

SUMMARY AND RECOMMENDATION

4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

Summary: To amend the Zoning and Development By-law to allow development of up to six storeys in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility.

Applicant: General Manager of Planning, Urban Design and Sustainability

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

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

- A. THAT Council approves the application to amend the Zoning and Development By-law to allow development of up to six stories in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility, generally as set out in Appendix A of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts".
- 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 amended RM-3A, RM-4, and RM-4N Guidelines for Social Housing, generally as set out in Appendix B of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts".
- C. THAT Recommendations A and B 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 Social Housing in the
RM-4 and RM-3A Zoning Districts]**