

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT: Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan**

**Summary:** To amend the Downtown Official Development Plan to allow hotel as a conditionally permitted land use within Area N up to 5.0 FSR or to the density of existing hotels if higher, and within Area L1 up to 1.0 FSR. Two associated zoning policies are recommended, a hotel conversion policy and a policy that supports future opportunities for hotel development. The intention is to moderate the loss of hotel rooms and encourage new hotels. Further work will be undertaken as part of future planning programs including the Broadway Plan and City Core 2050.

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

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 10, 2018.

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

- A. THAT, in order to retain hotel uses downtown, Council approve the application to amend the *Downtown Official Development Plan* to add hotel as a conditionally permitted land use in Area N and Area L1, generally as set out in Appendix A of the Policy Report dated June 28, 2018, entitled “Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan”.
- B. THAT Council adopt the *Interim Hotel Development Policy*, generally as presented in Appendix B of the Policy Report dated June 28, 2018, entitled “Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan”, to inform community planning initiatives and for the consideration of rezoning and development applications and enquiries.

EXCEPT THAT Section 2 of the proposed interim policy be amended to delete the following text:

**“Hotel Facilities** - New hotels will be required to have lobby areas for checking in guests and back of house facilities for housekeeping staff. Hotel floor plans and facilities should be clearly distinguishable from a residential building.”

- C. THAT Council direct staff to continue monitoring the supply of hotel rooms and consider policy options and zoning supportive of hotel development as part of future planning programs including the Broadway Plan and City Core 2050.

**[TA – Interim Hotel Development Policy and Related Amendments to the Downtown Official Development Plan]**