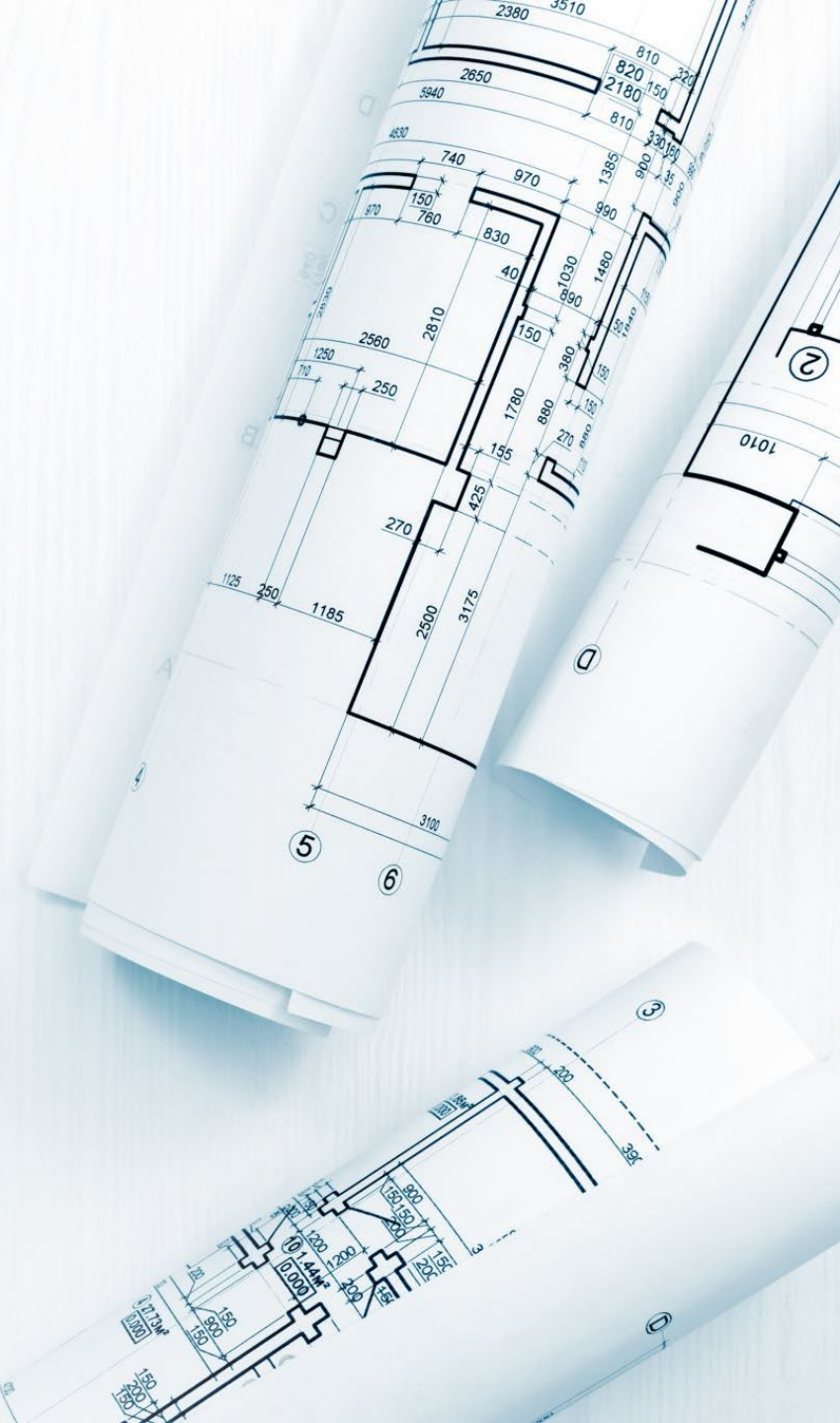


Zoning Bylaw Review

Update to Committee of the Whole
June 10, 2021



Agenda



SUMMARY OF
ISSUE



BACKGROUND



DISCUSSION



NEXT STEPS



Summary of Issue

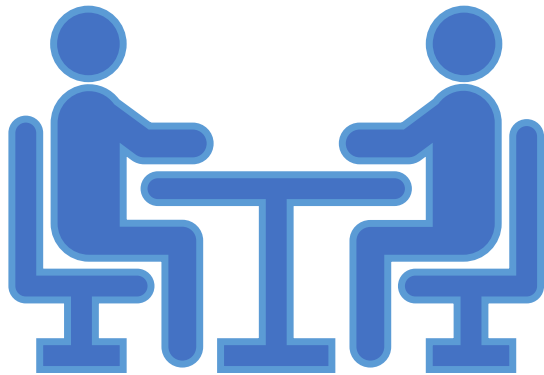
Existing bylaw has resulted in a difficult regulatory regime for developers and a challenge for staff to administer consistently due to conflicts and antiquated references.

- 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



- Update presented to COW in March
- Housekeeping amendments to clarify zoning regulations and introduce new housing forms complete.
- Future full review needed. Complex undertaking that will require a comprehensive analysis of the current land base in the City



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- Outdated and unnecessary references will be removed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





Enhancing Bylaw Clarity & Definitions

Proposed amendments will include:

- Diagrams for items such as building height, setbacks, vision clearance
- Regulations that are embedded within individual permitted uses removed to have consistency between zones
- Regulations that are embedded in definitions removed, additional definitions will be added



Definitions

- Meat of a zoning bylaw
- Many missing or conflict definitions
- Def revised to match permitted uses. Numerous added to match existing permitted uses.
- Creates clarity and consistency





Housing Options

Secondary Suites

- Amendments to allow suites in housing forms other than single family

Accessory Dwelling Units

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

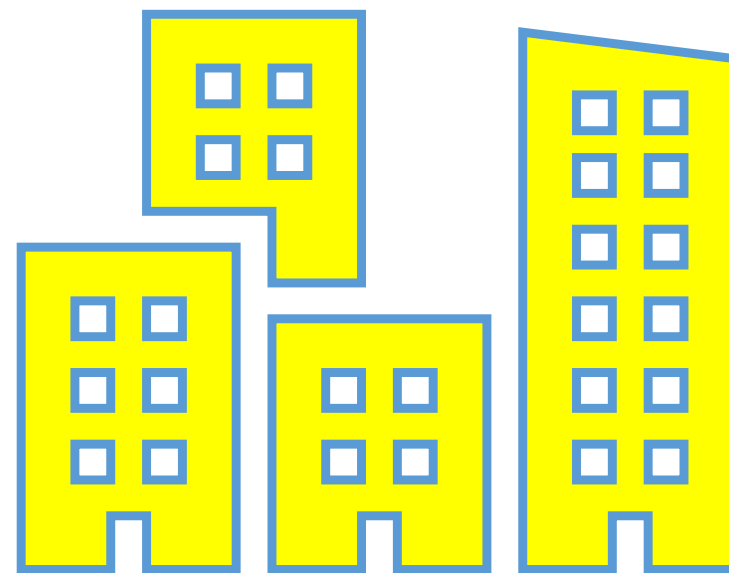




Parking

Parking regulations are proposed to be amended in the following ways:

- 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
- Additional regulations are proposed to reduce parking requirements for residential/mixed use projects that have walkability and bicycle parking





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**



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

