

Comprehensive Review of the Zoning Bylaw – Review of the South Downtown Local Area Design Plan

ISSUE

As part of the Comprehensive Review of the Zoning Bylaw Project, Administration is reviewing Architectural Control District (ACD) Guidelines for the South Downtown area, commonly referred to as River Landing. This report provides an overview of the proposed approach for the review and engagement.

BACKGROUND

[Bylaw No. 8770](#), Zoning Bylaw, 2009 (Zoning Bylaw), has regulations for the South Downtown area. These regulations take the form of a Direct Control District (DCD1) and an ACD. Guidelines for the ACD can be found in the Zoning Bylaw Appendix C, South Downtown Local Area Design Plan (Plan). The ACD overlay provides for the review and control of key architectural features of buildings and landscaping of sites within the area because a Direct Control District alone does not allow for architectural review of proposed buildings.

At its meeting on August 16, 2004, City Council approved the ACD overlay for DCD1. The key features of the Plan included the identification of the theme “a celebration of the river in the city” with three “character zones:”

1. Commercial Character Zone;
2. Residential Character Zone; and
3. Riverbank Park Character Zone.

Within each character zone, a set of Architectural Design Guidelines were established.

CURRENT STATUS

Since 2004, several applications have been approved within the South Downtown area. All applications within the ACD were reviewed by the ACD Design Review Committee and were evaluated against the approved Plan.

Members of the ACD Design Review Committee provided Administration feedback that some of the architectural elements presented in development applications within the ACD have diverged from the Plan while still aligning with the overall intent. For this reason, members suggested that the Plan should be reviewed and updated.

DISCUSSION/ANALYSIS

A review of the Plan is being undertaken as part of the Comprehensive Review of the Zoning Bylaw Project. The purpose of the review is to evaluate the Plan and provide updates to keep the Plan current and in line with existing conditions, precedents, programs and priorities. This work will focus on areas where stakeholders recommend potential changes to the current guidelines and is not intended to be a wholesale change for the Plan.

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The workplan for the review will include an analysis of the current regulations and engagement with stakeholders including Meewasin, Business Improvement Districts, current businesses in the South Downtown area and previous ACD Design Review Committee members.

The steps include:

- a. Internal Review – An internal review of the current Plan for consistency with current practices and priorities, as well as to ensure an appropriate level of detail is provided in the Zoning Bylaw. This will include working with other relevant City departments.
- b. Stakeholder Engagement – Meetings with stakeholders or interest groups will be done to review and gather feedback on proposed amendments.
- c. Community Engagement - Proposed amendments will be made available for comment through the Engage Page, the Project website and will be communicated via social media and other Zoning Bylaw Project information sources. Engagement events will also be held either online or in person depending on the public health orders in place at the time.

OTHER IMPLICATIONS

There are no financial, environmental, privacy, or CPTED implications or considerations.

NEXT STEPS

Administration will complete the background research and begin discussions with stakeholders in mid 2022. It is anticipated the review, including Zoning Bylaw amendments, will be completed in 2022. A “What We Heard Report” will be provided by Administration when the proposed amendments are brought forward for consideration at a Public Hearing.

REPORT APPROVAL

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