

# ZONING CHANGE SUMMARY

## Residential Zones

<u>Regina Zoning Bylaw No.</u> <u>9250</u>	<u>Proposed Zoning Bylaw</u>	<u>Proposed Changes</u>
R1 – Residential Detached R2 – Residential Semi-Detached R8 – Residential Compact Housing DCD – 6  DCD – 8	RN – Residential Neighbourhood Zone	<ul style="list-style-type: none"> <li>• Two-unit detached/ semi-detached dwellings are now permitted building types.</li> <li>• Varying standards for minimum lot frontage depending on presence of rear lane access.</li> <li>• Restrictions on front yard motor vehicle access and front-facing garages on lots with rear lanes.</li> <li>• Restrictions on the width of front-facing attached garages.</li> <li>• Group care dwellings (including Supportive Living Homes, Individual and Family Social Service Homes and Special Care Homes) are now regulated the same as dwellings.</li> </ul>
R1A – Residential Older Neighbourhood Detached R3 – Residential Older Neighbourhood R4 – Residential Older Neighbourhood DCD – 4 DCD – 7 DCD – 11 DCD – 12 PUD – Planned Unit Development	RU – Residential Urban Zone	<ul style="list-style-type: none"> <li>• Two-unit detached/ semi-detached dwellings are now permitted building types.</li> <li>• Varying standards for minimum lot frontage depending on presence of rear lane access.</li> <li>• Restrictions on front yard motor vehicle access and front-facing garages on lots with rear lanes.</li> <li>• Restrictions on the width of front-facing attached garages.</li> <li>• Group Care Dwellings (including Supportive Living Homes, Individual and Family Social Service Homes, and Special Care Homes) are now regulated the same as dwellings.</li> </ul>
R4A – Residential Infill Housing R5 – Residential Medium Density DCD – 8  PUD – Planned Unit Development	RL – Residential Low-Rise Zone	<ul style="list-style-type: none"> <li>• New one-unit and two-unit detached dwellings are prohibited.</li> <li>• Low-rise multi-unit stacked buildings are now a permitted building type.</li> <li>• Secondary suites are now permitted in multi-unit row house buildings.</li> <li>• Minimum parking requirements for dwellings in multi-unit stacked buildings changed to be consistent with minimum parking requirements for dwellings in other building types.</li> <li>• Group care dwellings (including Supportive Living Homes, Individual and Family Social Service Homes and Special Care Homes) are now regulated the same as dwellings.</li> </ul>

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<p>R6 – Residential Multiple Housing</p>	<p>RH – Residential High-Rise Zone</p>	<ul style="list-style-type: none"> <li>• New one-unit and two-unit detached dwellings are prohibited in the zone.</li> <li>• High-rise multi-unit stacked buildings are now a permitted use.</li> <li>• Secondary suites are now permitted in multi-unit row house buildings.</li> <li>• Minimum parking requirements for dwellings in multi-unit stacked buildings changed to be consistent with minimum parking requirements for dwellings in other building types.</li> <li>• Group care dwellings (including Supportive Living Homes, Individual and Family Social Service Homes and Special Care Homes) are now regulated the same as dwellings.</li> </ul>
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<p>R7 –Residential Mobile Home</p>	<p>RMH – Residential Manufactured Home Zone</p>	<ul style="list-style-type: none"> <li>• Restrictions on front yard motor vehicle access and front-facing garages on lots with rear lanes.</li> <li>• Restrictions on the width of front-facing attached garages.</li> <li>• Group care dwellings (including a Supportive Living Home, an Individual and Family Social Service Home and a Special Care Home) are now regulated the same as dwellings.</li> </ul>
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## Mixed Zones

<u>Regina Zoning Bylaw No.</u> <b>9250</b>	<u>Proposed Zoning Bylaw</u>	<u>Proposed Changes</u>
NC – Neighbourhood Convenience	ML – Mixed Low-Rise Zone	<ul style="list-style-type: none"> <li>• Thresholds established for size of certain land uses.</li> <li>• Low-rise multi-unit stacked buildings are a permitted use.</li> <li>• A dwelling in a one-unit detached building is prohibited.</li> <li>• Encourages buildings without blank walls.</li> <li>• Motor vehicle parking requirements simplified to be based on the gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>
LC1 – Local Commercial		
LC2 – Local Commercial		
LC3 – Local Commercial		
DCD – 1		
DCD – 5		
DCD – 10		
DCD – 13		

MS – Mainstreet	MH – Mixed High-Rise Zone	<ul style="list-style-type: none"> <li>• High-rise multi-unit stacked buildings are a permitted use.</li> <li>• Light industrial uses that are compatible with residential and commercial development are considered.</li> <li>• Thresholds established for size of certain land uses.</li> <li>• Encourages buildings without blank walls.</li> <li>• Taller portions of buildings are required to be further from the street.</li> <li>• Motor vehicle parking requirements simplified to be based on the gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>
MX – Mixed Residential Business		
MAC – Major Arterial Commercial		
MAC3 – Major Arterial Commercial		

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## Mixed Zones (cont'd)

DSC – Designated Shopping Centre	MLM – Mixed Large Market Zone	<ul style="list-style-type: none"> <li>• Maximum height of multi-unit stacked buildings increased.</li> <li>• Some light industrial uses and medium to high density residential developments within mixed-use buildings or mixed-use developments are permitted.</li> <li>• Encourages buildings without blank walls.</li> <li>• Taller portions of buildings are required to be further from the street.</li> <li>• Motor vehicle parking requirements simplified to be based on the gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>
MAC – Major Arterial Commercial		
MAC3 – Major Arterial Commercial		
HC – Highway Commercial		
OA – Office Area	OA – Office Area	<ul style="list-style-type: none"> <li>• Dwelling uses are considered in the zone.</li> <li>• Floor area ratio and building height standards increased.</li> </ul>

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## Industrial Zones

<u>Regina Zoning Bylaw No.</u> <u>9250</u>	<u>Proposed Zoning Bylaw</u>	<u>Proposed Changes</u>
IP – Prestige Industrial Service	IP – Industrial Prestige	<ul style="list-style-type: none"> <li>• Zone restructured to encourage its use as a transition between residential areas and higher-intensity industrial areas.</li> <li>• More industrial uses allowed with all activity carried out indoors.</li> <li>• Limits have been placed on retail and wholesale.</li> <li>• Hotel and motel development is prohibited in this zone.</li> <li>• Motor vehicle parking requirements simplified to be based on the gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>
IA – Light Industrial IA1 – Light Industrial IT – Industrial Tuxedo Park IB – Medium Industrial IB1 – Medium Industrial DCD – 3	IL – Industrial Light Zone	<ul style="list-style-type: none"> <li>• Thresholds established for size of certain land uses.</li> <li>• Limits have been placed on retail and wholesale.</li> <li>• Motor vehicle parking requirements simplified to be based on the gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>
IC – Heavy Industrial IC1 – Heavy Industrial IB – Medium Industrial IB1 – Medium Industrial	IH – Industrial Heavy Zone	<ul style="list-style-type: none"> <li>• Uses with hazardous material/substances or potential to create nuisances are discretionary.</li> <li>• Motor vehicle parking requirements simplified to be based on the gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>

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## Direct Control Districts

<u>Regina Zoning Bylaw No.</u> <u>9250</u>	<u>Proposed Zoning Bylaw</u>	<u>Proposed Changes</u>
D – Downtown Zone	DCD - D – Downtown Direct Control District	<ul style="list-style-type: none"> <li>• Changed from a conventional zone to a Direct Control District.</li> <li>• Development regulations and design guidelines have been reorganized and reworded.</li> <li>• Removal of minimum motor vehicle parking requirement. Where voluntarily provided above a certain amount, motor vehicle parking has to be in parking structure.</li> <li>• Bicycle parking required for all uses.</li> <li>• Bicycle facilities such as showers and lockers required for some land uses.</li> </ul>
DCD – 14	DCD - LHP – Laneway Housing Pilot Direct Control District	<ul style="list-style-type: none"> <li>• The zone largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
DCD – 9	DCD – QP – Former Diocese of Qu’Appelle Lands Direct Control District	<ul style="list-style-type: none"> <li>• The zone largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
DCD – 2	DCD – SD – Saskatchewan Drive/North Railway Direct Control District	<ul style="list-style-type: none"> <li>• The zone largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>

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## Direct Control Districts (cont'd)

<p>Sites located within the Centre Square Neighbourhood including properties zoned TAR – Transitional Area Residential C – Contract &amp; MX – Mixed Residential Business</p>	<p>DCD – TAN – Transitional Area Neighbourhood District</p>	<ul style="list-style-type: none"> <li>• Changed from a conventional residential zone to a Direct Control District.</li> <li>• Includes new policy areas dedicated to mixed-use, institutional and open space activity.</li> <li>• Thresholds established for size of certain land uses.</li> <li>• Motor vehicle parking requirements simplified for non-dwelling uses to be based on gross floor area of the building.</li> <li>• Bicycle parking required for all uses.</li> </ul>
<p>Properties zoned WH – Dewdney Avenue Warehouse</p>	<p>DCD – WH – Dewdney Avenue Warehouse Direct Control District</p>	<ul style="list-style-type: none"> <li>• Changed from a conventional zone to a Direct Control District.</li> <li>• Encourages the reuse of existing buildings and makes new buildings discretionary.</li> <li>• No additional parking spaces other than the current parking spaces required for existing buildings.</li> <li>• Prohibits outdoor storage.</li> <li>• Bicycle parking required for all uses.</li> </ul>

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## Special Zones

<u>Regina Zoning Bylaw No.</u> <u>9250</u>	<u>Proposed Zoning Bylaw</u>	<u>Proposed Changes</u>
C – Contract	C – Contract Zone	<ul style="list-style-type: none"> <li>• The intent of this zone remains largely unchanged.</li> <li>• Specifies additional criteria that should be met for a site to be designated a contract zone.</li> <li>• Most existing contract zones recommended to be rezoned to a conventional zone.</li> </ul>
I – Institutional	I – Institutional Zone	<ul style="list-style-type: none"> <li>• The consolidated I - Institutional Zone largely remains similar to the existing I – Institutional and PS – Public Service zones.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
PS – Public Service		
UH – Urban Holding	UH – Urban Holding Zone	<ul style="list-style-type: none"> <li>• The consolidated UH – Urban Holding zone largely remains similar to the existing UH – Urban Holding and FW – Floodway zones.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
FW – Floodway zone		
RR – Railway	RW – Railway Zone	<ul style="list-style-type: none"> <li>• The zone largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
AC – Architectural Control District	AC – Architectural Control District Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
AP – Aquifer Protection	AP – Aquifer Protection Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>



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## Overlay Zones

<u>Regina Zoning Bylaw No.</u> <b>9250</b>	<u>Proposed Zoning Bylaw</u>	<u>Proposed Changes</u>
U – Residential Density	DEN – Residential Density Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
F – Floor Area	FA – Floor Area Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
FW – Floodway	FW – Floodway Overlay Zone	<ul style="list-style-type: none"> <li>• The FW – Floodway overlay carries over regulations from the existing FW – Floodway zone.</li> <li>• Development regulations have been reorganized in an overlay format to eliminate the potential of a property having two conventional zones.</li> </ul>
(H) - Holding	H – Holding Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
H – Height	HT – Height Area Overlay Zone	<ul style="list-style-type: none"> <li>• The overlay clarifies that it can be used to modify height and not just restrict height.</li> <li>• The overlay incorporates height limitations on buildings in the vicinity of the Airport to meet the requirements of the <i>Aeronautics Act</i>.</li> <li>• The overlay incorporates height limitations around the border of Wascana Centre to achieve the height policy in the Wascana Centre Master Plan.</li> </ul>

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## Overlay Zones (cont'd)

Sites listed under Section 6D.8.2	LGS – Laneway and Garden Suite Pilot Project Overlay Zone	<ul style="list-style-type: none"> <li>• This is a new overlay that carries over existing regulations implementing the Laneway and Garden Suite Pilot Project in established neighbourhoods.</li> <li>• Development regulations have been reorganized in an overlay.</li> </ul>
NEF – Airport Noise Attenuation	NEF – Noise Exposure Forecast Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Prohibits dwellings in the area of the 30 Noise Exposure Forecast and above.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
PL – Pipeline Corridor Setback	PL – Pipeline Corridor Setback Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>
Buildings and structures located within the Infill Boundary	RID – Residential Infill Development Overlay Zone	<ul style="list-style-type: none"> <li>• This is a new overlay implementing recommendations of the Proposed Infill Housing Guidelines.</li> <li>• The overlay prescribes additional requirements regarding front yard setback, side yard setback, first floor height, overall building height, and height transition between taller and small buildings.</li> </ul>
RW – Railway Setback Overlay	RS – Railway Setback Overlay Zone	<ul style="list-style-type: none"> <li>• This overlay largely remains unchanged.</li> <li>• Development regulations have been reorganized and reworded for clarity and consistency with the rest of the Bylaw.</li> </ul>