

Attachment 2: Proposed Updates to City-wide Zoning By-law 569-2013

Updated definition of soft landscaping: “means **landscaping** excluding hard-surfaced areas such as decorative stonework, retaining walls, walkways, artificial turf, permeable pavements, or other hard-surfaced landscape-architectural elements”.

Amend Regulation 10.5.50.10(7) as follows:

(7) Swimming Pools or Similar Ancillary Structures Containing Water Deemed to not be Soft Landscaping for Specified Regulations

In the Residential Zone category, for the calculation of **soft landscaping** required by regulation 10.5.50.10(3) and (4), the area of **soft landscaping** does not include the water surface area of outdoor swimming pools, hot tubs, fountains, or other **ancillary structures** used to hold water, except for artificial ponds.

Amend Regulation 15.5.50.10(4) as follows:

(4) Swimming Pools or Similar Ancillary Structures Containing Water Deemed to not be Soft Landscaping for Specified Regulations

In the Residential Apartment Zone category, for the calculation of **soft landscaping** required by regulation 15.5.50.10(1), the area of **soft landscaping** does not include the water surface area of outdoor swimming pools, hot tubs, fountains, or other **ancillary structures** used to hold water, except for artificial ponds.

Based on preliminary research and analysis, staff propose consultation on the following concepts for amending the City-wide Zoning By-law to address the construction of iceberg homes:

Add regulation 10.5.40.70(3), which is as follows:

(3) Parts of a Detached House to which a Required Building Setback Applies

Despite regulation 5.10.40.70(2), the required minimum **building setbacks** apply to all parts of a **detached house** above-ground and below-ground, excluding footings.

Additional standards and definitions, including amending standards for other zoning regulations may be considered through consultation and further analysis to better control below ground construction while providing design flexibility.