

# 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 – 2023)

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.

## Project Milestones

The following have been approved by City Council as part of the Project:

- [Amendment package one](#) in May 2020.
- The [Development Applications Fee Bylaw](#) in November 2020.
- [Amendment package two](#) in April 2021.
- [Amendments to the Official Community Plan and Zoning Bylaw](#) for the Architectural Control Districts Design Review Committee in September 2021.
- [Amendment package three](#) in December 2021.
- [Amendments](#) for child care and adult day care facilities in April 2022.
- [Amendments](#) for Neighbourhood Level Infill in May 2022.
- [Amendment package four](#) in July 2022.

## Repeal and Replace (2023)

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

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Several topics have already been addressed through previous amendment package as well as the amendments proposed in Amendment Package Five. Topics that are still under review and will be addressed in future amendment packages are outlined in this report.

## 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:

- Review of regulations for supportive housing including residential care homes;
- Review and clarify amenity space requirements;
- Review definitions for alcohol related establishments;
- Review of the B4MX Integrated Commercial Mixed-Use District;
- Updates to various zoning districts and sections of the Bylaw.



**Environmental Initiatives** – A consultant has been hired to complete a review of environmental / sustainability initiatives to be included in the Zoning Bylaw including:

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



## Upcoming in 2023

The Project is now in its final year. Following upcoming amendment packages, the final phase of the Project is to repeal and replace the Bylaw. Final review and revisions of the full document will take place during lead up to the last milestone of the Project. Upon adoption, the new Bylaw, including a new Zoning Map, will replace the existing Zoning Bylaw.

The scope of repeal and replace focuses on improving consistency, new figures, updates to definitions, references and maps, removing redundancies, format clean-up and reorganization. More substantial Zoning Bylaw amendments have intentionally been brought forward through previous amendment packages.