

## SUMMARY AND RECOMMENDATION

**2. TEXT AMENDMENT: Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines**

**Summary:** The Development and Building Regulatory Review is a major review of the City's land use regulations and policies and has been identified as a corporate priority to improve service delivery. As part of the initial phase of work, various amendments are proposed to the Zoning and Development By-law, the Downtown Official Development Plan, and various land use and development guidelines and policies to simplify and update the regulations and streamline permit review processes.

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

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 19, 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, generally as presented in Appendix A of the Policy Report dated June 1, 2018, entitled "Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines", to amend:
- (i) the intent statements for the RS District Schedules to better reflect the form of development in those districts;
  - (ii) Section 4.17 in the RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules to allow more than one front door;
  - (iii) Section 4.4.1 (d) in the RS-1 District Schedule and 4.4.3 in the RS-3 and RS-3A Districts Schedule to allow covered porches to extend further into the front yard;
  - (iv) Section 11.19 to remove occupancy limits for a Residential Unit Associated with an Artist Studio;
  - (v) Section 2.2.A of the FC-2, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1B and M-2 District Schedules to exclude Artist Studio from the requirement for a wall separating accessory retail from all other uses;

- (vi) references to the Director of Planning and Development Permit Board, throughout the by-law, to clarify authority and improve consistency of language; and
  - (vii) an incorrect reference in Section 4.5.3 of the RS-4 District Schedule.
- B. THAT Council approve the application to amend the Downtown Official Development Plan generally as presented in Appendix B of the Policy Report dated June 1, 2018, entitled “Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines”, to amend Section 3.9 to reduce the number of reviews required by City Council for development permit applications seeking an increase in floor area when a heritage building is being conserved.
- C. THAT Council amend various land use and development guidelines and policies to correct inconsistencies and minor reference errors and repeal several outdated or superseded policies and guidelines, generally in accordance with Appendix C of the Policy Report dated June 1, 2018, entitled “Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines”.

**[TA – Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines]**