

Attachment #4
Existing Policy Context

EXISTING POLICY CONTEXT

Zoning Bylaw

In 2014, Council adopted Zoning Amendment Bylaw No. 7688, 2014 to permit the addition of units in existing rental buildings without generating an additional parking requirement for the new units. Previously, if new units were added to a rental building, additional parking spaces would have been required for those units. This amendment has made the addition of new units in existing rental buildings possible by allowing up to five new units to be added without requiring new parking spaces, which can be difficult to accommodate on sites with existing buildings.

Secured Market Rental Housing Policy

The Secured Market Rental Housing Policy (SMRHP) (2013) recognizes the importance of retention and renewal of the existing purpose built rental apartment stock in ensuring adequate rental housing supply. These units make up some of the most affordable rental housing stock in the city.

Consistent with the actions of the SMRHP, the Zoning Bylaw was amended in 2014 to permit the conversion of unused or underutilized space into additional residential units, subject to Building Code and livability review. This amendment also allowed the addition of five units without requiring additional parking.

Draft Rental Replacement Policy

The Draft Rental Replacement Policy (2019) provides guidance on the redevelopment of existing purpose-built rental housing. The policy encourages rental retention wherever possible and aims to minimize potential negative impacts of redevelopment of existing purpose-built market rental housing sites on existing tenants. As a result, existing older rental stock is rarely redeveloped. Consistent with the goals of this policy, the draft *Policy for the Review of New Unit Additions in Existing Rental Buildings* would help maximize the potential of existing buildings without their full redevelopment.

2023-2026 Strategic Priorities Plan

The 2023-2026 Strategic Priorities Plan includes “Homes and Housing Options” as one of five areas of focus. Objectives of this focus area include updating and implementing housing policies, protecting existing rental housing and delivering new housing, and streamlining the development approvals process.

Urban Forest Management Strategy

The Urban Forest Management Strategy provides a framework for the protection and enhancement of the urban forest on public and private land over a 20-year timeframe. It

recognizes the numerous benefits supported by the urban forest, including: health and well-being, environmental health, energy savings and comfort, shade, cooling, and micro-climates. The urban forest is important to providing shade and cooling, including during extreme heat events.