

SUMMARY AND RECOMMENDATION

4. REZONING: Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule

Summary: To amend the Zoning and Development By-law and Joyce-Collingwood Station Precinct Plan to bring forward zoning changes, consequential amendments, and accompanying development policies and guidelines to manage future development. The proposed provisions include: a new J4 sub-area, including a six-storey District Schedule to facilitate the delivery of multi-family housing; mixed-use rezoning policies for Joyce and Euclid; revisions to the T2 sub-area boundary to allow townhouses and four-storey buildings; new ownership and rental opportunities; expanded commercial and live-work opportunities along Joyce Street; and public realm improvements.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 14, 2017.

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

- A. THAT Council approve the application to amend the Zoning and Development By-law to achieve the following:
- (i) Create a new district schedule for RM-10 and RM-10N zoning generally as set out in Appendix E of the Policy Report dated October 23, 2017 entitled "Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule";
 - (ii) Rezone lands as identified in Schedule A and B of Appendix E of the above Policy Report;
 - (iii) Revise Schedule F of the Zoning and Development By-law as set out in Appendix F of the above Policy Report; and
 - (iv) Create a new definition of "plaza," and identify "plaza" as an eligible amenity, as set out in Appendix E of the above Policy Report.
- B. THAT Council approve amendments to the Joyce Collingwood Station Precinct Plan to:
- (i) Include new sub-area policies for designated areas between Euclid Avenue and Kingsway as outlined in Appendix A of the Policy Report dated October 23, 2017 entitled "Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule";

- (ii) Amend the existing "T2" sub-area policies as described in Appendix B of the above Policy Report;
 - (iii) Clarify existing policy and design guidelines, as outlined in Appendices C and D of the above Policy Report; and
 - (iv) Set Community Amenity Contribution targets of \$64.58 per square metre (\$6 per sq. ft.) in sub-area J4.
- C. THAT, subject to the enactment of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for Council approval, at the time of enactment of such amending by-laws, related amendments to the following bylaws and policies:
- (i) Parking By-law, generally in accordance with Appendix F of the Policy Report dated October 23, 2017 entitled "Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule"; and
 - (ii) Subdivision By-law, generally in accordance with Appendix F of the above Policy Report.
- D. THAT the application to amend the Sign By-law to establish regulations for the new RM-10 District Schedule, generally as set out in Appendix G of the Policy Report dated October 23, 2017 entitled "Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule", be approved.
- E. That, subject to the enactment of the amendments to the Zoning and Development By-law, Council resolves to allow the expansion of Live-Work as a use outside the DD, DEOD, HA-1/1A and HA-2 Districts.
- F. THAT, at the time of enactment of amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption the RM-10 and RM-10N Guidelines, generally in accordance with Appendix G of the Policy Report dated October 23, 2017 entitled "Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule".
- G. THAT, at the time of enactment of amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption related amendments to the Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix H of the Policy Report dated October 23, 2017 entitled "Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six-Storey District Schedule".

**[RZ - Joyce Collingwood Station Precinct Plan Sub-Area Amendments
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