

## SUMMARY AND RECOMMENDATION

**2. Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts**

**Summary:** To amend the Rental Housing Stock Official Development Plan (RHS ODP) to extend the requirement for one-for-one replacement of existing rental housing units to the C-2, C-2B, C-2C, and C-2C1 zoning districts. The RHS ODP currently requires rental replacement in new developments comprising three or more units in certain RM, FM and CD-1 zoned areas in the city. This amendment will further protect the existing rental stock by expanding the RHS ODP requirements to these other districts.

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

**Referral:** This item was referred to Public Hearing at the Council Meeting of February 9, 2021.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approves the application to amend the Rental Housing Stock ODP, generally in accordance with Appendix A of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts", to add the C-2, C-2B, C-2C, and C-2C1 districts.
- B. THAT Council also approves the consequential amendments to the Zoning and Development By-law, generally in accordance with Appendix B of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts".
- C. THAT, at the time of enactment of the By-law to amend the Rental Housing Stock Official Development Plan, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval amendments to the Strata Title and Cooperative Conversion Guidelines, generally as set out in Appendix C of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts".
- D. THAT A through C be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other 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 expenditures or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; 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.

**[Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts]**