

SUMMARY AND RECOMMENDATION

1. **TEXT AMENDMENT:** Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown-Eastside/Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the License By-law.

Summary:

A. To amend the Zoning and Development By-law to: **1)** increase the allowable projection of covered porches into the front yard, and the basement area directly below, for multiple dwellings, in the RM-7/7N and RM-8/8N districts; **2)** allow an increase in the maximum number of storeys from two and partial third storey to three and a partial fourth storey for multiple dwellings with 4 or more dwelling units on sloping sites in the RM-7/7N district to improve liveability; **3)** add a definition for Theatre use in Section 2 Cultural and Recreational Uses to ensure consistency of interpretation and to provide clarification; **4)** amend the definition and regulations for Neighbourhood Grocery Store to establish the sale of groceries and convenience goods as the primary purpose and permit the selling and serving of prepared food as an ancillary use; **5)** clarify that a relaxation of the maximum floor space ratio of a building may be considered in exchange for the provision of a cultural facility in the C-3A, C-5, C-5A and C-6 and FC-1 districts; **6)** amend the RM-8/8N Districts Schedule to clarify that the maximum floor space ratio achievable through payment of amenity/affordable housing shares must comply with the District Schedule and the Zoning and Development By-law; **7)** allow a relaxation to the floor area distribution requirement for the first and second storeys for new development located in a floodplain in the RS-6 District Schedule; **8)** clarify that a laneway house is permitted only in conjunction with an existing one-family dwelling or one-family dwelling with a secondary suite; **9)** amend the RT-10 and RT-10N Districts Schedule to correct a referencing error; and **10)** amend the HA-1 and HA-1A and HA-2 District Schedules to correct a section numbering error.

B. To amend the Downtown Official Development Plan (DODP) and the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP) to clarify that a relaxation of the maximum floor space ratio of a building may be considered in exchange for the provision of a cultural facility.

C. To amend the RM-7 and RM-7N Guidelines to ensure that the guidelines are consistent with the above amendments to the RM-7/7N and RM-8/8N Districts Schedule.

Applicant: Acting General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Regular Council Meeting of March 8, 2016.

Recommended Approval: By the Acting General Manager of Planning and Development Services:

- A. THAT the by-law to amend the Zoning and Development By-law, generally as set out in Appendix A of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official

Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the License By-law", be approved.

- B. THAT the by-laws to amend the Downtown Official Development Plan and the Downtown-Eastside/Oppenheimer Official Development Plan, generally as set out in Appendices B and C of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the License By-law", be approved.
- C. THAT, subject to approval of the amended definition of Neighbourhood Grocery Store in Section 2 of the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for approval at the time of enactment of the amending by-law the related amendment to the License By-law, generally as set out in Appendix D of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the License By-law".
- D. THAT, subject to approval of the amendments to the RM-7/7N and RM-8/8N Districts Schedule, the Acting General Manager of Planning and Development Services be instructed to bring forward for approval at the time of enactment of the amending by-law, amendments to the RM-7 and RM-7N Guidelines, generally as set out in Appendix E of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the License By-law".

[TA - Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the License By-law]