

SUMMARY AND RECOMMENDATION

1. Regulatory Changes Toward 3-3-3-1 Permitting Targets

Summary: To amend the Zoning and Development By-law and other consequential amendments to the Parking By-law, the Subdivision By-law, Sign By-law, the Street and Traffic By-law and various land use documents to implement the recommended regulatory changes to advance 3-3-3-1 permitting targets directed by Council in July 2024.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets”, dated January 21, 2025, (“Report”), referred to Public Hearing at the Council Meeting of February 4, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to remove and update regulations that impede permitting generally as presented in Appendix A of the Report and including the following changes:
- Simplify Horizontal Angle of Daylight regulations and rename the section to “Access to Natural Light”;
 - Remove the 10% maximum area limit for building roof elements that are permitted to exceed maximum building height;
 - Remove the acoustic report requirement from various district schedules and as a consequential amendment consolidate the district schedules with N in their title with their base district schedule;
 - Revise the existing FSR incentive for Zero Emission buildings in the RA, R1 and RT districts to simplify the calculation and remove the size limit for eligible buildings to increase access;
 - Add a new provision to clarify previously excluded floor area for in-suite storage will continue to be excluded for renovations;
 - Allow relaxations for certain public uses to expedite the delivery of capital projects;

- Revise the existing home-based business regulations to restrict the sale of tobacco and electronic cigarette products to align with regulations set by senior levels of government;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Report.

- B. THAT subject to approval of recommendation A, Council also approve, in principle, related amendments to the Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law to update references to N districts generally as presented in Appendix B through Appendix E of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law generally as presented in Appendix B through E of the Report.

- C. 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 consequential amendments to land use documents generally as presented in Appendix G of the Report.

- D. THAT Recommendations A through C 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 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-law; 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.

[Regulatory Changes Toward 3-3-3-1 Permitting Targets]