

SUMMARY AND RECOMMENDATION

4. Piloting Regulatory Changes to Support Commercial Renovations and Small Business

Summary: To amend section 4.8 of the Zoning and Development By-law to exempt low risk, low impact changes of use in commercial zones from the requirement to submit a Development Permit for a pilot period of 24 months. The exemption would apply to businesses changing within the following use categories: General Office, Retail Store, Health Care Office, Barber Shop or Beauty Salon and Beauty and Wellness Centre. Related Building By-law and Parking By-law amendments are being considered. If approved, this amendment would reduce the complexity of the permits and allow new businesses to occupy suites in a shorter time period.

Applicant: City Manager

Referral: This item was referred to Public Hearing at the Council Meeting of September 21, 2021.

Recommended Approval: By the City Manager:

- A. THAT Council approve the application to amend the Zoning and Development By-law, as generally set out in Appendix A of the Referral Report dated September 13, 2021, entitled “Piloting Regulatory Changes to Support Commercial Renovations and Small Business”, to amend section 4.8 to permit specified uses to be converted into other specified uses without seeking a development permit.
- B. THAT Council approves the amendments to the Building By-law, as generally set out in Appendix B of the Referral Report dated September 13, 2021, entitled “Piloting Regulatory Changes to Support Commercial Renovations and Small Business”:
 - (i) Changing the classification of subdividing a suite as a major renovation under Part 11 of the Vancouver Building By-law, and treating it instead as a minor renovation to limit upgrade triggers, reduce the complexity of staff review and support business recovery efforts from the COVID-19 pandemic;
 - (ii) Changing the definition of “small suite” under Part 11 of the Building By-law to allow occupant loads of up to 100 persons from 60 persons; and
 - (iii) Changing the requirements of section 11.2.1.2 of Part 11 of the Building By-law, thereby exempting certain change of major occupancies from the automatic requirement complete building upgrades.

- C. THAT Council approves the amendments to section 4.2(d) and 5.2 of the Parking By-law, as generally set out in Appendix C of the Referral Report dated September 13, 2021, entitled “Piloting Regulatory Changes to Support Commercial Renovations and Small Business”:
- (i) To define the minimum parking standards for commercial or heritage zones of less than 300 m², rather than the existing 200 m².

[Piloting Regulatory Changes to Support Commercial Renovations and Small Business]