

Zoning Bylaw Review

Update to Economic Development
Commission

June 9, 2021



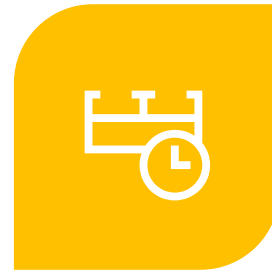
Agenda



SUMMARY OF
ISSUE



BACKGROUND



DISCUSSION



NEXT STEPS



Summary of Issue

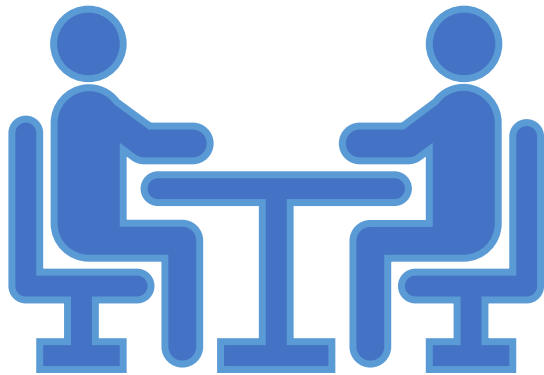
Existing bylaw has resulted in a difficult regulatory regime for developers and a challenge for staff to administer consistently due to conflicts and antiquated references.

- Inconsistent interpretation of bylaw
- Conflict within bylaw
- Embedded regulation within permitted uses
- Antiquated legal references
- Unlawful Delegation
- Conflicting and inconsistent parking regulation
- General formatting throughout bylaw





Background



- Review is broken into Housekeeping Amendments (minor) and Bylaw Content Changes (major)
- This is the first stage of a comprehensive review, a future analysis will be undertaken to consolidate zones, review permitted uses, density provisions etc.



Housekeeping Amendments

Proposed revisions intended to create a more user-friendly document and increase accessibility

- Outdated and unnecessary references will be removed
- Regulations currently dispersed throughout the bylaw (landscaping, usable open space etc.) consolidated as supplementary regulations
- Add new definitions / amend for clarity
- Diagrams for visual reference

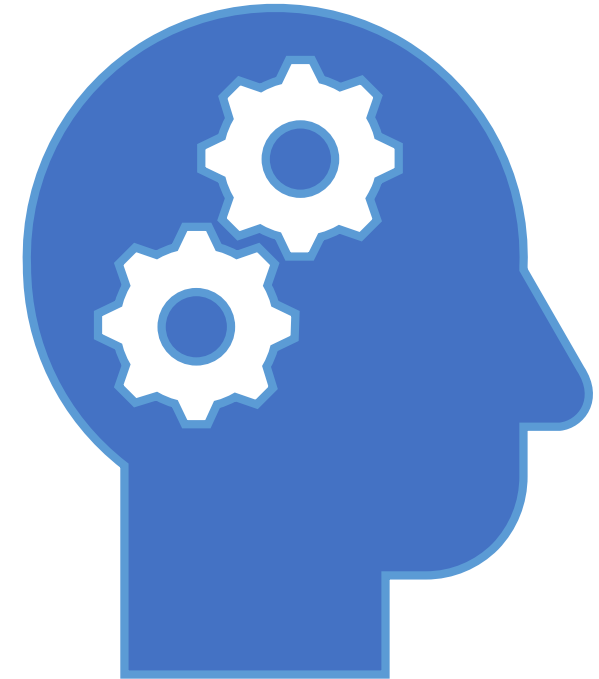
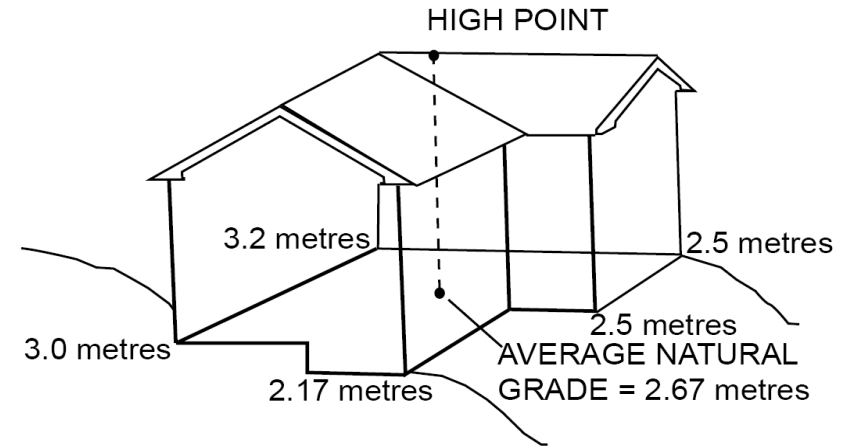
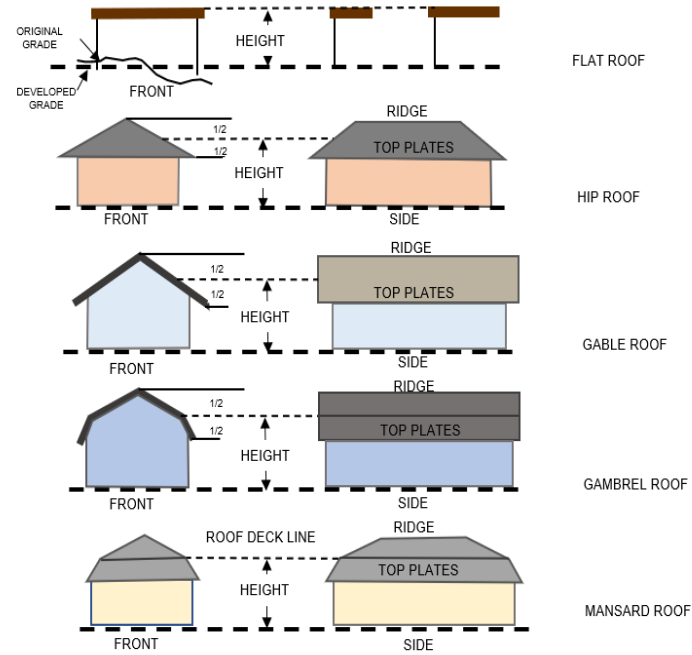




Diagram Examples





Bylaw Content Changes – Housing

Secondary Suites

- Amendments to allow suites in housing forms other than single family including two family dwellings and row houses

Accessory Dwelling Units

- Provisions for carriage and garden suites on a lot with a single family dwelling
- Supplementary regulations to govern building height, setbacks etc.

Bonus Density

- Additional regulations to provide for bonus densities are proposed

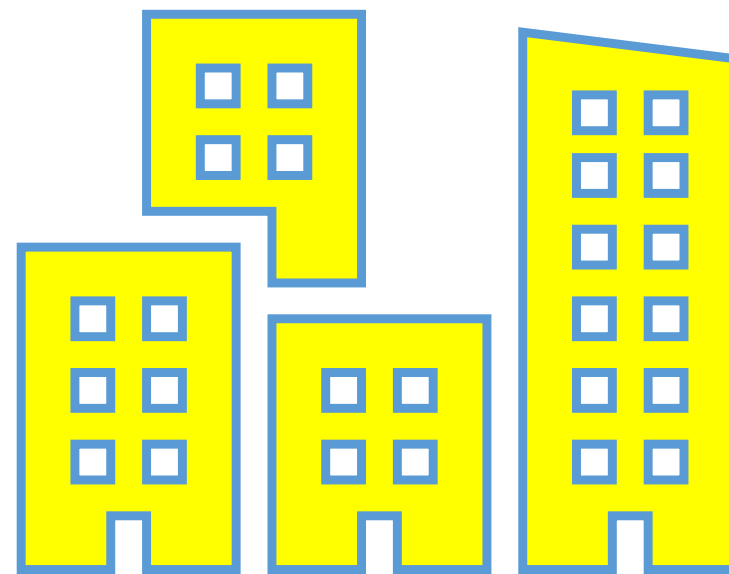




Bylaw Content Changes

- Parking

- Current regulations delineate requirements based on zoning category rather than type of use
- Uses that do not have parking regulations added
- Proposed cash-in-lieu collected criteria amended to remove unlawful delegation
- Additional regulations are proposed to reduce parking requirements for residential / mixed use projects that have walkability and bicycle parking





Bylaw Content Changes – Food Security

- **Proposed amendments to make allowances for greenhouses in residential areas**
- **Proposed amendments to allow urban agriculture for food production (crops) in all zones**
- **Proposed amendments to allow for minor forms of urban agriculture as a home occupation**





Summary

- To allow for a bylaw that is both consistent for regulatory purposes and easy to administer.
- Easy to administer means a reduction in conflict between the City and developers/public.

Next Steps

Bang the table - Inform the community

Bring a repeal and replace bylaw forward for council consideration of 1st and 2nd reading

