

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.



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# Public Engagement

- **Key Public Engagement Meetings and Events**

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



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# 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)**



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# 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.



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# 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)



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# 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



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## Conclusion

- Zoning Bylaw 2017 revised to retain all current zoned densities and building heights.
- Introduces updated uses and provides a more user-friendly 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.



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