

PART 7D

RW – RAILWAY ZONE

7D.1 INTENT

The Railway zone is intended regulate lands surrounding and/or adjacent to railroads, switching and terminal operations.

7D.2 APPLICATION

- (1) The Railway zone will be applied to lands directly associated with the provision of transportation by railroad, switching and terminal operations.
- (2) The regulations, standards and requirements prescribed in Part 7D apply to all land uses and developments in the Railway zone.
- (3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Railway zone.

7D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 7D.T1 lists building types that are permitted or discretionary in the Railway zone.
- (2) Any building types other than those listed in Table 7D.T1 are prohibited in the Railway zone.

TABLE 7D.T1: RW – RAILWAY ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached	Permitted	---	---
T1.3	• Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---
T1.4	• Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---

3.2 LAND USE REQUIREMENTS

- (1) Table 7D.T2 lists land uses and land use intensities that are permitted or discretionary in the Railway zone, subject to compliance with:
 - (a) the land-use specific regulations in Table 7D.T2;
 - (b) the development standards in Subpart 7D.3;
 - (c) the parking and loading requirements in Subpart 7D.5;
 - (d) the landscaping and aesthetic screening requirements of Subpart 7D.6;
and
 - (e) the other regulations of this Bylaw.
- (2) When considering approval of a land use listed as discretionary in Table 7D.T2, the City shall refer to the Review Criteria for discretionary uses listed in section 1E.3.4 of Chapter 1.
- (3) The following land uses are prohibited in the Railway zone:
 - (a) any land use that is not listed in Table 7D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7D.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use that produces or processes hazardous materials and/or dangerous goods.

TABLE 7D.T2: RAILWAY ZONE LAND USES				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T1.1	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Transportation, Railway • Utility, General 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Day Care”, “Institution, Education” or “Open Space, Active” land use; and</p> <p>(b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T1.2	<ul style="list-style-type: none"> • Service Trade, Motor Vehicle - Heavy • Storage, Outdoor • Storage, Warehousing 	---	Discretionary	---

7D.4 DEVELOPMENT STANDARDS IN THE RAILWAY ZONE

4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7D.T3 shall apply to all lots in the Railway zone.

TABLE 7D.T3: RAILWAY ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	2000 square metres
T3.2	Minimum Frontage	30 metres
T3.3	Minimum Front Yard Setback	7.5 metres
T3.4	Minimum Rear Yard Setback	7.5 metres
T3.5	Minimum Side Yard Setback	Nil
T3.6	Maximum Total Side Yard Setback	7.5 metres
T3.7	Maximum Site Coverage	75%
T3.8	Maximum Building Height	15 metres
T3.9	Maximum Floor Area Ratio	2.0

4.2 LOT FRONTAGE

- (1) No land use or development shall take place on any lot unless that lot directly fronts a street.
- (2) The minimum lot frontage on lots having a curved front lot line shall be measured as the distance between the side lot lines along a line drawn parallel to and six metre distance from tangent to the midpoint of the front lot line as shown on Figure 7D.F1.
- (3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street, as shown on Figure 7D.F2.

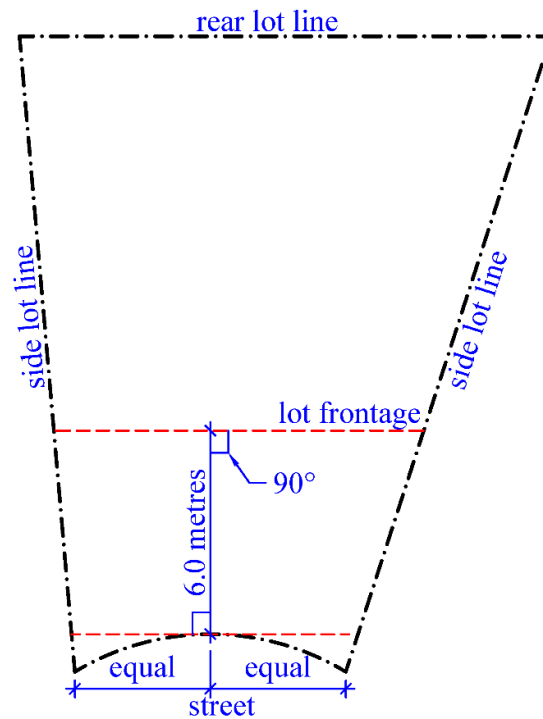


Figure 7D.F1: Minimum Lot Frontage on a Curved Front Lot

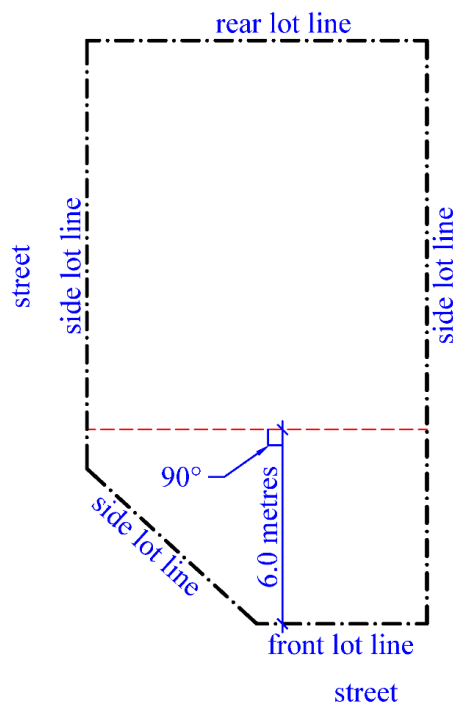


Figure 7D.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 7D.T4.
- (2) Permitted yard encroachments are subject to 1E.1.9 of Chapter 1.

TABLE 7D.T4: RAILWAY ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Side Yard • Flankage Side Yard • Rear Yard 	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Porch	<ul style="list-style-type: none"> • Front Yard 	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Side Yards • Flankage Side Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 7D.4.4(2), the maximum building height prescribed in Table 7D.T3 shall not apply to the following:
 - (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 7D.4.4(1):
 - (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7D.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7D.T3.

- (2) Notwithstanding subsection 7D.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7D.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Railway zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to:
 - (a) the accessible building entrance, where one exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaping area; or

- (b) the required front yard unless otherwise specified in this Bylaw.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 7D.T5 apply to development in the Railway Zone.
- (2) If, in determining the number of required parking stalls, a fractional space is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact space.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7D.T5: RAILWAY ZONE PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T5.1	All land uses	One stall is required per 150 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7D.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.
- (4) Notwithstanding subsections 7D.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 7D.T5 or not, there shall be either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 7D.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Every lot in the Railway zone requires a minimum total site landscaping area of five per cent.
- (2) The landscaping requirements are for a principle use only.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Railway zone to meet the total site landscaping area as required by section 7C.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (b) a minimum of one shrub per 20 square metres of required site landscaped area, or fraction thereof, is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 7D.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 7D.F3);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 7D.F3 may be subject to additional landscaping requirements.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

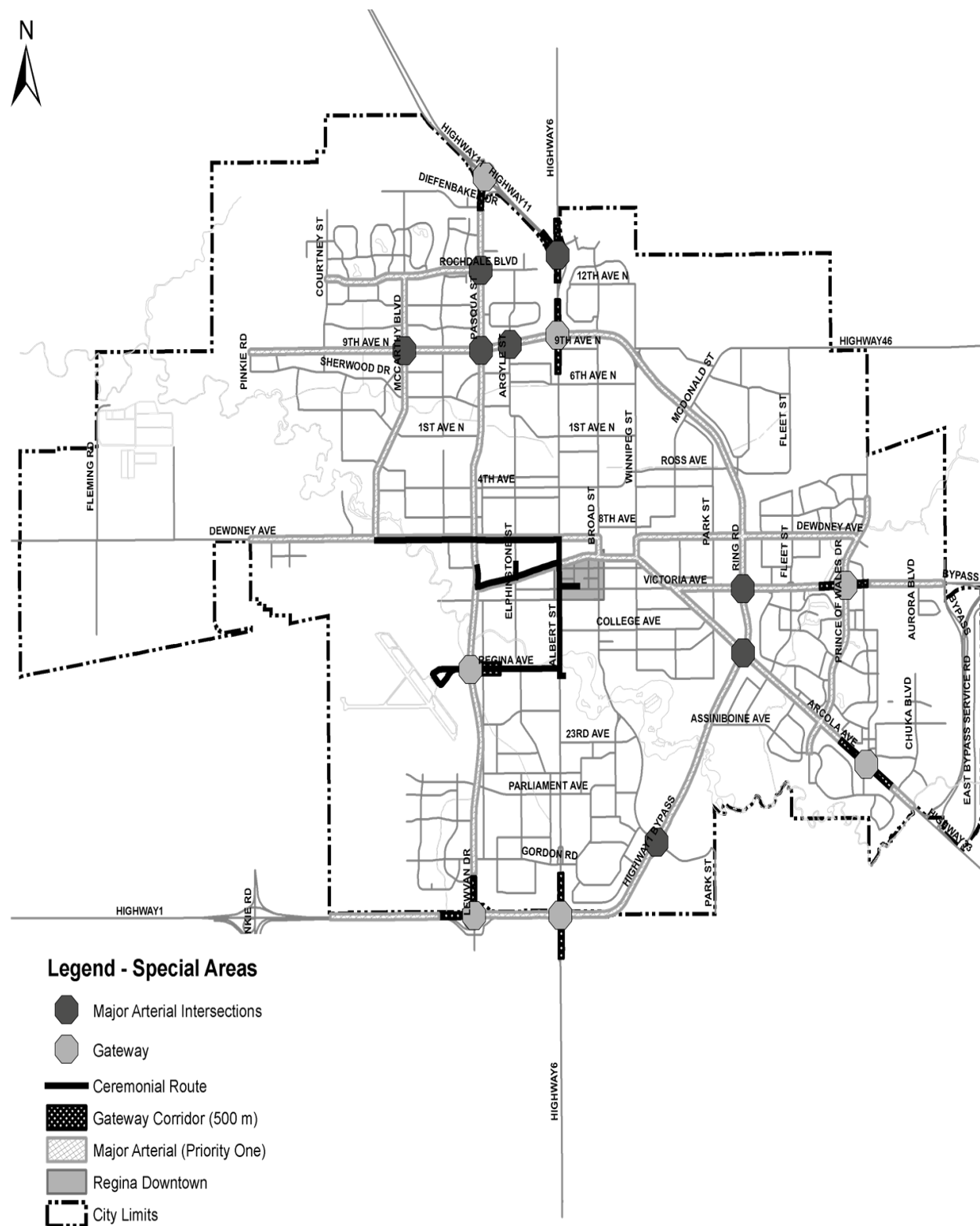


Figure 7D.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Railway zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres and to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors;
 - (c) any entrance and exit to a building that contains equipment to wash or service vehicles, where the entrance/exit is within 20 metres of a Sensitive Lot or Major Roadway;
 - (d) any building containing hazardous material; and
 - (e) any maneuvering area or loading / unloading bay.