

SUMMARY AND RECOMMENDATION

5. TEXT AMENDMENT: Miscellaneous Amendments - Zoning & Development, Sign and Sign Fee Bylaws

Summary: To make miscellaneous amendments to Section 2 of the Zoning and Development By-law, Section 3.2.M in the M-1A District Schedule, Section 4.7.9(c) in the RM-8 and RM-8N Districts Schedule, Sections 2.2.DW, 3.2.DW, 4.1.2, 4.7.15(c), 4.16 and 4.19.1 in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, and Section 4.7.2 in the RT-6 District Schedule; to the Sign By-law, including Section 5.1, Section 7, Parts 9 through 14 to clarify regulations on awning, canopy, first storey fascia and projecting signs, and to update Schedule A; and to the Sign Fee By-law to correct the re-inspection fee and to clarify fees for billboard signs, revisions to sign permits and for Sign By-law amendment applications. The amendments improve clarity, update terminology, address inadvertent omissions and help to streamline the development review process.

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, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve the application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Policy Report dated November 14, 2017, entitled "Miscellaneous Amendments - Zoning & Development, Sign and Sign Fee Bylaws", to achieve the following:
- (i) amend the definition for General Office in Section 2 to correct a reference to Digital Entertainment and Information Communication Technology;
 - (ii) amend Section 3.2.M in the M-1A District Schedule to replace an obsolete reference to Software Manufacturing with Information Communication Technology Manufacturing;
 - (iii) amend Section 4.7.9(c) in the RM-8 and RM-8N Districts Schedule to add a floor area exclusion for heating and mechanical equipment;
 - (iv) amend the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule to:
 - 1. amend Sections 2.2.DW and 3.2.DW to prevent the development of One-Family Dwellings and One-Family Dwellings with Secondary Suite on newly consolidated sites;

2. add the following conditional uses to Section 3.2.DW to provide more options for small multi-family development:
 - One-Family Dwelling on sites with more than one principal building;
 - One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
 - Two-Family Dwelling on sites with more than one principal building;
 - Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
 3. add a new Section 4.1.2 to specify that the minimum site area is 334 m² for the following uses:
 - One-Family Dwelling on sites with more than one principal building;
 - One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
 - Two-Family Dwelling on sites with more than one principal building;
 - Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
 4. add a floor area exclusion for heating and mechanical equipment to Section 4.7.15(c);
 5. delete Section 4.16 to remove building depth requirements;
 6. amend Section 4.19.1 to delete the words “in combination with a multiple dwelling or freehold rowhouse”; and
- (v) amend Section 4.7.2 in the RT-6 District Schedule, approved by Council on October 3, 2017, to remove an incorrect reference to a floor area increase.

B. THAT Council approve the application to amend the Sign By-law, generally as presented in Appendix B of the Policy Report dated November 14, 2017, entitled “Miscellaneous Amendments - Zoning & Development, Sign and Sign Fee By-laws” and in the memorandum dated November 21, 2017, entitled “RTS No. 12259 - Miscellaneous Amendments to the Zoning and Development, Sign, and Sign Fee By-laws”, to achieve the following:

- (i) amend the Table of Contents to correct a numbering error;
- (ii) amend Section 5.1 to add a new clause to prohibit flashing, blinking or intermittent illumination on signs;

- (iii) amend Section 5.6 to prohibit a sign from being located on a site between a building line and an adjoining or projected street or lane;
- (iv) amend Section 7, Table 1 to correct a typographical error;
- (v) amend the regulations for awning signs in Parts 9 through 14 to clarify that awning signs cannot be located on the same frontage of premises as first storey fascia signs, on premises with a frontage that is less than 30 m in length;
- (vi) amend the regulations for canopy signs in Parts 9, 11, 12, 13 and 14 to clarify that canopy signs cannot be located on the same frontage of premises as first storey fascia signs, on premises with a frontage that is less than 30 m in length;
- (vii) amend the regulations for first storey fascia signs in Parts 9 through 14 to add a provision that clarifies that first storey fascia signs cannot be located on the same frontage of premises as awning signs or canopy signs, on premises with a frontage less than 30 m in length;
- (viii) amend the regulations for second storey fascia signs in Parts 9 through 14 to clarify that the requirement for a second storey fascia sign to be located between the second and third storey windows only applies to buildings with more than two stories;
- (ix) amend the regulations for projecting signs in Parts 9 through 13 to:
 1. clarify that projecting signs are to be located on the frontage of a first storey premises;
 2. clarify that multi-storey buildings may also have a projecting sign that includes either the name of occupants of the building or the building name: buildings with a frontage that is less than 100 m long may have one and buildings with a building frontage 100 m or longer may have two;
 3. allow more flexibility for locating projecting signs on the frontage of a premises; and
- (x) amend Schedule A to remove reference to an obsolete CD-1 district and to add CD-1 districts that were inadvertently omitted from the new Sign By-law.

C. THAT Council approve the amendment the Sign Fee By-law, generally as presented in Appendix C of the Policy Report dated November 14, 2017, entitled "Miscellaneous Amendments - Zoning & Development, Sign and Sign Fee Bylaws" and in the memorandum dated November 21, 2017, entitled "RTS No. 12259 - Miscellaneous Amendments to the Zoning and Development, Sign, and Sign Fee By-laws", to achieve the following:

- (i) amend Section 1.1, Permit Application Fee, to clarify the permit application fee for a billboard sign subject to Part 15 Director of Planning Review;

- (ii) amend Section 1.2, Re-Inspection Fee, to increase the re-inspection fee from \$169 to \$184 to reflect a similar fee increase for a building permit re-inspection fee;
- (iii) amend Section 1.4, Fee for Revisions to Sign Permit, to clarify that the fee of \$45 is per hour or portion thereof; and
- (iv) amend Section 1.5 of Schedule 1, Sign By-law Amendment Application Fees, to correct an error of omission, by adding a reference to Schedule B.

[TA - Miscellaneous Amendments - Zoning & Development, Sign and Sign Fee Bylaws]