

Zoning Bylaw Review

Official Community Plan
Zoning Bylaw Review



Project Overview

Information Gathering Phase (Spring – Fall 2019)

The purpose of this phase was to gather input regarding the topics that should be included in the Comprehensive Review of the Zoning Bylaw Project (Project). An [information report](#) was provided to the Standing Policy Committee on Planning, Development and Community Services (PDCS) on November 5, 2019.

Amendment Phase (September 2019 – 2022)

The purpose of this phase is to undertake amendments to the Zoning Bylaw through a series of amendment packages staged over the course of the Project. Each topic will involve an appropriate level of engagement for the topic being considered with stakeholders and the community.

Working groups consisting of industry experts and community members may be formed to assist with the development of amendments to address issues. Two groups have been formed thus far:

- In February 2020, a Technical Advisory Committee for the review of the RMTN / RMTN1 Districts.
- In March 2021, a focus group for the review of Neighbourhood Level Infill regulations.

Project Milestones

The following have been completed as part of the Project:

- [Amendment package one](#) was approved by City Council in May 2020.
- The [Development Applications Fee Bylaw](#) was approved by City Council in November 2020.
- [Amendment package two](#) was approved by City Council in April 2021.
- [Amendments to the Official Community Plan and Zoning Bylaw](#) for Architectural Control Districts Design Review Committee was approved by City Council in September 2021.
- Amendment package three is being considered by City Council in December 2021.

Repeal and Replace (2022)

To repeal Zoning Bylaw No. 8770 and replace the Bylaw. When this occurs, the new Bylaw will replace the existing Zoning Bylaw No. 8770 with final review and revisions of the full document taking place during the final stage of the Project.

Project Topics

Several topics have already been addressed with amendment packages one, two and three. Topics that are still under review and will be addressed in future amendment packages are outlined in this report.

New items added to the Project since the last update or items that will no longer be addressed through the Project are identified in the next section. We will continue to identify new items in future updates to ensure transparency.

General Updates to the Zoning Bylaw

General updates to the Zoning Bylaw will be undertaken to ensure consistency with the applicable Provincial legislation, the Official Community Plan, and other relevant City policies and practices. The Zoning Bylaw will also be updated to correct spelling and grammatical errors, clarify definitions where appropriate, provide clarification where needed and review the Bylaw for repetition and consistency.

General updating of the Bylaw will be undertaken throughout the Project.

Updates to the Bylaw

Topics still under review and to be addressed in future amendment packages include:

- Ensuring consistency with accessibility standards;
- Review of regulations for residential care homes and child care facilities to ensure consistency with provincial regulations;
- Review and clarify building height regulations;
- Clarification of regulations as they relate to grade;
- Consideration of school site zoning regulations;
- Review and clarify amenity space requirements;
- Review requirements for Site Plan Control; and,
- Review setbacks in residential and commercial districts to ensure consistency.

In addition, updates to various zoning districts and sections of the Bylaw will be undertaken including but not limited to the MX1 District, Industrial Districts and the South Downtown Local Area Design Plan.



In-depth Review of Topics

Parking – Parking will be reviewed to address specific regulations identified during stakeholder consultations. This includes:

- Review of parking standards for specific uses identified during stakeholder consultations;
- Review of options for payment in lieu of required parking facilities; and,
- Location of parking requirements in the B5 (restrict front yard parking).

Neighbourhood Level Infill – A review of the Neighbourhood Level Infill Regulations is under way. A [report](#) was presented to the Standing Committee on Planning, Development and Community Services on January 12, 2021, detailing the topics to be considered during this review.

Environmental Initiatives – Amendments will be proposed to address environmental/sustainability recommendations provided during stakeholder consultations. This includes:

- Review of bonusing options for environmental initiatives;
- Incorporating options for green roofs; and,
- Review of potential provisions for net zero buildings.

Digital Zoning Bylaw – A user friendly digital version of the Zoning Bylaw will be developed to provide residents an easier way to find information in the Bylaw.



Other Topics Evaluated

After a review, it has been determined that the topics below are either not within the scope of the project, are better managed by others, or that no changes are needed to them. This table includes items that have been brought forward for consideration since the last update.

Topic	Reason
<p>Parking Requirements for Shopping Centres</p>	<p>At its September 13, 2021 meeting, the Standing Policy Committee on Planning, Development and Community Services received correspondence regarding the parking rates for shopping centres.</p> <p>Parking requirements for shopping centres do not have the same requirements as individual stand alone uses because the uses within a shopping centre share parking. Further, parking requirements are based on industry standards and not on how successful a business may be.</p> <p>It is Administration's opinion that the current practice adequately addresses needs and that no further review is required.</p>
<p>Review of small car parking requirements</p>	<p>The Zoning Bylaw regulates the size and number of small car parking spaces. Small car spaces are 2.43 metres by 4.9 metres vs all other parking spaces, with the exception of accessible parking spaces, are 2.7 metres by 6 metres. Small car parking stalls are permitted for multiple unit dwellings and dwelling groups (maximum 15% of required spaces).</p> <p>In a scan of other Canadian municipalities, the approach for small car parking requirements is varied. Based on this scan and a review of the City's current approach, it is Administration's opinion that the current practice adequately addresses needs and that no further review is required.</p>
<p>Review of electric vehicle parking options</p>	<p>A business option for a strategy for electric vehicles is being considered by Council during the 2022-2023 budget deliberations. Electric vehicle parking options would be considered as part of this strategy.</p> <p>Should the electric vehicle strategy business option not be approved by Council, the Zoning Bylaw Review project will consider this item.</p>