

## SUMMARY AND RECOMMENDATION

**6. REZONING: Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice**

**Summary:** To rezone the RT-7 and RT-8 districts in Kitsilano to RT-5, applicable in Mount Pleasant and Grandview Woodland, to improve incentives for character house retention and infill, and to increase housing choices to include laneway houses and secondary suites within two-family dwellings; and to rezone RT-10 in Kensington-Cedar Cottage to RT-11, applicable in Norquay Village, to equalise the permitted density for the “small house/duplex” developments permitted in both neighbourhoods, to improve incentives for character house retention and infill, and to include the additional housing choices of laneway houses and secondary suites within two-family dwellings.

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

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 24, 2018.

**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 set out in Appendix A of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice”, to:
  - (i) rezone the RT-7 and RT-8 Districts to RT-5 to increase housing choice and to provide consistency in the administration of RT zones in similar historical neighbourhoods, and repeal the existing RT-7 and RT-8 District Schedules; and
  - (ii) rezone the RT-10 and RT-10N Districts to RT-11 and RT-11N to increase housing choice and to provide consistency in the administration of these similar “small house/duplex” RT zones, and repeal the existing RT-10 and RT-10N District Schedules.
- B. THAT the application to amend the Sign By-law to remove reference to the RT-7, RT-8 and RT-10 Districts, generally as set out in Appendix B of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice”, be approved.
- C. THAT, subject to the enactment of the amendments to the Zoning and Development By-law, 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 as set out in Appendix C of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice”.

- D. THAT, subject to the enactment of the amendments to the Zoning and Development By-law, 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 as set out in Appendix C of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice”.
- E. THAT, subject to the enactment of the amendments to the Zoning and Development By-law, Council repeal the Kitsilano RT-7 and RT-8 Guidelines and instruct the General manager of Planning, Urban Design and Sustainability to bring forward for Council adoption revised RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines to incorporate aspects of the RT-7 and RT-8 Design Guidelines, generally as set out in with Appendix D of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice”.
- F. THAT, subject to the enactment of the amendments to the Zoning and Development By-law, Council repeal the RT-10 and RT-10N Small House/Duplex Guidelines.
- G. 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, revised Norquay Village Character House and Retention Guidelines, generally as set out in Appendix E of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice”.
- H. THAT A through G 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.

**[RZ – Amendments to the Zoning and Development By-law for RT-7 and RT-8 Zones (Kitsilano) and RT-10 and RT-10N Zones (Kensington-Cedar Cottage) to Increase Housing Choice]**