

# Proposed Zoning Amendments for Small-Scale Multi-Unit Housing

Winnie Yip, Senior Community Planner

Special Council Meeting, July 29, 2024



# History

Nov 29, 2023



**2024**

Bill 44 passed

May 27



Amendment Bylaw No.5327 defeated

Jun 30



SSMUH zoning deadline

July 25



Ministerial Notice received

Aug 24



Notice deadline



# Ministerial Notice Requirements

Zones	Minimum 3 Units	Minimum 4 Units	Minimum 6 Units & No Parking Required
CU	<ul style="list-style-type: none"> <li>CU3 (Legion &amp; Masonic)</li> </ul>	-	<ul style="list-style-type: none"> <li>CU5 (only 1768 Argyle Ave)</li> </ul>
CD	<ul style="list-style-type: none"> <li>CD80 (382-398 Mathers Ave)</li> </ul>	<ul style="list-style-type: none"> <li>CD4 (6385 Nelson Ave, 6528/38 Marine Dr)</li> <li>CD41 (Garrow Way, 6217-23 Imperial Ave)</li> <li>CD48 (2599 Marine Dr)</li> <li>CD77 (5500 Block Parthenon Pl &amp; 5490 Marine)</li> <li>CD81 (800 Taylorwood Pl)</li> <li>CD82 (6255 &amp; 6265 Imperial Ave, 6620-6678 Marine Dr)</li> </ul>	<ul style="list-style-type: none"> <li>CD47 (Hollyburn Mews)</li> <li>CD49 (2066-72 Fulton Ave)</li> </ul>
PA	-	<ul style="list-style-type: none"> <li>PA2 &gt; 280 sqm &amp; &gt; 400m from FTN</li> </ul>	<ul style="list-style-type: none"> <li>PA2 &gt; 280 sqm &amp; ≤ 400m from FTN</li> </ul>
RD	<ul style="list-style-type: none"> <li>RD1 ≤ 280sqm</li> <li>RD2 ≤ 280sqm</li> </ul>	<ul style="list-style-type: none"> <li>RD1 &gt; 280 sqm &amp; &gt; 400m from FTN</li> <li>RD2 &gt; 280 sqm &amp; &gt; 400m from FTN</li> </ul>	<ul style="list-style-type: none"> <li>RD1 &gt; 280 sqm &amp; ≤ 400m from FTN</li> <li>RD3</li> </ul>



# Key Differences from Previous Proposal

Zones	Minimum 3 Units	Minimum 4 Units	Minimum 6 Units & No Parking Required
CU	<ul style="list-style-type: none"> <li>CU3 (Legion &amp; Masonic)</li> </ul>	-	<ul style="list-style-type: none"> <li>CU5 (only 1768 Argyle Ave)</li> </ul>
CD	<ul style="list-style-type: none"> <li>CD80 (382-398 Mathers Ave)</li> </ul>	<ul style="list-style-type: none"> <li>CD4 (6385 Nelson Ave, 6528/38 Marine Dr)</li> <li>CD41 (Garrow Way, 6217-23 Imperial Ave)</li> <li>CD48 (2599 Marine Dr)</li> <li>CD77 (5500 Block Parthenon Pl &amp; 5490 Marine)</li> <li>CD81 (800 Taylorwood Pl)</li> <li>CD82 (6255 &amp; 6265 Imperial Ave, 6620-6678 Marine Dr)</li> </ul>	<ul style="list-style-type: none"> <li>CD47 (Hollyburn Mews)</li> <li>CD49 (2066-72 Fulton Ave)</li> </ul>
PA	-	<ul style="list-style-type: none"> <li>PA2 &gt; 280 sqm &amp; &gt; 400m from FTN</li> </ul>	<ul style="list-style-type: none"> <li>PA2 &gt; 280 sqm &amp; ≤ 400m from FTN</li> </ul>
RD	<ul style="list-style-type: none"> <li>RD1 ≤ 280sqm</li> <li>RD2 ≤ 280sqm</li> </ul>	<ul style="list-style-type: none"> <li>RD1 &gt; 280 sqm &amp; &gt; 400m from FTN</li> <li>RD2 &gt; 280 sqm &amp; &gt; 400m from FTN</li> </ul>	<ul style="list-style-type: none"> <li>RD1 &gt; 280 sqm &amp; ≤ 400m from FTN</li> <li>RD3</li> </ul>

and removal of RM1 (all apartments)



# Proposed Amendment Bylaw No.5351

## Objective: Respond to Ministerial Notice

- Amend zones identified by the Province
- Allow densities as required (3, 4 or 6 units)
- Permit ground-oriented dwellings for flexibility
- Provide parking relaxation where required
- Establish site standards that consider existing regulations & Provincial manual
- Maintain exemptions, where applicable



## Number of Parcels within Amendment

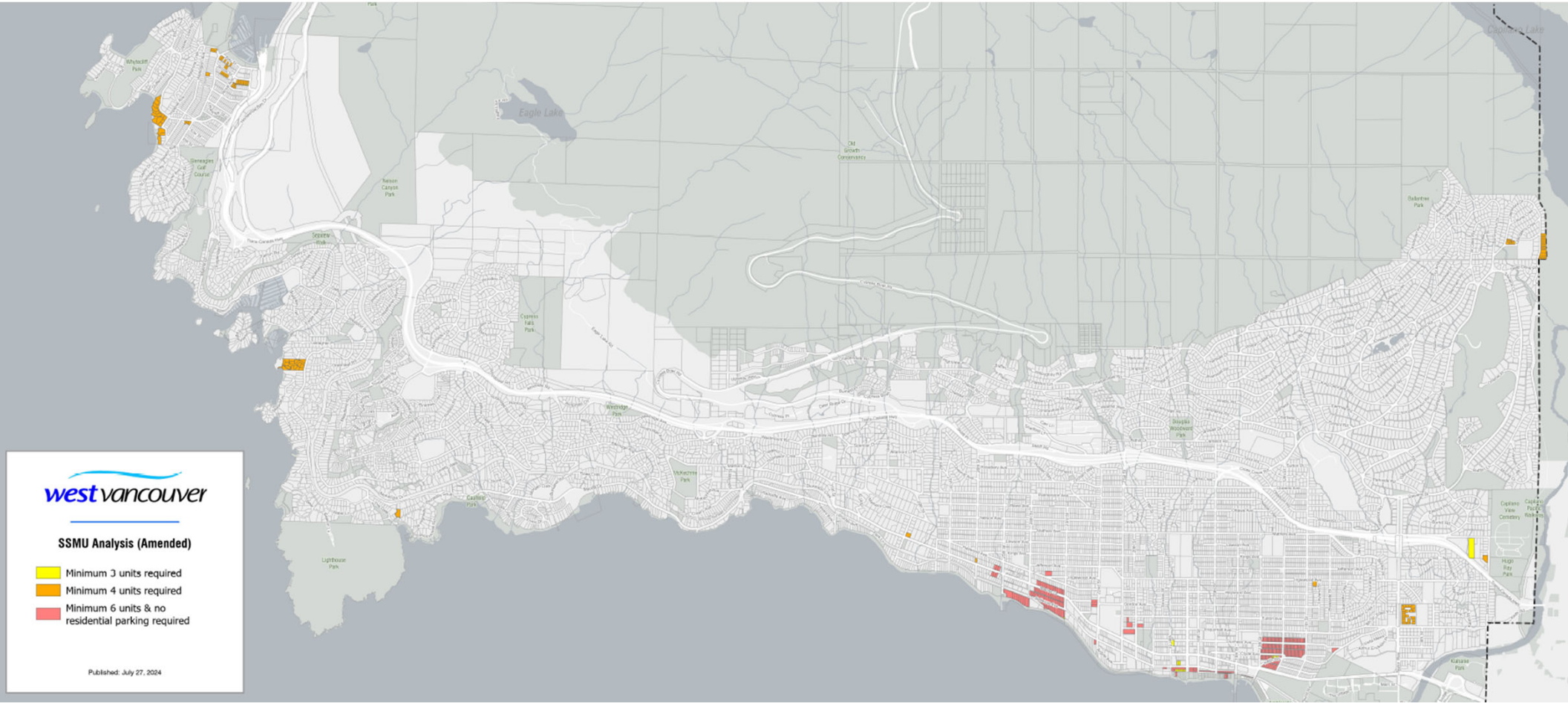
Zones	Minimum 3 Units	Minimum 4 Units	Minimum 6 Units & No Parking Required
CU	3	0	1
CD	8	53	2
PA	0	5	6
RD	21	57	225
<b>Total</b>	<b>32</b>	<b>115</b>	<b>234</b>

Total Impacted Sites = **381 Parcels** (+166 from previous)

Total Sites with Actual Increase in Density = **313 Parcels** (+136 from previous)



# Where SSMUH requirements apply





## Next Steps

- **New process for zoning amendment**
  - Set the date for readings & adoption (public hearing prohibited, public notice required)
  - August 19, 2024: 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> reading and adoption
  - By August 24, 2024: Council must have amended zoning to comply with Notice
  - August: Submit amended zoning bylaw to Province
- **Failure to comply**
  - Minister may make order to enact or amend zoning bylaw and force compliance



# Recommendation

## Staff recommend:

- THAT proposed Zoning Amendment Bylaw No. 5351 be considered for first, second, and third readings and adoption at the August 19, 2024 special Council meeting scheduled for 3 p.m., and that notice be given of the scheduled consideration