



# COUNCIL QUESTIONS & ANSWERS

## Council Questions – Standing Committee May 1, 2023

### 1. Zoning Amendment – 2 Klondike Road

a. *With regards to proposed Bylaw 2022-49, does the CNC – Comprehensive Neighbourhood Commercial zone allow residential on first floor?*

The proposed special modification (CNCx) prohibits commercial uses above the first story (except for home based businesses allowed in residential units).

The proposed amendment could allow for mixed-residential/commercial options as follows:

- Standalone residential use with a standalone commercial use established on the same lot (ie. More than one building); or
- Mixed residential/commercial with commercial on the first floor and residential above.

b. *What does the CNC zone require for amenity space?*

The specific use provisions of Section 6 apply to the CNC zone. Sections 6.14.5 and 6.14.6 require that 5% of multiple housing developments in commercial zones be developed as amenity space, accessible to all residents (for example, a picnic area or natural treed area). In addition, private amenity space shall be provided at a rate of 5% of net rentable area per unit (for example, a balcony).

c. *Are accessible units a requirement in the CNC zone?*

Yes. Zoning Bylaw provision 6.14.7 requires “visitable” and “accessible” units for multiple housing developments in this zone, depending on the number of units as follows:

Accessible units:

- For multiple housing developments of 10 units or more, at least one visitable unit shall be provided for each 10 units built;
- For multiple housing developments of 20 units or more, at least one accessible unit shall be provided for each 20 units built; and
- For multiple housing development of less than 10 units, no visitable units or accessible units are required.

The design of visitable units is defined in the Zoning Bylaw, while the design of accessible units is approved by the Development Officer based on the Zoning Bylaw requirements.

The Zoning Bylaw defines “visitable unit” as follows:

*“VISITABLE UNIT” means a dwelling or commercial accommodation unit that is fully accessible from the street with a mobility assistance device, has at least one zero-step entrance with a minimum width of 91 cm, contains no interior doorways less than 81 cm in width, and also (without limitation) contains a bathroom with a sink and toilet that is located on the main level.*