

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Johnstone and Members of Council  
**Date:** February 5, 2024

**From:** Jackie Teed,  
Director of Climate Action, Planning and Development  
**File:** EDMS #2385936

**Item #:** 2024-48

**Subject:** **Zoning Amendment Bylaw No. 8436 (Miscellaneous Zoning Bylaw Amendments) for Consideration**

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### **RECOMMENDATION**

**THAT** the Zoning Amendment Bylaw No. 8436, 2024 (Miscellaneous Zoning Bylaw Amendments) be considered and no Public Hearing held, in accordance with the *Local Government Act*.

**THAT** notification be circulated in accordance with the *Local Government Act*.

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### **PURPOSE**

This report provides Council with information on a miscellaneous Zoning Amendment Bylaw, requests that the bylaw be considered, and that no Public Hearing be held following the circulation of notice in accordance with the Local Government Act.

### **EXECUTIVE SUMMARY**

In the course of day-to-day administration, staff identifies necessary miscellaneous amendments to the Zoning Bylaw which are brought forward in a single amendment bylaw on regularly occurring basis. Zoning Amendment Bylaw No. 8436, 2024 includes a series of such miscellaneous amendments which would address inconsistencies, provide clarification, remove redundancy, correct administrative errors and provide minor updates.

Staff recommends consideration of Zoning Amendment Bylaw No. 8436, 2024 and that no public hearing held, in accordance with the *Local Government Act*, as the bylaw is consistent with the Official Community Plan.

## **DISCUSSION**

Through the course of day-to-day work necessary miscellaneous minor amendments to the Zoning Bylaw are compiled and brought forward on a regular basis in an amending bylaw. The changes included in this amending bylaw are summarized as follows:

- Addressing measurement conversion inconsistencies;
- Adding clarity and addressing grammatical, numbering and referencing inconsistencies and errors;
- Removing redundant terminology;
- Clarifying fence height limits at lane intersections to ensure intersection visibility is consistent across road classifications;
- Including rental car businesses as a permitted use in the Commercial Service (CS-1) zone to align with other suitable existing permitted uses in the zone such as used vehicle sales;
- Including parks and playgrounds as a permitted use in additional suitable Institutional zones;
- Clarifying the definition of balconies and site coverage, and of height permitted for access to rooftop amenity spaces;
- Clarifying the applicability of Step Code bonusing in detached dwelling districts so that it is clearly applicable only to dwellings;
- Changing the NR-1 zoning district for basement suite windows to increase opportunities for light availability;
- Simplifying height datum calculations in Queensborough;
- Revising RT-3A/CD-64 zoning boundary for 388 Duncan Street to accurately align the boundary with the detailed Phase 1 site plan.

A detailed list of all the proposed changes is included as Zoning Amendment Bylaw No. 8436, 2024, which forms Attachment 1 to this report.

## **FINANCIAL IMPLICATIONS**

The amendment to this Bylaw is a standard task within the department's annual work plan and operating budget.

## **INTERDEPARTMENTAL LIAISON**

This report was prepared with input from the Planning and Building Divisions in the Climate Action, Planning and Development Department.

## **NEXT STEPS**

Should Council consider this Miscellaneous Zoning Bylaw Amendment Bylaw, the next steps in the process include:

1. Council consideration of the proposed Miscellaneous Zoning Bylaw Amendment Bylaw – **(WE ARE HERE)**;
2. Issuance of Notice of Public Hearing Not Held;
3. Council consideration of First, Second and Third reading of the bylaw;
4. Referral to the Ministry of Transportation and Infrastructure for approval;
5. Council consideration of adoption of the Miscellaneous Zoning Bylaw Amendment Bylaw.

## **OPTIONS**

The options presented for Council's consideration are:

- 1) That Council consider Zoning Amendment Bylaw No. 8436, 2024 and no Public Hearing be held, in accordance with the *Local Government Act*;
- 2) That notification be circulated in accordance with the *Local Government Act*.
- 3) That Council provide staff with an alternative direction.

Staff recommends options 1 and 2.

## **ATTACHMENTS**

Attachment 1: Zoning Bylaw Amendment Bylaw No. 8436, 2024

## **APPROVALS**

This report was prepared by:  
Tove Lundsten, Planning Technician

This report was reviewed by:  
Michael Watson, Acting Manager of Development Planning  
Demian Rueter, Acting Senior Manager of Planning

This report was approved by:  
Jackie Teed, Director of Climate Action, Planning and Development  
Lisa Spitale, Chief Administrative Officer