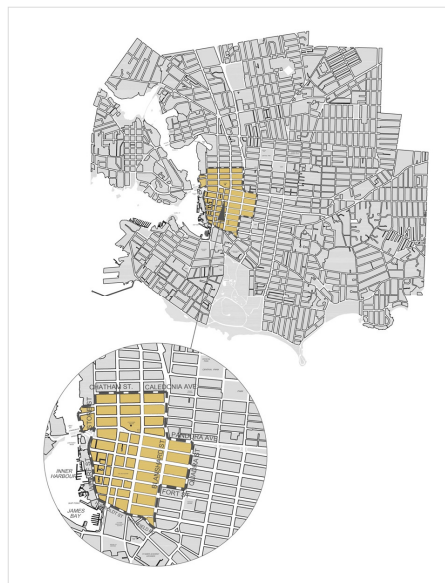


Draft Zoning Bylaw 2017



Background

- New comprehensive zoning bylaw including zones for Central Business District and Old Town Area
- Zoning updates for other areas of the city will be undertaken and introduced into the new Bylaw



Background

- Council endorsed Draft Zoning Bylaw in February 2017 and directed staff to undertake focused engagement prior to preparing an enabling bylaw for a Public Hearing
- Engagement was undertaken between March and April, 2017 and the draft bylaw was refined
- Reporting back to Council was postponed until direction was provided on the regulation of Short-term Rentals (September 21)
- The draft Zoning Bylaw now aligns with Council's recent direction on Short-term Rentals and includes updated off-street parking regulations



Bylaw Improvements

- User-friendly bylaw
- Improved language to reduce ambiguity with interpretation
- Separate sections for updated Use definitions and Administrative definitions
- Definitions supplemented with illustrations
- Increased flexibility with permitted uses
- Zoning information presented in consistent format
- Reduced need for site specific zones
- Eliminates cross-referencing between zones
- Easier to maintain and update from time to time



Key Changes

Brew Pub, Distillery and Winery Definition

- Brew Pub definition expanded to include distillery and winery based on public feedback and increasing interest from business community
- Production is restricted to a maximum of 35% of floor space
- Must be set back 6m from street front unless provided in conjunction with Food and Beverage Service or Retail trade - to maintain active uses along the street

Short-term Rental

- Removed as a permitted use from all zones based on recent Council direction
- Does not impact operation of hotels and motels as they are defined separately



Key Changes

New definition for Drinking Establishment

- Provides improved clarity to distinguish facilities such as nightclubs, bars and pubs from restaurants and brew pubs.
- Previous definition of Food, Beverage and Entertainment Service has been renamed to Food and Beverage Service
- Definitions provide the public, Council and staff with improved clarity and understanding of each use

Light Industrial

- Removed as a permitted use from downtown zones – does not align with land use policies of the Downtown Core Area Plan for the Central Business District and Old Town Area. Light industrial will be included in subsequent industrial zones



Key Changes

Off-street parking Requirements

- Comprehensive off-street parking requirements for vehicles and bicycles included as Part 5 of the draft zoning bylaw
- Based on off-street parking regulations that were presented to Council on October 5, 2017
- Off-street parking required only for Residential Uses and Hotel in CBD
- No off-street parking required within Old Town Area
- Parking rates reduced for smaller residential dwellings, purpose-built rental and affordable housing
- Parking rates increased for larger dwelling units (greater than 70m²)
- Increased (long-term) bicycle parking requirements



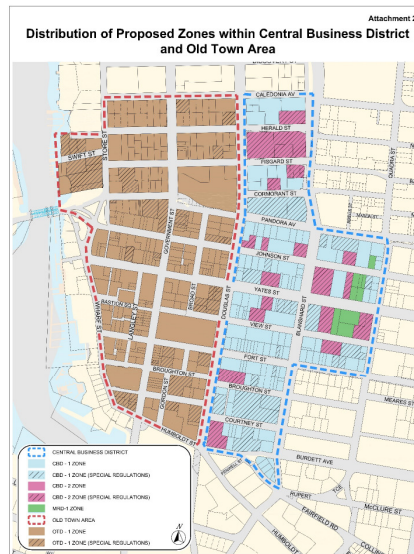
Recommendation

That Council direct staff to bring forward Zoning Bylaw 2017 for Council's consideration of first and second reading prior to a public hearing



New Zones

- New zones for Central Business District and Old Town Area to implement Downtown Core Area Plan
- Over 70 existing zones replaced by 4 zones: CBD-1, CBD-2, MRD-1 and OTD-1
- Unique development rights for existing site specific zones are retained through special regulations in each of the new zones.



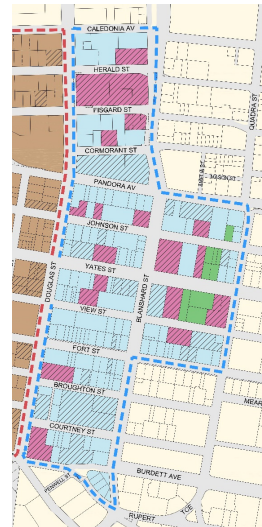
CBD-1 Zone

- Maintains a maximum density of 3.0:1 FSR
- Generally replaces existing CA-4 zone as well as other site specific zones that are based on CA-4 zone
- Includes updated use definitions that provide greater flexibility and reflect current trends and Council policy



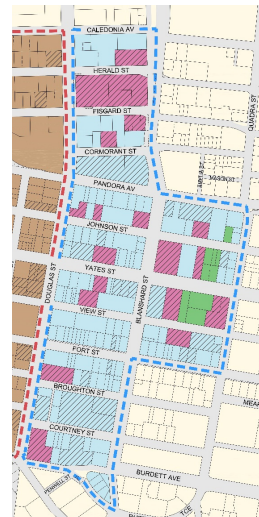
CBD-2 Zone

- Similar to CBD-1 zone except for maximum density
- 3:1 maximum density for residential.
- 4:1 maximum density for commercial or mixed-use
- CBD-2 has been applied to 20 parcels that currently have a density equal to or greater than 4:1 FSR
- Anticipated that CBD-1 properties will rezone to CBD-2



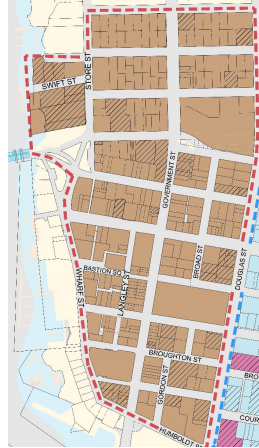
Mixed use Residential-1 Zone

- Replaces R-48 Harris Green Zone.
- Maintains R-48 development rights (as directed in DCAP) including 30m maximum height and no density limit, however introduces updated use definitions
- CRD-1 applied to six parcels within the CBD



Old Town District-1 Zone

- Generally applies within Old Town Area
- Generally replaces CA-3 and CA-3C zones
- Maintains 15m maximum building height and 3:1 maximum density
- Introduces updated use definitions
- No minimum off-street vehicle parking required



CBD Building Height

- Maximum building height for CBD-1 and CBD-2 zones is geographically based to reflect DCAP policy
- Maximum building heights are identified in Schedule A:
 - HA-1 (72m)
 - HA-2 (60m)
 - HA-3 (50m)
 - HA-4 (45m)

