

MOTION

2. Consequential Amendments to the Transit-Oriented Areas Rezoning Policy

WHEREAS on October 23, 2025, Council approved, in principle, amendments to Building By-law regarding rainwater management regulations for new buildings, generally as presented in Appendix A of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management” (RTS 17861);

WHEREAS at the time of the enactment of the Building By-law amendments, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council amendments to the Transit-Oriented Areas Rezoning Policy as identified in Table 1 below and generally as set out in Appendix L of the Referral Report dated August 19, 2025, entitled “Alleviating Sewer Infrastructure Issues Through On-Site Rainwater Management”;

AND WHEREAS the Building By-law amendments were enacted by Council on _____, 2025 and will come into force and effect on January 1, 2026.

THEREFORE BE IT RESOLVED THAT the below amendments to the Transit-Oriented Areas Rezoning Policy are hereby adopted, and are to come into effect on January 1, 2026.

Table 1:

Section	Proposed Amendment
7.1.1	Delete “Developments in some TOAs have been identified as potentially requiring neighbourhood-serving upgrades and/or additional on-site rainwater management requirements, with development conditions that may impact project viability. Key TOAs include (but not limited to): 29th Avenue Station, Commercial-Broadway Station, Dunbar Loop Exchange, and Nanaimo Station.”
7.1.3	Delete

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