

SUMMARY AND RECOMMENDATION

2. Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District

Summary: To amend the Zoning and Development By-law to introduce a new C-2A commercial mixed-use district schedule and to rezone 2,348 properties to C-2A that are currently zoned C-2, C-2B, C-2C and C-2C1 to enable up to six storeys for rental housing and hotels. The new C-2A enables up to eight storeys in transit-oriented areas for rental housing and hotels.

To amend Section 2 of the Zoning and Development By-law to add a new definition of “transit-oriented area” and amend the R3 Districts Schedule, R4 District Schedule and R5 Districts Schedule of the Zoning and Development By-law to remove the replicated transit-oriented area definition.

Amend the Rental Housing Stock Official Development Plan to extend rental housing replacement requirements to the new C-2A district. Properties proposed for rezoning to the new C-2A district are already subject to the Rental Housing Stock Official Development Plan based on their existing zoning in C-2, C-2B, C-2C and C-2C1.

Amend the Downtown-Eastside/Oppenheimer Official Development Plan to remove the replicated definition of transit-oriented area that is proposed to be added to Section 2 of the Zoning and Development By-law.

Applicant: General Manager of Planning, Urban Design, and Sustainability

Referral: This relates to the report entitled “Fast-Tracking Rental Housing and Small Hotels – New Mixed-Use Commercial District”, dated March 3, 2026, (“Report”), referred to Public Hearing at the Council Meeting of April 14, 2026.

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

- A. THAT Council approve the application to amend the Zoning and Development By-law in accordance with Appendix A of the Report, as follows:
- (i) add a new commercial district schedule C-2A;
 - (ii) rezone certain parcels from C-2, C-2B, C-2C and C-2C1 districts to new C-2A district; and
 - (iii) update wording for consistency of regulations,

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

- B. THAT, subject to approval of recommendation A, Council approve the amendments to the Rental Housing Stock Official Development Plan By-law to include the C-2A district generally in accordance with Appendix B of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Rental Housing Stock Official Development Plan By-law generally in accordance with Appendix B of the Report at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- C. THAT, subject to approval of recommendation A, Council approve the amendments to the Subdivision By-law to include the C-2A district generally in accordance with Appendix C of the Report;

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

- D. THAT, subject to approval of recommendation A, Council approve the amendments to the Sign By-law to include the C-2A district generally in accordance with Appendix D of the Report;

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

- E. THAT, subject to approval of recommendation A, Council approve the amendments to the Noise Control By-law to include the C-2A district generally in accordance with Appendix E of the Report;

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

- F. THAT, subject to approval of recommendation A, Council approve the amendments to the Parking By-law to include the C-2A district generally in accordance with Appendix F of the Report;

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

- G. THAT, subject to approval of recommendation A, Council approve the amendments to the Downtown Eastside/Oppenheimer Official Development Plan By-law to update wording for consistency of regulations, generally in accordance with Appendix G of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Downtown Eastside/Oppenheimer Official Development Plan By-law generally in accordance with Appendix G of the Report at the time of enactment of the Zoning and Development By-law amendments in Recommendation A.

- H. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, Council approve the amendments to various land use documents generally in accordance with Appendix H of the Report.

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