

Potential Bylaw Amendments for the Medium and Long-Term

Concept	Rationale
1. Expand the list of permitted uses in existing buildings.	Provide greater flexibility of uses within districts, allowing businesses to expand/change similar operations without the requirement of a land use redesignation.
2. Idea of a 'multipurpose use', where a list of compatible/ancillary uses could be approved through the first development permit. Example - allowing a retail store to sublease to a cafe without having to get additional City approval.	Reduce the number of applications required for compatible uses that do not have outdoor impacts.
3. Collapse some of the categories of uses such as Restaurant.	Allow for expansion/retraction of uses without the need for a development permit.
4. Create/modify a new use for urban warehouse/distribution.	Better accommodate a development trend.
5. Add more commercial uses to parks districts.	Allow for better utilization of park spaces throughout the City.
6. Outdoor Cafe – allow for new/expansions into existing parking areas or areas not adjacent to primary use.	Accommodate health, safety and social distancing requirements, as well taking advantage of as potential parking reforms.
7. Delete the use of Outdoor Cafe and indicate that an outdoor use is approved for all restaurants/drinking establishments, etc.	Allow all food/drink uses to have patios without the need for a development permit.
8. Allow Urban Agriculture in low density residential settings, including local food sales.	Accommodate existing requests to be able to grow food in low density residential gardens for sale.
9. For change of use to discretionary uses – eliminate the need to meet certain rules if in an existing building.	Existing buildings are hard to reconfigure to meet certain Bylaw requirements of today, particularly given original construction dates. This amendment will allow uses in these locations require fewer relaxations.
10. Review the location of uses and size maximums of uses in districts.	Aid in the reduction/collapsing of certain uses to create greater flexibility in use definitions and reduce the number of land use redesignations required to meet use definitions based on size.
11. Expand the Centre City Enterprise Area – with an opportunity to apply special rules to an area.	Provide opportunities provided in the Centre City Enterprise Area to be shared in other areas.
12. Potential changes to subdivision abilities.	Increased flexibility with regards to subdivision that could allow for subdivision of Backyard Suites.
13. Parking reform.	Align the existing Bylaw with plans for a renewed Bylaw, through reform/modernization of parking requirements.