

Zoning Bylaw 20001 Monitoring Approach

Part of implementing Zoning Bylaw 20001 includes monitoring the bylaw's effectiveness in achieving the goals and objectives of The City Plan as well as acting on feedback to refine and improve regulations in the Zoning Bylaw. Administration will rely on different sources of data and information to analyze the bylaw's performance and identify any emerging trends. This may include, but is not limited to, development permit data and qualitative feedback received from residents, applicants and other stakeholders.

In the short term, this approach will be used to identify errors, minor changes, and also respond to previous Council motions in order to inform potential amendments to Zoning Bylaw 20001. These will be addressed through the scheduled omnibus text amendments and a larger 1-year review of Zoning Bylaw 20001 in 2025.

In the medium term, Administration will rely on a variety of data sources, as well as developing other strategies, to analyze and monitor development trends. This could include:

- Tracking the volume of development permits for different kinds of development;
- Analyzing trends in variances being approved and refused;
- Monitoring the volume and substance of rezoning applications including applications for direct control zones; and
- Reviewing Subdivision and Development Appeal Board (SDAB) decisions.

Finally, Administration will continue to provide long-term reporting on City Plan measurements. Other development or geographic trends will also be reported through the City's Growth Monitoring program. Trends may also be used to identify areas and gaps for future Zoning Bylaw text amendments.