

Attachment 1: SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan

The Official Community Plan (OCP) designation for the entire site is Residential – Multiple Unit Buildings (RM). The intent of this designation is to provide a mix of small to moderate sized multiple unit residential buildings including townhouses, row houses, stacked townhouse and low rises. Only in circumstances where Development Permit Area guidelines can be met and appropriate amenities are provided, will a five or six storey low rise building be considered.

This land use designation allows for complementary uses such as home based businesses, small-scale commercial uses (e.g. a corner store) or institutional uses (e.g. child care).

The uses proposed in this project are consistent with the RM land use designation.

Multiple Unit Residential Development Permit Area

The site is within the Multiple Unit Residential Development Permit Area (DPA). The intent of this DPA is to integrate multi-unit housing forms into the city's dingle-detached dwelling and ground oriented housing neighborhoods in a way that is complementary with the surrounding housing. Objectives and guidelines are outlined for:

- The form and character of multi-family residential development.
- Protection of the natural environment, its ecosystems and biological diversity.
- Objectives to promote energy and water conservation and reduction of greenhouse gas emissions.

A Development Permit, issued by the Director of Development Services, is required before any development or alteration to the lands or exterior of buildings on the lands.

Zoning Bylaw

The subject site is currently zoned *RM-2 Apartment Low Rise*. The intent of this zone is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met. A rezoning would be required as the proposed height of 63.08 feet (19.23 metres) and FSR of 2.04 exceed the maximum height and density permitted in this zone.

Rental Replacement Policy

The City's draft Rental Replacement Policy applies to all existing purpose-built market rental housing sites where redevelopment will remove more than six rental units. Applicants are expected to provide 100% secure market rental units including 10% of total units secured as below-market rental units. Non-profit ownership of below-market rental units is preferred. Otherwise, below-market rental units are to be managed by a

pre-qualified occupancy management entity, with costs paid by the building owner. Applicants are required to enter into a Housing Agreement.

Tenant Relocation Policy

The City's Tenant Relocation Policy applies to situations where the City has negotiation rights such as rezoning applications and ensures tenants impacted by redevelopment are adequately notified and compensated and provided with assistance to find new housing. A key component of this policy is the preparation of a Tenant Assistance Plan. This policy would be applicable to this project as the eviction of current tenants will be required in order to construct the three-storey addition to the existing building.

Business Regulation and Licensing (Rental Units) Bylaw

On November 15, 2021, the City repealed Part 6 of the Business Regulation and Licensing (Rental Units) Bylaw because the new provincial regulations made this bylaw inoperable. As of July 1, 2021, if a landlord wants to end a tenancy for extensive renovations or repairs, they need to apply for an Order to End Tenancy and an Order of Possession from the Residential Tenancy Branch. The Branch will then schedule a proceeding where an arbitrator will decide if ending the tenancy is the only way to complete the renovation work. The City is currently reviewing the new Residential Tenancy Agreement provisions to determine what steps, if any, are needed.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three bedrooms or more. Based on the information provided by the applicant, the proposal meets the Family-Friendly Housing Policy requirements.