

SUMMARY AND RECOMMENDATION

3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts

Summary: To amend the Zoning and Development By-law to add a definition of “residential rental tenure” to Section 2; and to amend the C-2, C-2B, C-2C, and C-2C1 District Schedules to encourage development of secured rental housing by enabling six-storey, mixed-use development in select areas of the city, if all dwelling units are residential rental tenure. A maximum building height of 22.0 metres (72 feet) and a floor space ratio (FSR) of up to 3.7 are proposed for mixed-use residential rental tenure buildings. In combination with the proposed zoning amendments for residential rental tenure, additional amendments are proposed to the C-2, C-2B, C-2C, and C-2C1 District Schedules to simplify regulations for all other development.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Council Meeting of June 23, 2020.

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 May 27, 2020, entitled “Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts” to:
- (i) in Section 2, add a definition for “residential rental tenure” to enable zoning for rental housing; and
 - (ii) in the C-2, C-2B, C-2C, and C-2C1 District Schedules:
 - a. allow for six-storey mixed-use buildings development where the entire residential portion of the building is secured as residential rental tenure, in certain areas of the districts as identified in the draft by-law;
 - b. improve local shopping areas by requiring a minimum amount of commercial retail use and by allowing an additional 2.2 m in overall building height for greater floor-to-floor ceiling heights in commercial retail units; and
 - c. ensure that the setback requirements for the new residential rental tenure align with the current regulations for regular residential development.
- B. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council’s consideration new associated C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, generally as set out in Appendix B of the Referral

Report dated May 27, 2020, entitled “Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts”.

- C. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council’s consideration amended C-2 Guidelines and C-2B, C-2C, and C-2C1 Guidelines, generally as set out in Appendix C and Appendix D of the Referral Report dated May 27, 2020, entitled “Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts”.
- D. THAT, subject to approval of the amendments to the Zoning and Development By-law, Council approve consequential amendments to the Secured Rental Policy, generally as set out in Appendix E of the Referral Report dated May 27, 2020, entitled “Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts”, to reflect implementation of the district schedule changes in commercial areas.
- E. THAT A through D 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.

[Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts]