectare density calculation	As R2 now allows for less density than R1 in most cases, the OCP designation as 'multi-unit residential' means that the current R2 density caps are too low. It is proposed to follow the precedent set by R3, which is to abandon the units-per-hectare approach.
Height: Leave at 12 metres, but specify minimum 2 storeys and maximum 3 storeys	Proposal to keep the status quo, although the OCP allows up to 4 storeys (the fourth storey would require a rezoning, but without a public hearing)

GP1 Granite Pointe Redevelopment

Change	Rationale
Simplify permitted uses to: - Small-scale residential, except no Single-Detached Dwellings (unless as part of a Pocket Neighbourhood) - Multi-unit residential - Pocket Neighbourhood - Care services Secondary Uses: - Short-Term Rental	No change, only a change in formatting. Name change to align with OCP.

R3 Multi-Unit Residential (Lower Uphill)

Change	Rationale
Simplify permitted uses to: Small-scale residential	No change, only a change in formatting

- Multi-unit residential - Care services - <i>(keep existing site-specific Early Childhood Centre)</i> Secondary Uses: • Short-Term Rental	
Minimum density on lots over 278 sq. m: 2 units	Currently, there is no minimum density, however it is not permitted to build a single-detached home without it being at minimum secondary suite-ready, which is not necessarily easy to define. This change builds on that 2013 zoning regulation by effectively requiring that a single-detached home have a suite or a laneway house.
Lot coverage: 45%	Simplification
Height: 11m Maximum 3 storeys	SSMUH site standards Alignment with OCP
Delete height envelope regulation	This unique-to-Nelson regulation was introduced years ago to help shape buildings on corner lots in particular. It is a difficult-to-understand regulation that imposes significant design constraints, without necessarily achieving the desired effects.

R4 Multi-Unit Residential

Change	Rationale
Permitted uses: • Multi-Unit Residential • Care Services Secondary use • Short-Term Rental	It is proposed to no longer permit single-detached and duplex in this zone. The 2013 Zoning Bylaw calls this zone Nelson's "High Density Zone". In the current housing context, staff consider that density should be promoted on R4 lots.
Site-specific uses: Proposed to delete. Density will be determined by the zone's maximum permitted height, setbacks, lot coverage, parking, etc.	With the exception of the properties on Chatham and Behnsen, the differential between the site-specific density and the zone's standard density is not significant. Staff do not see any justifiable reason to artificially limit density specifically on these sites.
Density:	As R2 now allows for less density than R1 in most cases, the OCP designation as

- Keep the existing minimum density of 3 units - Maximum density is proposed to be regulated only through height and lot coverage – no per-hectare density calculation	‘multi-unit residential’ means that the current R2 density caps are too low. It is proposed to follow the precedent set by R3, which is to abandon the units-per-hectare approach.
Increase lot coverage from 45% to 55%	Alignment with best practice to ensure viable residential developments at this density. Some cities like Castlegar allow as much as 70%.
Height: Increase from 13m to 14m Min. 2 storeys, maximum 4 storeys	Alignment with OCP

R4-A

Proposal to delete this zone and fold the special conditions for Alpine Lake Suites into the R2 zone as site-specific uses and conditions. The R4-A zone in fact mirrors R2 and not R4, with a few exceptions. Staff propose deleting the minimum parking requirement of 47 stalls, as the general parking requirements should prevail.

R5 Small-Scale and Multi-Unit Residential (Manufactured Home Parks)

Change	Rationale
Repeal the 1977 Mobile Home Parks bylaw and integrate all zoning provisions into the zoning bylaw	The 1977 bylaw is outdated and redundant. Zoning regulations should not be contained in a bylaw other than the zoning bylaw. Staff have carefully analyzed the other provisions in the 1977 bylaw and have concluded that they are not necessary, primarily because the R5 zone is already built out and matters such as servicing standards are already set out in the subdivision and development servicing bylaw.

Permitted Uses: • Manufactured Home Park Accessory Uses: • Offices are limited to one office for the management and operation of the manufactured home park • Recreational and amenity spaces for residents of the manufactured home park • Common parking and storage facilities -Min. Lot area: 20,000 m² - Min. Density: 10 manufactured homes per lot - Max. Density: 20 manufactured homes per hectare and a maximum of 1 manufactured home per Manufactured Home Space - Max. Height: 6m and 1 storey - Min. Front and Rear setback: 2m - Min. Side setback: 1.5m - Min. Manufactured Home Space Area: 325 m² - Min. Manufactured Home Space Setback from Roadway: No manufactured home shall be located closer than 3 m to the curb of an internal roadway or common parking area Min. Manufactured Home Space Side Yard Setback: 1.5 m to the edge of the manufactured home space Min. Amenity Areas: a lot containing manufactured homes shall provide at least 8 sq. m. of amenity area per dwelling unit	The proposed zone is based on the current R5 zoning restrictions contained in the 1977 bylaw, and those of Kelowna's and Mission's manufactured home park zones.
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R6

Staff propose deleting this zone, which only applies to two properties, and rezoning them to R1. The property owners have been advised of this proposal in writing. The R6 Bed & Breakfast zone predates the 2017 Short-Term Rental regulations. The only difference between R1 and R6 is that the latter allows up to 6 STR Guest Rooms, rather than 2. The two subject properties no longer operate an STR.

MIXED-USE ZONES

The MU zones have been renumbered to bundle them by neighbourhood, facilitating use of the zoning bylaw.

MU1 Mixed-Use Residential

Previously: MU5 Mixed-Use Residential

Change	Rationale
Increase height to 11m and 3 storeys Min. 2 storeys	Alignment with OCP and with surrounding zones

MU2 Neighbourhood Mixed-Use

Previously: MU8

Change	Rationale
Under Commercial Permitted Uses, add: - Participant Recreation Services, Indoor - Mobile Food Vendor - Health Services Under Residential Uses: - Simplify list to “Small-Scale Residential” (aligning with R1), with a maximum density of 4 units	Alignment with OCP and the R1 zone
Increase maximum commercial use gross floor area from 93 to 150 sq. m.	Alignment with OCP to increase viability of neighbourhood-scale commercial uses: the OCP in fact allows consideration of up to 300 sq. metres, which could be considered through variances
Height: increase from 10m to 13.5m and 4 storeys	Alignment with OCP
Setbacks: reduce front and exterior side setbacks from 3m to 0m	To increase viability of developments, without impact on adjacent parcels. Zero

	setbacks along the street match typical neighbourhood-commercial development patterns. 1224 Stanley Street is already at zero setback.
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MU3-A Mixed-Use Residential (Waterfront Tourist Commercial)

Previously: MU1

Change	Rationale
Height: as-is, but specify minimum 2 storeys and maximum 4 storeys	No change proposed in order to keep as-of-right height along the waterfront low. The OCP would allow consideration of up to 6 storeys through rezoning.

MU3-B Mixed-Use Residential (Waterfront)

Previously: MU2

Change	Rationale
Height: as-is, but specify minimum 2 storeys and maximum 4 storeys	No change proposed in order to keep as-of-right height along the waterfront low. The OCP would allow consideration of up to 6 storeys through rezoning.

MU3-C Mixed-Use Commercial-Industrial (Waterfront)

Previously: MU4

Change	Rationale
Height: as-is, but specify minimum 2 storeys and maximum 4 storeys	No change proposed in order to keep as-of-right height along the waterfront low. The OCP would allow Council to consider up to 6 storeys without an OCP amendment.

MU4-A Mixed-Use Residential (Railtown)

Previously: MU3

Change	Rationale
Height: as-is, but specify minimum 2 storeys and maximum 6 storeys	Alignment with OCP
Add “non-market affordable housing” as a permitted use	Zoning currently does not allow standalone residential. BC Housing has signaled that building commercial does not fit with their

	funding model. The requirement that new development be mixed-use is therefore a barrier to the viability of these projects.
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MU4-B Mixed-Use Commercial-Industrial (Railtown)

Previously: MU3-A

Change	Rationale
Height: as-is, but specify minimum 2 storeys and maximum 6 storeys	Alignment with OCP
Add “non-market affordable housing” as a permitted use	Zoning currently does not allow standalone residential. BC Housing has signaled that building commercial does not fit with their funding model. The requirement that new development be mixed-use is therefore a barrier to the viability of these projects.

MU5 Institutional (Medical)

No significant changes

MU6-A Mixed-Use Core (Downtown Interface)

Change	Rationale
Increase height from 10m to 11m, max. 3 storeys Min. 2 storeys	Alignment with the surrounding R3 zone. The OCP allows up to 5 or 6 storeys.

MU6-B Mixed-Use Core (City Hall)

Change	Rationale
Height: amend height to 20m and cap at 6 storeys Min. 2 storeys	Alignment with OCP

COMMERCIAL ZONES

C1 Mixed-Use Core

Change	Rationale
Height: increase from 16m to 17m (max. 5 storeys) Min. 2 storeys	Alignment with OCP

Add “shopping centre, minor” as a use	This would legitimize the Nelson Trading Company building, which is a currently legal nonconforming shopping centre.
Add “non-market affordable housing” as a permitted use in C1 (excluding Baker St, Hall St, Vernon St, and Victoria St)	Zoning currently does not allow standalone residential. BC Housing has signaled that building commercial does not fit with their funding model. The requirement that new development be mixed-use is therefore a barrier to the viability of these projects.

C1-A

Proposal to delete this zone and rezone the only C1-A lot (205 Hall Street) to C1. There are only minor discrepancies between the two zones. As the property is already developed, this change would not impact the owner or occupants.

C2 Highway Commercial

Change	Rationale
Height: increase from 10m to 14m, max. 4 storeys Except limit height to 11m (and max 3 storeys) in Lower Uphill, as per OCP policy	Alignment with OCP policy – this change would allow for future development along the highway corridor to have the same number of storeys as 805 Nelson Av.
Reduce front setback from 4.5m to 1.5m	All other commercial and mixed-use zones have a front setback requirement lower than 4.5m -- often 1.5m or less. Buildings along the highway should be encouraged to be closer to the front lot line in order to put their parking to the rear and to prioritize the setbacks from adjacent residential properties
Add “non-market affordable housing” as a permitted use	Zoning currently does not allow standalone residential. BC Housing has signaled that building commercial does not fit with their funding model. The requirement that new development be mixed-use is therefore a barrier to the viability of these projects.

C3 Mixed-Use Core (Railtown)

Previously: C4

Change	Rationale
Height: no change, but specify max. 6 storeys Min. 2 storeys	Alignment with OCP

OTHER ZONES

M1 Mixed-Use Commercial-Industrial

Change	Rationale
Height: specify min 2 storeys and max 3 storeys and 14m	The OCP allows consideration for up to 4 storeys, but as the M1 lots are in residential areas, it is proposed to keep their as-of-right height aligned.
Add Craft Brewery and Neighbourhood Pub as permitted uses	This does not represent a major change of policy, as “industry, light” (whose definition includes “brewery uses”) and “restaurant” are already permitted uses. Nelson Brewing Company holds a TUP for Neighbourhood Pub which will not be able to be renewed a third time.
Reduce minimum lot size from 1,000 m ² to 900 m ²	This minor reduction would potentially enable subdivisions that could help revitalize underutilized parts of current M1 sites, such as 711 Radio Av.

M2 Transportation

No significant changes.

I1 Institutional

Change	Rationale
Increase height from 12m to 16m, and maximum 5 storeys	Alignment with OCP

(Except in Lower Uphill, as defined by OCP neighbourhood map: height limited to 3 storeys)	
Uses: allow multi-unit residential and mixed-use	Alignment with OCP

I2 Institutional (Neighbourhood)

New zone which is proposed to apply to the small parcels currently zoned I1 that are located within residential neighbourhoods:

- 402 West Richards
- 500 West Beasley
- 402-408 Anderson
- 905 Gordon
- All church properties

School sites, campuses, the hospital, and any sites owned by the City of Nelson (such as the utility lands at Park/Robson and at the top of Mill Street) are proposed to remain I1.

Change	Rationale
Same as I1, but height limited to 13.5 metres and 4 storeys (Except in Lower Uphill, as defined by OCP neighbourhood map: height limited to 3 storeys)	Alignment with OCP
Uses: allow multi-unit residential and mixed-use	Alignment with OCP

P1 Park and Green Space

No significant changes.

P2 Water Uses

No significant changes.

P3 Public Utility Lands

Previously: RZ1

No significant changes.

COMPREHENSIVE DEVELOPMENT ZONES

Add the following new section to help guide the development of new CD zones:

A. Intent

1. The purpose of this section is to provide regulations related to the creation of a Comprehensive Development (CD) Zone and to ensure the proposed CD Zone and Development is considered appropriate for the Lot, having regard for the policies and objectives of the Official Community Plan and any other applicable municipal plan or policy.

B. General Regulations

1. A comprehensive development zone shall be created where the following criteria have been met, including:

- a) The applicant has provided a written justification for the proposed comprehensive development zone addressing the criteria below, to the satisfaction of the Director of Development Services;
- b) the circumstances are such that control by other zones would be inappropriate or inadequate, having regard for existing or future surrounding development and to the public interest;
- c) why the use of any other zone of the Zoning Bylaw to accommodate the proposed Development would result in potential conflicts with the scale and character of existing or future surrounding development, should the full development potential of such zone be utilized;
- d) why the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that is of a unique form or nature not contemplated or reasonably regulated by another zone; and
- e) how the proposed development advances the goals and objectives of the Official Community Plan.

2. A comprehensive development zone cannot exclude, vary, or reduce landscaping, vehicle or bicycling parking, or electric vehicle charging requirements, or any other general regulations of the Zoning Bylaw, unless it can be demonstrated that it furthers the goals and objectives of the Official Community Plan.

CD1 Mixed-Use Core

Previously: CD2

Change	Rationale
Height: impose min. 2 storeys	Alignment with OCP and surrounding R3 zone

CD2 Mixed-Use Residential

Previously: CD3

Change	Rationale
Height: increase from 13m to 13.5 metres/4 storeys Min. Height: 2 storeys	Alignment with OCP

CD3 Mixed-Use Residential

Previously: CD4

Change	Rationale
Height: increase from 13m to 13.5 metres/4 storeys Min. Height: 2 storeys	Alignment with OCP

CD4 Mixed-Use Residential

Previously: CD5

No changes, as the development agreement has expired and will need to be redone and rezoned.

CD5 Small-Scale Residential

Previously: CD6

Change	Rationale
Simplify uses to “Small-Scale Residential”	Alignment with OCP and the rest of the residential zones in the new zoning bylaw
Height: increase from 10m to 11m (3 storeys)	Alignment with OCP and SSMUH site standards.
Setbacks and lot coverage: align with new proposed R1 standards	Alignment with OCP and SSMUH site standards.

CD6 Mixed-Use Residential

Previously: CD7

Change	Rationale
Height: specify a minimum of 2 and maximum of 4 storeys or 13.5m	Alignment with OCP

CD7 Multi-Unit Residential

Previously: CD9

The zone that is currently CD8 (711 Tenth Street) is proposed to be deleted. Staff recommend that it be rezoned to R2.

Change	Rationale
Uses: simplify to: - Small-Scale Residential - Multi-Unit Residential	Alignment with OCP and the rest of the residential zones in the new zoning bylaw
Height: allow 11m (3 storeys)	Alignment with OCP and SSMUH site standards.
Change setbacks to align with new proposed R1 setbacks	Alignment with SSMUH site standards and surrounding properties

CD8 Mixed-Use Core

Previously: CD10

Change	Rationale
Height: no change, but state maximum 6 storeys and min. 2 storeys	Alignment with OCP

Parking Requirements (Formerly: Off-Street Parking and Landscape Bylaw)

Integrate existing bylaw provisions (subject to some clean-up) for vehicle and bicycle parking into the zoning bylaw (and thereby repeal the Off-Street Parking & Landscape Bylaw), with the following changes:

Change	Rationale
Reduce parking space width from 2.75 to 2.5 metres	Most cities only require 2.5 metres width, which is still wide enough to accommodate a large pick-up truck.

Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as a parking area shall be 30%.	Best practice from Vancouver to ensure that parking does not dominate any single lot. As with any regulation, it is possible to apply for a variance in cases where this is not viable.
Reduce parking requirements for non-market affordable housing from 1 space to 0.5 spaces per unit, plus 0.1 spaces per unit for visitor parking	Residents of non-market affordable housing units have been found to have fewer vehicles per household than market-rate housing. This proposed parking rate is similar to the reductions found in Victoria and New Westminster. This change would contribute to the financial viability of such projects. Furthermore, it aligns with the 50% parking reduction already afforded to mixed-use developments in the downtown core.
Eliminate parking requirements for childcare facilities	Implement OCP mandate to reduce barriers for childcare.
Rather than define parking minimums use-by-use, simplify all commercial/industrial parking requirements to: 1 space per 50 sq. m. of gross floor area Except: leave tourist accommodation, commercial storage, public assembly, and marina parking requirements as-is	This slightly reduces parking requirements in many but not all cases. It simplifies the bylaw (recognizing that there is no exact science behind minimum parking requirements) and ensures that no specific land uses are overlooked by not being explicitly listed with the others. The bylaw will continue to offer opportunities to reduce parking requirements in cases where the amount of required parking is deemed unnecessary, unviable, or undesirable.
Leave the list of institutional use parking requirements as-is, except reduce commercial school requirements to 1 space per 50 sq m.	To align commercial school parking requirements with those of commercial uses in general
Long-term bike parking: require one stall per dwelling unit for all residential, that does not necessarily have to be lockable	Downtown Parking Strategy recommendation: Since many dwellings are built without a garage, there is often no viable option to store a bicycle, especially an e-bike.

Landscaping Requirements

All landscaping regulations currently contained in the Off-Street Parking and Landscape Bylaw are proposed to be relocated to the zoning bylaw. The Off-Street Parking and Landscape Bylaw would therefore be repealed.

The primary changes being studied by staff concern commercial and large multi-unit residential developments only:

- Require indigenous plants
- Update regulations concerning the landscape security deposit
- No longer require separation fences
- Specify details on tree requirements (min. height and diameter) and reward the retention of existing trees (for each tree retained, the applicant gets credit for two to three trees, depending on the size of the existing tree)
- Redefine the required landscaping area: equal to the amount of required permeable surface in the zone and within that area, at minimum 1 tree and 1 shrub for each 15 sq m of Landscape Area, and each tree shall be provided a minimum of 2 sq m. of space