

3. Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing

Summary: To amend the Zoning and Development By-law to extend the term of development permits for temporary modular housing (TMH). Under current zoning, a development permit for TMH is limited to a maximum of five years and can be extended for up to an additional five years (for a maximum of ten years) by the Director of Planning. Under the amendment, staff are proposing to extend the term of the development permit to a maximum of 20 years to extend the use of existing sites pending redevelopment. The proposed amendment affects lands where TMH can be authorized under the Zoning and Development By-law. This does not include lands zoned under the R1-1, RT-1, RT-4, RT-4A, RT-7, RT-9, RT-10, or RT-11 districts and any other district that permits single detached house but does not permit multiple dwelling.

Applicant: General Manager, Planning, Urban Design and Sustainability and General Manager of Arts, Culture and Community Services

Referral: This relates to the report entitled “Zoning and Development By-law Amendment to extend the term of Development Permits for Temporary Modular Housing”, dated October 21, 2025 (“Report”), referred to Public Hearing at the Council Meeting of November 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, the application to amend the Zoning and Development By-law to permit the term of development permits for Temporary Modular Housing to be a maximum of 20 years, generally as presented in Appendix A of the Report.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the Report.

[Zoning and Development By-law Amendment to Extend the Term of Development Permits for Temporary Modular Housing]