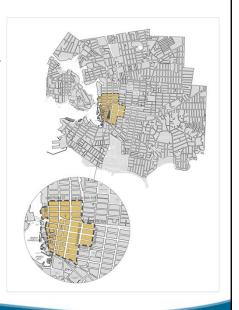
REVISED Zoning Bylaw 2017



Purpose

- Present Council with proposed amendments to Zoning Bylaw 2017.
- Address issues that were identified during public consultation period.
- Bylaw revised to correct circumstances where properties received increased development rights.
- Updated bylaw now fully embodies intended approach while providing updated regulations that are more user-friendly.





Public Engagement

- · Key Public Engagement Meetings and Events
 - o March 8, 2017 DVBA Executive
 - o March 14, 2017 Heritage Advisory Panel
 - o March 27, 2017 Downtown Residents Association
 - o March 29, 2017 Advisory Design Panel
 - o April 5, 2017 Urban Development Institute
 - o April 11, 2017 Heritage Advisory Panel
 - o April 18, 2017 Public Open House
 - o April 19, 2017 DVBA Board
 - o September 21, 2017 Downtown Residents Association
 - o October 12, 2017 Report to Council including Feedback
 - o December 13, 2017 VCAN Meeting including DRA
 - o January 15, 2018 Urban Development Institute
 - o January 15, 2018 Downtown Residents Association



Revised Zoning Bylaw 201

Bylaw Corrections and Approach

1. Density

- Existing zoned density limits retained, including densities that are below or above 3:1 FSR.
- Properties currently zoned higher than 4:1 FSR transitioned to CBD-2 Zone. These sites currently enjoy density bonus opportunities in excess of 4:1 FSR if amenities provided. Base density of 3:1 FSR has been carried forward which reflects current base density entitlements. (Correction)
- Maximum density of 3:1 FSR applied to 1705 Store Street which currently does not have specified density. This is consistent with Old Town District policies and regulations. (Correction)



Bylaw Corrections and Approach

2. Building Height

- · Existing zoned building heights retained
- 43m building height that applies to east of Douglas Street has been carried forward into the CBD-1 Zone. (Correction)
- Increased building heights are introduced only within the CBD-2 Zone (the "destination" zone). (Correction)
- 15m maximum building height has been retained for Old Town in the OTD-1 Zone.
- Current zoned building heights that are less than or greater than 15m are identified through site specific regulations in the OTD-1 Zone.



Revised Zoning Bylaw 2017

Bylaw Corrections and Approach

3. Land Uses

- Updated commercial and institutional uses are introduced for Harris Green properties currently in the S-1 Zone (Limited Service District). (Correction)
- Reduces potential impact of industrial activities within the Central Business District
- Automotive repair identified as the only permitted use for a property located at 1885 Government Street in Old Town that is currently zoned M-1 (Limited Light Industrial Service) to reflect existing land use. (Correction)



Bylaw Corrections and Approach

4. Transitioning Development Applications

- New administrative regulation added to address in-stream applications that may overlap with current Zoning Regulation Bylaw and proposed Zoning Bylaw 2017. (New)
 - Example: If a DP was previously approved under current Zoning Regulation Bylaw, the subsequent BP if received within 24 months following adoption of Zoning Bylaw 2017 can be reviewed under the previous regulations.
- Reduces the need for in-progress applications to seek a variance because of the change in regulations between both Zoning Bylaws
- · Provides increased certainty for applicants, staff and Council



Revised Zoning Bylaw 2017

Conclusion

- Zoning Bylaw 2017 revised to retain all current zoned densities and building heights.
- Introduces updated uses and provides a more userfriendly framework.
- · Reduces amount of site specific zones.
- Continues to provide a 'destination zone' that reflects the policies of the Downtown Core Area Plan for future development proposals.



Recommendation

That Council:

- 1. Rescind second reading of Zoning Bylaw 2017
- 2. Direct staff to amend Zoning Bylaw 2017 as outlined in the staff report
- 3. Direct staff to bring forward the revised Zoning Bylaw 2017 for Council's consideration of second reading prior to a public hearing



