

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** November 1, 2021

From: Emilie K. Adin,
Director, Climate Action, Planning and
Development **File:** 13.2680.20

Item #: 2021-482

Subject: Miscellaneous Zoning Bylaw Amendments for First and Second Readings

RECOMMENDATION

THAT Council consider Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021 for First and Second Readings and waive the Public Hearing.

PURPOSE

To request Council give First and Second Readings to a bylaw that will amend the Zoning Bylaw and to waive the Public Hearing.

EXECUTIVE SUMMARY

In the course of day-to-day administration, staff has identified a number of necessary miscellaneous amendments to the Zoning Bylaw which are included in Zoning Amendment Bylaw No. 8287, 2021, which forms Attachment 1 to this report. The changes included in this amending bylaw are summarized as follows:

- consolidate public assembly type uses into a single definition for commercial and institutional districts to align with best practices, allow for easier interpretation and ensure consistency in future bylaw updates;
- create a single land use category to cover a number of similar uses in vehicle sales, rental, repair and storage in the light and heavy industrial districts. Combining these uses into a single category would ensure simpler interpretation and consistency in how these uses are permitted. This includes addition of mid-size industrial vehicles' sale, rental, parking and storage as a permitted use in the M-1 zone;
- clarification of the off-street parking space reductions and incentives;

- clarification on the on-site access from lanes for residential uses;
- clarification on measuring the enclosed garage space in laneway and coach houses;
- adding clarity and addressing grammatical, numbering and referencing inconsistencies and errors; and
- addressing measurement conversion inconsistencies.

A detailed summary of all the proposed changes is included as Attachment 2 to the report. Staff is seeking Council consideration of First and Second Readings of Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021 and direction to waive the required public hearing as the bylaw is consistent with the Official Community Plan.

OPTIONS

The options presented for Council's consideration are:

- 1) That Council consider Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021 for First and Second Readings and waive the Public Hearing;
- 2) That Council consider Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021 for First and Second Readings and forward it to a Public Hearing.
- 3) That Council provide staff with an alternative direction.

Staff recommends option 1.

ATTACHMENTS

Attachment 1: Zoning Amendment Bylaw (Miscellaneous Amendments) No. 8287, 2021
Attachment 2: Detailed Summary of Proposed Zoning Bylaw Amendment

APPROVALS

This report was prepared by:
Nazanin Esmaeili, Planning Assistant

This report was reviewed by:
Rupinder Basi, Development Planning Supervisor
Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer