

1. Tools and Incentives to Encourage Mass Timber Construction

Summary: To amend Section 10 of the Zoning and Development By-law and to propose a rezoning policy to accelerate mass timber construction in new buildings taller than six storeys. The changes seek to:

- Increase height and density for mass timber in rezoning applications
- To provide extra height in district schedule areas

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Tools and Incentives to Encourage Mass Timber Construction”, dated December 20, 2023 (“Report”), referred to Public Hearing at the Council Meeting of February 6, 2023.

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

- A. THAT Council approve the application to amend the Zoning and Development By-law to allow for increased height of a mass timber building generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development by-law, generally as presented in Appendix A of the Report.

- B. THAT at the time of enactment of the Zoning and Development By-law amendments, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the Mass Timber Policy for Rezoning, generally as presented in Appendix B of the Report.

[Tools and Incentives to Encourage Mass Timber Construction]