

SUMMARY AND RECOMMENDATION

9. REZONING: Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - 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 provide additional incentives for the retention of character houses. If approved, the proposed changes would amend the RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule; rezone certain areas from RT-4, RT-4N, RT-5A, RT-5AN, RS-1, RS-4 and RS-7, all to RT-5/5N; and amend the RT-6 District Schedule.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 25, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application to amend the Zoning and Development By-law in order to:
- (i) Amend the RT-5, RT-5A, RT-5N and RT-5AN Districts Schedule generally as set out in Appendix A of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law", but subject to the revisions proposed after referral to public hearing as outlined in the memorandum dated September 7, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law - Enactment Update";
 - (ii) Rezone those areas shown outlined in bold on Schedule A of Appendix A of the same report from RT-4, RT-4N, RT-5A, RT-5AN, RS-1, RS-4 and RS-7, all to RT-5 and RT-5N; and
 - (iii) Amend the RT-6 District Schedule generally as set out in Appendix A of the same report, but subject to the revisions proposed after referral to public hearing as outlined in the memorandum dated September 7, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law - Enactment Update".;

in order to increase opportunities for housing choice and provide additional incentives for the retention of character houses, be approved.

- B. THAT the application to amend the applicable Sign By-law to establish regulations for the amended RT-5, RT-5N and RT-6 districts, generally as set out in Appendix B of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law", be approved.
- C. THAT the Director of Legal Services be instructed to bring forward for Council approval, at the time of enactment of the amendments to the Zoning and Development By-law, related amendments to the Parking By-law, generally in accordance with Appendix B of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law".
- D. THAT the Director of Legal Services be instructed to bring forward for Council approval, at the time of enactment of the amendments to the Zoning and Development By-law, related amendments to the Subdivision By-law, generally in accordance with Appendix B of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law".
- E. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amendments to the Zoning and Development By-law, amended RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines, generally in accordance with Appendix C of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law", but subject to the revisions proposed after referral to public hearing as outlined in the memorandum dated September 7, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law - Enactment Update".
- F. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amendments to the Zoning and Development By-law, related amendments to the Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix D of the Policy Report dated July 13, 2017, entitled "Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law".
- G. THAT A through F 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.

[TA - Increasing Housing Choice and Character Retention Incentives in the Mount Pleasant and Grandview-Woodland Communities - Proposed Amendments to the Zoning and Development By-law]