

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT: Miscellaneous Amendments - Zoning and Development By-law and Sign Fee By-law**

**Summary:** To make miscellaneous amendments to the Zoning and Development By-law and the Sign Fee By-law to improve clarity, update references and correct inadvertent errors or omissions.

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

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of December 10, 2019.

**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 Referral Report dated November 13, 2019, entitled "Miscellaneous Amendments - Zoning and Development By-law and Sign Fee By-law", to:
- (i) remove Section 4.17.1 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D and RM-6 District Schedules based on superceding policies in the West End Community Plan for infill housing and lane activation;
  - (ii) amend section 3.2.1(h) to give the Director of Planning the discretion to relax dwelling unit density regulations in district schedules for Low Operational Cost Housing where, due to conditions peculiar either to the site or the proposed development, literal enforcement would result in unnecessary hardship; and
  - (iii) make various housekeeping amendments to correct section references, to correct typographical, grammatical and formatting errors, to correct errors and omissions to the HA-1 and HA-1A districts schedule when an outdated version of the districts schedule was used, to update a map with current street reference and property lines, and to amend certain sections that were inadvertently missed when the consequential updates to section 10 and 11 references were enacted by Council in July 2019.
- B. THAT council approve the application to amend the Sign Fee By-law, generally as presented in Appendix B of the Referral Report dated November 13, 2019, entitled "Miscellaneous Amendments - Zoning and Development By-law and Sign Fee By-law" to correct an omission by including an additional reference.

**[TA – Miscellaneous Amendments - Zoning and Development By-law and Sign Fee By-law]**