

Current Zoning Bylaw 2008-250

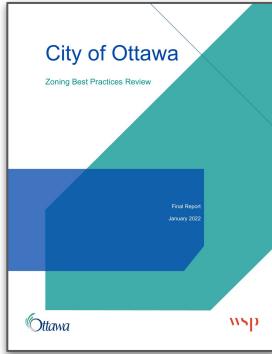


Table 2: Land Use Zone Typologies Across Sample of Municipalities

| | City of Ottawa | City of Toronto | Halifax Regional Municipality (Regional Centre) | City of Saskatoon | City of Vancouver | City of Edmonton | City of Calgary |
|-------------------------|----------------|-----------------|---|-------------------|-------------------|------------------|-----------------|
| Residential | 153 | 7 | 6 | 14 | 56 | 16 | 30 |
| Commercial/ Mixed-use | 97 | 3 | 5 | 14 | 13 | 7 | 20 |
| Institutional | 9 | 5 | 5 | 4 | 0 | 3 | 2 |
| Industrial / Employment | 35 | 4 | 3 | 6 | 16 | 5 | 7 |
| Rural and Agricultural | 78 | 0 | 0* | 1 | 1 | 7 | 0 |
| Other | 74 | 7 | 6 | 17 | 12 | 8 | 5 |
| Total | 446 | 26 | 25 | 56 | 95 | 46 | 64 |

*Note that the review of Halifax Regional Municipality's By-law was for their urban core area of the communities of Halifax and Dartmouth – HRM does not have a consolidated Zoning By-law for the entire municipality. Latter phases of the Municipality's regulatory review process are expected to target more rural areas.

New Zoning Bylaw - Draft 2

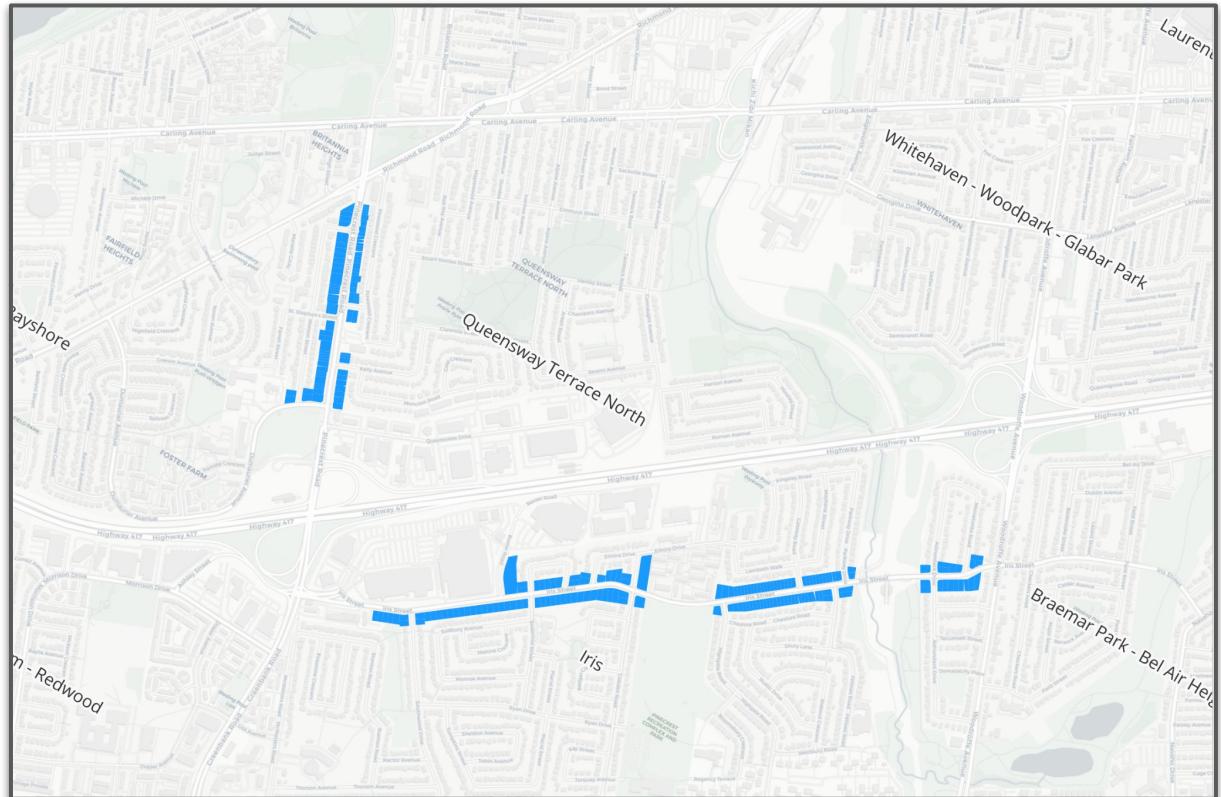
| Commercial / Mixed Use | | | | | Industrial / Employment | | | | Institutional | Other | | | | | Residential | | | | | Rural and Agriculture | | | |
|------------------------|------|-----|-----|------|-------------------------|-----|------|-----|---------------|-------|------|-----|------|------|-------------|-----|-----|------|-----|-----------------------|-----|-----|-----|
| H1 | NMU | MS1 | CM1 | RC | VM | IH | ME | RI | RG | INZ | T1 | SDB | DR | EP | REC1 | MH1 | N1A | N4A | RR | V1 | V2 | AG | GBF |
| H2 | NMU1 | MS2 | CM2 | RC1 | VM1 | IL | ME1 | RI1 | RG1 | LGZ | T2 | SDR | DR1 | EP1 | REC2 | MH2 | N1B | N4B | RR1 | V1A | V2A | AG1 | GBR |
| H3 | NMU2 | | RC2 | VM2 | | IM | ME2 | RI2 | RG2 | GRN | SDR1 | DR2 | EP2 | REC3 | MH3 | N1C | N4C | RR2 | V1B | V2B | AG2 | | |
| | NMU3 | | RC3 | VM3 | | ME3 | RI3 | RG3 | FAC | | SDP | DR3 | EP3 | | MH4 | N1D | N4D | RR3 | V1C | V2C | AG3 | | |
| | NMU4 | | RC4 | VM4 | | MR | RI4 | RH | FAC1 | | SDP1 | | EDA | | MH5 | N1E | N4E | RR4 | V1D | V2D | AG4 | | |
| | NMU5 | | RC5 | VM5 | | MR1 | RI5 | RH1 | FAC2 | | SDC | | EDA1 | | | N1F | N4F | RR5 | V1E | V2E | AG5 | | |
| | NMU6 | | RC6 | VM6 | | | RI6 | RH2 | FAC3 | | SDC | | EDA2 | | | N2A | N5A | RR6 | V1F | V3 | AG6 | | |
| | | | RC7 | VM7 | | | RI7 | RH3 | FAC4 | | | | EDK | | | N2B | N5B | RR7 | V1G | V3A | AG7 | | |
| | | | | VM8 | | | RI8 | | FAC5 | | | | EDK1 | | | N2C | N5C | RR8 | V1H | V3B | AG8 | | |
| | | | | VM9 | | | RIL | | | | | | EDK2 | | | N2D | N5D | RR9 | V1I | V4 | | | |
| | | | | VM10 | | | RIL1 | | | | | | | | | N2E | N5E | RR10 | V1J | V4A | | | |
| | | | | | | | RIL2 | | | | | | | | | N2F | N5F | RR11 | V1K | V4B | | | |
| | | | | | | | RIL3 | | | | | | | | | N3A | N6A | RR12 | V1L | V5 | | | |
| | | | | | | | RIL4 | | | | | | | | | N3B | N6B | RR13 | V1M | V5A | | | |
| | | | | | | | RIL5 | | | | | | | | | N3C | N6C | RR14 | | V5B | | | |
| | | | | | | | | | | | | | | | | N3D | N6D | RR15 | | V5C | | | |
| | | | | | | | | | | | | | | | | N3E | N6E | RR16 | | | | | |
| | | | | | | | | | | | | | | | | N3F | N6F | RR17 | | | | | |
| | | | | | | | | | | | | | | | | NU | RU | | | | | | |
| | | | | | | | | | | | | | | | | | | RU1 | | | | | |

Over 200 Zoning Codes!

Minor Corridor (CM)

Over 3,700 parcels up-zoned from Rx to CMx

- Meadowlands (R1)
- Pinecrest (R2)
- Iris (R1)
- Gladstone (R4)
- Donald (R4)
- Marier (R4)
- Tenth Line (R2-R4)
- Jeanne d'Arc (R1)
- Etc...



Neighbourhood Commercial “-c”

Only 225 parcels have “-c” designation

- Must include dwelling unit
- Ground / basement only
- 100 sq meters
- No dedicated parking

More of this please!



Proposed Zoning: N4B[478]



Corner stores will continue to be prohibited on these lots!

(these parcels used to have corner stores)

Infrastructure per Dwelling

| | Downtown | Inner Urban | Outer Urban | Suburban | |
|------------------------|----------|-------------|-------------|----------|------|
| Pipes (m) | 8.3 | 17.2 | 22.9 | 36.1 | 4.5x |
| Roads (lane m) | 7.0 | 13.6 | 17.5 | 25.5 | 3.5x |
| Sidewalk & Cycling (m) | 5.9 | 8.4 | 7.4 | 12.0 | 2x |
| Hydrants | 2.7 | 4.6 | 6.6 | 10.7 | 4x |
| Streetlights | 15.1 | 16.9 | 15.3 | 26.4 | 1.5x |

More stuff

Backup Slides

Leslie Park High vs. Low Density



R1 Residential Zoning



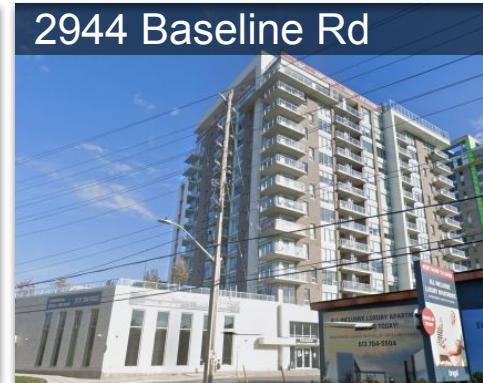
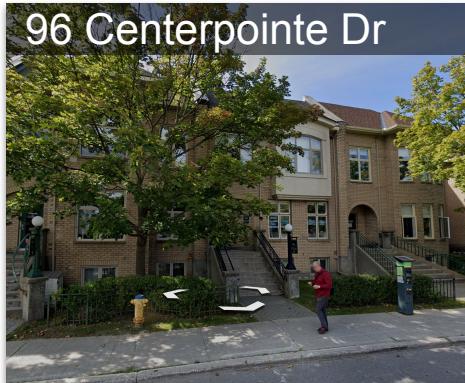
R3 & R4 Residential Zoning

| | | |
|------------------------------|---------------------|---------------------|
| 2024 Municipal Taxes Area | \$284,934 4.3 ha | \$455,437 4.1 ha |
|------------------------------|---------------------|---------------------|

Revenue Density \$66,263 / ha \$111,082 / ha

~2 x productive

College Ward Land Use Productivity



Assessed Value (\$)
Municipal Rev. (\$)
Zoning 2008-250
Area (ha)

1st \$106,449,000
1st \$1,759,099
Arterial Mainstreet
13.4 ha

\$772,000
\$13,261
General Mixed Use
0.02 ha

\$43,912,000
\$457,845
General Mixed Use
0.44 ha

Mun. Rev. by Area

\$131,269/ha

2nd \$775,547/ha

1st \$1,050,923/ha

8 x productive

2024 Municipal Tax
per Hectare (\$'000/ha)

