

	Highlights: Proposed Changes by Topic		
Topic	January 25, 2019 Proposed Bylaw Released for Public Review	May 15, 2019 Proposed Bylaw for First Reading of Council	June 17 & 18, 2019 Amended Bylaw resulting from Council Meetings (Public Hearing)
Garage Width Restrictions	Maximum width restrictions proposed for front-facing garages, allowing for single car garages on small lots and double car garages on large lots.	Removal of regulations related to maximum garage width in Residential Zones.	No further change
Zero Lot Development	Regulations that allow for the side of new building developments to be right along one property line with minimal space between the neighbouring property. Applicable in Residential Neighbourhood (RN) and Residential Urban (RU) zones.	Removal of regulations allowing new residential zero-lot developments.	No further change
Consolidation of Zones	Consolidation of zones and land uses into five main categories: Residential, Mixed-Use (replaces existing Commercial zones), Industrial, Direct Control Districts, and Special Zones. Reduction in number of zones, from 188 to 43.	The Public Service (PS) zone is carried over from <i>Regina Zoning Bylaw No. 9250</i> instead of being consolidated within the Institutional (I) zone as initially proposed.	Existing R1 – Residential Detached zone to remain as separate zone and not consolidated into proposed Residential Neighbourhood (RN) zone.
Bicycle Parking	Requirements in all zones to provide bicycle parking stalls for apartments and non-dwelling uses.	No change	No change

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Vehicle parking	Minimum of 1 required parking stall per dwelling in all residential areas. Parking for commercial/industrial/institutional uses will be calculated based on gross floor area of building Process to allow for parking reductions.	No change	No change
2-unit detached/semi-detached	Will be permitted in previous single dwelling neighbourhoods.	No change	R1 re-established as a separate zone and will continue to not allow 2-unit buildings.
Secondary Suites	Will be allowed in townhouse and semi-detached building forms.	No change	No change
Manufactured Home Parks	Purpose-built manufactured home parks will be allowed in other areas of the city.	No change	No change
Apartments	Will be allowed in more zones.	No change	No change
Smaller lots	Will be permitted in more residential zones as the development standards for minimum lot area and minimum lot frontage have been reduced.	No change	No change

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Residential Landscaping	Concrete will no longer be a permissible landscape material.	No change	No change
Lane/driveway access	Changes made to encourage rear lane access to homes.	No change	No change
Infill Overlay Regulations <ul style="list-style-type: none"> • Height • Front Yard Setback 	Development within existing neighbourhoods will have to be considerate of existing structures.	No change	Residential Infill Development (RID) Overlay zone amended to be consistent with recommendations in the Infill Housing Guidelines document with respect to being oriented towards the street, having massing that does not overwhelm the neighbouring homes and giving consideration to neighbour's access to sunlight.
Large format retail	Retail buildings above a certain size will be limited to Urban Centres/Corridors.	No change	No change
Light Industrial	Light industrial development will be permitted as part of mixed-use areas.	No change	No change
Buildings above 11 metres	Regulations allow for building higher than 11 metres in various zones.	Added regulations to make buildings above 11 metres discretionary if they contain a dwelling, are on a lot with a dwelling, are beside a lot with a dwelling, or are beside a lot zoned residential.	No further change
Recreation Service	Recreational service facilities such as fitness studios and	No change	Amend the regulations to make recreational service facilities a permitted use in Industrial

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Facilities in Industrial Zone	gyms are prohibited in industrial zones.		Light (IL) zones and discretionary in Industrial Heavy (IH) zones.
Performance Securities	N/A	Added provisions for the City to require a developer to provide a performance security as a condition of a development permit.	Remove performance security provisions from the proposed Zoning Bylaw.
Delegated Authority for Discretionary Use Decisions	Gives the Development Officer the authority to make decisions on discretionary use applications.	No change	Remove provisions from the proposed Zoning Bylaw to give the Development Officer the authority to make decision on discretionary use applications.
Two-Unit Buildings in RL Zone	Two-unit buildings with dwellings only allowed in the RL zone as part of a Planned Group.	No change	Amend the regulations to allow dwelling buildings with two or more units rather than three or more as currently proposed.
Side Yard Setbacks in RH Zone	Minimum side yard setback requirements for tall buildings simplified based on requirements in the existing Zoning Bylaw.	No change	Include a tier for minimum side yard setback requirements for buildings between 15 metres and 17.5 metres in height.
Lot Frontage for Front Access in RL Zone	A minimum lot frontage of 8.5 metres required for lot to have access from the fronting street.	No change	Reduce the minimum lot frontage requirement for allowing access to semidetached and townhouse buildings from the fronting street to 6.1 metres for interior units and 7.3 metres end units.