

Urban Planning and Economy

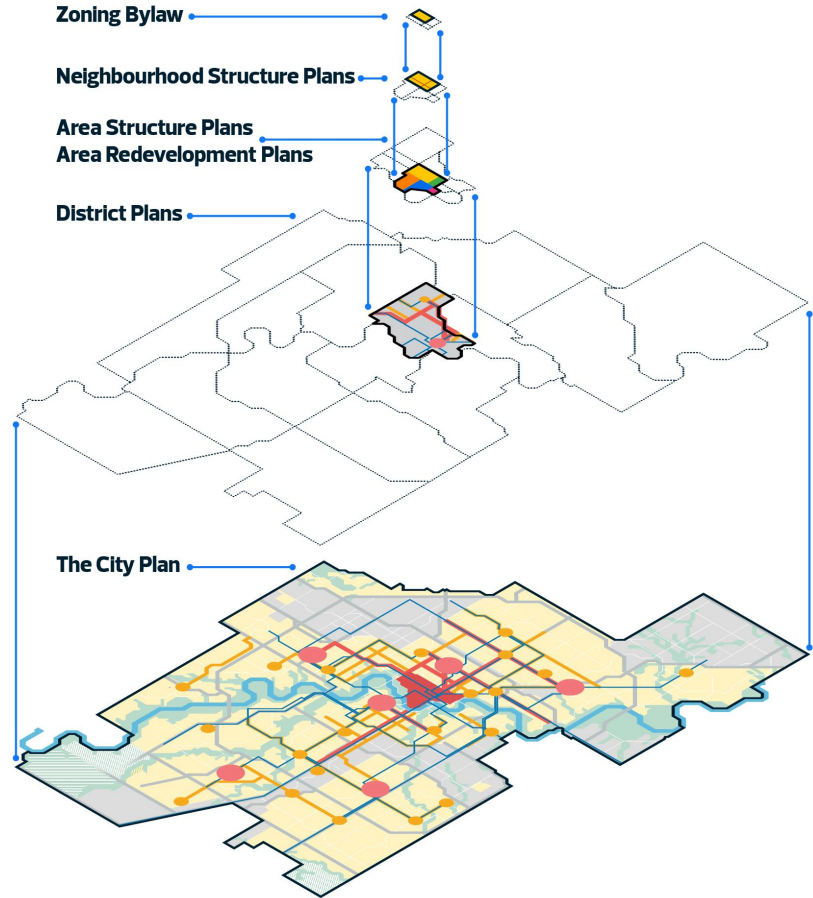
Zoning Bylaw 20001 One Year Review

June 3, 2025, Urban Planning Committee

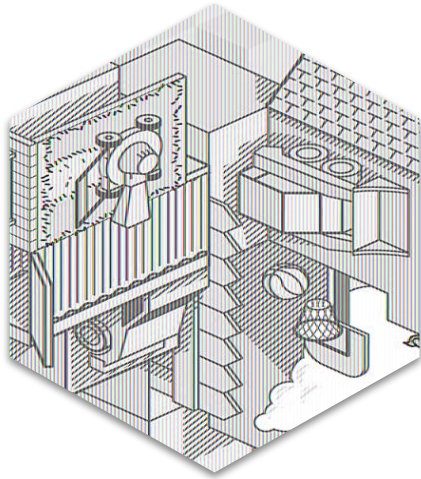
Travis Pawlyk, Branch Manager - Development Services
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Katherine Pihooja - Planning Coordination

City Plan Alignment

- + The City Plan
- + District Plans
- + Area Structure Plans /
Area Redevelopment Plans
- + Neighbourhood Structure Plans
- + **Zoning Bylaw**



Zoning Bylaw 20001



- Updated regulations that were outdated and barriers to development and business opportunities.
- Aligns and implements city building goals and policies (e.g. City Plan, District Plans).
- Public engagement, combined with technical analysis and research, shaped the new Zoning Bylaw.
- Took effect on January 1, 2024.

Previous Council/Committee Action

At the October 16-23, 2023 City Council Public Hearing, the following motions were passed:

- *That administration as part of the Zoning Bylaw (Charter Bylaw 20001) one-year review report, include analysis on the Landscaping provisions since enactment of Charter Bylaw 20001 and provide options for amendments to further implement the climate resilience planning and development framework, if required.*
- *That Administration, as part of the Zoning Bylaw (Charter Bylaw 20001) 1-year review report, include analysis on the 8 dwelling maximum in the (RS) Small Scale Residential Zone and provide options for amendments to remove or expand this regulation, if required.*

Previous Council/Committee Action

At the February 11, 2025, Urban Planning Committee meeting, the following motion was passed:

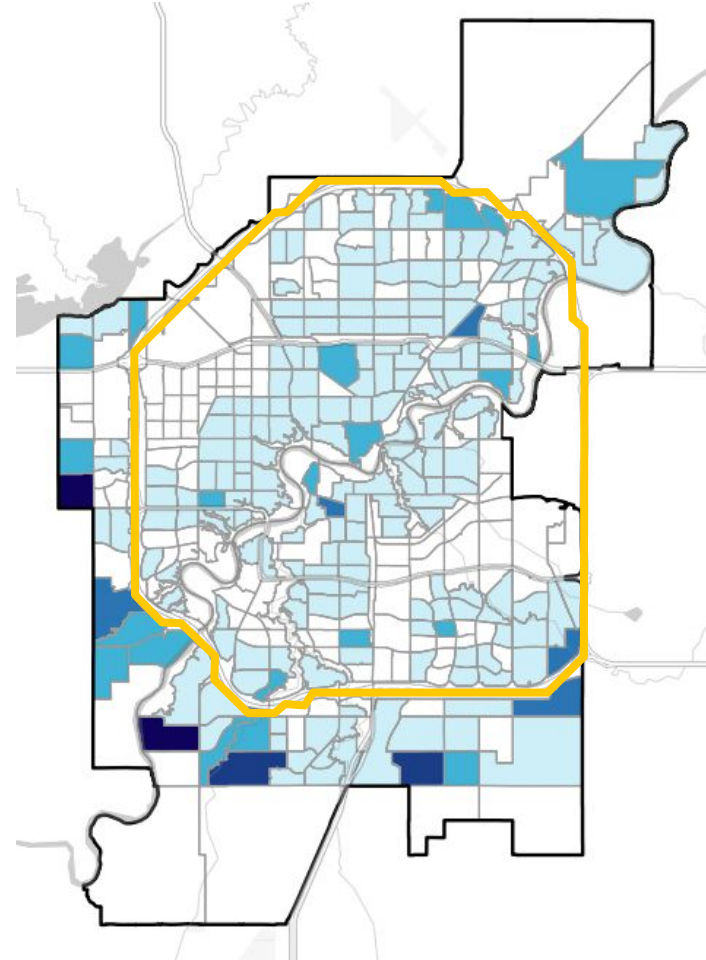
- *That Administration undertake an analysis of the design of row housing permitted in the RS Zone, and as part of the one-year review of the Zoning Bylaw, recommended future work to improve design outcomes.*

A Year of Monitoring Zoning Bylaw 20001

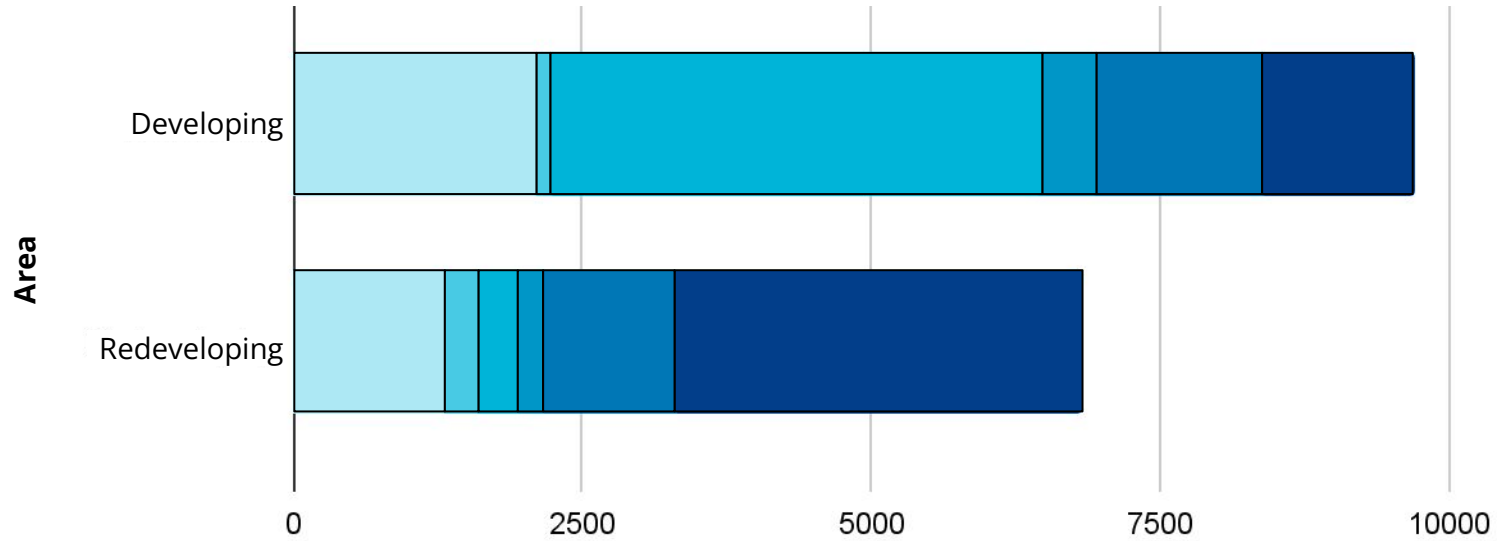
- **Development Permit trends**
 - Permits issued in 2024 under the new bylaw compared against the previous five years issued under the old bylaw
- **Targeted Engagement**
 - Industry participants with direct experience with the bylaw
 - Community Leagues
 - Business Improvement Area Associations

More Housing Everywhere

- 16,519 new dwelling units approved in 2024
- 30% increase compared to 2023
- Approximately 40% of new units were approved in Redeveloping Areas (within the Anthony Henday)

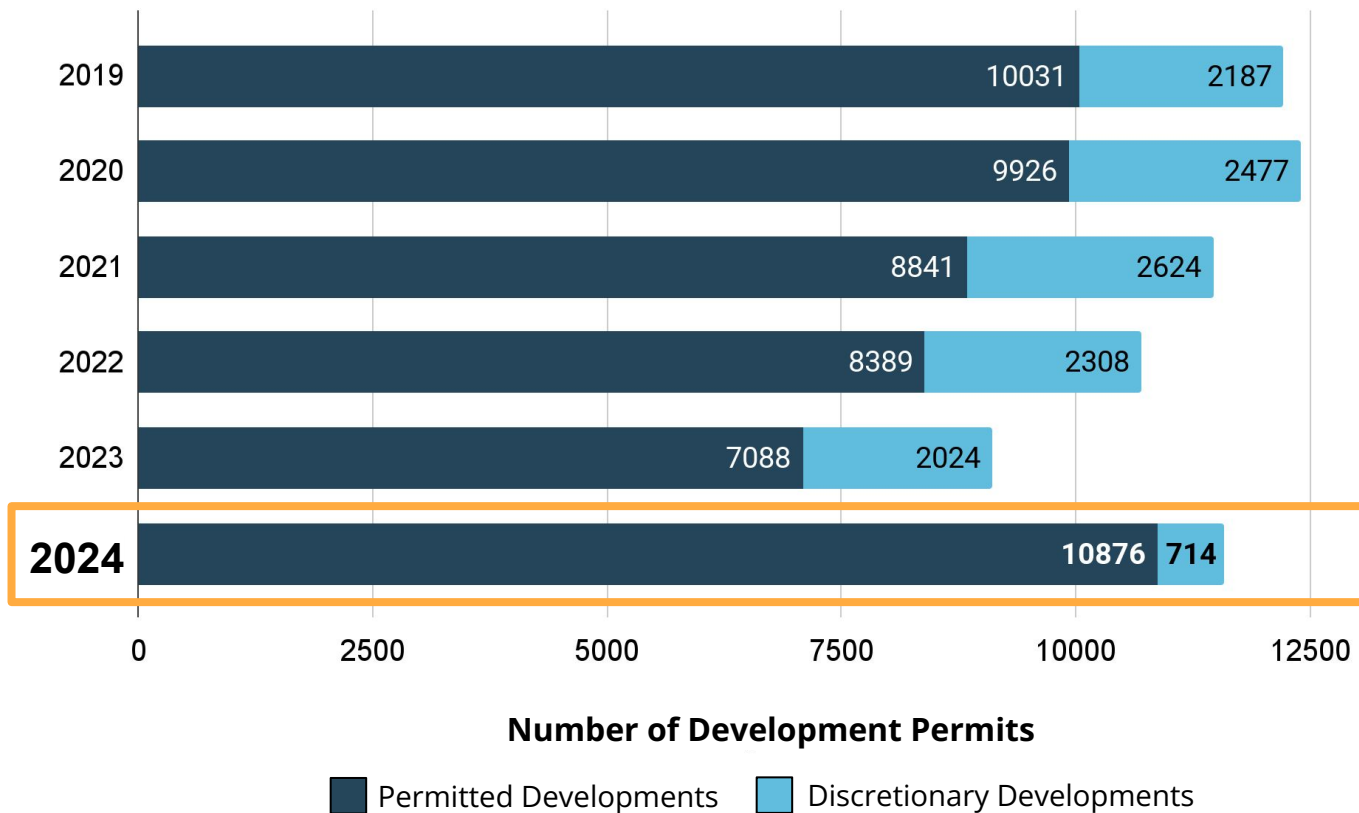


More Housing Everywhere



- Secondary Suite
- Backyard House
- Single Detached House
- Semi-Detached House
- Row House
- Multi-unit Housing

A Simpler Path to Approval

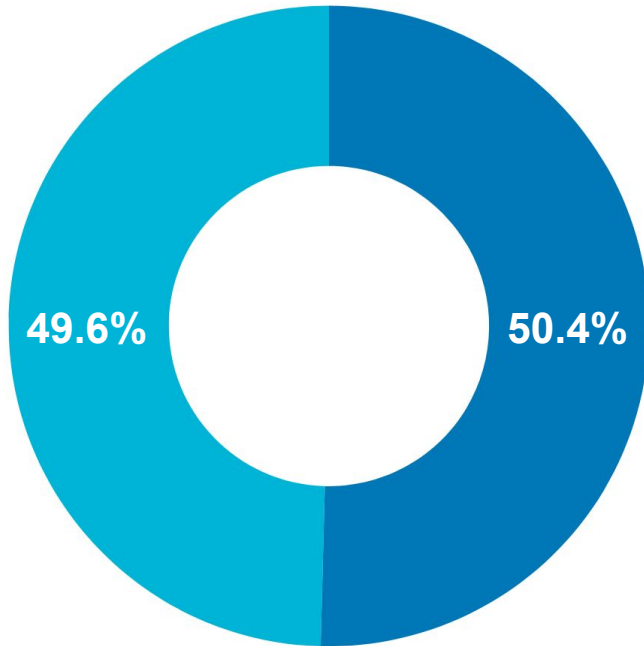


Landscaping Analysis



- 93% of permits comply with the landscaping regulations
- Landscape securities for small scale residential in Q1 2026
- Resilient landscaping review through Action 4 of the Climate Resilience Planning and Development Action Plan

8 Dwelling Unit Maximum in the RS Zone



242 permits issued for sites large enough to develop 8 or more units.

50% of permits approved were for 8 or more units.

 **8 or More Dwellings Approved**

93% included Row Housing

 **Less than 8 Dwellings Approved**

71% included Single Detached Housing

Row Housing Design Analysis

Mid-block Street Facing Facades

- Less cohesive design elements
- Appears more like the side wall than dwelling oriented to the street
- Integration with existing development

Site Functionality Issues

- Narrow side setbacks
- Insufficient space for window wells, stairs, and pathways
- Stairs encroaching into road right of way

Waste Collection & Parking



Shift towards designated communal bins



Approximately 4 stalls provided for 8-unit Row Housing

Infrastructure Capacity

Rezoning or Development Permit Review

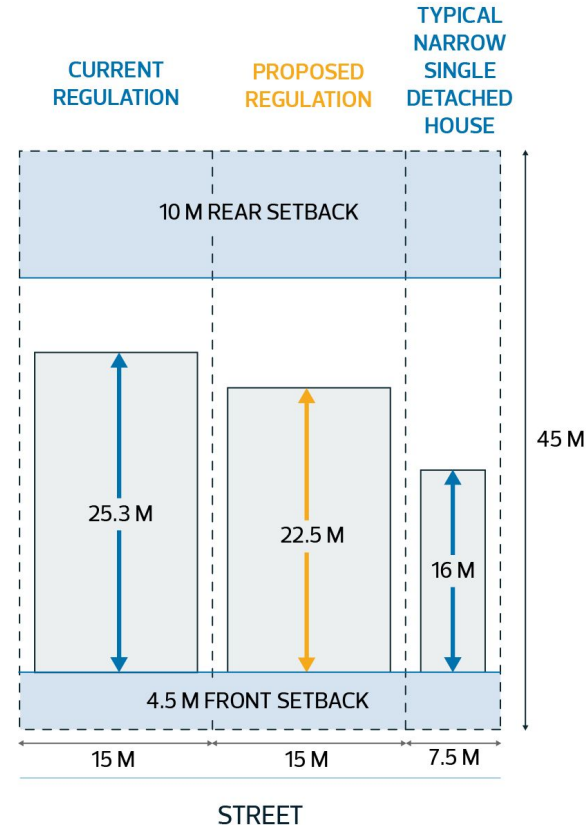
- Water supply for fire fighting flows
- Sanitary and storm sewer capacity

EPCOR Servicing Review

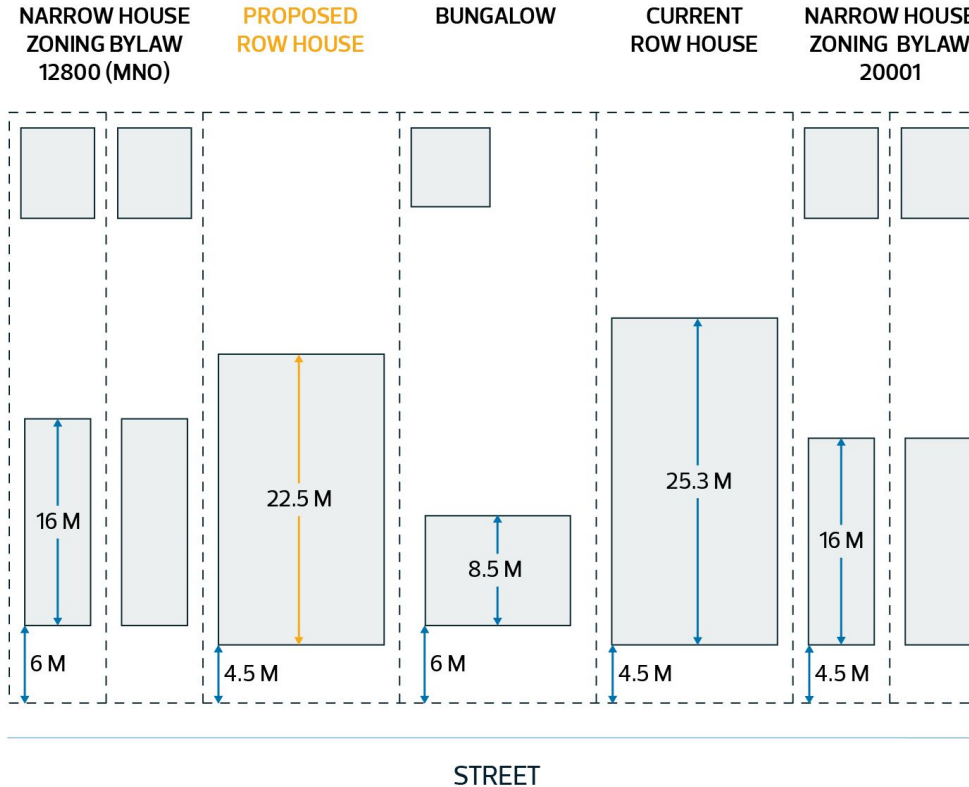
- Review detailed design of infrastructure and tie-ins
- Ensure compliance with permit requirements and standards
- Builder funds new services and any development-driven upgrades

Proposed Changes to the RS Zone - Max. Building Length

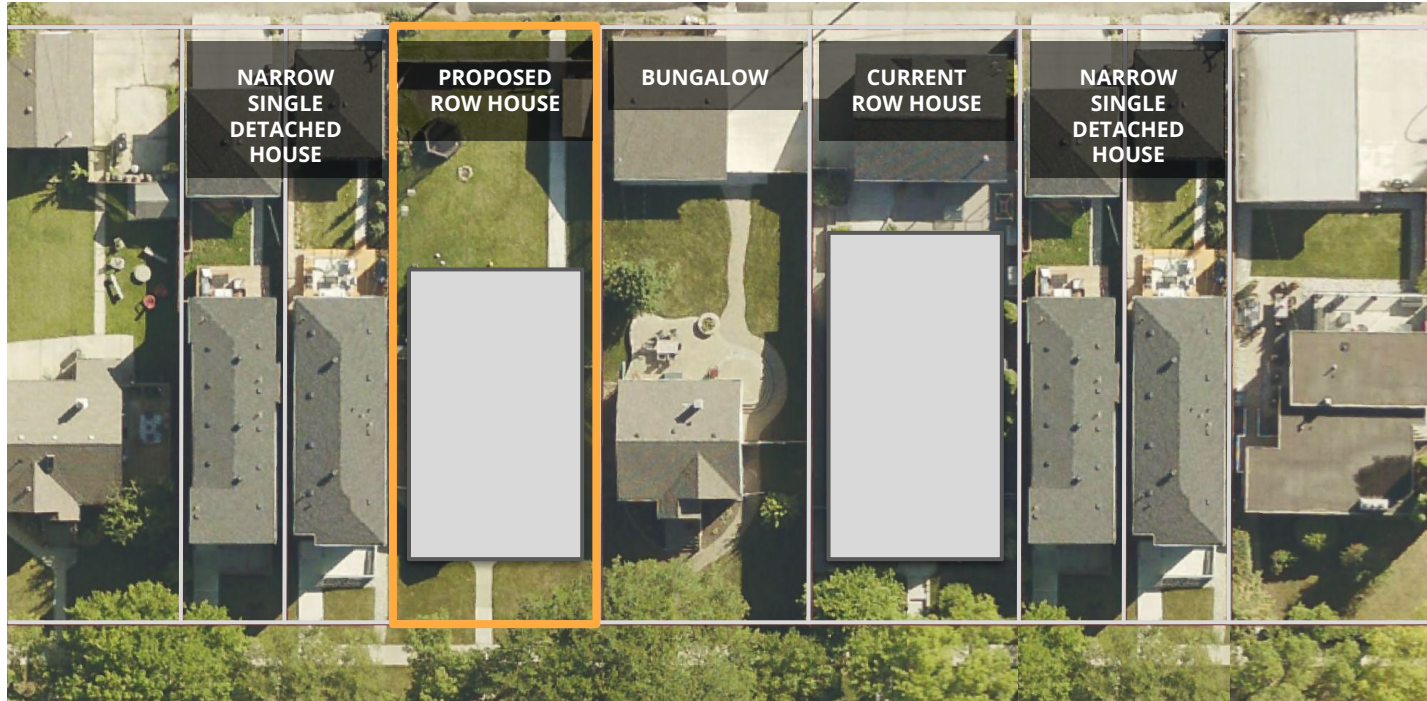
For Interior Lots
Maximum Building Length
**50% of Site Depth or 25 m,
whichever is less**



Proposed Changes to the RS Zone - Max. Building Length

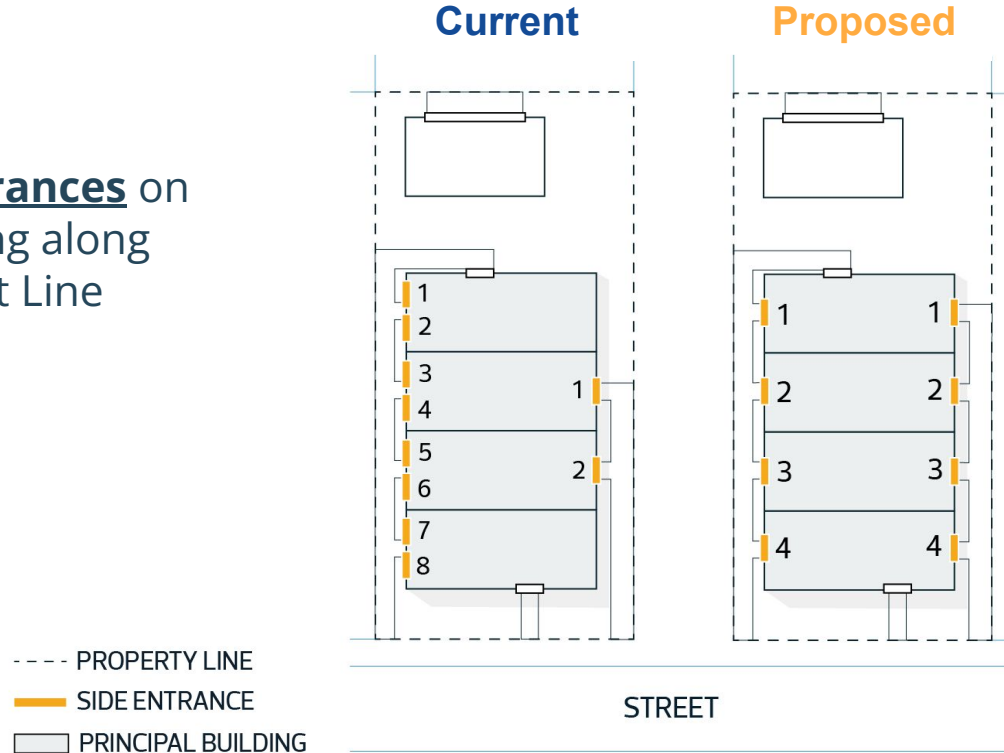


Proposed Changes to the RS Zone - Max. Building Length



Proposed Changes to the RS Zone - Building Entrances

Maximum of **4 entrances** on the side of a building along the Interior Side Lot Line



Proposed Changes to the RS Zone - Interior Side Setbacks

Minimum **1.9 m interior side setback** for row housing and multi-unit housing where an entrance is located on the side of the building.

Typical Egress Window Well - 0.76 m

Minimum Pathway Width - 0.9 m

Minimum Drainage Swale - 0.15 m

Total = 1.81 m

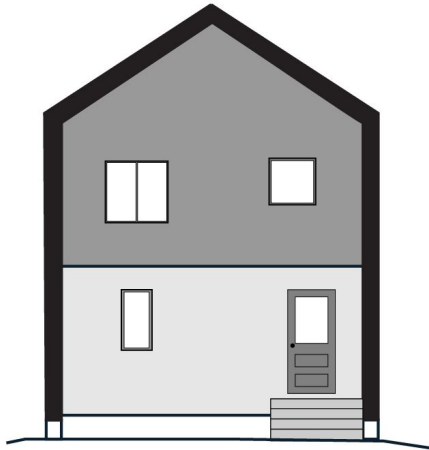


Proposed Changes to the RS Zone - Front Facade Design

Row Housing dwellings adjacent to the street must:

- Include a covered main entrance door facing the street
- Have windows covering a minimum of 15% of the facade area

7.1% WINDOWS
NO ENTRANCE COVERING



16% WINDOWS
WITH ENTRANCE COVERING



Proposed Changes to the RS Zone - Implementation

- If approved on June 30th:
 - New regulations will apply to applications submitted **on or after** July 14, 2025
 - Current regulations will apply to applications submitted **before** July 14, 2025

Opportunities for Future Work

1. **Alley Access** - multi-unit housing in developing areas
2. **Mixed Use Zones** - commercial frontage, entrances, stepbacks
3. **Large Sites** - site design and circulation
4. **Bike Parking** - bike rack design and non-residential bike parking
5. **Landscaping** - 1.5 m landscape buffer
6. **Waste Collection Storage Areas** - non-residential development

Next Steps

- If Committee accepts the report for information, Administration's next steps will be:
 - Draft amendments to the RS Zone - June 30, 2025, City Council Public Hearing (as shown in Addendum Attachment 6)
 - Scope future work and advance amendments for consideration in a future omnibus or as separate items.

Questions and Thank You

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