

SUMMARY AND RECOMMENDATION

4. Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores

Summary: To amend the Zoning and Development By-law to reduce restrictions for small neighbourhood grocery stores, including removing date restrictions that prevent new businesses, updating residential uses associated with Neighbourhood Grocery Stores, and amending all residential District Schedules, with the exception of RA-1 and FM-1, to ensure that Neighbourhood Grocery Store is a permitted use.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Council Meeting of November 24, 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 November 10, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores" in order to:
- (i) amend the Additional Regulations for Neighbourhood Grocery Store in Section 11.24 to (a) remove the requirement that these stores be "existing as of July 29, 1980"; (b) clarify that Neighbourhood Grocery Stores are allowable uses in all RS, RT, and RM districts; and (c) authorize additional review of applications for new neighbourhood grocery stores;
 - (ii) amend all residential District Schedules, with the exception of RA-1 and FM-1, to (a) ensure that Neighbourhood Grocery Store is a permitted use in the schedules; and, (b) remove the aforementioned date requirements associated with this use; and
 - (iii) amend and streamline associated dwelling uses for Neighbourhood Grocery Stores.
- B. THAT A 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.
- C. THAT Council receive for information an update on the anticipated next steps associated with advancing neighbourhood grocery stores and small scale neighbourhood commercial as part of the Complete, Connected, and Culturally Vibrant Neighbourhoods program within the Vancouver Plan process, generally as presented in the Referral Report dated November 10, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores”.

**[Employment Lands and Economy Review Quick Start Actions:
Initial Zoning and Development By-law Amendments to Support
Neighbourhood Grocery Stores]**