

5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Summary: To amend the First Shaughnessy District Schedule, to allow multiple dwelling (multiplex) housing options in the First Shaughnessy District. 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 First Shaughnessy District Schedule and the Heritage Conservation Area Official Development Plan 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 Heritage Conservation Area Official Development Plan to repeal the First Shaughnessy Advisory Design Panel in order to align with recommendations from the provincial small-scale multi-unit housing (SSMUH) policy manual and support procedural alignment.

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 the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, dated May 17, 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 First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill 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 amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Report;

- B. THAT Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) generally as presented in Appendix B of the Report and including the following changes:
- (i) amendments to the First Shaughnessy Heritage Conservation Area General Guidelines (Schedule A of the HCA ODP) and First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) to better comply with Bill 44; and
 - (ii) amendments to repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel (Annex A3-1 of the HCA ODP) to align with provincial small-scale multi-unit housing (SSMUH) policy manual recommendations, and other minor amendments for procedural alignment;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix B of the Report.

- C. THAT Recommendations A and 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 any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation]