

MOTION

1. **2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions & Inclusionary Zoning**

WHEREAS on June 2, 2026, Council approved, in principle, amendments to the Zoning and Development By-law and the Downtown Official Development Plan, generally as presented in Appendices A and B of the Referral Report dated May 5, 2026, entitled “2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions and Inclusionary Zoning”;

WHEREAS on June 2, 2026, Council also directed staff to bring forward for approval by Council amendments to the Heritage Policies; Community Amenity Contributions Policy for Rezoning; Transfer of Density Policy and Procedures; and the Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios, generally as presented in Appendix C of the Referral Report dated May 5, 2026, entitled “2026 Financing Growth Update: Bill 16 Compliance Update to Density Bonus Provisions and Inclusionary Zoning” to be adopted by Council after the By-law amendments noted above are enacted;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various policy documents as described in Table 1 below entitled “Summary of Proposed Amendments for policies related to the Bill 16 Compliance Update to Density Bonus Provisions and Inclusionary Zoning” are hereby adopted, and are to come into effect on July 14, 2026.

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Table 1: Summary of Proposed Amendments for policies related to the Bill 16 Compliance Update to Density Bonus Provisions and Inclusionary Zoning

Document	Section/ Schedule	Section/ page #	Current wording to be amended	Replacement wording/description of amendment
Heritage Policies	Transfer of Density	Sec 5, p. 8	"If there is no density available in the Density Bank, a Heritage Amenity Shares purchase could be considered instead."	<i>Delete line in its entirety</i>
Community Amenity Contributions Policy for Rezonings	Exemptions	Sec 8.2(c), p. 10	"Rezoning to District Schedules that include provisions for 'affordable housing shares' and/or 'amenity shares' as identified in Schedule F the Zoning and Development By-law;"	Replace with: "Rezoning to District Schedules that include provisions for 'inclusionary zoning' as identified in the Zoning and Development By-law;"
Transfer of Density Policy and Procedures	Density transfer procedure	Number 1(vii), p. 2	"The following shall be excluded as receiver sites within the Central Area [as defined in (b)]: <ul style="list-style-type: none"> • sites already receiving a 15 percent hotel bonus;" 	Replace with: "The following shall be excluded as receiver sites within the Central Area [as defined in (b)]: <ul style="list-style-type: none"> • sites already receiving a 20 percent exclusion for specific hotel amenities;"
Downtown District and IC-3 District Policies and Procedures for Low Cost Rental Artist Studios	Calculation of Density Bonus	3.1, p. 2	"3.1 Calculation of Density"	Replace with: "3.1 Calculation of Floor Space"