



## Planning and Land Use Committee Report

### For the Meeting of July 17, 2014

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**To:** Planning and Land Use Committee **Date:** July 3, 2014

**From:** Deb Day, Director, Sustainable Planning and Community Development

**Subject:** Downtown Core Area Plan Implementation – Update to Downtown Zoning Regulations

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#### Executive Summary

The purpose of this report is to present Council with the proposed approach for zoning regulations for the Downtown Central Business District that was presented at a public Open House in January 2014, to report on the feedback received and to seek direction for next steps in the process.

The *Downtown Core Area Plan, 2011* (DCAP) introduced changes to building height, density and overall urban design within strategic locations of the Downtown Core Area. These policies are not reflected in the current provisions of the *Zoning Regulation Bylaw*, therefore, this project will focus on the development of new zoning regulations that reflect the guidelines and policies of the DCAP. The *DCAP Implementation Strategy, 2012* directs staff to undertake this zoning project over three phases, with phase I focused on the Central Business District. Phase I of this project is also identified in the *Official Community Plan Implementation Strategy, 2013* as part of the initial five-year implementation action (2012-2017).

A new, separate zoning bylaw is proposed that would contain its own regulations and would remove the Downtown Core Area from the current bylaw, starting with the Central Business District. This will provide an opportunity to modernize and establish consistent zoning language in addition to implementation of the DCAP policies. The new zoning bylaw is proposed to contain five new common zones that will apply to the Central Business District: CBD-1A, CBD-1B, CBD-1C, CBD-1D and CBD-H Zones. The existing density provisions within the R-48 Zone, Harris Green District, will be carried forward in the new bylaw in accordance with DCAP policy 4.17 which states that the density bonus system will not apply to properties zoned R-48. Site-specific zones will be reduced to the extent possible by adding properties into the new common zones without losing existing development rights that have been negotiated as part of past rezoning application approvals.

A draft zoning framework was prepared to provide zoning concepts to the public consistent with the DCAP and was presented at a public Open House on January 15, 2014. This report includes an analysis of the feedback from the Open House and recommended zoning changes to be incorporated in the next stage of work. This will include a legal review of the proposed zoning framework prepared to date and preparation of the remaining portions of a new zoning bylaw in consultation with the City Solicitor. The draft regulations have not yet had any legal review and may

be subject to change when formal legal review and preparation of other sections of the bylaw takes place. Staff will report back when the zoning proposal is finalized for Council consideration prior to proceeding to a Public Hearing.

**Recommendations:**

1. That staff proceed with preparation of a new Zoning Bylaw for the Downtown Core Area, commencing with the Central Business District and based on the following approach:
  - a. that properties in the Central Business District be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C, or CBD-1D Zones, Central Business District (\*zoning category to be determined based on location);
  - b. that properties currently in the CA-4 Zone, Central Area Commercial Office District with heritage status (Designated or listed on the City's Heritage Register) be rezoned to the CBD-H Zone, Central Business District – Heritage;
  - c. that properties currently in the R-48 Zone, Harris Green District retain the existing R-48 density regulations, and that the form of the R-48 Zone be updated to reflect the new permitted uses and definitions;
  - d. that properties with site-specific zones that have similar regulations as the new CBD Zones be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C or CBD-1D;
  - e. that properties with site-specific zones that have density provisions that exceed those in DCAP be rezoned to the new CBD Zones but retain their special density and amenity provisions in a Bonus Density Schedule to maintain development rights;
  - f. that properties with site-specific zones that have unusual circumstances retain their current zones, with consideration for an update to the permitted uses to reflect the land use policy directions of the DCAP.
2. That staff incorporate refinements into the proposed zoning regulations in response to the input received at the public Open House on the following matters:
  - a. that the draft CBD-1A, CBD-1B, CBD-1C and CBD-1D Zones be revised to reflect the current off-street parking requirements in the CA-4 Zone until such time that a comprehensive update of the City's Off-Street Parking regulations takes place;
  - b. that improvements to zoning language and provision for additional illustrative diagrams be considered, where appropriate, to improve user-friendliness.
3. That staff report back to Council with a complete proposed Zoning Bylaw for consideration prior to proceeding to a Public Hearing.

Respectfully submitted,

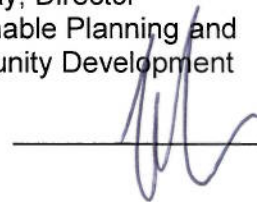


Andrea Hudson  
Assistant Director  
Community Planning



Deb Day, Director  
Sustainable Planning and  
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Report accepted and recommended by the City Manager:



Jason Johnson

Date:

July 10, 2014

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## **1.0 Purpose**

The purpose of this report is to present Council with the proposed approach for zoning regulations for the Downtown Central Business District that were presented at a public Open House on January 15, 2014, to report on the feedback received and to seek direction for next steps in the process.

## **2.0 Background**

The *Downtown Core Area Plan, 2011* (DCAP) introduced changes to building height, density and overall urban design within strategic locations of the Downtown Core Area. These recent policies are currently not accommodated through the provisions of the *Zoning Regulation Bylaw*, therefore, this project will focus on the development of new zoning regulations that reflect the guidelines and policies of the DCAP.

The provision of new, up-to-date zones is anticipated to reduce the need for site-specific zoning to accommodate new developments within the Downtown Core Area. Fewer rezoning applications will result in greater efficiency, saving time and costs associated with land development and will increase certainty and clarity for land owners, developers and the community. Council will continue to have the ability to review development proposals as part of Development Permit Application and Heritage Alteration Permit Application processes.

The *DCAP Implementation Strategy*, approved by Council on November 22, 2012, directs staff to undertake this zoning project over three phases:

- a. Phase I: Develop new zones for the Central Business District including integration of the Density Bonus System;
- b. Phase II: Develop new zones for the remainder of the density bonus area (Residential Mixed-Use District and portion of Rock Bay District in the Douglas-Blanshard corridor);
- c. Phase III: Develop new zones for the remainder of the Rock Bay District, Historic Commercial District, Residential Mixed Use District outside the bonus density area and the Inner Harbour District (where needed).

Phase I of this project is also identified in the *Official Community Plan Implementation Strategy, 2013* as part of the initial five-year implementation action (2012-2017).

## **2.1 Consistency with other City Policies and Council Priorities**

### **2.1.1 Council Priorities and Key Initiatives for 2013-2015**

One of Council's priorities and key initiatives is to implement the *Economic Development Strategy* (described below).

### **2.1.2 Growing Business in BC's Capital City: Victoria's Economic Development Strategy, 2011-2012**

The *Economic Development Strategy* contains short-term goals, one being implementation of the *Downtown Core Area Plan*. Updating zoning in the Central Business District supports directions in the *Strategy* to maintain and enhance Downtown Victoria's role as the government, business, entertainment, arts, cultural and specialty retail hub of the region.



### 2.1.3 Our Bright Future: Victoria's Strategic Plan 2013-2015

One of the goals within *Victoria's Strategic Plan* is to review and update key bylaws and policies to reflect current policy directions and best practices, and to address emerging issues. A key initiative for 2013-2015 is to establish new Downtown zones and integrate the density bonus system. This also contributes to customer service by reducing uncertainty for developers and others by integrating a bonus density system into City regulations, where additional density (within specified parameters) can be granted without a Rezoning Application process. Ultimately, this will also result in quicker processing of development applications in these areas if only a Development Permit is needed.

## 2.2 Proposed Approach

The key objectives for this project are to create zoning regulations that strike a balance between implementing the fundamental policies of the DCAP while ensuring the zones allow design flexibility, are easy to understand and are easy to administer.

When staff commenced this project and began drafting new bylaw language, challenges emerged with how to express permitted land uses. Within the City's *Zoning Regulation Bylaw*, land uses have been expressed or represented differently from one zone to another. For example, the CA-4 Zone, Central Area Commercial Office District, which is a common mixed-use zone applying to many properties throughout the Downtown, lists "chartered banks" as a permitted use. Other zones in the City like the CA-3C Zone, Old Town District, which is a common mixed-use zone applying to many properties throughout the Historic Commercial District, permits "financial institutions" which encompasses a more inclusive list of financial services including chartered banks, credit unions, insurance companies and others. In this example, it was not intended to make distinctions between financial-related land uses, however, the law will imply a distinction. This example also shows how nuances among regulations have occurred given the *Zoning Regulation Bylaw* has been in existence and amended over many decades, taking into consideration the emergence of niche markets, changing business models and types, development trends, case law evolution and different authors of zoning amendments over the years.

There is a need to modernize and establish consistent language within the City's *Zoning Regulation Bylaw* and this project provides an opportunity to do so. There was a concern that writing new zones for the Downtown that are expressed differently than other zones in the City may create unintended consequences (either inadvertently introducing uses in other zones outside the Downtown or putting limitations on uses in the Downtown). Staff, therefore, propose to create a new, separate zoning bylaw that would contain its own regulations and would remove the Downtown Core Area from the current bylaw.

There are many benefits with this proposed approach. Starting with a clean slate will provide ultimate flexibility in expressing regulation in a clear, understandable manner for the public and staff, and result in an up-to-date bylaw that reflects current case law. New zoning regulations can be added in the future as later phases of the DCAP implementation project are undertaken, based on a new template for consistency that is prepared in consultation with the City Solicitor. Ultimately, staff will focus efforts on establishing a new bylaw that might grow to cover more of the City rather than focusing efforts on continuously "patching" the existing bylaw.

### 2.2.1 New Common Zones

In the current *Zoning Regulation Bylaw*, there are a variety of zones that apply to properties throughout the Central Business District. The common zone that applies to many properties is the



CA-4 Zone, Central Area Commercial Office District. This Zone permits a mix of uses, a maximum density of 3:1 floor space ratio (FSR), a maximum building height of 43 m, and parking requirements for residential and transient accommodation uses. These regulations reflected the policies in the former *Downtown Victoria Plan, 1990*, which was repealed and replaced with the *Downtown Core Area Plan, 2011*. This Zone (and others) will need to be replaced with new zoning regulations that reflect the policy directions in the DCAP.

Five new common zones are proposed for the new zoning bylaw as follows:

1. CBD-1A, CBD-1B, CBD-1C, CBD-1D Zones, Central Business District. These four new zones each have identical regulations except for maximum building height, to reflect the variable heights throughout the Central Business District ranging from 45 m to 72 m (11 to 24 storeys) (DCAP policy 6.172 and Map 32). The following points highlight the content of these proposed zones, consistent with the DCAP:
  - a. new permitted uses to support a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores (DCAP policy 3.1);
  - b. regulations requiring some land uses to be located in the second and higher storeys of buildings (like residential use and others that do not require a street presence) to support and encourage pedestrian activity through the provision of active commercial street-level uses (DCAP policy 3.7);
  - c. new density provisions that will incorporate a Density Bonus system into zoning, permitting a base density of 4:1 floor space ratio (FSR) for mixed-use development and up to a maximum of 6:1 FSR where amenity contributions are provided (DCAP policies 4.2 and 4.10). These densities are not cumulative (6:1 FSR is the maximum permitted) and, of those densities, the residential portion shall not exceed 3:1 FSR to reinforce the CBD's function as an employment centre (DCAP policy 3.5);
  - d. a range of new maximum building height regulations throughout the district: 72 m (19 to 24 storeys) in the CBD-1A Zone; 60 m (15 to 20 storeys) in the CBD-1B Zone; 50 m (13 to 17 storeys) in the CBD-1C Zone; and 45 m (11 to 15 storeys) in the CBD-1D Zone (DCAP policy 6.172). For any building within 40 m of Douglas Street, the maximum building height will be 45 m in all CBD Zones to provide a transition in building height from the adjacent Historic Commercial District;
  - e. new regulations to establish consistent street-wall heights proportionate to street width (DCAP policies 6.185.1, 6.186.1 and 6.187.1); and to address the form of buildings, including floor plate limitations, separation distances between buildings and the setting back of upper portions of buildings from streets (built form policies in Section Six: Urban Design and Appendix 6).
2. CBD-H Zone, Central Business District – Heritage. This new zone is proposed for properties with heritage significance (Designated and listed on the City's Heritage Register) that are currently in the CA-4 Zone. A separate zone was necessary given that heritage properties are ineligible for the density bonus provisions (DCAP policy 4.6). The CBD-H Zone is proposed to carry forward existing density and building height regulations in the CA-4 Zone (3:1 FSR and 43 m), but will include the new and improved permitted uses developed for the new bylaw. It is also proposed that the CBD-H Zone not require off-street parking given the presence of existing buildings which tend to cover most or all of their respective sites. This practice is consistent

with existing zoning regulations throughout the adjacent Historic Commercial District which has the highest concentration of heritage buildings.

Proposed content for the draft zones, and the definitions described in the following section, are included in Appendix A – Draft Zoning Framework which includes the materials that were displayed at the public Open House. The work has not yet been vetted by the City Solicitor and it is intended that legal review will commence in the next phases of the project, should Council sanction the proposed approach outlined in this report. The draft regulations may be subject to change when formal legal review and drafting of other sections of the zoning bylaw takes place.

### **2.2.2 Permitted Uses and Definitions**

The existing CA-4 Zone permits a mix of commercial and residential uses Downtown. However, some commercial uses that would be desirable Downtown are not clearly identified (for example, educational facilities). Other uses that are permitted are currently not defined in the *Zoning Regulation Bylaw*, like “retail”, for example, which can result in a lack of clarity in interpreting the regulations.

The new permitted uses for the Central Business District have been drafted using broad categories and language that will encompass a wide variety of commercial uses that are deemed appropriate and compatible for the district to support economic development, fill gaps that currently exist and include definitions for all uses to ensure clarity.

## **3.0 Issues & Analysis**

The main issues and considerations associated with this project are:

- land uses appropriate for the Downtown
- considerations for properties in the R-48 Zone, Harris Green District
- considerations for site-specific zones
- incorporating feedback from the public Open House.

### **3.1 Land Uses Appropriate for Downtown**

The new zones are structured in such a way that each zone lists only the uses that are permitted in that zone. If a use is not listed, it will not be permitted. It is intended that the new zoning bylaw will contain a general regulation to this effect to ensure that only uses deemed appropriate for the Central Business District can be established in future.

There are some land uses in the current *Zoning Regulation Bylaw* that are not permitted. At this time, it is recommended that the unpermitted uses in the following table be maintained:



Land Uses Not Permitted	Rationale
Automotive sales including gasoline and automotive fuel sales  Drive-through facilities (associated with restaurants, banks and other commercial services)  Surface parking lots	<ul style="list-style-type: none"> <li>• These uses would not achieve the compact land use patterns that are envisioned in Victoria, particularly in the Central Business District which will contain the City's highest densities.</li> <li>• These uses result in a built form that is automobile-oriented and does not achieve the continuous building frontage that is envisioned along sidewalks in the Central Business District.</li> <li>• These uses do not contribute towards achievement of the DCAP objectives for development that supports the travel mode priorities for walking, cycling and transit use.</li> </ul>
Casinos	<ul style="list-style-type: none"> <li>• The City's <i>Casino Rezoning Guidelines, 2003</i> policy states that only one casino would be able to locate in the City and would need to go through a Rezoning Application process. The policy prohibits casinos in specified areas including a portion of the Central Business District (the Hudson block) and other parts of the Downtown Core Area, including the Harbour, Historic Commercial District and established residential areas.</li> </ul>
Wholesale use	<ul style="list-style-type: none"> <li>• This use is more appropriate for industrial areas due to the loading requirements, building scale and not having/needing a retail component and street presence in retail areas.</li> </ul>

The existing *Zoning Regulation Bylaw* currently excludes the sale of beer, wine and spirits by recognizing it as a separate use than "retail". The City also has a *Licensee Retail Stores Rezoning Policy, 2003* that requires site-specific Rezoning Applications to introduce the retail sale of beer, wine and spirits on a property. Aside from automotive and gasoline sales, staff recommend that all other forms of retail, including the sale of beer, wine and spirits, be permitted Downtown given the Central Business District is envisioned to function as the primary employment centre for the City and the region, with supporting commercial uses to provide the daily amenities and services required by businesses, employees and residents. There would remain some limitations on the retailing of liquor, which would require applications to the Provincial Liquor Control and Licensing Branch. If Council would like to uphold zoning limitations on the sale of beer, wine and spirits Downtown and continue to consider proposals on a site-specific basis, staff can consider how to address this in the new zoning bylaw.

### 3.2 Considerations for Properties in the R-48 Zone, Harris Green District

Another existing common zone that applies to some properties in the Central Business District (concentrated in the Harris Green neighbourhood) is the R-48 Zone, Harris Green District. This Zone permits a mix of uses; maximum densities for non-residential uses expressed through percentages of floor area (and does not prescribe maximum density for residential use); a maximum building height of 30 m; and no requirements for off-street parking. These regulations reflected the policies in the former *Harris Green Neighbourhood Plan* and *Harris Green Design Charette* documents which were repealed and replaced with the DCAP.



The existing density provisions within the R-48 Zone, Harris Green District, will be carried forward in the new bylaw and applied to the properties currently in the R-48 Zone, in accordance with DCAP policy 4.17 which states that the density bonus system will not apply to properties zoned R-48. The purpose of this policy was to preserve development rights, given that the new density policy framework for the Central Business District places limitations on residential density to encourage office and commercial uses, while the R-48 Zone does not prescribe a maximum density for residential use. While the density provisions of this Zone will be carried forward into the new zoning bylaw, it is proposed that the form of the zone be updated to reflect the land use policies within DCAP and for consistency with the new permitted uses and definitions in the new zoning bylaw.

### **3.3 Considerations for Site-Specific Zones**

In addition to the common zones, there are also site-specific zones throughout the Central Business District resulting from past Rezoning Applications and Council approvals. These were primarily to permit increased density beyond 3:1 FSR, increased height beyond 43 m with some of the zones requiring the delivery of site-specific amenities as a condition of density bonuses. When the *Downtown Victoria Plan, 1990* was in effect, the City had an incentive policy to permit consideration of bonus density for key amenities including the provision of residential use to encourage residential floor space Downtown, heritage rehabilitation and other amenities. As a result, many of the site-specific zones permit residential densities nearing 6:1 FSR.

The DCAP set forth a different approach to incentives in the Downtown Core Area. Residential densities are capped at 3:1 FSR, while commercial uses are permitted at 4:1 FSR with opportunities for bonus density up to 6:1 FSR, if amenities are provided (in the form of monetary contributions to the City's Public Realm Improvement Fund and Heritage Seismic Upgrading Fund). The intent of this is to encourage office space and complementary commercial uses being established and concentrated in the Central Business District.

Applying the new density provisions in DCAP to properties with site-specific zones that permit residential densities above 3:1 FSR would result in "down-zoning" of residential density. There is, however, an opportunity to reduce the number of site-specific zones, given a new zoning bylaw is proposed, to establish consistent regulations and assist with user-friendliness. A solution that may strike a balance between simplifying the zoning bylaw with maintaining development rights is to rezone those properties to the new CBD Zones, but include special density and amenity provisions in a Bonus Density Schedule to maintain the residential densities those properties currently enjoy. The Bonus Density Schedule would include a list of specific properties (by address and/or legal description, for example) and each would have a specific density allowance and requirement for amenities to reflect current development rights that were negotiated.

Properties within site-specific zones that have regulations similar to the new CBD Zones are proposed to be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C or CBD-1D and would not need special rules in the Bonus Density Schedule. A different approach may be needed for properties with site-specific zones that have unusual circumstances, like projects that are mid-phase, have not yet been developed or delivered the site-specific amenities anticipated, or are subject to in-stream rezoning applications. Site-specific zones will be examined case-by-case in the next stage of this project to determine whether the properties can be included in the new CBD Zones or whether some site-specific solution is required. This is a fundamental shift from past practice, but staff believe this approach can be successfully applied to simplify the City's zoning regulations, starting with the Central Business District to avoid the complexity and potential inconsistencies of numerous site-specific zones. It will also simplify development processes for applicants and provide certainty in zoning for the public, who can become familiar with common land use regulations rather than site-specific rules which may lead to confusion.



### 3.4 Incorporating Feedback from the Public Open House

On January 15, 2014, an Open House was held to solicit feedback from the public on the draft zoning framework. The work that was presented included the draft CBD-1A, CBD-1B, CBD-1C, CBD-1D and CBD-H Zones, the new definitions and a map showing the extent of the new zoning boundaries. The Open House was attended by 240 people representing various community groups, including Downtown property owners, residents and developers.

A Public Engagement Report in Appendix B was prepared by the Civic Engagement & Strategic Planning Department which summarizes the feedback and includes the online survey results, comments provided at the Open House and comments received through email. The comments were also analyzed by the Sustainable Planning and Community Development staff in Appendix C - Analysis of Public Feedback. In this attachment, the public comments specific to the proposed zoning framework are organized into themes and recommendations for actions to be taken in the next stage of work are provided with supporting rationale.

Many comments confirmed that the draft zoning language is clear and easy to understand; however, some comments encouraged more use of plain language and 3-D diagrams to help illustrate zoning concepts to improve user-friendliness. Ongoing consideration will be given to this in the ensuing drafts and as the project proceeds.

Some commented that more information was needed on how the density bonus system will work. One of the next steps in this project is to prepare detailed regulations to implement the Density Bonus system as outlined in the DCAP. This will include regulations for determining monetary contributions required for the bonus density indicated in the CBD-1A, CBD-1B, CBD-1C and CBD-1D Zones. This will also be prepared in consultation with the City Solicitor and brought forward to Council in the proposed zoning bylaw.

Many comments were provided on the matter of off-street parking. The first draft of the new zoning framework that was presented at the public Open House proposed that off-street parking not be required for any uses given the proximity of the Central Business District to major transit corridors and transit stops. While parking would not be required, land owners or developers could choose to provide parking if accessory to a permitted use, but the parking would need to be located underground. This is consistent with DCAP policies 3.19 and 5.74.

There were multiple comments both in support for and against this proposed regulation. Some supported this to discourage the use of cars and encourage more sustainable modes of transportation. Related to this, many commented that more secure bicycle storage Downtown was needed. Others did not support this and felt that off-street parking was needed for this District given the expected population growth and that parking requirements should be maintained so that alternatives to parking, like car shares, could be negotiated during parking variance applications.

Given that the City is about to embark on a comprehensive review and update to Schedule C of the *Zoning Regulation Bylaw* which lays out the current off-street parking requirements including bicycle storage, it is recommended that the current off-street parking requirements be maintained and reinstated into the new CBD Zones (this would be limited to residential and transient accommodation uses). The off-street parking requirements for the Central Business District can be reconsidered in future following a more detailed examination of the City's anticipated vehicle and bicycle parking needs. The review of Schedule C is set to commence in late 2014 and anticipated to take 12-18 months to complete as it is a City-wide study and not just focused on the Downtown Core Area parking needs.



However, staff recommend that the CBD-H Zone that will apply to properties with Heritage Designation or buildings listed on the Heritage Register, not require off-street parking to remove barriers to preservation, reuse or rehabilitation and given practical considerations where heritage buildings tend to cover most of the site area. This practice is consistent with the zoning throughout the adjacent Historic Commercial District and with heritage conservation objectives.

#### **4.0 Options & Impacts**

Should Council wish to provide input on any aspects of the new zoning bylaw at this stage, particularly the matter of appropriate permitted uses to be addressed in the next draft, Council may provide additional direction to incorporate into the staff recommendation.

#### **5.0 Conclusions**

This report summarizes the progress that has been made on this project, including the outcome of the public Open House. There is further work to be undertaken in writing a new zoning bylaw for the Downtown Core Area, however, staff are seeking Council approval of the proposed approach prior to continuing with that work. Should Council endorse this approach, staff will proceed with refining the regulations prepared to date, preparing the remaining sections of the new bylaw and addressing the public's comments as noted in this report in the proposed zoning regulations and in consultation with the City Solicitor. It is anticipated that staff will prepare the remaining work in 2014 and undertake legal review and further refinement in early 2015. Staff will bring the proposed bylaw, once complete, back for Council's consideration by June 2015 and to consider potential Public Hearing dates.

#### **6.0 Recommendations**

1. That staff proceed with preparation of a new Zoning Bylaw for the Downtown Core Area, commencing with the Central Business District and based on the following approach:
  - a. that properties in the Central Business District be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C, or CBD-1D Zones, Central Business District (\*zoning category to be determined based on location);
  - b. that properties currently in the CA-4 Zone, Central Area Commercial Office District with heritage status (Designated or listed on the City's Heritage Register) be rezoned to the CBD-H Zone, Central Business District – Heritage;
  - c. that properties currently in the R-48 Zone, Harris Green District, retain the existing R-48 density regulations and that the form of the R-48 Zone be updated to reflect the new permitted uses and definitions;
  - d. that properties with site-specific zones that have similar regulations as the new CBD Zones be rezoned to the appropriate CBD-1A, CBD-1B, CBD-1C or CBD-1D;
  - e. that properties with site-specific zones that have density provisions that exceed those in DCAP be rezoned to the new CBD Zones but retain their special density and amenity provisions in a Bonus Density Schedule to maintain development rights;
  - f. that properties with site-specific zones that have unusual circumstances retain their current zones, with consideration for an update to the permitted uses to reflect the land use policy directions of the DCAP.



2. That staff incorporate refinements into the proposed zoning regulations in response to the input received at the public Open House on the following matters:
  - a. that the draft CBD-1A, CBD-1B, CBD-1C and CBD-1D Zones be revised to reflect current off-street parking requirements of the CA-4 Zone until such time that a comprehensive update of the City's Off-Street Parking regulations takes place;
  - b. that improvements to zoning language and provision for additional illustrative diagrams be considered, where appropriate, to improve user-friendliness.
3. That staff report back to Council with a complete proposed zoning bylaw for consideration prior to proceeding to a Public Hearing.

## **7.0 Attachments**

- Appendix A - Draft Zoning Framework
- Appendix B - Public Engagement Report
- Appendix C - Analysis of Public Feedback.