

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines

Summary: To make amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 13, 2016.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT the application to undertake the following amendments to the Zoning and Development By-law, all generally as presented in Appendix A to the Policy Report dated November 14, 2016 entitled "Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines":
- (i) Section 11.19.1 to relax the maximum two person occupancy restriction for a residential unit associated with an artist studio to all Class A artist studios, and Class B artist studios that comply with the regulations in the Building By-law for a Class B artist studio with integrated residential quarters which came into force on October 31, 1999, in an IC-3, HA, RT-3 and C district;
 - (ii) Section 11.28.2(e) to clarify that a medical marijuana-related use is prohibited on any site other than a site located on a block where all or part of the street in that block has a painted center line;
 - (iii) the RM-8 and RM-8N and RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN District Schedules to remove the fees for density bonusing and re-insert the fees into a newly-created Schedule to the By-law;
 - (iv) the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN District Schedule to include an exclusion for amenity areas to a maximum of 10 percent of the total permitted floor area;
 - (v) the RM-7, RM-7N and RM-7AN, RM-8 and RM-8N and RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN District Schedules to exclude underground heating and mechanical equipment from the computation of floor area;
 - (vi) the FM-1 District Schedule to include Urban Farm - Class A as a conditional use; and
 - (vii) Section 3.2.DW of the HA and HA-1A , HA-2, FC-1, RT-3 and RM-3A District Schedules to correct a section reference;

be approved.

- B. THAT the application to amend Section 4 (a) of the Downtown Official Development Plan By-law to clarify a misrepresentation, generally as presented in Appendix B to the Policy Report dated November 14, 2016 entitled "Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines", be approved.
- C. THAT the Artist Studio Guidelines be amended to reflect the relaxation of the maximum two person occupancy restriction for a residential unit associated with an artist studio, generally in accordance with Appendix C to the Policy Report dated November 14, 2016 entitled "Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines";

FURTHER THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for adoption by Council the revised Artist Studio Guidelines, at the time of enactment of the by-law to amend the Zoning and Development By-law.

[TA - Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines]