Proposed changes for housekeeping updates

What are housekeeping updates?

Housekeeping amendments are minor changes to a planning policy or regulation based on emerging land use and planning trends used to address inconsistencies, improve clarity and to enhance the overall administration of the plan/by-law. Some housekeeping amendments may also update the approach to an existing issue with new regulations.

Housekeeping item	Proposed change
Update to non-conforming uses and structures	Update non-conforming criteria to restrict the height and volume of a non-conforming structure in a required yard, setback or separation distance. This is intended to limit new developments that are using existing non-conforming setbacks from encroaching into a required setback of the by-law. Relaxation is provided for single-unit and two-unit dwellings.
Update definition of Commercial Recreation to categorize between major and minor uses and where they are permitted	**Minor Commercial Recreation Use** means a commercial recreational facility completely contained within a building permitting uses like game cafes, billiard halls and more. **Major Commercial Recreation Use** means a commercial recreational facility that may be operated indoors or outdoors and is noisy or otherwise not suitable for residential areas such as outdoor go-kart tracks.
Review of bicycle Parking requirements to ensure safe and secure bicycle parking in new developments	Update definition and location of Bicycle Parking requirements to improve accessibility by requiring access by paths, ramps or elevators.
Update definition of Floor Area Ratio (FAR) for clarity	Exclude floor area of interior staircases from the calculation of FAR and bonus zoning public benefit.
Update Maitland Street reference to reflect change in street name	Change reference of Maitland Street to Skokomul Street.
Public art in phased developments	Permitting occupancy in buildings that are part of a phased (multi-step) development where public art is provided in that phase as one component of the required public benefits for the entire development. Allow occupancy permits to be issued in phased developments before required public art is installed, provided the public art is delivered later as part of the project. The required timeline to provide public art will be established in Bonus Zoning Agreements.
Backyard suite and accessory structure requirements for through lots	Allow backyard suites and accessory structures on through lots, which are properties that front onto two streets and do not have defined rear yard.
Conversion of accessory structures located in a flanking yard to a backyard suite use	Permit accessory structures that existed before the adoption of Centre Plan and located in a flanking yard to convert into a backyard suite.

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Clarify application of design requirements for a renovation or recladding of a building.	Apply design requirements to certain renovations.
Shadow Impact Assessment Protocol updates	Revise Shadow Impact Assessment Protocol to include new definitions and requirements and allow for consideration of existing shadows (“no net new shadows”). The changes also permit 3D modeling software to be used to determine shadow studies, and make changes to study standards.
Updates to Amenity Space Requirements	• Updated definition of Amenity Space to exclude rentable guest suites, laundry rooms, storage rooms and mail rooms from amenity space; • Require Amenity Space for additions over 40 units; and • Require that the Amenity Space is not accessed through a parking structure. This is intended to discourage underground amenity spaces, and ensure accessibility.
Review Permitted Roof Top Encroachments and Uses	Update Permitted Encroachment section to: • Allow access ramps, walkways, lifting devices, uncovered steps, and railing systems to encroach into a roof edge setback; and • Restrict window bays and some other features from encroaching into a required setback.
Accessory Tourist Accommodations in a University/College Use	Allow rooms in dormitories on university properties to be rented for short-term stays, as has been the practice in the past but which was restricted in error when regulations for short term rentals were adopted.
Updates to design requirements	Administrative and wording changes to clarify when design requirements are required for renovations and building additions.
Review of View Terminus Requirements	Additional approaches to meeting this requirement were introduced and include: an enhanced cornice line and an emphasized pedestrian entrance.
Clarify Temporary Construction Use Requirements	Update to explicitly allow a shipping container to be used as an office for temporary construction uses, but not permanently.
Review of requirements for greenhouses	Permit non-commercial greenhouses as an accessory residential use in certain zones and include requirements such as setbacks and maximum height.
Other updates and improvements	• add height and setbacks to a property that had none applied; • rezone a property containing a long-operating religious institution use in a residential zone to an institutional zone; • clarify permitted height in the Higher-Order Residential zones; • remove outdated policies and maps and • other minor fixes for errors, spelling mistakes, references and administration.