

PART 6B

DCD-LHP – LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT

6B.1 INTENT

The Laneway Housing Pilot Direct Control District is intended to accommodate laneway suites as a pilot project in a greenfield context to determine its usefulness in addressing housing affordability and housing type diversity as well as to assess the performance of the units with respect to the surrounding context, livability and functionality of the units, serviceability, and ultimately to determine if or under what circumstances laneway housing can be accommodated elsewhere in the city.

6B.2 APPLICATION

- (1) The regulations, standards, and requirements prescribed in Part 6B apply to all land uses and developments in the Laneway Housing Pilot Direct Control District.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Laneway Housing Pilot Direct Control District.
- (3) The Laneway Housing Pilot Direct Control District shall be used in greenfield locations where Council wants to pilot additional laneway suites.
- (4) A Direct Control District, entitled Laneway Housing Pilot Direct Control District is hereby established and includes the following properties:
 - (a) lots 1-11, inclusive; Block 23, Plan No. 102102387, in The Greens of Gardiner Subdivision.
 - (b) lots 1-7, 29, 31, 33, and 35-37 in Block 62; and Lots 1-7 in Block 63; Plan No. 102142156 in Phase 8, Stage 2 of Harbor Landing Subdivision.

6B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Table 6B.T1 lists building types that are permitted or discretionary in the Laneway Housing Pilot Direct Control District.

- (2) Any building types other than those listed in Table 6B.T1 are prohibited in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T1: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of principal units in a Building, Detached shall be one.
T1.3	Building, Laneway	Permitted	---	---

3.2 LAND USE REQUIREMENTS

- (1) Table 6B.T2 lists land uses that are permitted or discretionary in the Laneway Housing Pilot Direct Control District, subject to compliance with:
- (a) the land-use specific regulations in Table 6B.T2;
 - (b) the development standards in subpart 6B.4;
 - (c) the off-street parking and loading requirements in subpart 6B.6;
 - (d) the landscaping and aesthetic screening requirements of subpart 6B.7; and
 - (e) the other regulations of this Bylaw.
- (2) Every discretionary use application for lands in the Laneway Housing Pilot Direct Control District shall be evaluated for suitability based on the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1.
- (3) The following land uses are prohibited in the Laneway Housing Pilot Direct Control District:
- (a) any land use that is not listed in Table 6B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6B.T2; and
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw.

TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Dwelling, Unit • Open Space, Active 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in subsection (1) shall:</p> <ul style="list-style-type: none"> (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 an “Open Space, Active” land use; (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.2	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <ul style="list-style-type: none"> (a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit; (b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of: <ul style="list-style-type: none"> (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. <p>Where the calculation of such area shall include the area of the basement.</p> (c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building; (e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.

TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.3	<ul style="list-style-type: none"> • Dwelling, Laneway 	Permitted	---	<p>(1) A “Dwelling, Laneway” shall be permitted only on a lot with a Building, Detached dwelling.</p> <p>(2) A “Dwelling, Secondary Suite” shall not be permitted on the same lot as a “Dwelling, Laneway”.</p> <p>(3) A “Dwelling, Laneway” shall not occupy more than the lesser of 40 percent of the combined gross floor area of the principal dwelling and the laneway dwelling, or 80 square metres.</p> <p>(4) The living space of the “Dwelling, Laneway” shall not be considered as part of the maximum floor area for an accessory building.</p>
T2.4	<ul style="list-style-type: none"> • Institution, Day Care • Service Trade, Homestay 	---	Discretionary	<p>(1) An “Institution, Day Care” 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 subsection (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 an “Open Space, Active” land use;</p> <p>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.5	• Residential Business	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</p> <p>(b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area used for the Dwelling Unit.</p>	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.5.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.5, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Residential Neighbourhood zone:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p>

TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.5	• Residential Business			<ul style="list-style-type: none"> (i) any land use in the “Retail Trade” land use class; (j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”; (k) any land use in the “Transportation” land use class; (l) any land use in the “Wholesale Trade” land use class; (m) any land use in the “Public Use” land use class; and, (n) any land use in the “Utility” land use class. <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.5(5)(i) Merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.5 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>

6B.4 DEVELOPMENT STANDARDS IN THE LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT

4.1 DEVELOPMENT STANDARDS

Subject to the conditions of a development permit, the standards prescribed in Table 6B.T3 shall apply to all building types in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T3 : LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR PRINCIPAL DWELLING		
Sec.	Development Criteria	Standards (Per Lot)
		• Building, Detached
T3.1	Minimum Lot Area	200 square metres
T3.2	Minimum Lot Frontage	7.3 metres
	Minimum Front Yard Setback	
T3.3	(1) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres
	(2) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres
T3.4	Minimum Rear Yard Setback	3.5 metres
	Minimum Side Yard Setback for corner lots	
T3.5	(1) where the lot frontage is less than 10 metres	
	(a) flankage side yard	450 millimetres
	(b) total side yard	1.2 metres
	(2) where the lot frontage is more than 10 metres	
	(a) flankage side yard	450 millimetres
	(b) total side yard	1.65 metres
	Minimum Side Yard Setback for interior lots	
T3.6	(1) where lot frontage is less than 10 metres	
	(a) single side yard	450 millimetres
	(b) total side yard	1.2 metres
	(2) where lot frontage is 10 metres or more	
	(a) single side yard	1.2 metres
	(b) total side yard	2.4 metres
T3.7	Maximum Coverage	50%
T3.8	Maximum Floor Area Ratio	0.75
T3.9	Maximum Building Height	11 metres

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6B.F1 below:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

- (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6B.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6B.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6B.F2 below:
- (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6B.4.2(2)(a).

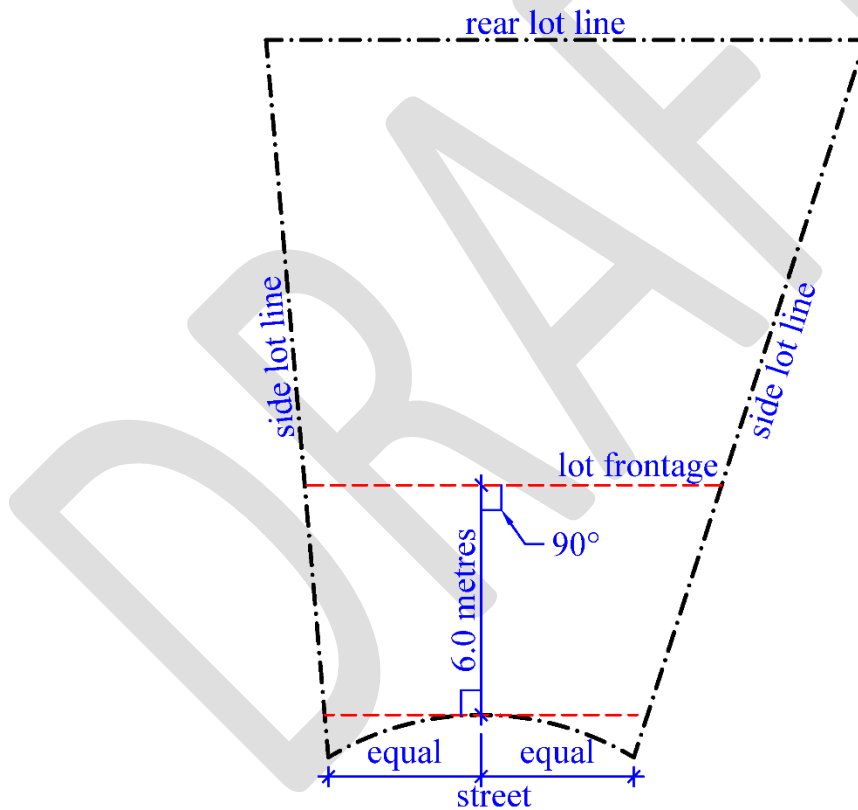


Figure 6B.F1: Minimum Lot Frontage on a Curved Front Lot

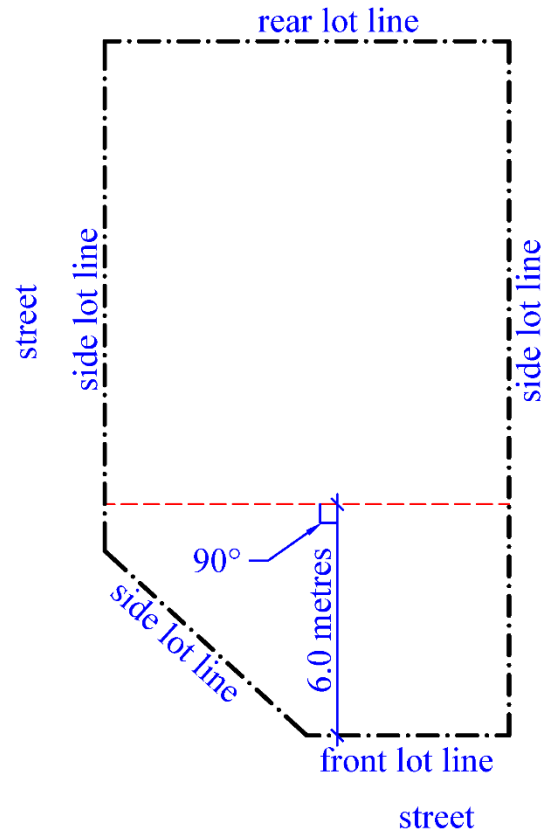


Figure 6B.F2: Minimum Lot Frontage on a Corner Lot

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 6B.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6B.T3 and 6B.T4.

TABLE 6B.T4: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	610 millimetres	450 millimetres
T4.2	Cantilever – no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.4	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 • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children’s play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

- (1) Subject to subsection 6B.3.4(2), the maximum building height listed in Table 6B.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 6B.3.4(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.

6B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 6B.T5 apply to all accessory buildings or structures in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T5 LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES AND BUILDING, LANEWAY		
Sec.	Development Criteria	Standard (Per Lot)
T5.1	Maximum Lot Area	80 square metres
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) For those lots identified in clause 6B.2 (1)(a):	
	(a) Setback from rear lot line	2.5 metres
	(b) Setback from side lot lines	Same as otherwise required for the principal building on site.
	(2) For those lots identified in clause 6B.2 (1)(b):	
	(a) Setback from side lot line	1.5 metres
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) For those lots identified in clause 6B.2 (1)(a):	
	(a) setback from rear lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	2.5 metres
	(ii) where a vehicular access door of a garage faces flankage lot line	600 millimetres
	(b) setback from side lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	Same as otherwise required for the principal building on site.
	(ii) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(2) For those lots identified in clause 6B.2 (1)(b):	
	(a) setback from rear lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	1.5 metres
	(ii) where a vehicular access door of a garage faces flankage lot line	600 millimetres
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	Same as otherwise required for the principal building on site.
(ii) where a vehicular access door of a garage faces flankage lot line	6.0 from flankage lot line	
T5.4	Minimum Setback from a principal building on the site	1.0 metre
T5.5	Maximum Height	
	(1) Where the accessory building or structure includes a laneway dwelling unit	7.5 metres
	(2) Where the accessory building or structure does not include a laneway dwelling unit	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 6B.T5:

- (a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building, except:

- (i) where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line.

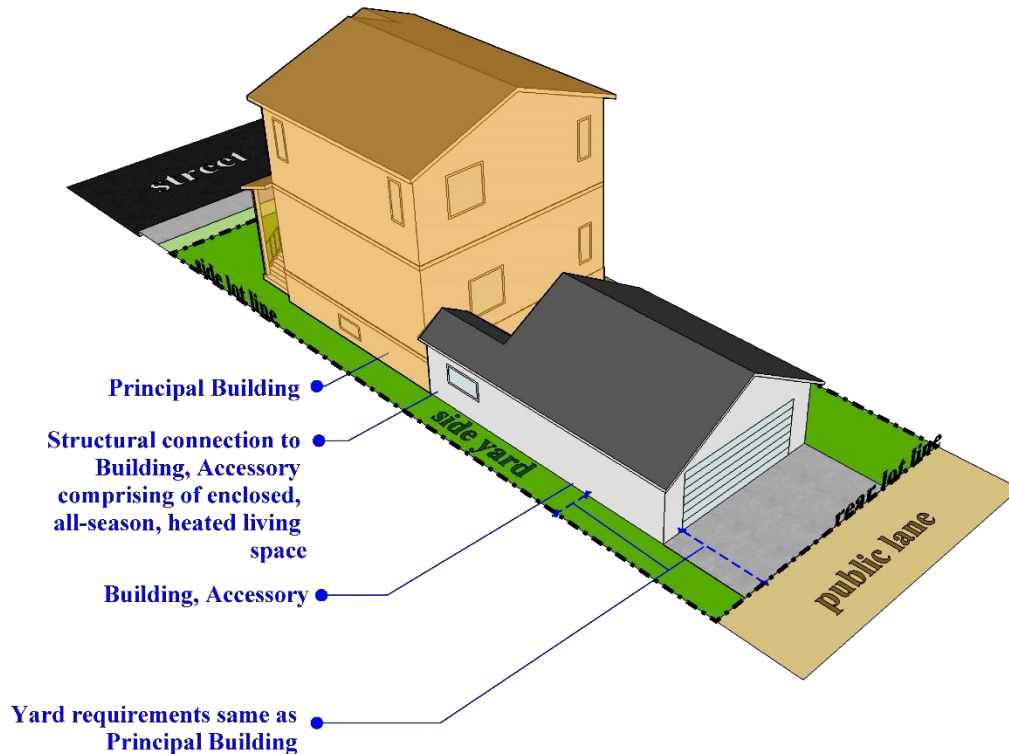


Figure 6B.F3: Accessory Connection

- (2) The minimum setback requirements of Table 6B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.
- (3) Where a detached accessory structure mentioned in subsection 6B.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6B.T4.7.

6B.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 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.3 of Chapter 1.
- (2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:
 - (a) areas provided to meet the total site landscaping area; or
 - (b) the required front yard unless otherwise specified in this Bylaw.
- (3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site.
- (4) Where a lot in the Laneway Housing Pilot Direct Control District backs onto a lane, vehicle access to the required parking stall shall be from the lane.
- (5) Where a lot in the Laneway Housing Pilot Direct Control District is a corner lot, the following conditions allow for flankage yard parking:
 - (a) the lot has an attached garage with access provided from the flankage yard;
 - (b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or
 - (c) there is insufficient room to provide access from the flankage yard to the rear or side yards.
- (6) Where vehicle access to the required parking stall is provided from the flankage lot line, the number of vehicles parked on a legal driveway located in the flankage yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

- (7) The maximum width of the driveway shall not exceed the exterior dimensions of the garage, carport or the parking pad.

6.3 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) Table 6B.T6 lists the minimum motor vehicle parking requirements for development in the Laneway Housing Pilot Direct Control District.
- (2) If, in determining the number of required parking stalls, a fractional stall 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.

TABLE 6B.T6: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT PARKING REQUIREMENTS			
Sec.	Land Use	Motor Vehicle	
T6.1	<ul style="list-style-type: none"> • Dwelling, Unit • Dwelling, Laneway 	One stall is required per dwelling unit.	
T6.2	<ul style="list-style-type: none"> • Service Trade, Homestay 	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.	
T6.3	<ul style="list-style-type: none"> • Institution, Day Care 	(1) One stall is required per land use; and (2) The following table indicates the minimum number of passenger drop-off stalls:	
		Individual Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements. (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	

TABLE 6B.T6: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	Land Use	Motor Vehicle
T6.4	<ul style="list-style-type: none"> • Residential Business 	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.3 shall apply.

6B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 6B.T7 apply to principal land uses and developments in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T7: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Landscaping Requirements
T7.1	<ul style="list-style-type: none"> • Dwelling unit within a Building, Detached 	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ol style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	<ul style="list-style-type: none"> • Institution, Day Care • Service Trade, Homestay 	10% of total site landscaping area.
T7.3	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Dwelling, Laneway • Open Space, Active • Business, Residential 	No minimum landscaping requirements.

- (2) For all uses listed in sections T7.2 of Table 6B.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6B.T7.
- (3) If there is a conflict between the requirements in Table 6B.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Laneway Housing Pilot Direct Control District to meet the total site landscaping area as required by subsection 6B.7.1(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
- (c) a minimum of one shrub per 20 square metres of required site landscaping 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 subsection 6B.7.1(1), may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscape design area (See Figure 6B.F4);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 6B.F4 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

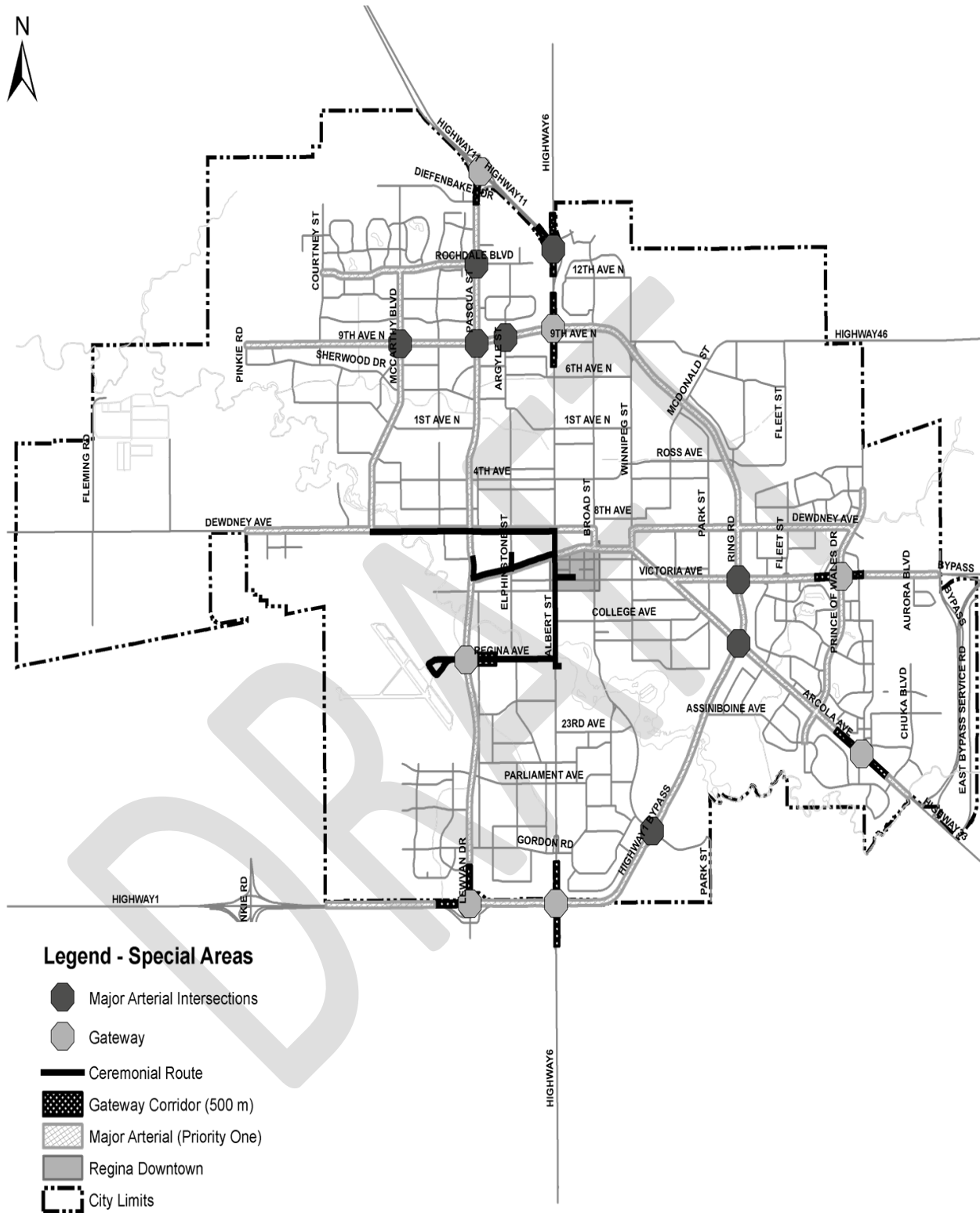


Figure 6B.F4: Major Roadways Landscape Design Map

7.4 AESTHETIC SCREENING OF INCOMPATIBLE USES

In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Laneway Housing Pilot Direct Control District shall provide aesthetic screening:

- (a) all collection areas for garbage, refuse or recycling; and,
- (b) all storage areas that are outdoors or partially outdoors.