

SUMMARY AND RECOMMENDATION

4. Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Summary: To amend the Zoning and Development By-law to allow multiple dwelling housing options (multiplex) in the RT-7 and RT-9 zones. These amendments are necessary to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation and would not require a public hearing if this was the extent of the proposed amendments because the amendments would be for the sole purpose of complying with section 565.03 of the *Vancouver Charter*.

To amend the RT-7 and RT-9 District Schedules beyond the minimum requirements set out in Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation. The changes include:

- Allowing 6 dwelling units on all lots, subject to lot eligibility.
- Allowing up to 8 dwelling units for secured market rental.
- Introducing density bonus payment provisions.
- Additional amendments to simplify zoning regulations for procedural alignment.
- Amendments to the RT-7 District Schedule to increase floor area incentives for the retention of an existing character house and extending those incentives to the RT-9 District Schedule.

These amendments are not for the sole purpose of complying with section 565.03 of the *Vancouver Charter* and require a public hearing.

Applicant: General Manager, Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, dated May 9, 2024, (“Report”), referred to Public Hearing at the Council Meeting of May 28, 2024.

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

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the RT-7 and RT-9 District Schedules to enable multiple dwelling housing options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in this report and generally as presented in Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the 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 amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of the Kitsilano Point RT-9 Guidelines and amendments to guidelines generally as presented in Appendix D of the Report.
- C. THAT Recommendations A through B 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 that any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) 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 Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation]