

Current Zoning Bylaw 2008-250

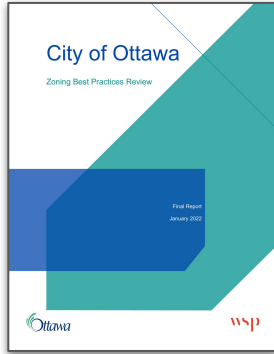


Table 2: Land Use Zone Typologies Across Sample of Municipalities

	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

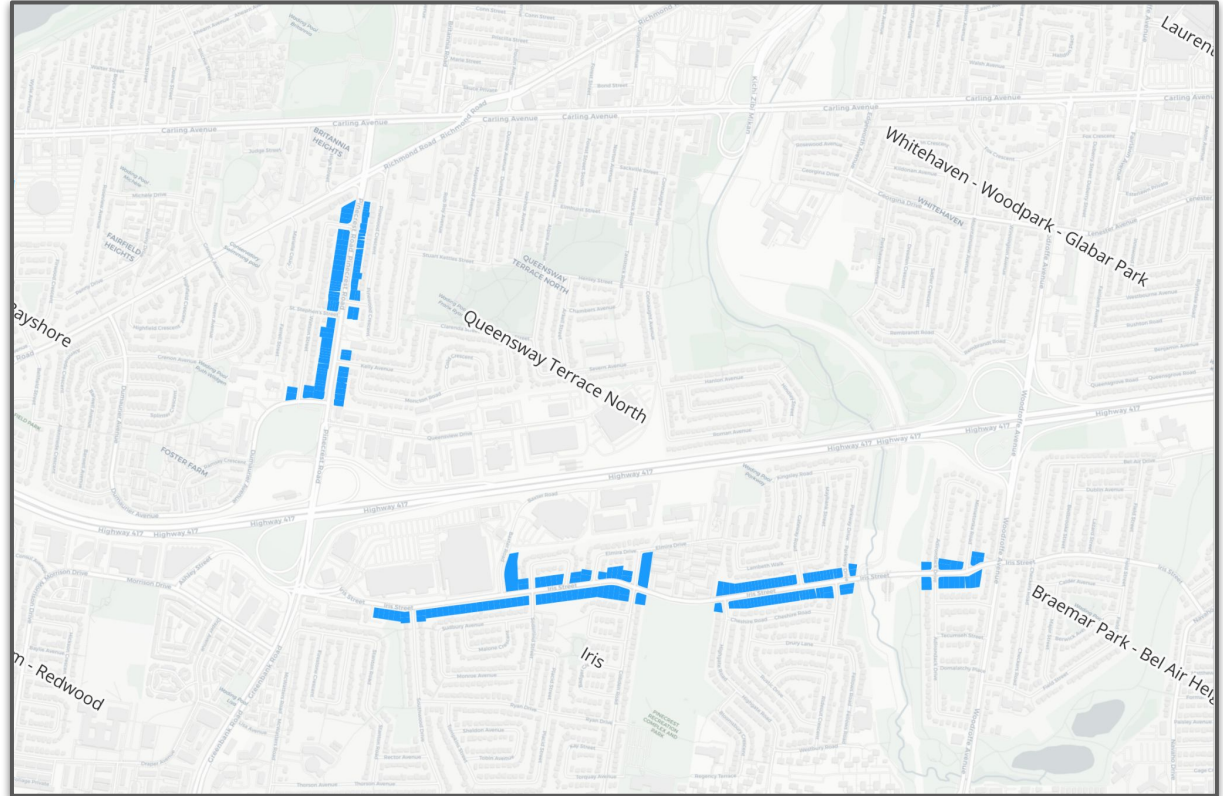
Commercial / Mixed Use						Industrial / Employment				Institutional	Other					Residential						Rural and Agriculture	
H1	NMU	MS1	CM1	RC	VM	IH	ME	RI	RG	INZ	T1	SDB	DR	EP	REC1	MH1	N1A	N4A	RR	V1	V2	AG	GBF
H2	NMU1	MS2	CM2	RC1	VM1	IL	ME1	RI1	RG1	LGZ	T2	SDR	DR1	EP1	REC2	MH2	N1B	N4B	RR1	V1A	V2A	AG1	GBR
H3	NMU2			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						
33						32				9	26					92						11	

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...

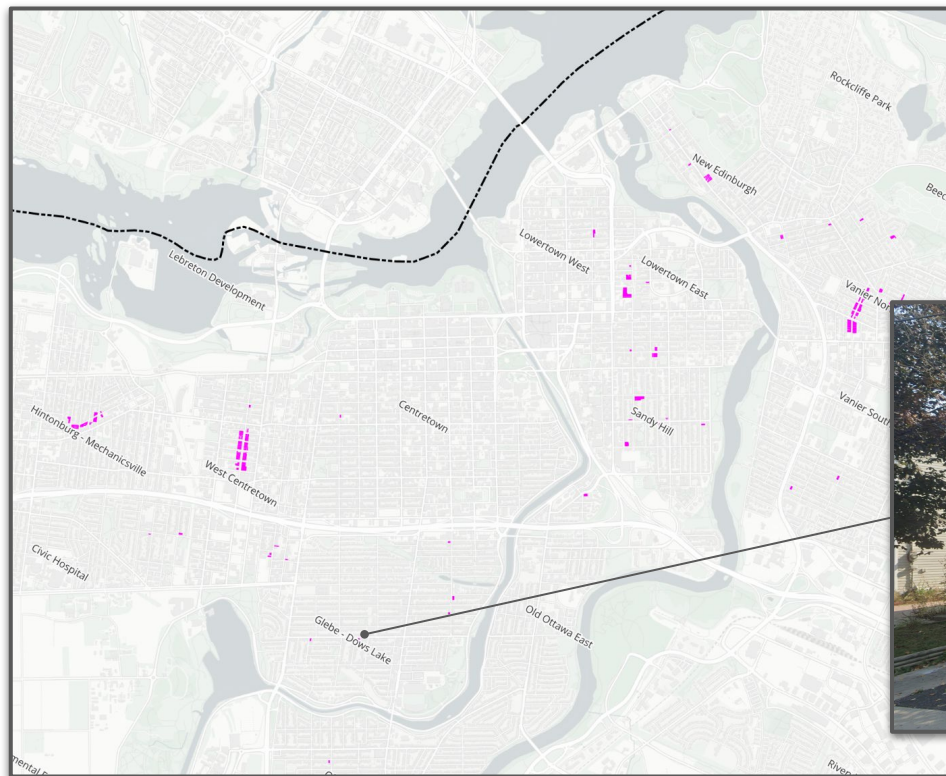


Neighbourhood Commercial “-c”

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



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)

