

## SUMMARY AND RECOMMENDATION

**2. REZONING: Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law**

**Summary:** To amend the Zoning and Development By-law to increase opportunities for housing choice and to strengthen shopping nodes in Grandview-Woodland. If approved, the proposed zoning changes would introduce new district schedules RM-11/RM-11N and RM-12N, amend the C-2 District Schedule, and rezone certain areas from RS-1, RS-5, RS-7, RT-4, RT-5, and RT-5N to RM-11, RM-11N, RM-12N, or C-2.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 5, 2018.

**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 new district schedules for RM-11, RM-11N, and RM-12N zoning generally as set out in Appendix A of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”;
  - (ii) Amend the C-2 District Schedule generally as set out in Appendix A of the above Policy Report;
  - (iii) Revise Schedule F of the Zoning and Development By-law as set out in Appendix A of the above Policy Report; and
  - (iv) Rezone those areas shown outlined in bold in Schedule A of Appendix A of the above Policy Report from RS-1, RS-5, RS-7, RT-4, RT-5, and RT-5N to RM-11, RM-11N, RM-12N, or C-2;
- in order to increase opportunities for housing choice and strengthen shopping nodes.
- B. THAT the application to amend the Sign By-law to establish regulations for the new RM-11, RM-11N, and RM-12N districts, generally as set out in Appendix B of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”, be approved.

- 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 Parking By-law, generally in accordance with Appendix B of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”.
- D. 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 Subdivision By-law, generally in accordance with Appendix B of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”.
- E. THAT, at the time of enactment of the 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 RM-11 and RM-11N Guidelines, and RM-12N Guidelines, generally in accordance with Appendix C, of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”.
- F. THAT, at the time of enactment of the 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 amended C-2 Guidelines generally in accordance with Appendix C of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”.
- G. THAT, at the time of enactment of the 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 D of the Policy Report dated May 22, 2018, entitled “Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law”.
- H. THAT A through G be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- I. THAT Council direct staff to undertake additional technical analysis and public consultation on potential land use changes in the following areas, as part of the next phase of Grandview-Woodland Community Plan implementation:

- (i) “Nanaimo East” area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street;
- (ii) 2300-block of Charles Street (south side) / Kitchener Street (north side); and
- (iii) 2400-block of East 12th Avenue (south side) / Grandview Highway North.

**[RZ – Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law]**