

## One Year Zoning Bylaw Review Development Permit, Variance and Rezoning Data Analysis

### Summary of Findings

Administration analyzed one year of development permit and rezoning application data regulated under Zoning Bylaw 20001 from 2024. This data was compared with the five previous years under the former Zoning Bylaw 12800, from 2019 to 2023.

Six key takeaways emerged from the data analysis:

1. The number of approved dwelling units increased significantly in 2024.
2. Approximately 40 per cent of new dwelling units were approved in the redeveloping area, half of which were multi-unit housing.
3. In 2024, four times the number of row housing dwelling units were approved in the redeveloping area than in each of the previous five years.
4. The number of permitted development permit approvals increased significantly in 2024, including for complex developments.
5. In 2024, the number of rezonings advanced to City Council decreased compared to the previous five years, as did the number of rezoning applications to a direct control zone.
6. In 2024, the proportion of development permits approved with a variance significantly decreased compared to the previous five years.

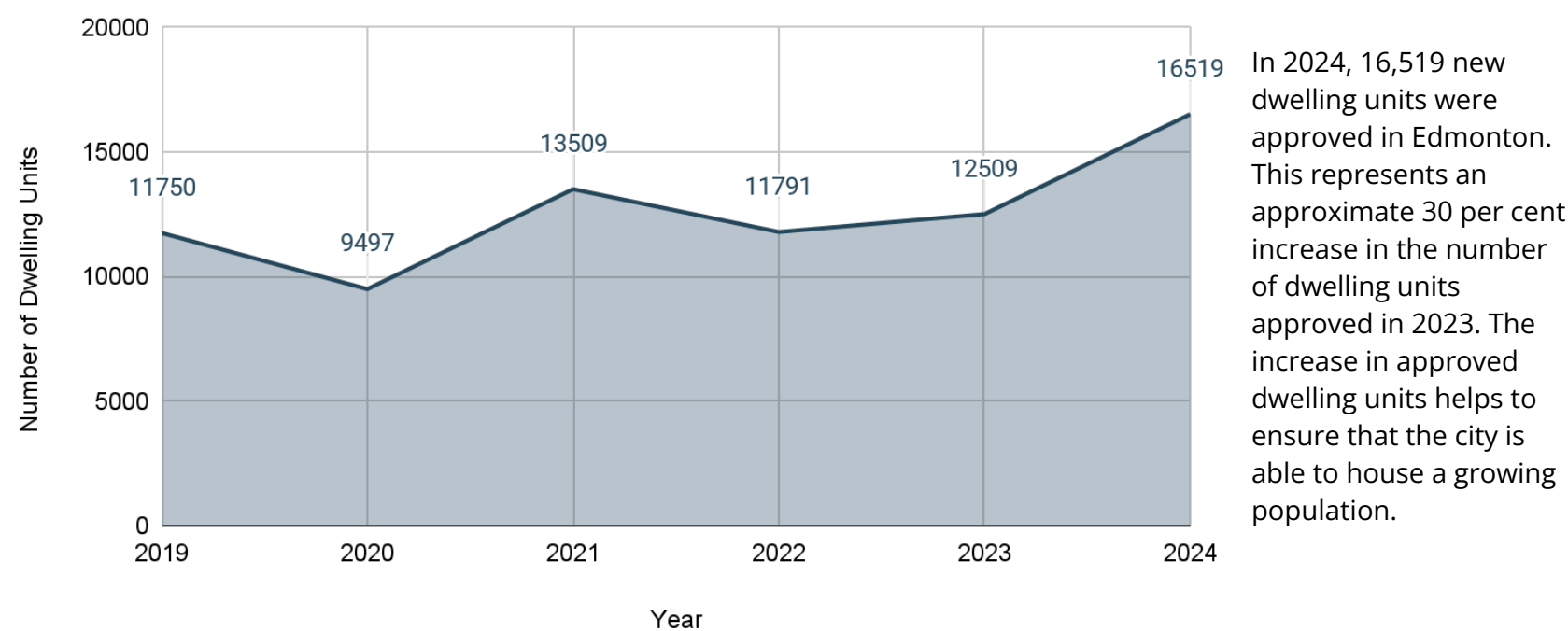
This indicates that flexible zones under the new Zoning Bylaw are allowing for a variety of housing to be built and providing for a simpler approval process.

More Housing Everywhere

More dwelling units were approved across the city in 2024 than in each of the previous five years. Half of these dwellings were located in a building containing two or more dwelling units.

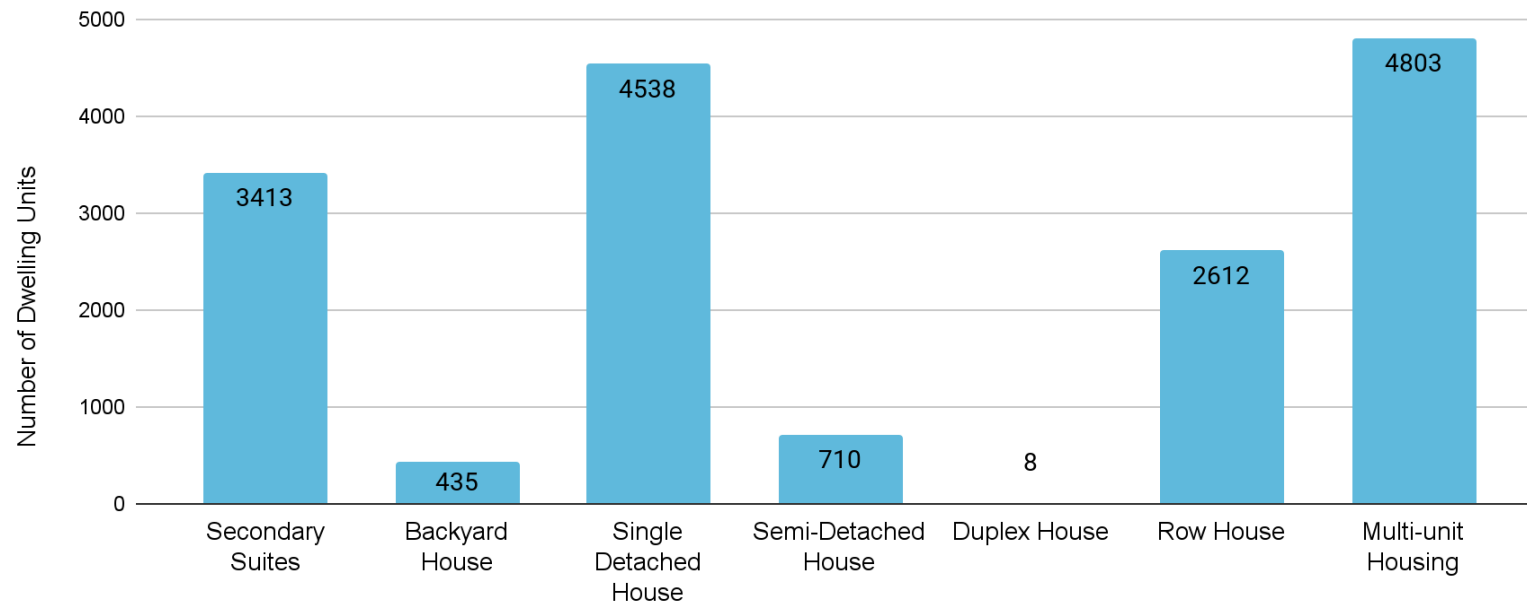
In 2024, approximately 40 per cent of new dwellings were approved in the redeveloping area. Only 5 per cent of those new dwellings were single detached homes. Approvals of row housing and backyard housing dwellings in 2024 increased significantly in the redeveloping area compared to the previous five years. This data indicates a variety of housing is being developed in areas with access to existing services, parks and transit, supporting greater housing choice.

Graph 1: Number of Approved New Dwelling Units By Year from 2019-2024



**Graph 2: Number of Approved Dwelling Units City-Wide by Dwelling Type in 2024**

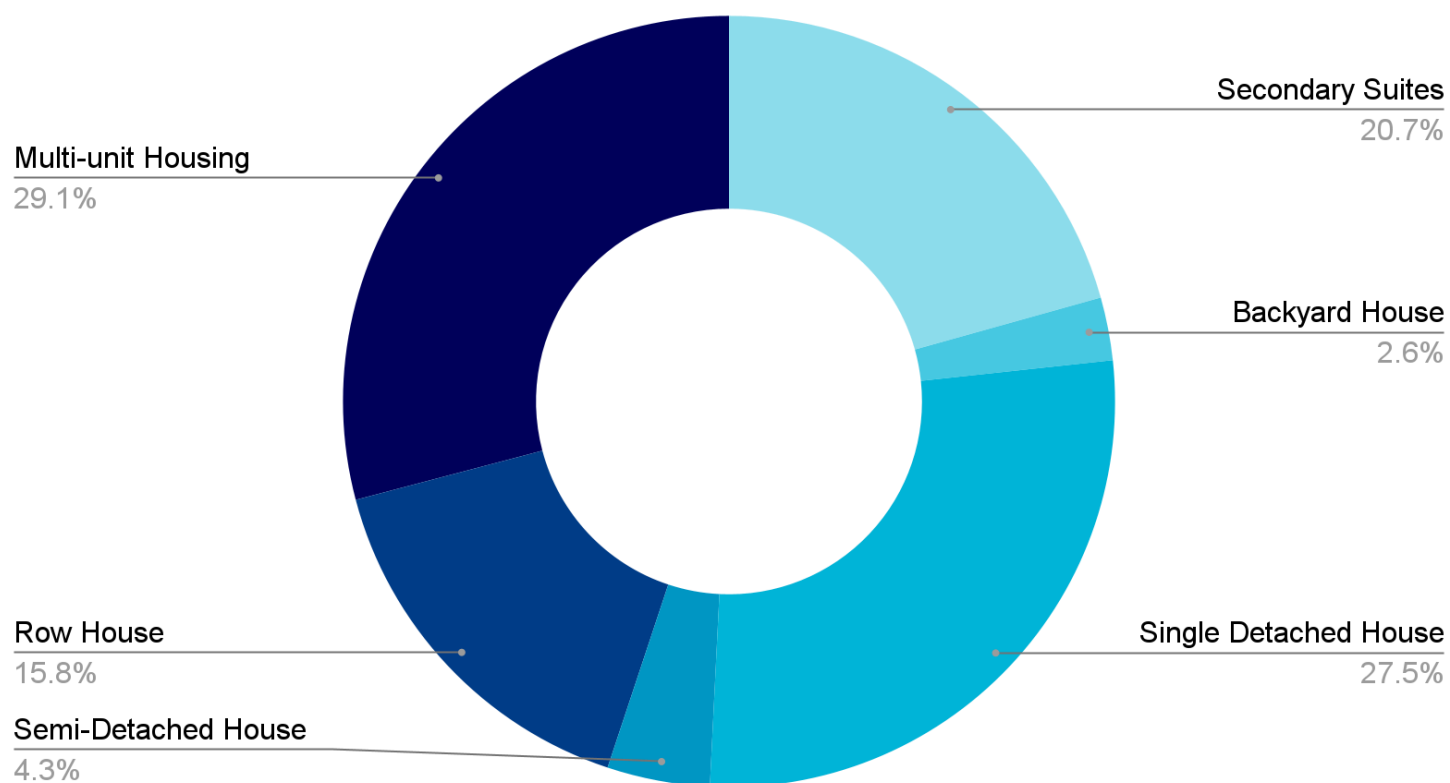
In 2024, the largest number of approved new dwelling units city-wide were associated with multi-unit housing and single detached housing developments.



**Graph 3: Proportion of Approved Dwelling Units City-Wide by Dwelling Type in 2024**

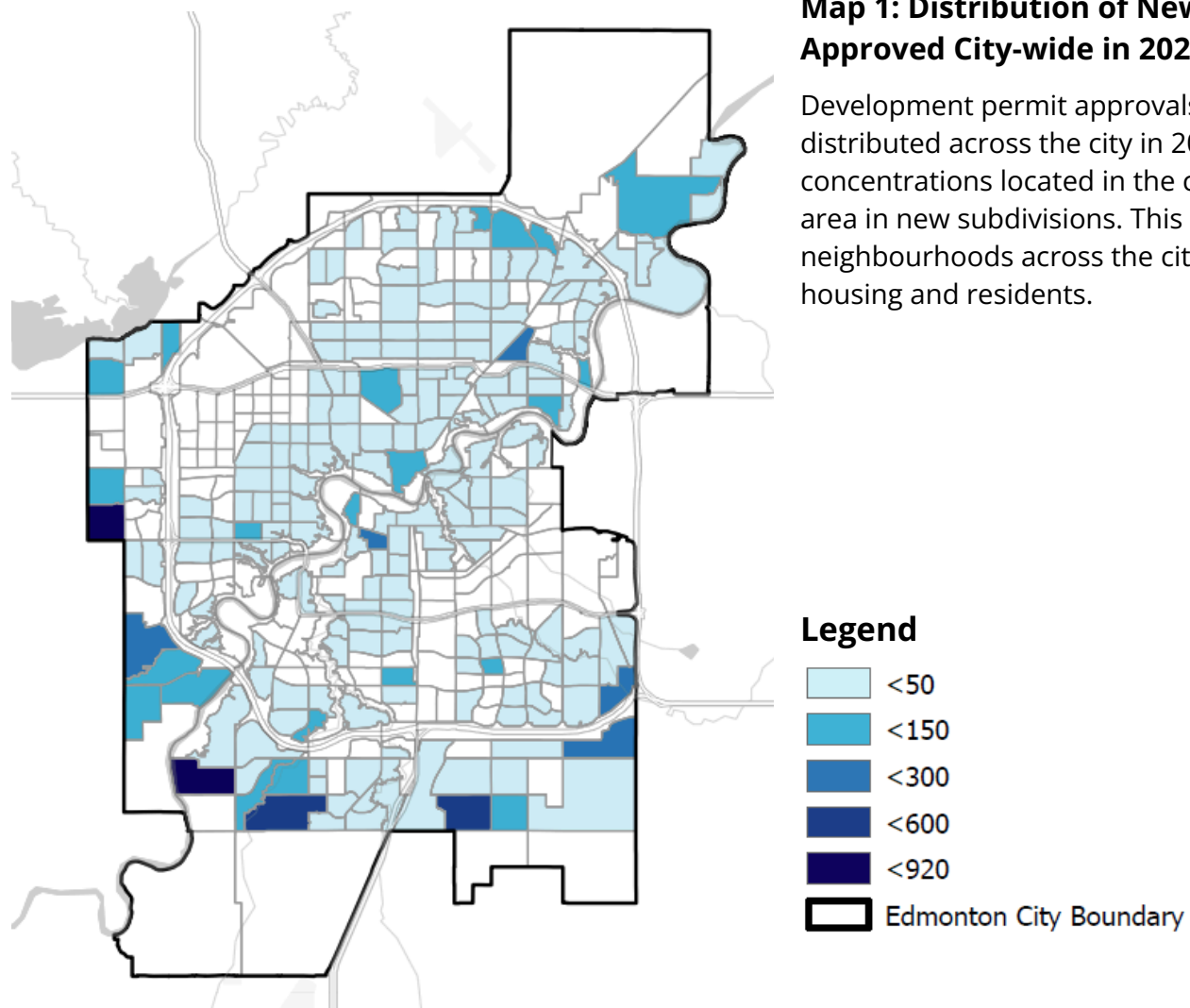
Approximately half of all approved dwelling units in 2024 were located in buildings with more than one principal dwelling. Another 23 per cent of approved dwelling units were backyard houses and secondary suites, supporting gentle density increases in neighbourhoods. These results indicate that a variety of housing options are being developed across the city.

Note: Duplex houses represent only eight approved dwelling units in 2024 and are omitted from Graph 3 for clarity.



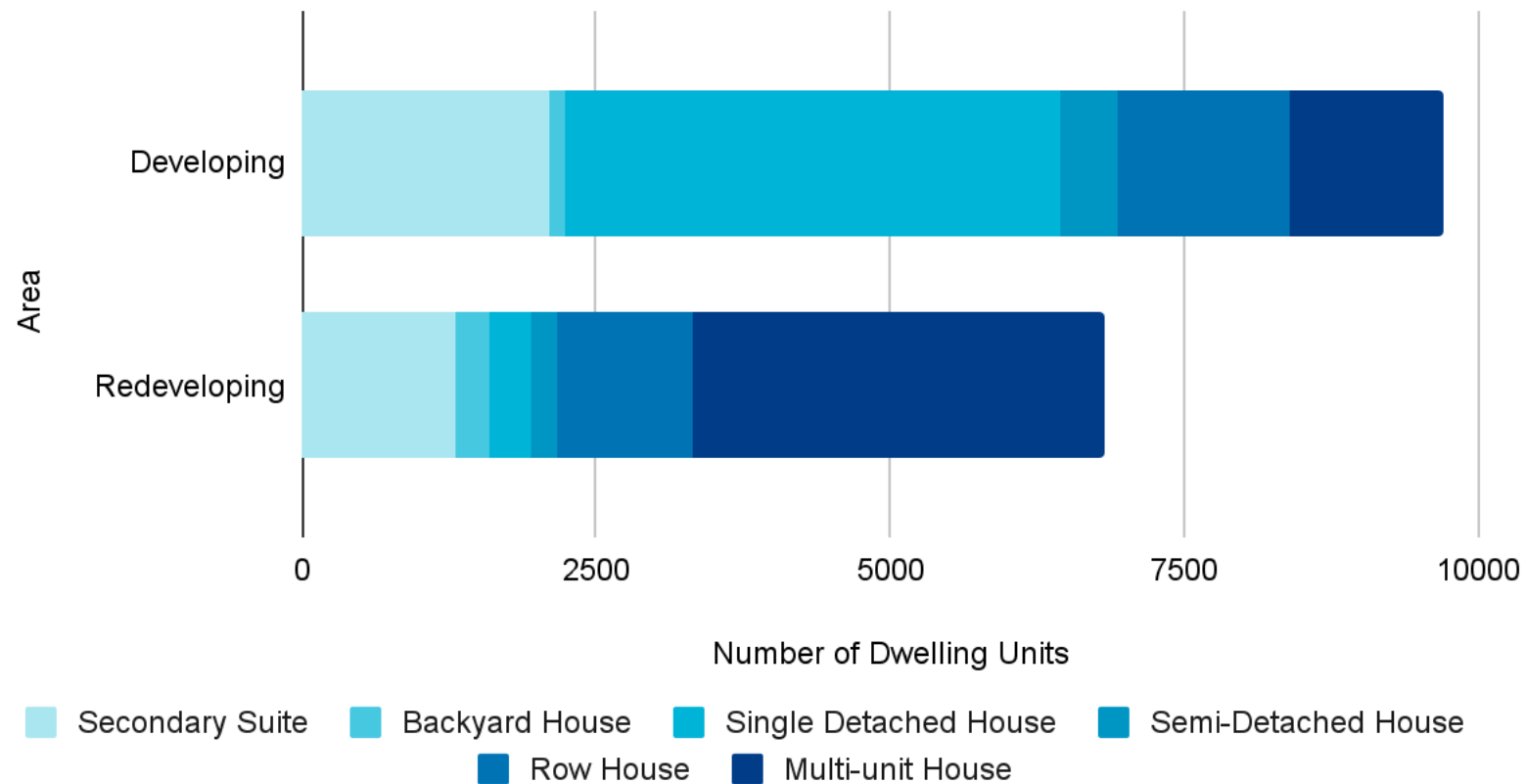
### Map 1: Distribution of New Dwelling Units Approved City-wide in 2024

Development permit approvals for new dwelling units were distributed across the city in 2024, with the highest concentrations located in the centre city and the developing area in new subdivisions. This map shows that most neighbourhoods across the city are accommodating new housing and residents.



**Graph 4: Approved Dwelling Units by Dwelling Type in the Developing and Redeveloping Area in 2024**

In 2024, approximately 40 per cent of new dwelling units were approved in the redeveloping area. Most new single detached housing dwellings were approved in the developing area and most new multi-unit housing dwellings were approved in the redeveloping area.

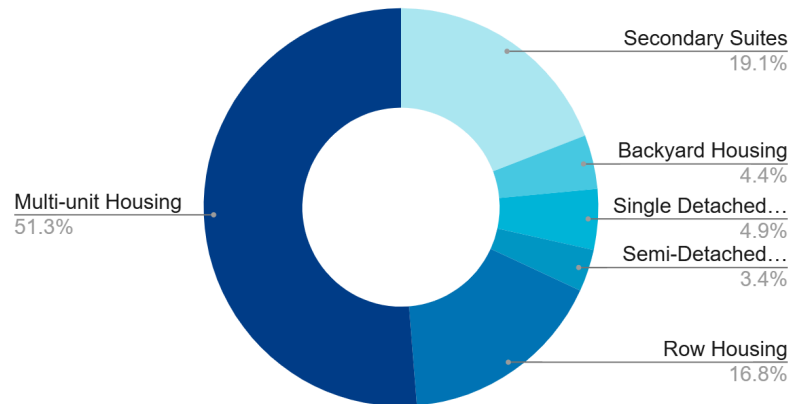


### Graph 5 and 6: Proportion of Approved Dwelling Units by Dwelling Type and Geographic Area in 2024

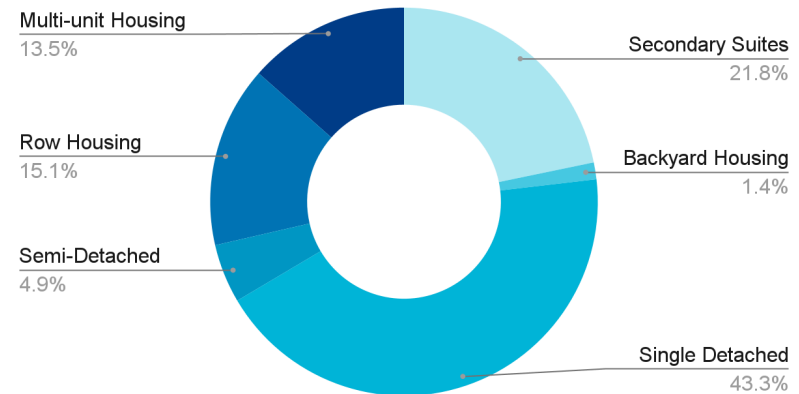
In the developing area, single detached housing represented the largest proportion of new dwelling units (43 per cent), followed by secondary suites (21 per cent). In the redeveloping area, multi-unit housing represented the largest proportion of new dwelling units (more than 50 per cent), followed by secondary suites (19 per cent). Single detached houses only represent 5 per cent of dwellings approved in the redeveloping area.

Note: Duplex houses represent only eight approved dwelling units in 2024 and are omitted from Graph 6 for clarity.

**Graph 5: Redeveloping Area**



**Graph 6: Developing Area**

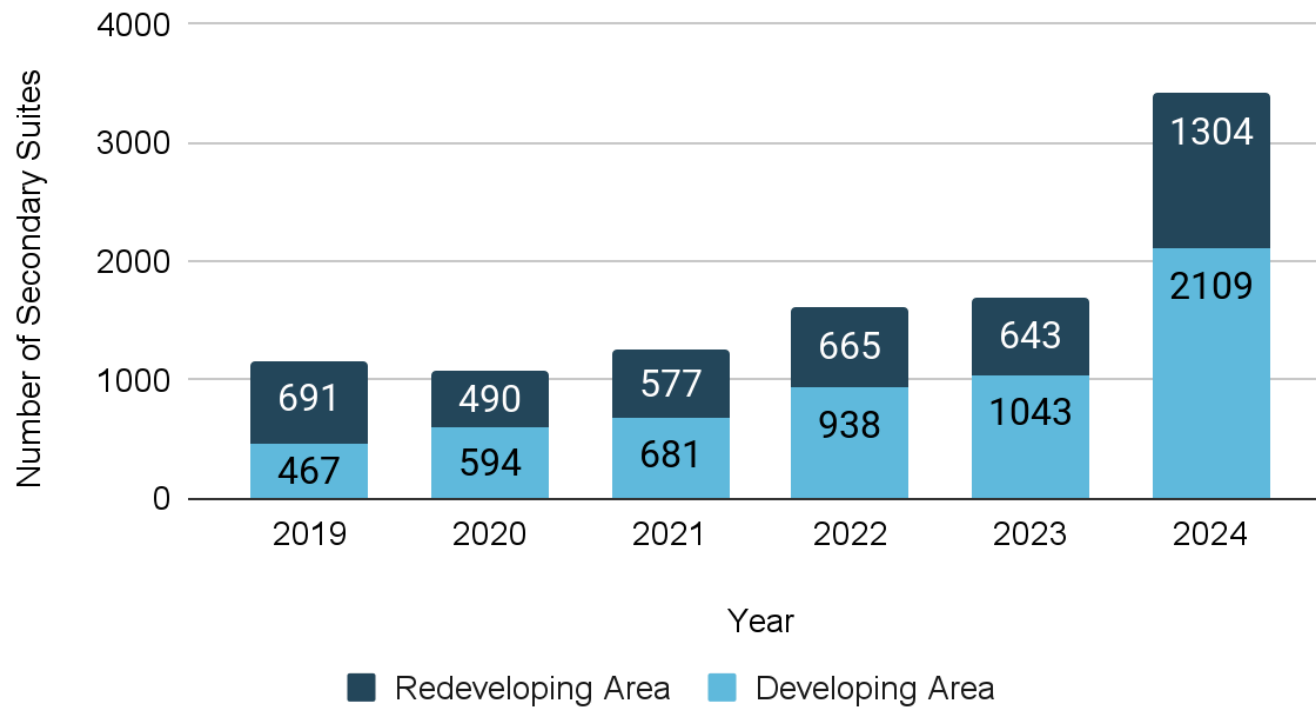


## Approved Dwelling Units for Secondary Suites, Backyard Housing and Row Housing from 2019 to 2024

Secondary suites, backyard housing and row housing saw the largest increase out of all the housing types in 2024 compared to the previous five years, as shown in Graphs 7 to 9. The number of row housing and backyard housing increased significantly in the redeveloping area in 2024 compared to the previous five years.

### Graph 7: Secondary Suites

The number of secondary suites doubled in 2024, compared to the previous year. There has been a steady increase in secondary suites year over year since 2021.

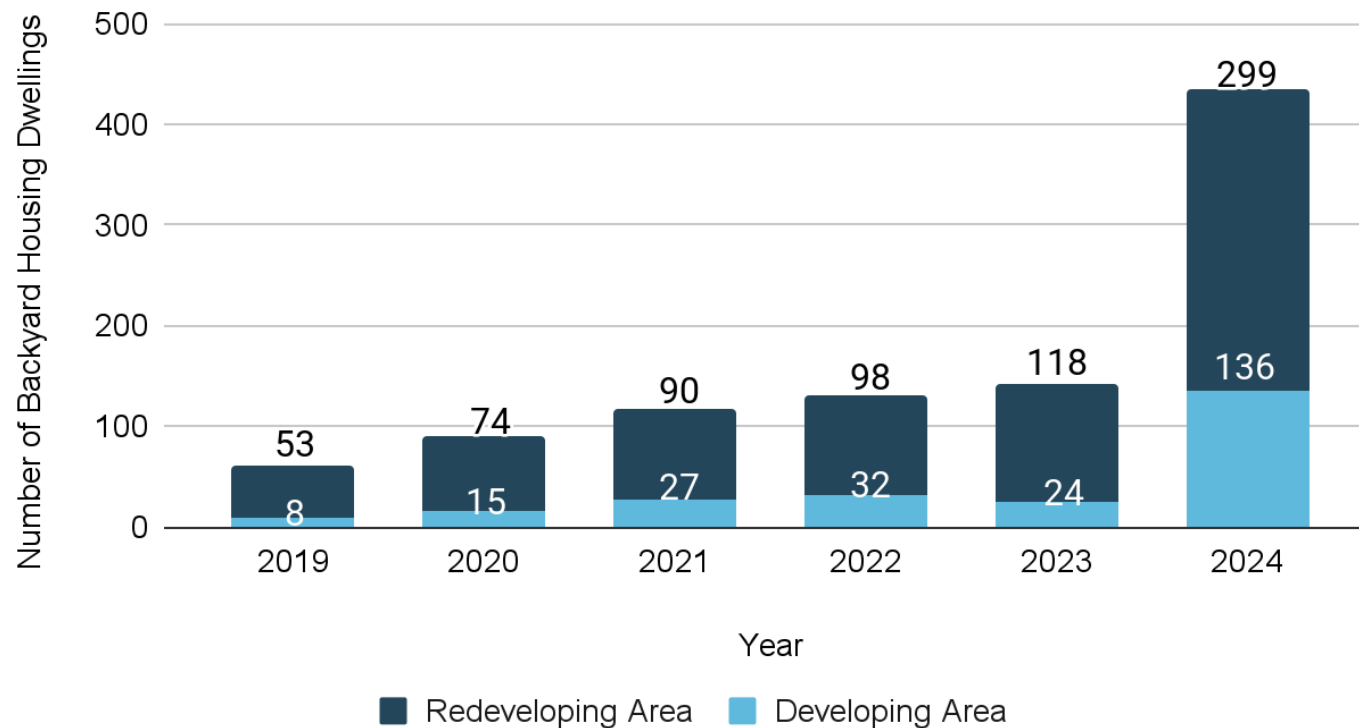




### Graph 8: Backyard Housing

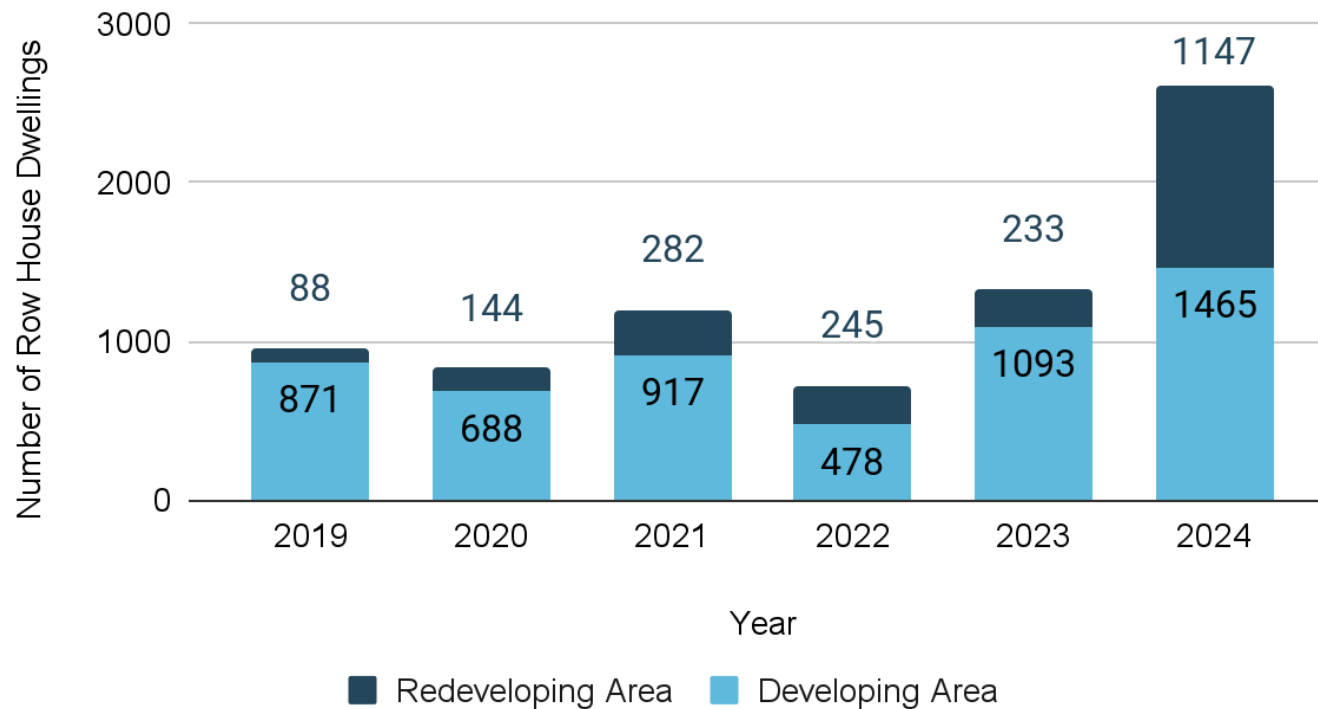
The number of approved backyard housing dwellings increased significantly than in the previous five years. While there has been a more significant increase in the city's redeveloping area in 2024 (up 253 per cent from 2023), there has been a substantial increase in the number of dwellings approved in the developing area as well (up 566 per cent from 2023).

Note: Zoning Bylaw 20001 permits multiple dwellings within one backyard house building.



**Graph 9: Row Housing**

In the redeveloping area there were more row housing dwellings approved in 2024 than in the previous five years combined. The developing areas saw a comparatively minor increase (34 per cent) in the number of row house dwellings approved in 2024 compared to 2023.

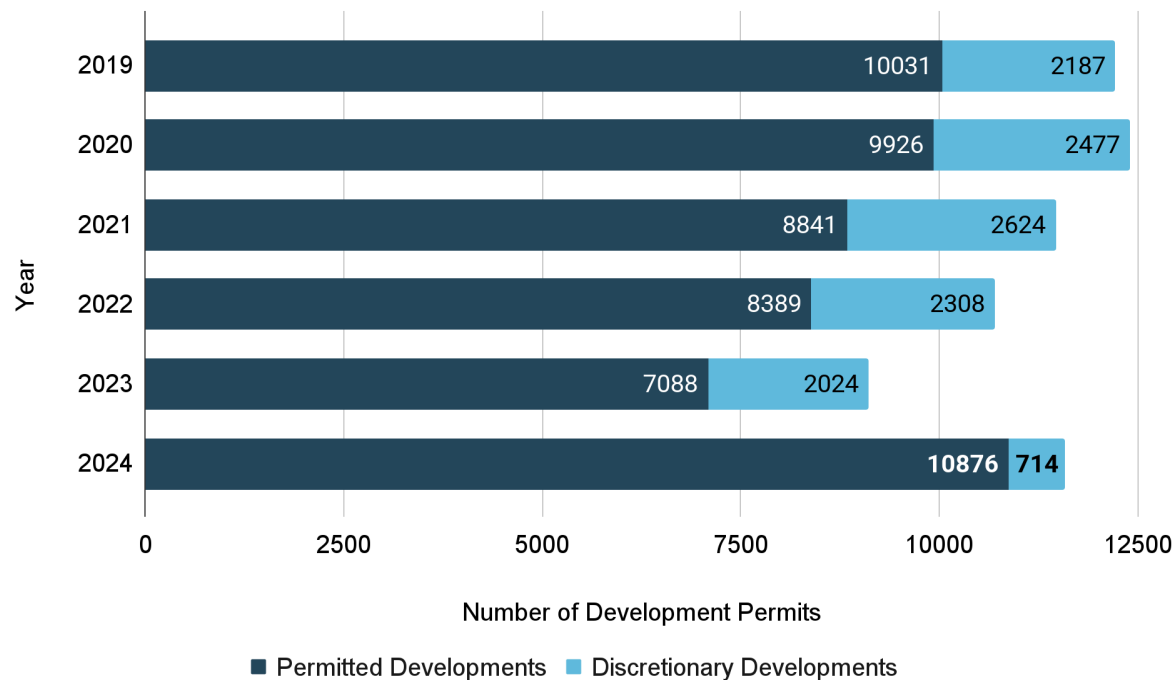


### A Simpler Path to Approval

Zoning Bylaw 20001 contains fewer discretionary uses than the previous Zoning Bylaw. This change intended to provide greater certainty in the development permit review process and clearly establish development expectations through regulations.

There was a significant increase in the number of permitted development approvals in 2024 in comparison to previous years.

**Graph 10: Development Permit Outcomes from 2019 to 2024**

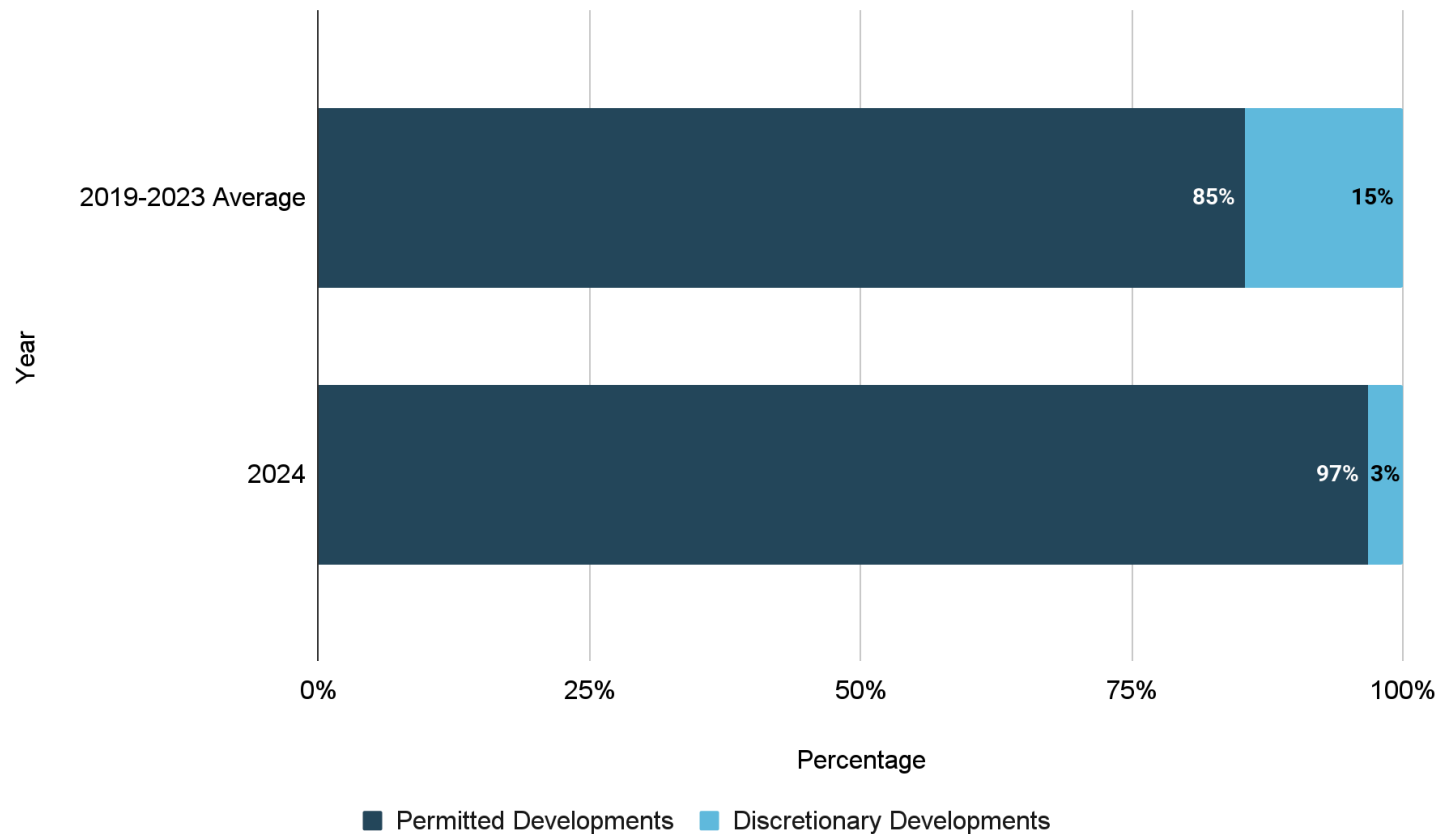


The proportion of development permits that were approved as permitted development increased significantly from an average of 79 per cent across the previous five years to 94 per cent in 2024.

Note: Graph 10 includes all development permits, ranging from decks and home renovations to new apartment buildings and shopping centres.

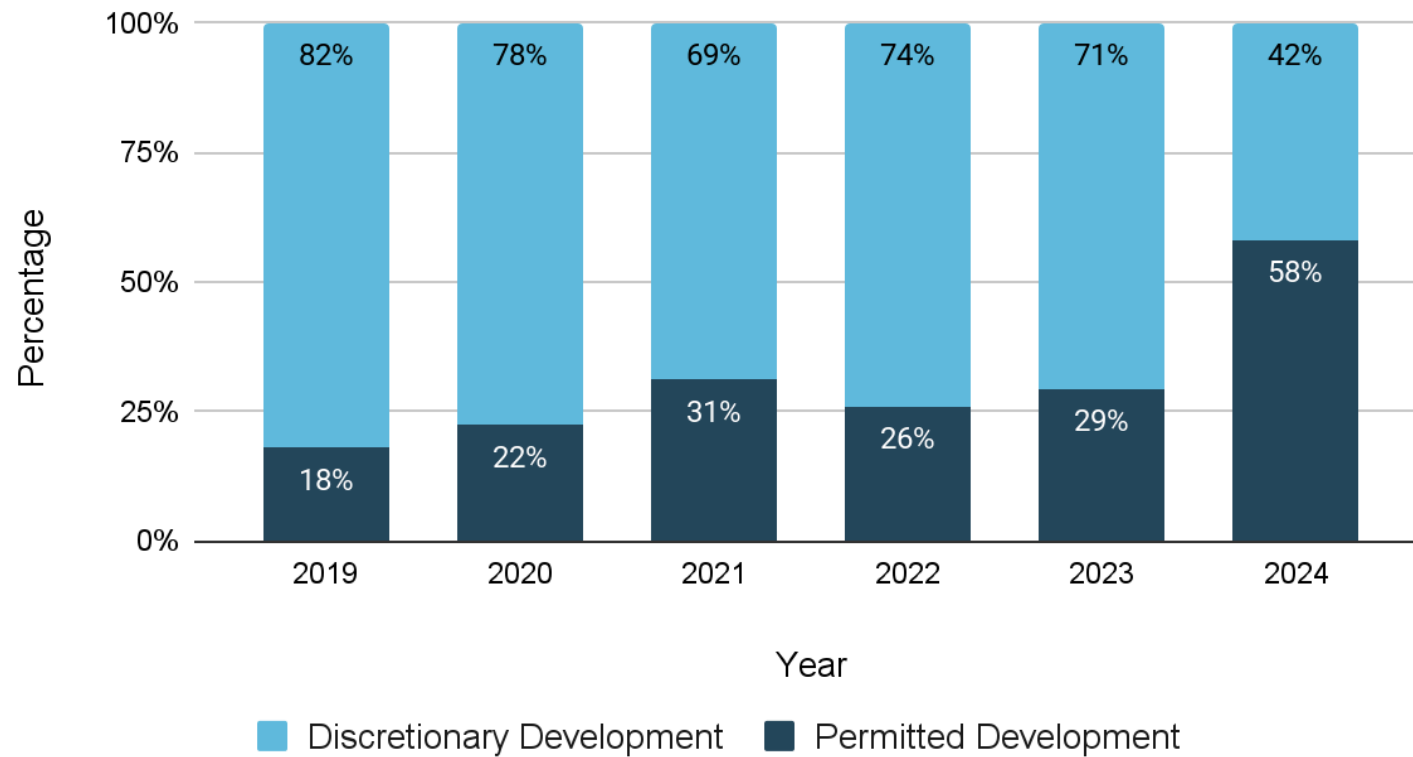
**Graph 11: Proportion of Permitted and Discretionary Residential Permits from 2019 to 2024**

This graph shows the proportion of approved residential development permits that resulted in one or more new dwellings. The number of residential development permits approved as permitted development was fairly consistent over the past five years, representing an average of 85 per cent of permits. This proportion increased in 2024 where 97 per cent of residential development permits were issued as permitted developments.



**Graph 12: Permitted and Discretionary Complex Residential Development Permits from 2019 to 2024**

Complex residential development permits include any row housing developments with five or more new principal dwellings and any multi-unit housing development. Historically, discretionary development approvals for complex residential developments greatly outnumbered permitted development approvals. In 2024, the proportion of permitted development approvals for complex residential developments increased to 58 per cent. This is a significant increase from an average of 25 per cent permitted development approvals over the previous five years.



### Increased Use of Standard Zones

Zoning Bylaw 20001 contains fewer zones that are more enabling and inclusive than the previous Zoning Bylaw. In 2024, the number of rezonings to direct control zones decreased compared to the previous five years.

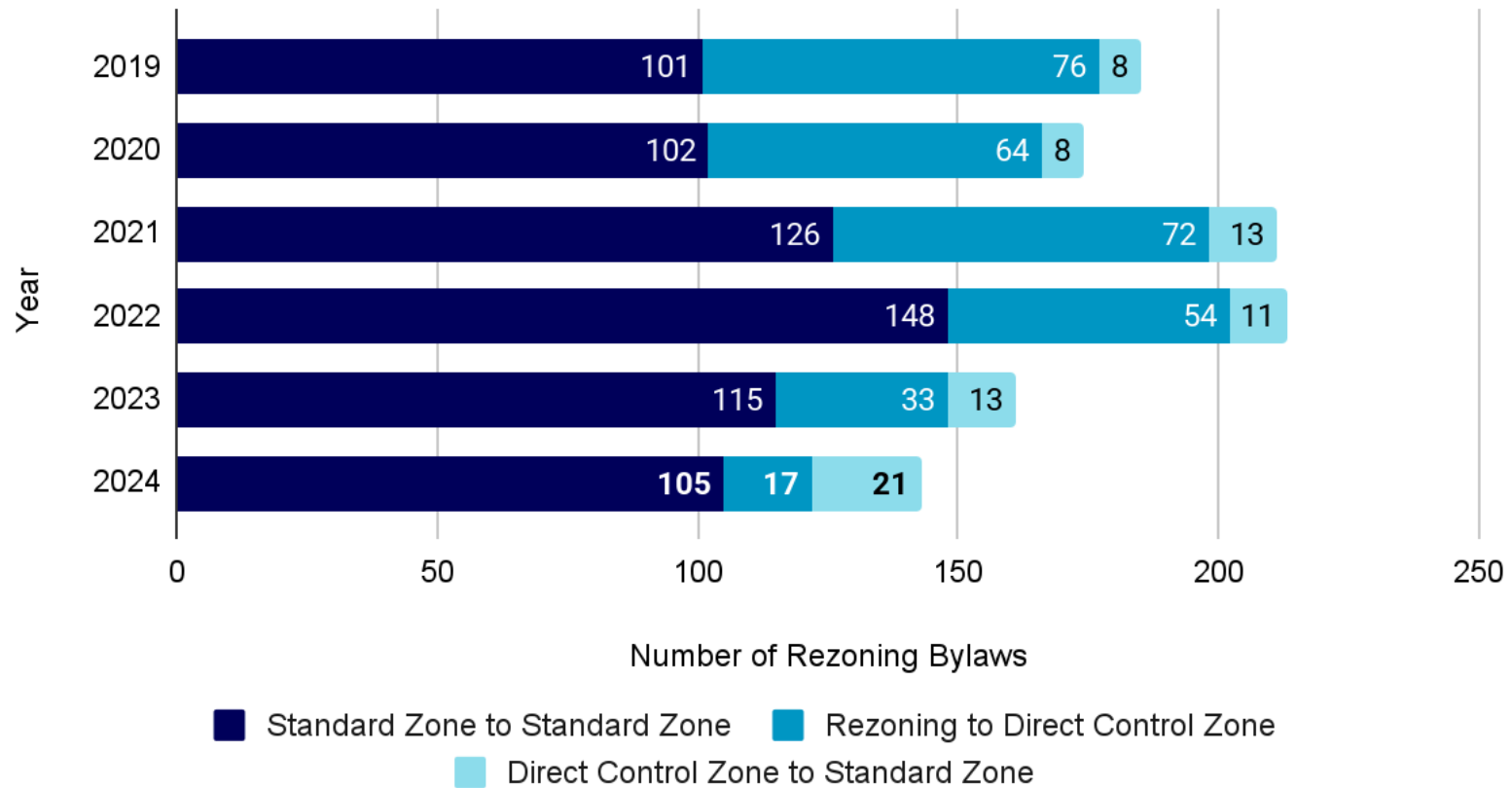
The new bylaw introduced the concept of Zone Modifiers, which allow for the adjustment of specific development controls, such as height and floor area ratio, while maintaining the general purpose of the zone and other development regulations. This approach reduces the need for multiple standard zones and direct control zones that, other than maximum height and floor area ratio, often have very similar development regulations. In 2024, there were 85 rezonings to zones with Zone Modifiers.

### Graph 13: Number of Rezonings by Type of Rezoning from 2019 to 2024

From 2019 to 2023, the proportion of approved direct control rezonings has decreased steadily from 41 per cent in 2019 to 20 per cent in 2023. The proportion of direct control rezonings dropped significantly further in 2024 to 12 per cent.

2024 also saw the highest proportion of approved rezonings from a direct control zone to a standard zone in the past six years. This indicates that applicants are using the standard zones to accommodate new developments and relying less on direct control zones.

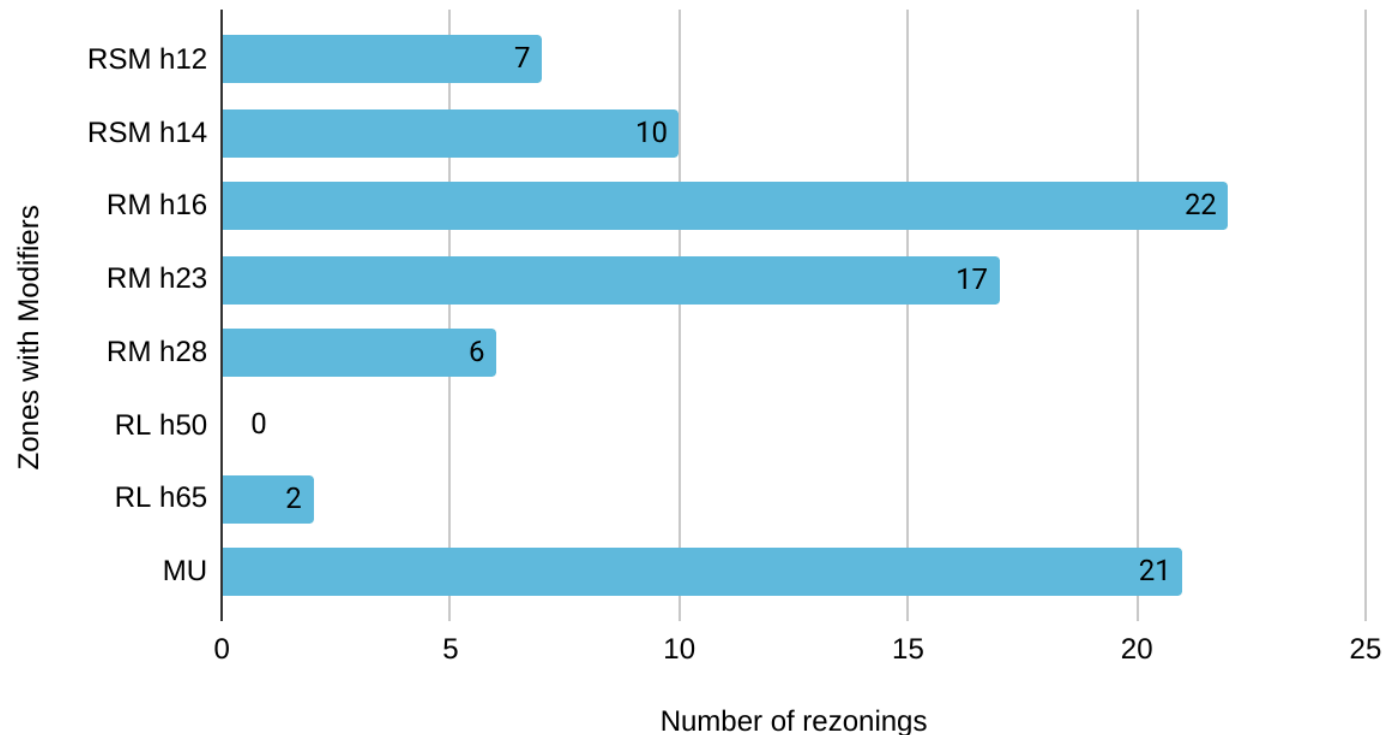
Note: For the purposes of this graph, rezonings to special area zones have been included in the standard zones category. This is primarily to highlight changes in the number of rezonings to direct control zones.



**Graph 14: Number of Rezoning to Zones with Zone Modifiers in 2024**

Zone Modifiers are contained within various standard zones. Of the zones with modifiers, the RM - Medium Scale Residential Zone with a height modifier of 16.0 m (RM h16.0) was rezoned to most frequently in 2024, followed by the MU - Mixed Use Zone.

Note: Half of the sites rezoned to the MU Zone are the result of a City-initiated application to rezone a number of sites in the Quarters from direct control zoning.

**Rezoning to Zones with Modifiers - 2024**

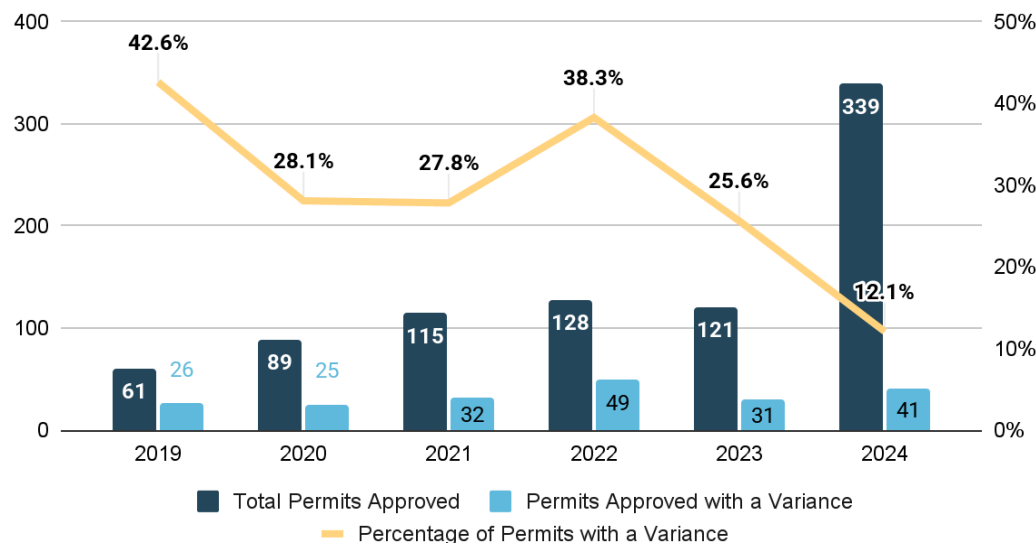


## Variance Data Analysis

In 2024, the proportion of development permits approved with a variance significantly decreased compared to the previous five years. The most significant decrease in the number of variances for row housing with up to four dwellings.

The most common reasons for variances differed depending on the type of development. For example, the minimum rear setback regulation was the most common variance for single detached housing and semi-detached housing whereas landscaping requirements were more frequently varied for row housing. Overall, even the most common variances only impacted a small percentage of development permit applications.

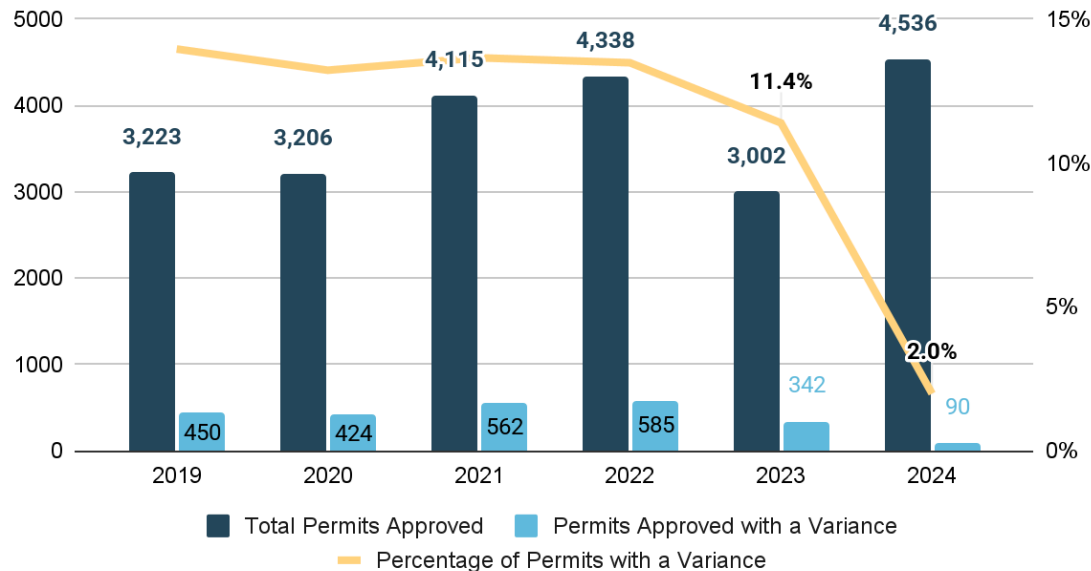
**Graph 15: Proportion of Backyard Housing Development Permits with a Variance from 2019 to 2024**



**Table 1: Most Common Variances for Backyard Housing - 2024**

Regulation	# Times Varied (% of Approved Permits)
Side Setback	12 (3.5%)
Site Coverage	11 (3.2%)
Site Area per Dwelling	11 (3.2%)
Floor Area	4 (1.2%)
Projection into a Setback	2 (0.6%)

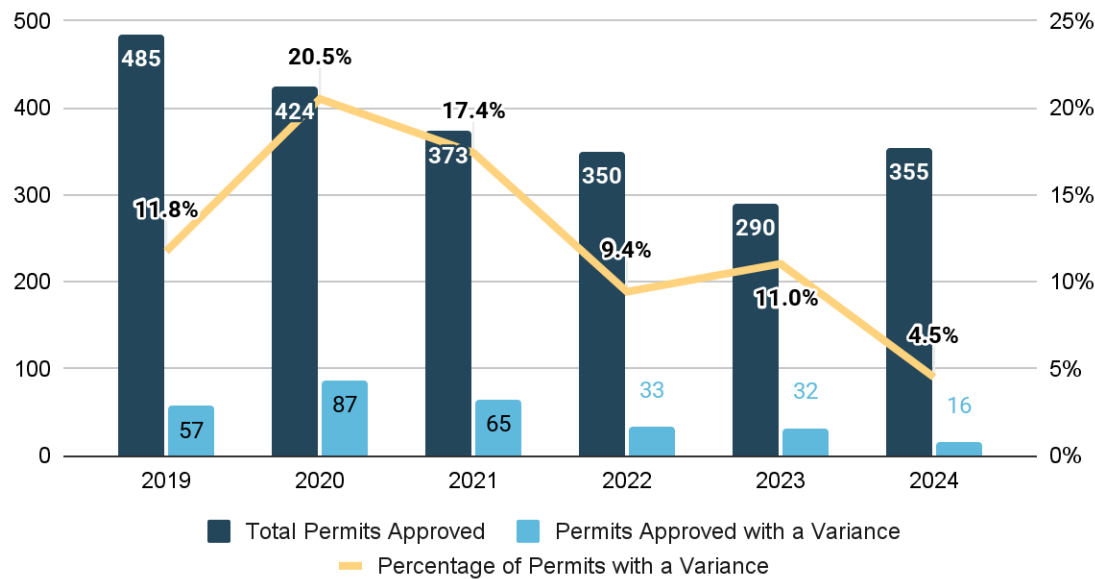
**Graph 16: Proportion of Single Detached Housing Development Permits with a Variance from 2019 to 2024**



**Table 2: Most Common Variances for Single Detached Housing - 2024**

Regulation	# Times Varied (% of Approved Permits)
Rear Setback	28 (0.6%)
Vehicular Access	20 (0.4%)
North Saskatchewan River Valley Overlay	14 (0.3%)
Projection into Setback	11 (0.2%)
Flanking Side Setback	4 (0.09%)

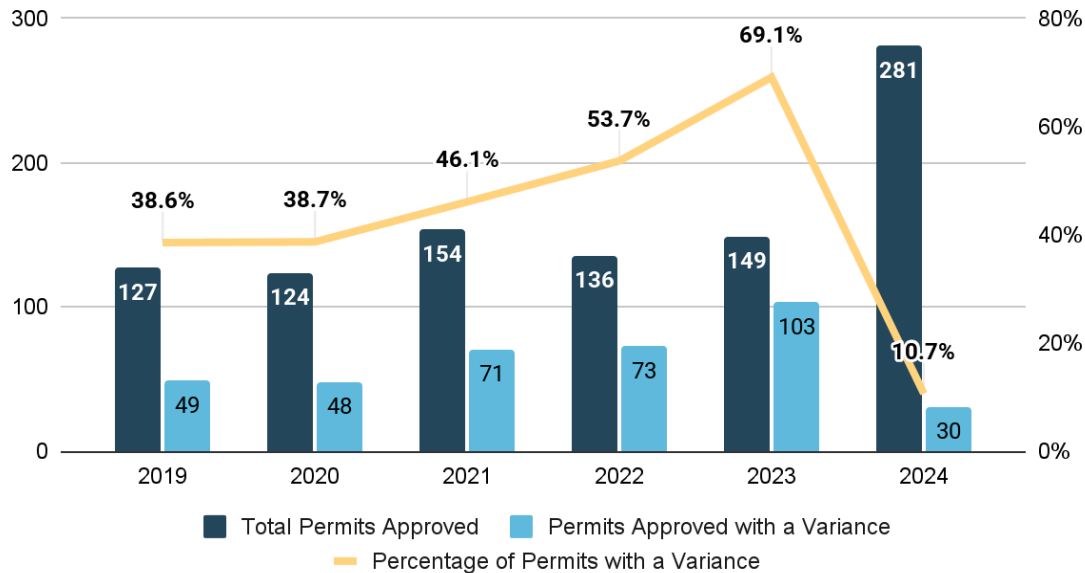
**Graph 17: Proportion of Semi-detached Housing Development Permits with a Variance from 2019 to 2024**



**Table 3: Most Common Variances for Semi-detached Housing - 2024**

Regulation	# Times Varied (% of Approved Permits)
Rear Setback	9 (2.5%)
Garage Door Width	9 (2.5%)
Cantilever Length	4 (1.1%)

**Graph 18: Proportion of Row Housing (up to 4 Dwelling Units) Development Permits with a Variance from 2019 to 2024**

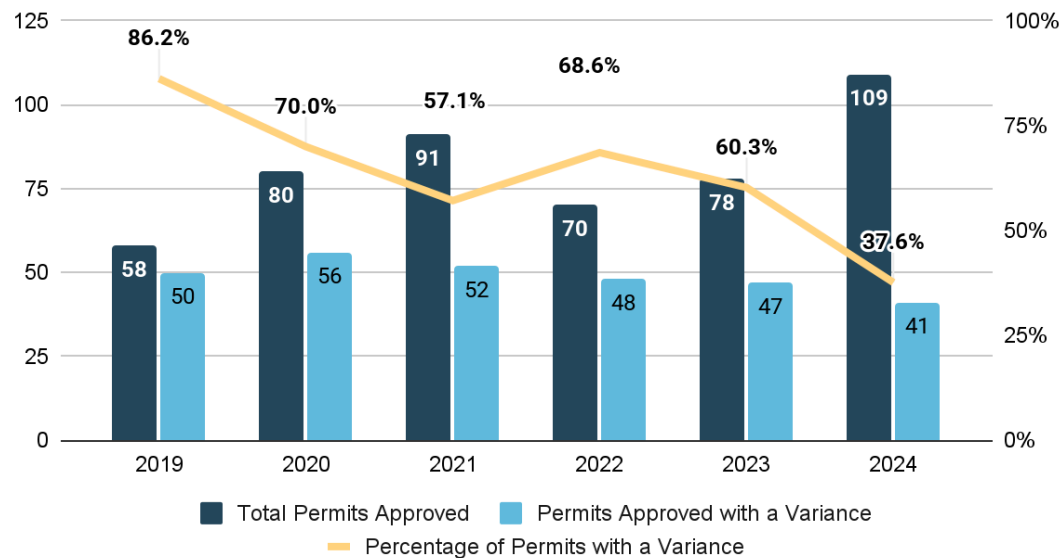


**Table 4: Most Common Variances for Row Housing up to four dwellings - 2024**

Regulation	# Times Varied (% of Approved Permits)
Soft Landscaping	12 (4.3%)
Minimum Density	5 (1.8%)
Amenity Area	3 (1.1%)
Fence Height	2 (0.7%)

### Graph 19: Common Variances for Mixed Use and Major Residential Developments (5+ Dwellings) in 2024

In 2024, the most common variance granted for major residential and mixed use developments were related to the location of provided parking areas. The number of bicycle parking spaces provided and to reduce the requirements for landscape buffers in the side setback when parking or waste collection project into this space were the next most common variances granted.



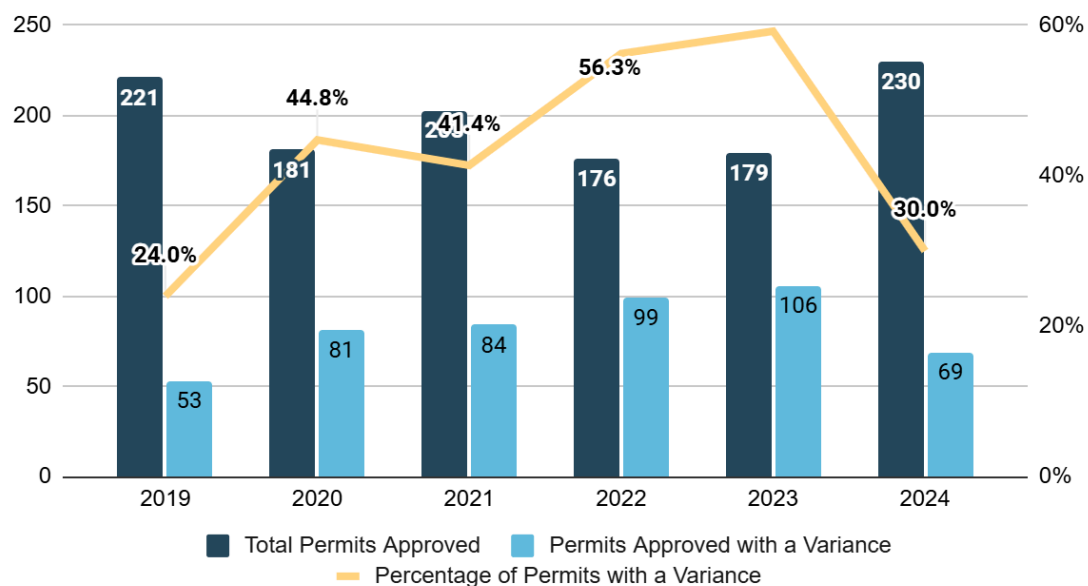
**Table 5: Most Common Variances for Mixed Use and Major Residential Developments - 2024**

Regulation	# Times Varied (% of Approved Permits)
Parking Location	11 (10.1%)
Number of Bicycle Parking Spaces	11 (10.1%)
Side Setback	10 (9.1%)
Front Setback	9 (8.3%)

Note: This graph includes data from standard zones, special area zones and direct control zones.

### Graph 20: Most Common Variances for Non-Residential Developments

In 2024, the most common variances granted for non-residential developments were to the landscaping regulations, either to reduce the number of trees and shrubs required, the mix of deciduous and coniferous species, or to waive requirements for landscape buffers. The second most common variance granted for non-residential development were related to parking location requirements.



**Table 6: Most Common Variances for Non-Residential Developments - 2024**

Regulation	# Times Varied (% of Approved Permits)
Landscaping	22 (9.6%)
Parking Location	11 (4.8%)
Side Setback	10 (4.3%)
Front Setback	9 (3.9%)

Note: This graph includes data from standard zones, special area zones and direct control zones.