

SUMMARY AND RECOMMENDATION

2. TEXT AMENDMENT: Temporary Modular Housing Definition and Regulations; Proposed Amendments to Existing City-Owned CD-1 Sites, and Design Guidelines

Summary: To make amendments to the Zoning and Development By-law to introduce a definition and associated regulations for Temporary Modular Housing (TMH). TMH Design Guidelines are also proposed to support the implementation of this innovative housing type. Further amendments are also proposed to allow TMH on four City-owned CD-1 sites to enable additional supply of housing units as Vancouver continues to face increasing rents and decreasing vacancy rates.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of November 1, 2016.

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

- A. THAT the application to amend the Zoning and Development By-law to:
- (i) introduce a definition and regulations for Temporary Modular Housing generally in accordance with Appendix A; and
 - (ii) amend the text of the following CD-1 By-laws to permit Temporary Modular Housing in the CD-1 districts:
 - CD-1 (181), By-law No. 6041 for 2610 Grandview Highway,
 - CD-1 (210), By-law No. 6313 for 4170 Nanaimo St.
 - CD-1 (247), By-law No. 6533 for 3098 S. E. Marine Dr., and 3099 E. Kent, Avenue N., and
 - CD-1 (310), By-law No. 7189 for 3590 Copley St., 2275 Vanness Ave., 2285 Vanness Av., 2295 Vanness Av., 2303 Vanness Av., 2317 Vanness Av., 2319 Vanness Av., 2327 Vanness Av., 2335 Vanness Av., 2343 Vanness Av., 2349 Vanness Av., 2355 Vanness Av., 3560 Walker St., 3566 Walker St., 3570 Walker St., 3576 Walker St., 3580 Walker St., 3582 Walker St., 3586 Walker St. and 3590 Walker St.

be approved.

- B. THAT, subject to approval of the amendment to the Zoning and Development By-law, the *Temporary Modular Housing Guidelines*, generally as presented in Appendix C, be approved in principle;

FURTHER THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the *Temporary Modular Housing Guidelines* at the time of enactment of the by-law for adoption by Council.

- C. THAT, Council instruct staff to continue to explore opportunities to enable additional temporary modular housing across the City on a priority basis.

D. THAT A through C be adopted on the following conditions:

- (i) THAT the 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.

**[TA -Zoning and Development By-law and various CD-1 by-laws
regarding Temporary Modular Housing]**