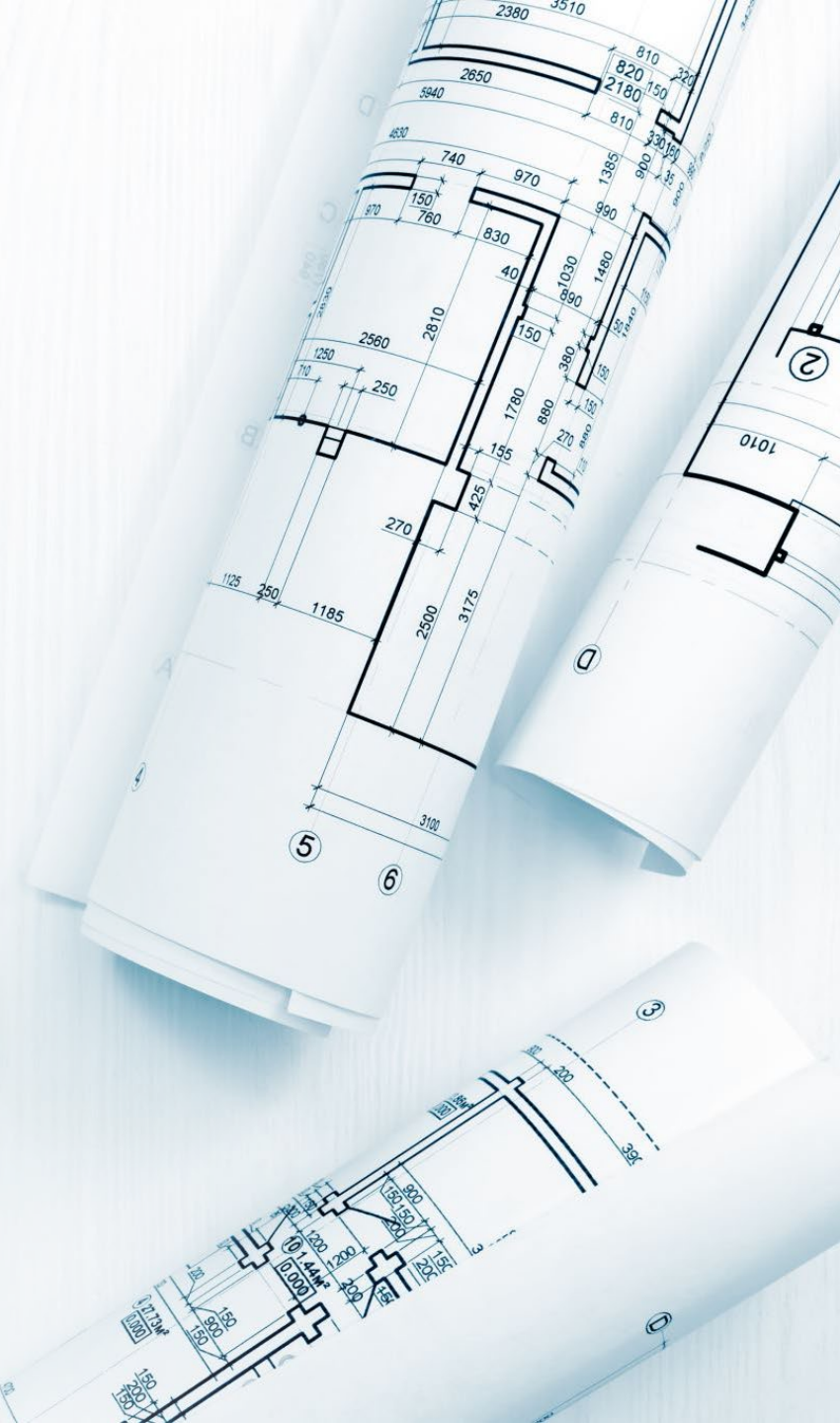


Zoning Bylaw Review

Update to Committee of the Whole
March 11, 2021



Agenda



SUMMARY OF
ISSUE



BACKGROUND



DISCUSSION



NEXT STEPS





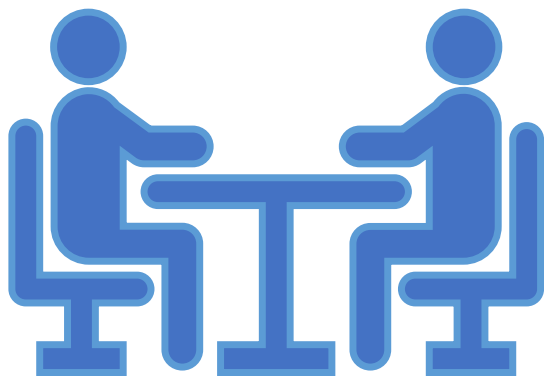
Summary of Issue

**Staff is presenting a summary of
proposed amendments to the
Zoning Bylaw**



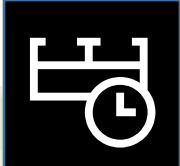


Background



- Staff are in the initial stages of a comprehensive review of the Zoning Bylaw
 - The first step will be presented today, which entails housekeeping amendments to clarify zoning regulations and introduce new housing forms
- A full review is a complex undertaking that will require a comprehensive analysis of the current land base in the City



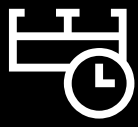


Housekeeping Amendments

Revisions will be proposed 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- Outdated and unnecessary references will be removed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.) will be consolidated as supplementary regulations



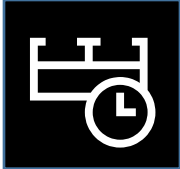


Enhancing Bylaw Clarity & Definitions

Proposed amendments will include:

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





Housing Options

Secondary Suites

- Amendments will be proposed for consideration 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.



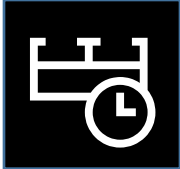


Parking

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 will be added
- How cash-in-lieu can be collected and proposed to expand beyond the C1 and C2 zones based upon clear criteria
- Additional regulations are proposed to reduce parking requirements for residential/mixed use projects that have walkability and bicycle parking

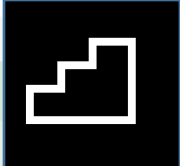




Food Security

- **Proposed amendments to make allowances for greenhouses in residential areas**
- **Proposed amendments to allow urban agriculture for food production (crops) in all zones**





Next Steps

Staff plan to bring a subsequent, more detailed report outlining the proposed changes and rationale to COTW in April

Staff will be seeking feedback on the proper levels of public engagement given the scope of changes that are proposed for Council consideration

