

2. Zoning and Development By-law Amendments for Mass Timber Construction

Summary: To amend the Zoning and Development By-law to support mass timber construction in new buildings that are seven storeys or higher. The proposed amendments would define mass timber buildings, allow a variance for maximum building height of up to 18 centimetres per floor, and allow design flexibility for mass timber buildings in all zones.

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.

THAT Council approve the application to amend the Zoning and Development By-law to introduce a definition for mass timber building, and variances to regulations for height, yards, setbacks, site coverage, building depth, and external design, to provide more flexibility to enable mass timber projects, generally as presented in Appendix A of the Referral Report dated October 26, 2020, entitled "Zoning and Development By-law Amendments for Mass Timber Construction".

[Zoning and Development By-law Amendments for Mass Timber Construction]