

SUMMARY AND RECOMMENDATION

1. Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy

Summary: Council will consider:

- Amendments to the Zoning and Development By-law for C-2, C-2B, C-2C and C-2C1 district schedules to allow new secured rental buildings up to six storeys outside of areas subject to recent and ongoing community planning programs and other minor changes to the C-2 zones that will apply city-wide.
- Amendments to the Zoning and Development By-law to introduce three new standard rental district schedules (RR-1; RR-2A, RR-2B and RR-2C; and RR-3A and RR-3B) to enable the consideration of future rezoning applications under the Secured Rental Policy. No properties are proposed to be rezoned to a new rental (RR) district schedule at this time. Each future rezoning application considered under the Secured Rental Policy would require a decision by City Council following a separate Public Hearing.
- Amendments to C-2 design guidelines, new design guidelines for secured rental projects in C-2 and RR zones, and consequential amendments to the Sign By-law, Noise Control By-law, Parking By-law and Subdivision By-law.
- Amendments to the Secured Rental Policy (2019) to reflect the proposed zoning changes and to update the locational criteria that will be used to determine eligibility for future rental rezoning applications.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Council Meeting of October 5, 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 generally in accordance with Appendix A, of the Referral Report dated September 3, 2021, entitled “Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy”, approving it to come into force and take effect on January 15, 2022 to:
- (i) add a definition in Section 2 for “residential rental tenure” to enable zoning for rental housing; and

- (ii) amend the C-2, C-2B, C-2C, and C-2C1 district schedules to:
 - (a) allow for six-storey mixed-use buildings development where the entire residential portion of the building is secured as residential rental tenure, in certain areas of the districts as identified in the draft by-law; and
 - (b) improve local shopping areas by requiring a minimum amount of commercial retail use and by allowing an additional 2.2 m. in overall building height for greater floor-to-floor ceiling heights in commercial retail units; and
 - (c) provide a consistent wider sidewalk in all local shopping areas by requiring an increased setback from the street for all commercial and mixed-use developments (both rental and strata).
 - (iii) add new rental district schedules, RR-1; RR-2A, RR-2B and RR-2C; and RR-3A and RR-3B, to be utilized for rental housing rezoning applications, including in eligible RS and RT areas.
- B. THAT, Council approves the application to amend the Sign By-law to establish regulations for the RR-1; RR-2A, RR-2B and RR-2C; and RR-3A and RR-3B district schedules, along with the related amendments to the Noise Control By-law, Parking By-law, and Subdivision By-law, generally as set out in Appendix B, of the Referral Report dated September 3, 2021, entitled “Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy”.
- C. 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 new associated C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Design Guidelines (to apply to mixed-use rental buildings over 4 storeys), generally as set out in Appendix C, of the Referral Report dated September 3, 2021, entitled “Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy”.
- D. 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 C-2 Design Guidelines and C-2B, C-2C, and C-2C1 Design Guidelines (to apply to all commercial and mixed-use buildings), generally as set out in Appendix D, of the Referral Report dated September 3, 2021, entitled “Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy”.
- E. 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 new Rental District Schedules Design Guidelines (to apply to new rental rezoning applications), generally as set out in Appendix E, of the Referral Report dated September 3, 2021, entitled "Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy".

- F. THAT, subject to approval of the amendments to the Zoning and Development By-law as described in Recommendation A, Council approve consequential amendments to the Secured Rental Policy, generally as set out in Appendix F, of the Referral Report dated September 3, 2021, entitled "Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy".
- G. THAT Recommendations A through F 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.

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