

SILVERBACK—PROPOSED BYLAW

SUMMARY OF CHANGES

The revised Table sets out changes to the proposed bylaw in the right hand column -- from the Request for Decision for the materials in the July 19 Council meeting to the Request for Decision attachment in materials for the Nov. 1 Council meeting. Changes & anomalies are in **boldface**. It's not changed much—still vague & generalized. I've now noticed that there are no lot sizes specified for some of the areas; I don't know if this is important ... if setbacks are specified but there are no lots, where do the setbacks start from? ... & how is lot coverage calculated?

New changes include:

- the messy parts have been cleaned up somewhat (but, naturally, new messy parts have been introduced)
- a shift from “rental pool” to “short term rentals” (which I think is addressed in the planners memo & may be driven by the court decision relating to taxation of rental pools)
- all 8 buildings in the waterfront area can be 6 stories

WHAT (numbers are sections of bylaw)	SILVERBACK July 11/06 Planner's Report	SILVERBACK July 19/06 Request for Decision	SILVERBACK Oct 25 for Nov 1/06 Request for Decision
• 1. Golf course, incl. driving range, maintenance facilities, Club House + restaurant, lounge, golf retail, indoor recreation, meeting rooms, outdoor amenity area, parking lot	## 21, 23, 33, 40	same	13F04 same #s; no lounge
• 2.1 Low density residential + home occupation	## 24, 34,36	same	13F05 1.1 same
lot	single fam. res. - 500 sq. m. / 15m x 28m 2-fam. res. - 800 sq. m. / 20m x 28m	same same	same same
setbacks	front 4.5m side 2.5m & 3m rear 5m exc. abutting golf course - 10m	same side- 1.5m same 7.5m	same same as July 19 same as July 19
bldg. height	2.5 stories or 10.5m	same	same + accessory

			bldg. 6.0m
coverage	not specified	same	same
• 2.2 Medium density residential -- triplex, 4plex, accessory uses ... such as ??? [all now deleted]	no development site ##s	same – no development site ##s	gone
lot	1000 sq. m. / 23m x30m		-
setbacks	front 6m 10m rear side 7.5m interior side 6m	3m 5m 3m 1.5m	- - - -
bldg. height	3 stories	same	-
coverage	45%	same	-
rental pool	yes	same	-
• 2.3 High density residential – multi-family including townhouse and apartment & what else? + “including” deleted & home occupation, short term rentals added	## 10, 14, 15, 16, 22, 26, 29, 32, 35, 37, 42 where is 42?	37 deleted, 38 added;	1.2 same as July 19 except for changes in left hand column
lot	3000 sq.m / 30m x 30m		same
setbacks	townhouse front 6m rear 10m side 7.5m interior side 6m apartment front-????? rear-lesser of 10m & bldg. ht. side-lesser of 7.5m & .6 x building ht. parking lot-0 [no setback]	same same same same no front setback same same same	 5m same same same
bldg. height	6 stories	same	same
coverage	45%	same	same
rental pool	Yes	same	short term rentals

• 3. Mixed Use Seaside “Village”	## 2 thru 9		13F06 same #s
multiple dwellings / commercial	## 2, 3, 4, 5, 6, 7, 8, 9		short term rentals
apts & townhouse above ground floor commercial uses	no ## provided	same – no ##	
live / work	## 4, 5, 6, 7, 8, 9 – live above work	same	same#s
retail / rental shops / restaurant / bakery / deli / pub	## 2, 3	same	same #s rental shops deleted
lot / parcel	5000 sq. m.	same	same
setbacks	front-??? side-lesser of 7.5m & .6 x bldg. ht. rear-lesser of 10m & bldg. ht. parking structure – no setback	front – 5m 6m 7.5m same	same as July 19 same as July 19 same as July 19
bldg. ht.	## 2, 3 – 6 stories ##4 thru 9 – 12 stories	same	## 2 thru 9 – 6 stories
coverage	45%	same	same
rental pool	Yes-residential	same	short term rentals
max. retail area	2180 sq. m. all in – 2 thru 9	same	same
• 4. Hotel / Lodge + pub, personal services, restaurant, spa, hairdresser, meeting	# 20		13F07 Hotel Zone Meeting and assembly
lot	-	-	- i.e.. lot size not addressed + implies more than 1 building
setbacks	front – 4.5m side – 3m rear – 4.5m	same same same	same same same
bldg. ht.	6 stories	same	same
coverage	45%	same	same
rental pool	-	-	
• 5. Convenience commercial convenience store, personal services, med/dental, drycleaner, liquor store,	# 13	same	13F08 + apartments and townhouses above

PO			ground floor commercial
lot / parcel	-	-	-
setback	front – 5m side – 3m rear – 3m	same same same	
bldg. ht.	2 stories	3 stories	same as July 19
coverage	45%	same	
rental pool	-	-	
total retail area / max. per unit	820 sq. m. / no one retail unit > 200 sq. m.	no max. per unit no residential on ground floor of mixed use bldg.	“floor area” still 820 sq m. after adding apts above [must be small apts]
<ul style="list-style-type: none"> 6. Utility waste water + water treatment, reservoir, fire hall 	<ul style="list-style-type: none"> ## 16, 27, 30, 37, 44 16 is also s.2.3, Hi Density Residential – [intentional?] where is 44? 	same	13F09 18 replaces 16
lot	-	-	-
setback	all – 7.5m	same	same
bldg. ht.	2.5 stories	same	same
coverage	25%	same	same
<ul style="list-style-type: none"> 7. Parks 	## 1, 11, 12, 19, 25, 28, 31	same	same