

Zoning Bylaw No. 3166



Outline

1) Overview

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- Medium Density Residential Zone
- High Density Residential Zone

3) Commercial Zones

- Downtown Comprehensive Zone
- Neighborhood Commercial Zone
- Highway Corridor Commercial Zone

4) Community Service Zones

- Community Service Zone
- Community Park Zone

5) Summary

6) Summary

1) Overview

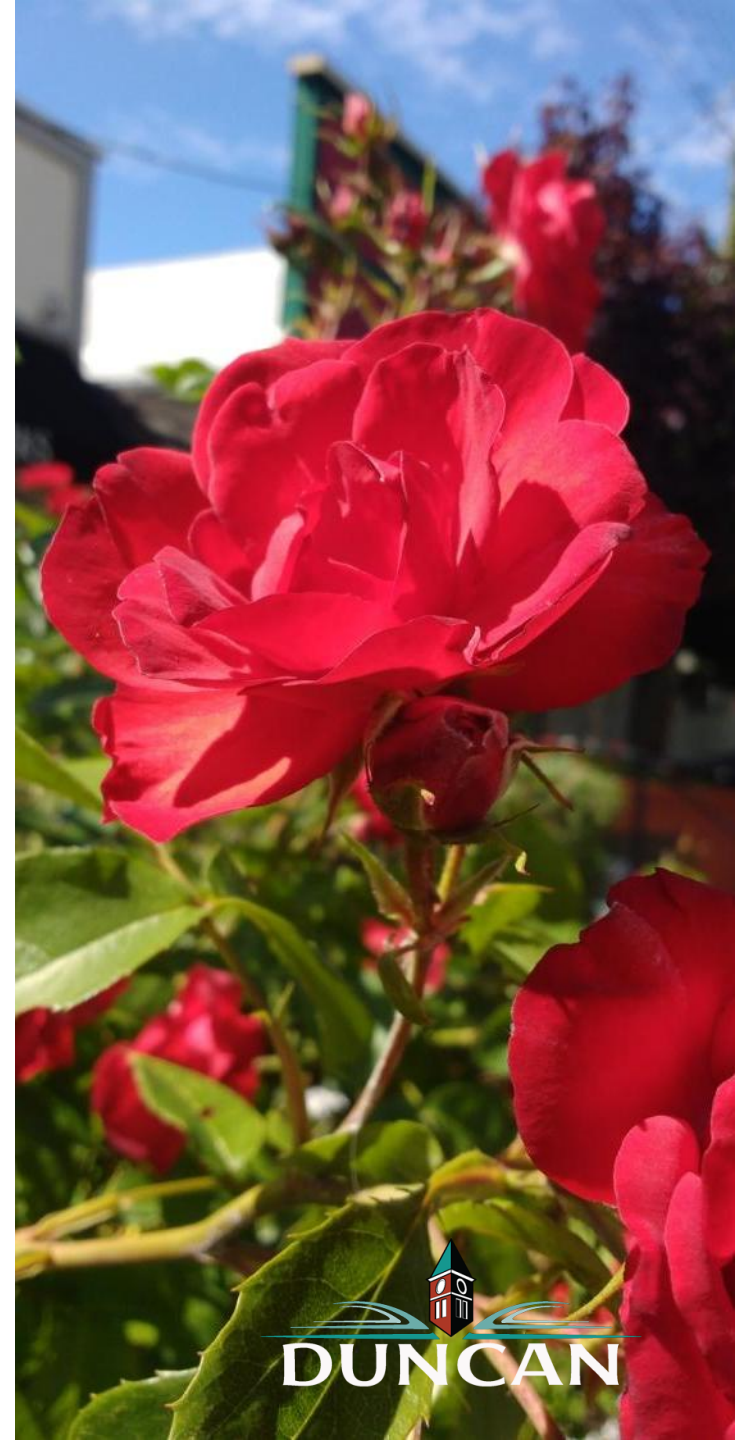
Why a new Zoning Bylaw is needed:

- Current Zoning Bylaw enacted in 1988 and no longer reflects the objectives established in the OCP and other plans.
- To facilitate appropriate development that meets the needs of Duncan's current and future users.



Key Improvements

- Simple layout and concise content improves legibility
- Reduction in the number of zones from 16 to 8
- Move from units/Ha to FAR
- Incentives for desirable development (density bonusing)



Recent Changes

- **Accessory Buildings** may not be used as *Dwelling Units* unless permitted as *Secondary Suites*
- **Fabric Covered Structures** are only permitted during winter months (November 1st to March 1st)
- Regulations regarding the keeping of **Backyard Hens**
- **Home-based Businesses within Multi-unit Dwellings** must not involve regular attendance of customers or employees
- **Revised maximum FAR** in *Medium Density Residential, High Density Residential, Downtown Comprehensive, and Neighborhood Commercial Zones*
- Modified **Mobile Food Vending** terms and definitions
- **Density bonusing** provisions to allow additional *Density* for providing amenities



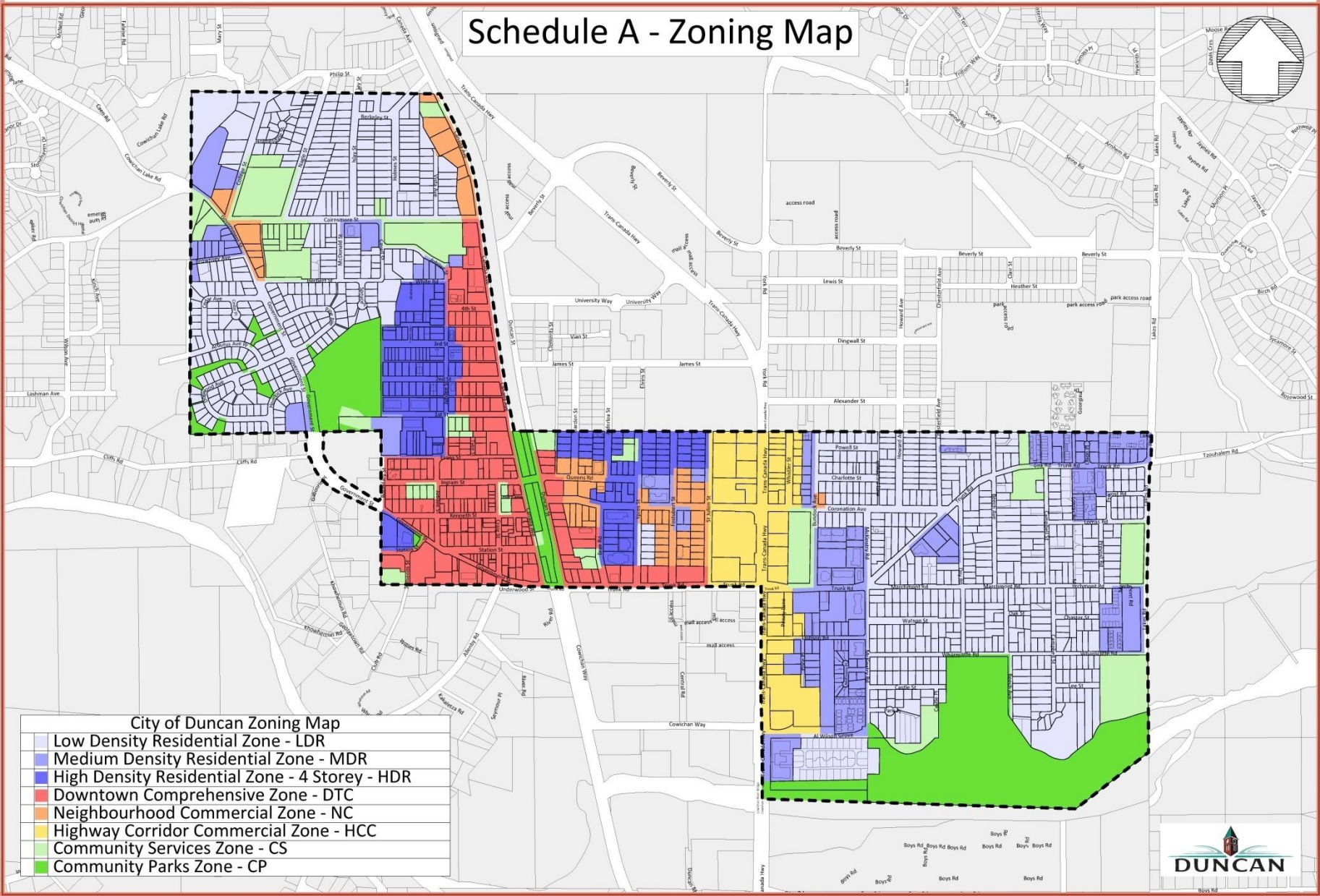


Public Consultation

- Online consultation via [PlaceSpeak](#) starting April 27th;
- Community Open House at the Duncan Pentecostal Church (931 Trunk Rd.) on Thursday, April 27th from 4-7 pm;
- Booth at the Farmers Market on Saturday, April 29th and Saturday, May 27th from 9 am – 2 pm;
- Community Open House at St. Andrew's Presbyterian Church (531 Herbert St.) on Wednesday, May 3rd from 4:30-7:30 pm;
- Open House at City Hall (invited the Chamber of Commerce, DBIA and real estate offices) on Wednesday, May 17th from 2-6 pm;
- Referrals to North Cowichan, CVRD and Cowichan Tribes.

New Zoning Map

Schedule A - Zoning Map



City of Duncan Zoning Map

- Low Density Residential Zone - LDR
- Medium Density Residential Zone - MDR
- High Density Residential Zone - 4 Storey - HDR
- Downtown Comprehensive Zone - DTC
- Neighbourhood Commercial Zone - NC
- Highway Corridor Commercial Zone - HCC
- Community Services Zone - CS
- Community Parks Zone - CP




2017-08-08 10:00:00 AM C:\Users\j\Documents\2017-08-08 10:00:00 AM City of Duncan Zoning Map - 2017-08-08 10:00:00 AM

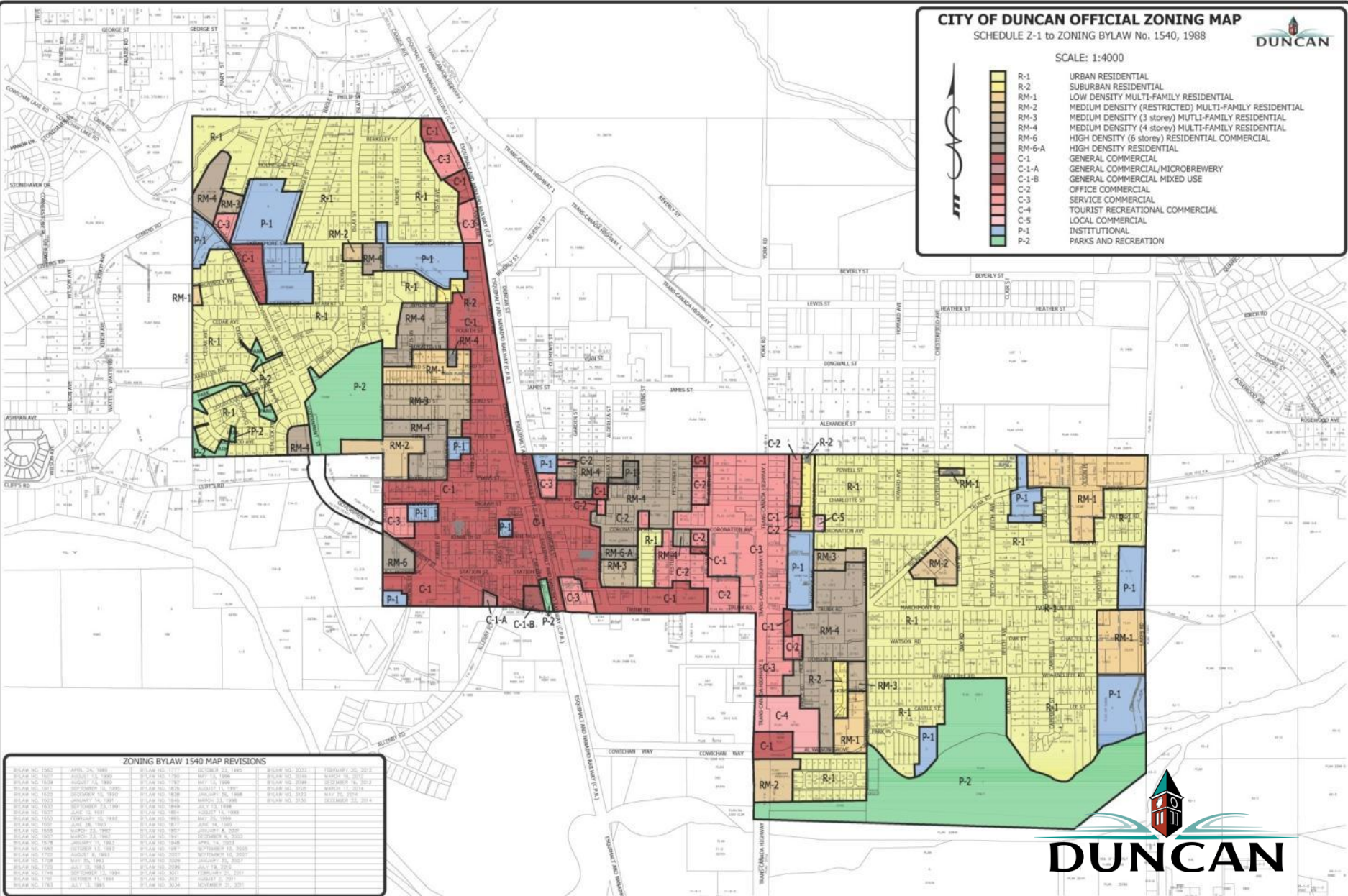
Current Zoning Map

CITY OF DUNCAN OFFICIAL ZONING MAP
 SCHEDULE Z-1 to ZONING BYLAW No. 1540, 1988

SCALE: 1:4000



- R-1 URBAN RESIDENTIAL
- R-2 SUBURBAN RESIDENTIAL
- RM-1 LOW DENSITY MULTI-FAMILY RESIDENTIAL
- RM-2 MEDIUM DENSITY (RESTRICTED) MULTI-FAMILY RESIDENTIAL
- RM-3 MEDIUM DENSITY (3 STOREY) MULTI-FAMILY RESIDENTIAL
- RM-4 MEDIUM DENSITY (4 STOREY) MULTI-FAMILY RESIDENTIAL
- RM-6 HIGH DENSITY (6 STOREY) RESIDENTIAL COMMERCIAL
- RM-6-A HIGH DENSITY RESIDENTIAL
- C-1 GENERAL COMMERCIAL
- C-1-A GENERAL COMMERCIAL/MICROBREWERY
- C-1-B GENERAL COMMERCIAL MIXED USE
- C-2 OFFICE COMMERCIAL
- C-3 SERVICE COMMERCIAL
- C-4 TOURIST RECREATIONAL COMMERCIAL
- C-5 LOCAL COMMERCIAL
- P-1 INSTITUTIONAL
- P-2 PARKS AND RECREATION



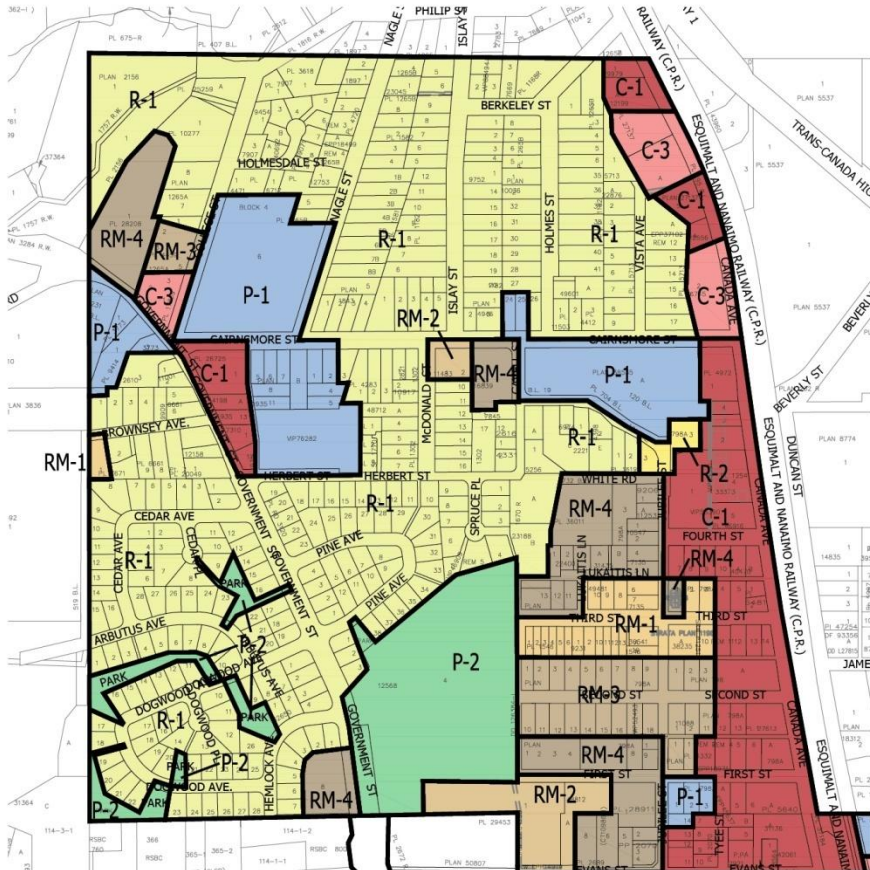
ZONING BYLAW 1540 MAP REVISIONS

BYLAW NO.	DATE	DESCRIPTION	BYLAW NO.	DATE	DESCRIPTION
1540	1988	Original Zoning Bylaw	1540	1988	Original Zoning Bylaw
1540-1	1990	Amendment to C-1	1540-2	1992	Amendment to R-1
1540-3	1995	Amendment to P-1	1540-4	1998	Amendment to C-2
1540-5	2000	Amendment to RM-1	1540-6	2003	Amendment to C-3
1540-7	2005	Amendment to R-2	1540-8	2008	Amendment to P-2
1540-9	2010	Amendment to C-4	1540-10	2012	Amendment to RM-2
1540-11	2015	Amendment to R-1	1540-12	2018	Amendment to C-1
1540-13	2020	Amendment to P-1	1540-14	2022	Amendment to RM-3
1540-15	2023	Amendment to C-5	1540-16	2024	Amendment to R-1



Zoning Map Inset A

Current Zoning Bylaw

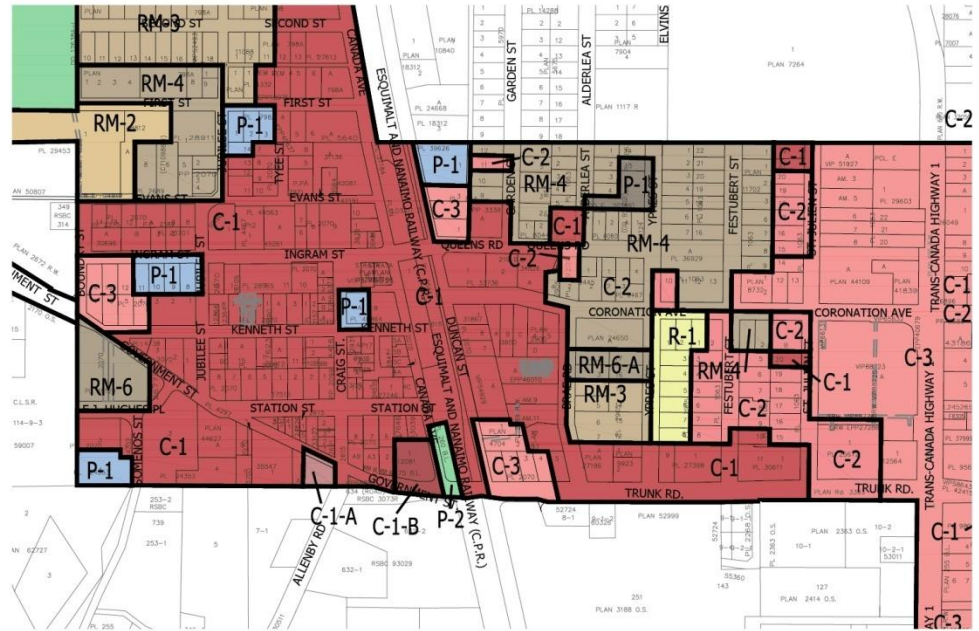


New Zoning Bylaw



Zoning Map Inset B

Current
Zoning Bylaw

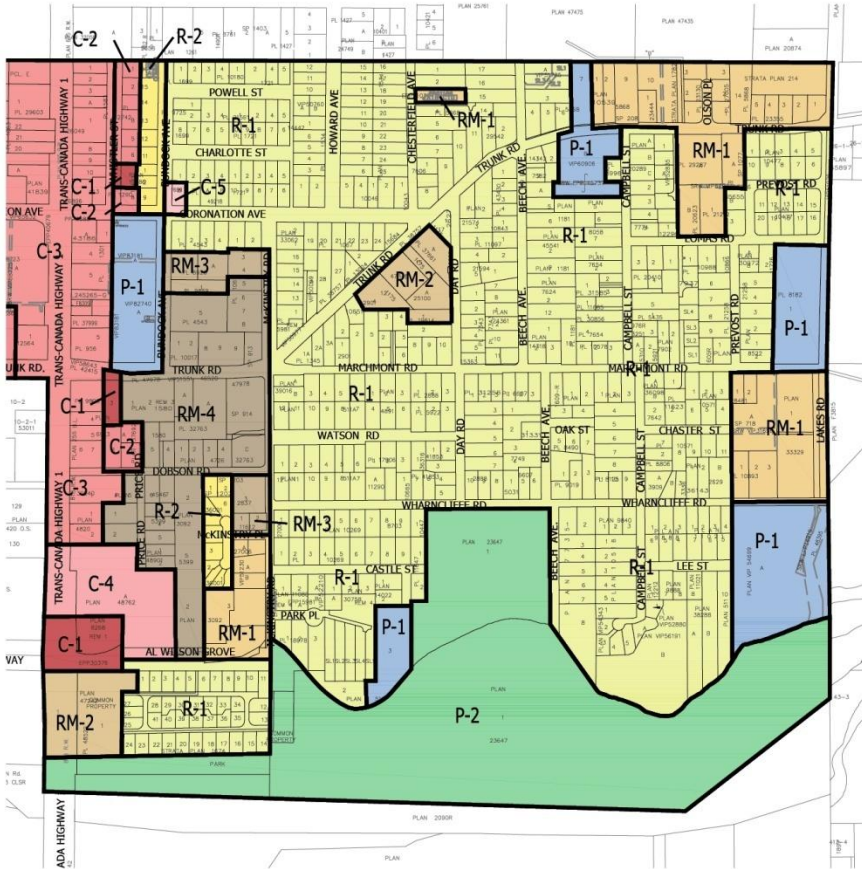


New
Zoning Bylaw



Zoning Map Inset C

Current Zoning Bylaw

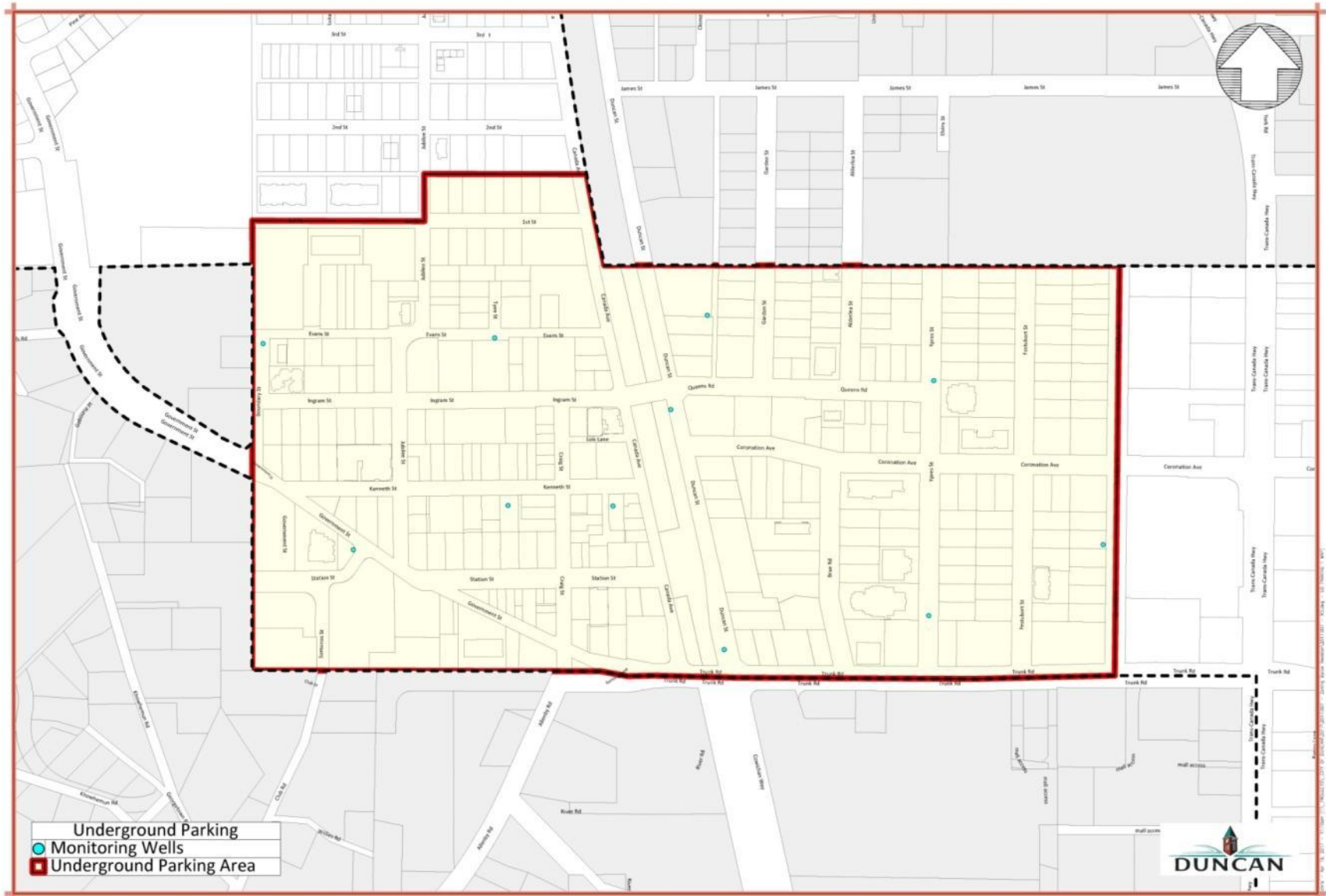


New Zoning Bylaw



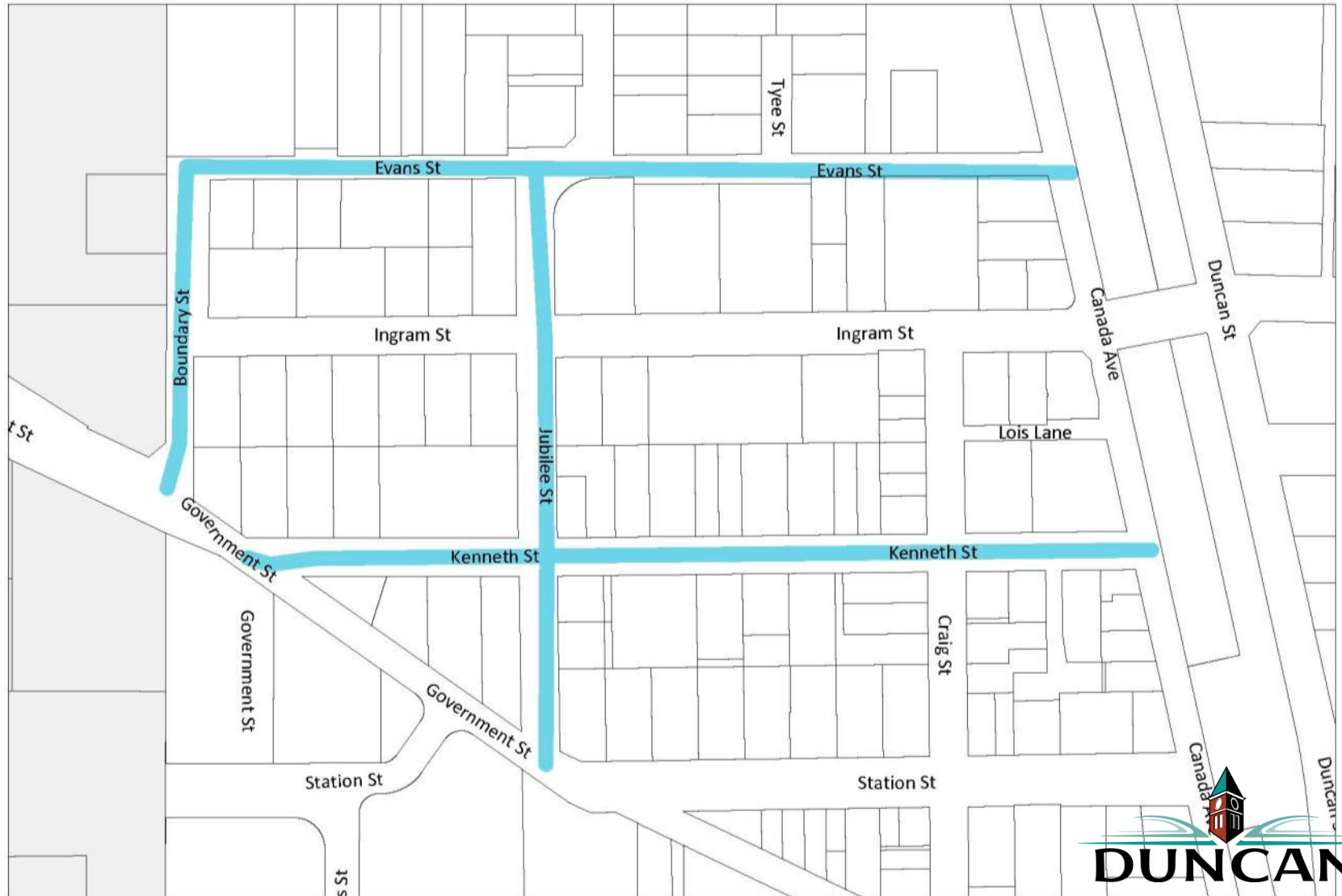
Below-grade Parking Area Map

- 50% of parking must be provided below grade



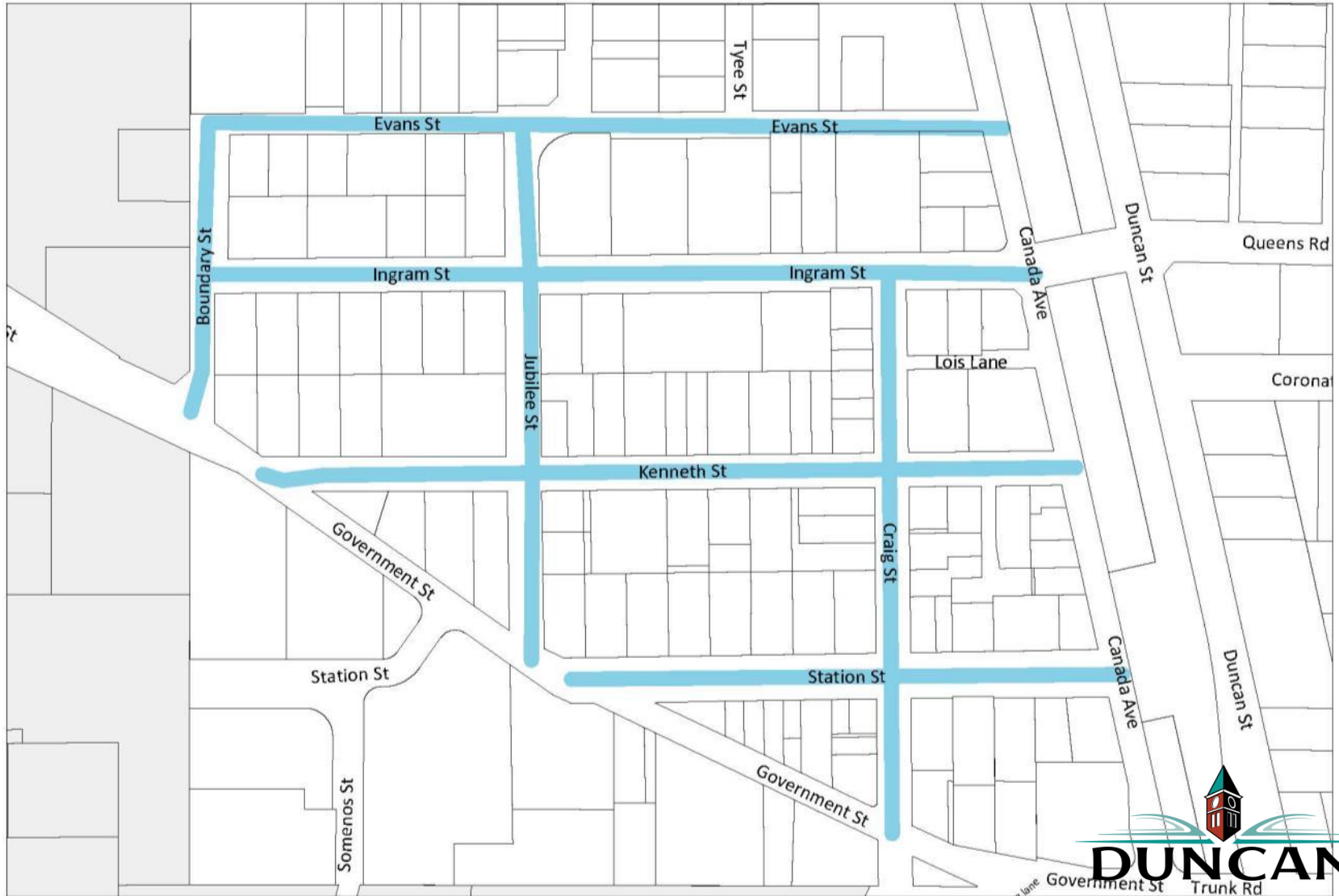
Additional Front Setback Map

- 2.0 m additional setback required from front and exterior side parcel lines



Shared Access Map

- New driveway accesses not permitted on frontages < 40 m unless shared.



2) Residential Zones

Current Residential Zones

- **R-1** – Urban Residential
- **R-2** – Suburban Residential
- **RM-1** – Low-density Multi-family Residential

- **RM-2** – Medium Density (Restricted) Multi-family Residential
- **RM-3** – Medium Density (3 Storey) Residential
- **RM-4** – Medium Density (4 Storey) Residential

- **RM-6** – High Density (6 Storey) Residential Commercial
- **RM-6-A** – High Density (6 Storey) Residential Commercial (Bonus)

New Consolidated Zoning

LDR – Low Density Residential

MDR – Medium Density Residential

HDR – High Density Residential



Low Density Residential

LDR

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Min. Setback	Front	7.5 m	4.0 m
	Side (Interior)	1.5 m	1.5 m
	Side (Exterior)	4.5 m	3.0 m
	Rear	7.5 m	6.0 m
Accessory Building Min. Setback	Front	17.5 m	6.0 m
	Side (Interior)	0.5 m	1.2 m
	Side (Exterior)	4.5 m	3.0 m
	Rear	0.5 m	1.2 m
Principal Building Max. Height		7.5 m	7.5 m – 9.0 m
Accessory Building Max. Height		4.0 m	5.0 m – 7.5 m
Max. Parcel Coverage		35%	40%

Additional Changes:

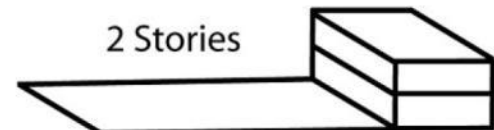
- *Dwelling, Two-unit* and *Dwelling, Two-unit Rowhouse* added as *Principal Uses*
- *Detached Secondary Suites* permitted to be larger



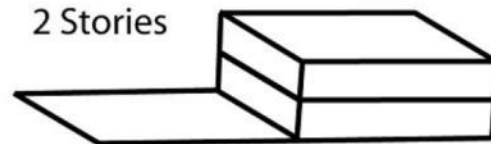
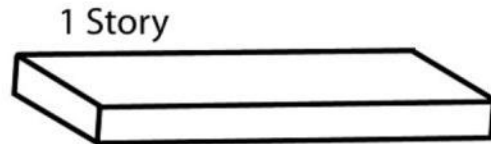
Floor Area Ratio (FAR)

- Gives the developer freedom to control the size and number of units within a development, as well as the form of the building.
- Limits the size of a building based on the size of the lot.

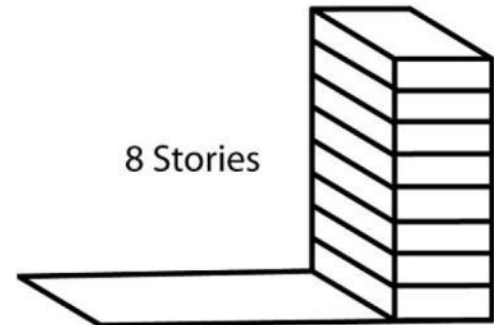
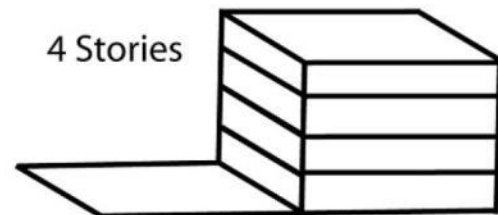
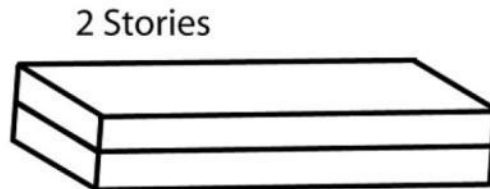
0.5 FAR



1.0 FAR



2.0 FAR



Entire Lot Area

Half Lot Area

Quarter Lot Area

MDR – units/ha vs. FAR - Example



New Zoning Bylaw:

<u>Max. Density</u>	<u>Total Floor Area</u>
Max. Density – 1.2 FAR	778 m ² / 8374 ft ²
Bonus Density I – 1.4 FAR	907 m ² / 9763 ft ²
Bonus Density II – 1.6 FAR	1037 m ² / 11,162 ft ²

- No limit for size/number of units

Current Zoning Bylaw:

- Max. Density = 100 units/ha
- Total Floor Area = 864 m² / 9300 ft²
- Max. 8 units allowed

Density Bonusing

- Gives the developer the option of increasing the density of their development in exchange for providing an amenity contribution.
- Two levels of density bonusing are offered:

Level I :

- The developer enters a *housing agreement* with the City to ensure that a minimum of 30% of the *dwelling units* are rental units or *affordable housing* units for a period of at least five years.

Level II:

- The developer enters a *housing agreement* with the City to ensure that a minimum of 75% of the *dwelling units* are rental units or *affordable housing* units for a period of at least ten years;
- 100% of the required parking is located underground or within a parking structure incorporated into the design of the building; or
- The development achieves or exceeds BCBC Energy Step Code Level 3 energy efficiency requirements.

Example of Density Bonusing within the new Zoning Bylaw:

Maximum Floor Area Ratio	Base Density	Bonus Density I	Bonus Density II
	1.2	1.4	1.6

Medium Density Residential

MDR

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setbacks	Front	7.5 m	3.0 m
	Side (Interior)	3.0 m	1.5 m
	Side (Exterior)	6.0 m	3.0 m
	Rear	7.5 m	10.0 m w/ rear parking, 4.0 m w/ all parking below building
Principal Building	Max. Height	13.5 m	14.0 m (4 storeys)
	Min. Height	n/a	2 storeys
Max. Parcel Coverage		40%	50%
Density		100 units/ha	Min. Density – 0.75 FAR
			Max. Density – 1.2 FAR
			Bonus Density I – 1.4 FAR
			Bonus Density II – 1.6 FAR



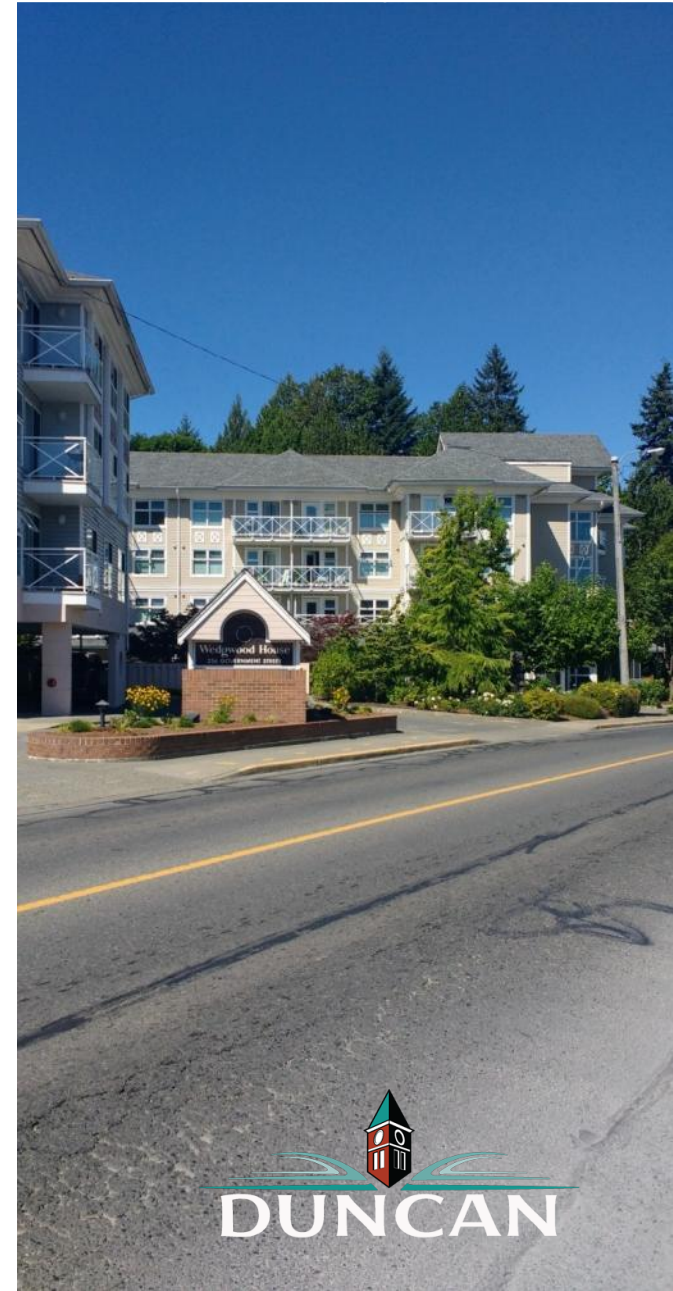
High Density Residential

HDR

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	7.5 m	3.0 m
	Side (Interior)	3.0 m	1.5 m
	Side (Exterior)	6.0 m	3.0 m
	Rear	7.5 m	10.0 m w/ rear parking, 4.0 m w/ all parking below building
Principal Building	Max Height	20.0 m	17.0 m (5 storeys)
	Min Height	n/a	3 storeys
Max. Parcel Coverage		50%	70%
Density		100-180 units/ha	Min. Density – 1.2 FAR
			Max. Density – 2.4 FAR
			Bonus Density I – 2.7 FAR
			Bonus Density II – 3.0 FAR

Additional Changes:

- No required *minimum gross floor area per dwelling*
- No required *maximum density of dwelling units per hectare*



3) Commercial Zones

Current Commercial Zones

New Consolidated Zoning

- **C-1** – General Commercial
- **C-1-A** General Commercial/Microbrewery
- **C-1-B** – General Commercial Mixed Use



DTC – Downtown Comprehensive

- **C-2** – Office Commercial
- **C-5** Local Commercial



NC – Neighborhood Commercial

- **C-3** – Service Commercial
- **C-4** Tourist Recreational Commercial

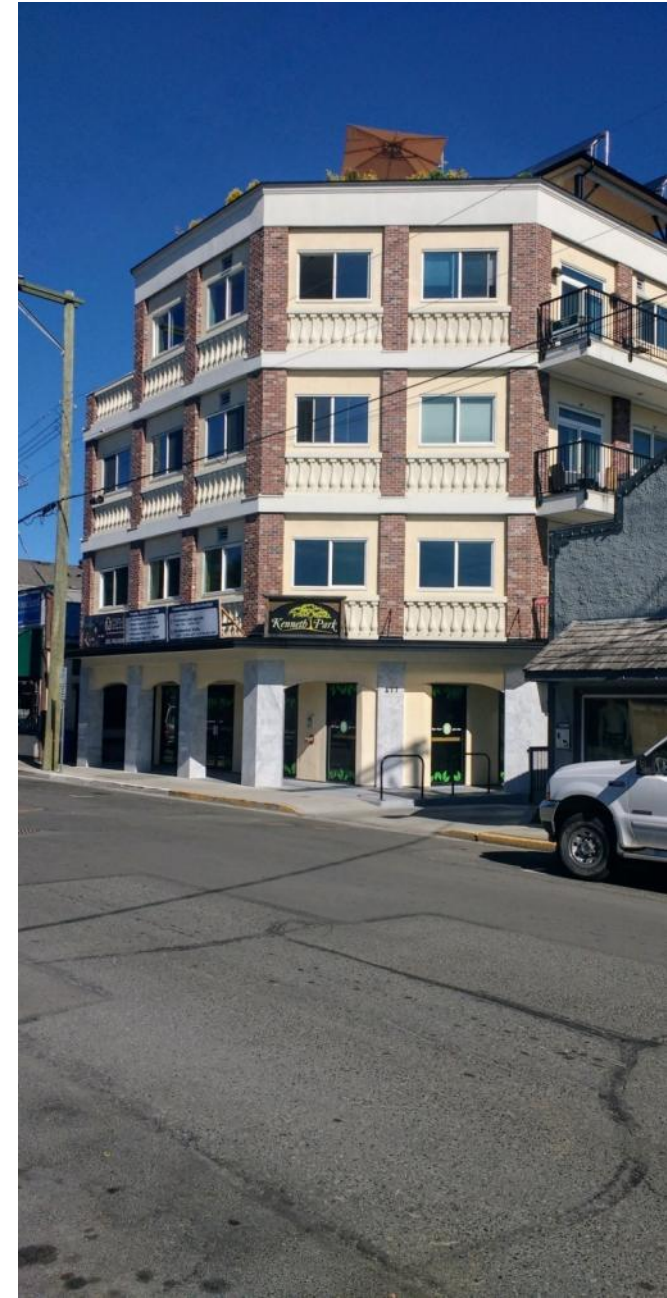


HCC – Highway Corridor Commercial

Downtown Comprehensive

DTC

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	0.0 m	1.0 m, 0.0 m if abutting Station St. or Craig St. 3.0 m if abutting a road in the Additional Setback map
	Side (Interior)	0.0 m, 4.5 m if abutting a residential zone	0.0 m
	Side (Exterior)	0.0 m, 4.5 m if abutting a residential zone	1.0 m, 0.0 m if abutting Station St. or Craig St. 3.0 m if abutting a road in the Additional Setback map
	Rear	0.0 m, 4.5 m if abutting a residential zone	0.0 m
Principal Building	Max. Height	18.0 m	20.0 m (6 storeys) for Mixed-use, 14.0 m (4 storeys) for other uses
	Min. Height	n/a	2 Storeys
Max. Parcel Coverage		100%	95%
Density		150 units/ha	Min. Density – 1.75 FAR
			Max. Density – 3.0 FAR
			Bonus Density I – 3.3 FAR
			Bonus Density II – 3.6 FAR



Neighborhood Commercial

NC

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	7.5 m	4.0 m
	Side (Interior)	1.5 m	0.0 m, 4.0 m on opposite side, 5.0 m if abutting a residential zone
	Side (Exterior)	4.5 m	4.0 m
	Rear	7.5 m	0.0 m, 8.0 m if abutting a residential zone
Principal Building	Max. Height	12.0 m	14.0 m (4 storeys)
	Min. Height	n/a	2 storeys
Max. Parcel Coverage		50%	70%
Density		70 units/ha	Min. Density – 1.0 FAR
			Max. Density - 1.9 FAR
			Bonus Density I – 2.1 FAR
			Bonus Density II – 2.4 FAR



Highway Corridor Commercial

HCC

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	4.5 m	4.0 m
	Side (Interior)	0.0 m	0.0 m, 4.0 m on opposite side, 5.0 m if abutting a residential zone
	Side (Exterior)	4.5 m	4.0 m
	Rear	0.0 m	0.0 m, 8.0 m if abutting a residential zone
Principal Building	Max. Height	12.0 m	14.0 m (4 storeys)
	Min. Height	n/a	2 storeys
Max. Parcel Coverage		50%	40%
Density		1 Single Family Accessory Use	Min. Density – 0.5 FAR Max. Density – 1.5 FAR

Additional Changes:

- *Cheque Cashing* and *Pawn Shop* are newly defined and regulated uses
- *Motor Vehicle Sales* removed as a *Permitted Use*



4) Community Service Zones

Current Community Service Zones

New Zoning

• **P-1** – Institutional



CS – Community Service

• **P-2** – Parks and Recreation



CP – Community Park

Community Service

CS

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	6.0 m	5.0 m
	Side (Interior)	6.0 m	3.0 m
	Side (Exterior)	6.0 m	5.0 m
	Rear	6.0 m	3.0 m
Principal Building Max. Height		12.0 m	14.0 m
Parcel Coverage for all Buildings and Structures		50%	40%



Community Park

CP

Development Regulations		Current Zoning Bylaw	New Zoning Bylaw
Principal Building Setback	Front	6.0 m	5.0 m
	Side (Interior)	6.0 m	5.0 m
	Side (Exterior)	6.0 m	5.0 m
	Rear	6.0 m	5.0 m
Principal Building Max. Height		12.0 m	14.0 m
Parcel Coverage for all Buildings and Structures		15%	30%



5) Summary

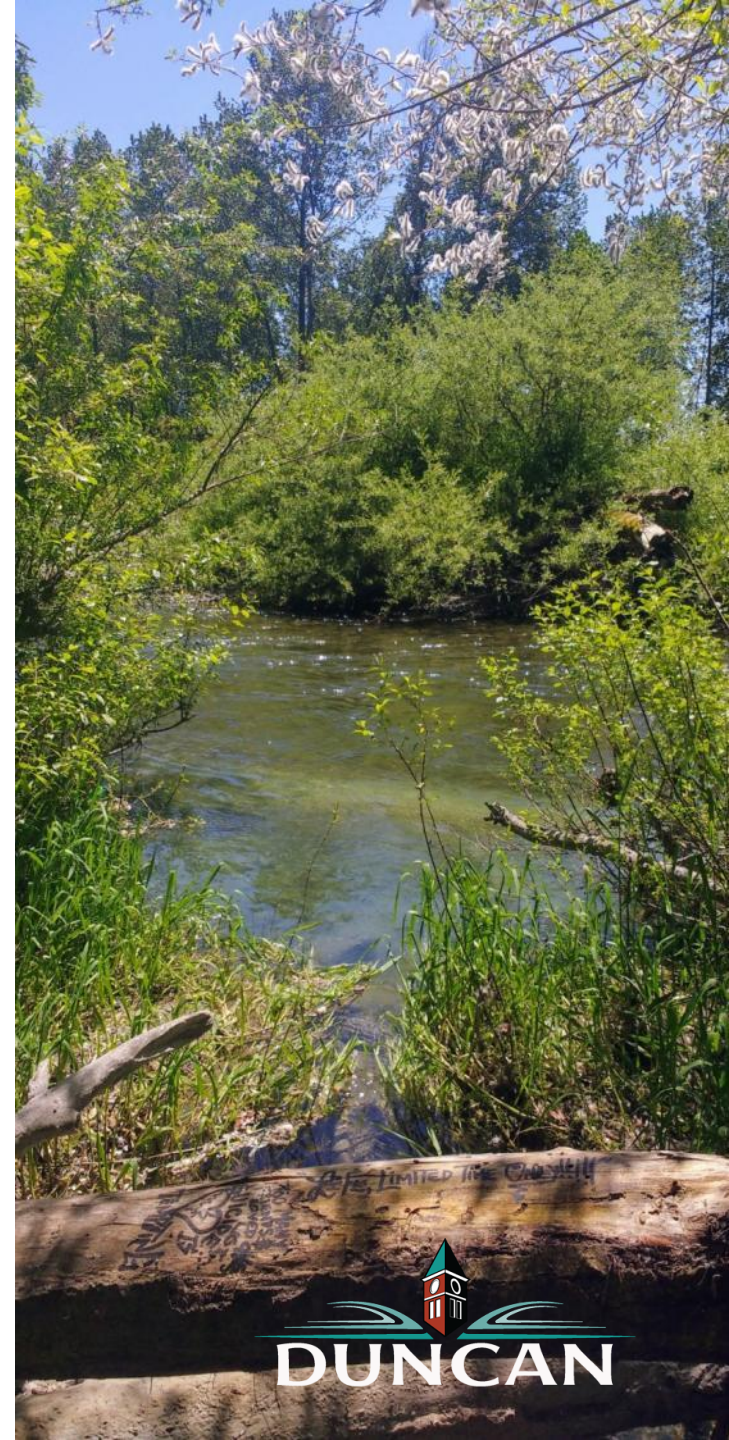
The New Zoning Bylaw:

- Implements the OCP
- Is more user friendly due to simplified zoning and concise, clear layout and definitions
- Will positively guide Duncan's future growth by fostering desirable development



6) Remaining Steps Before Bylaw Adoption

- 1) First and Second Reading
 - August 21st, 2017
- 2) Public Hearing
 - September 18th, 2017
- 3) Third Reading
 - September 18th, 2017
- 4) Ministry of Transportation approval
 - Will be referred after Third Reading
- 5) Final Adoption
 - Subject to Ministry approval



Questions?

