

# C-2: Rental In Local Shopping Areas

## Proposed Changes

### Implementation of Council Direction

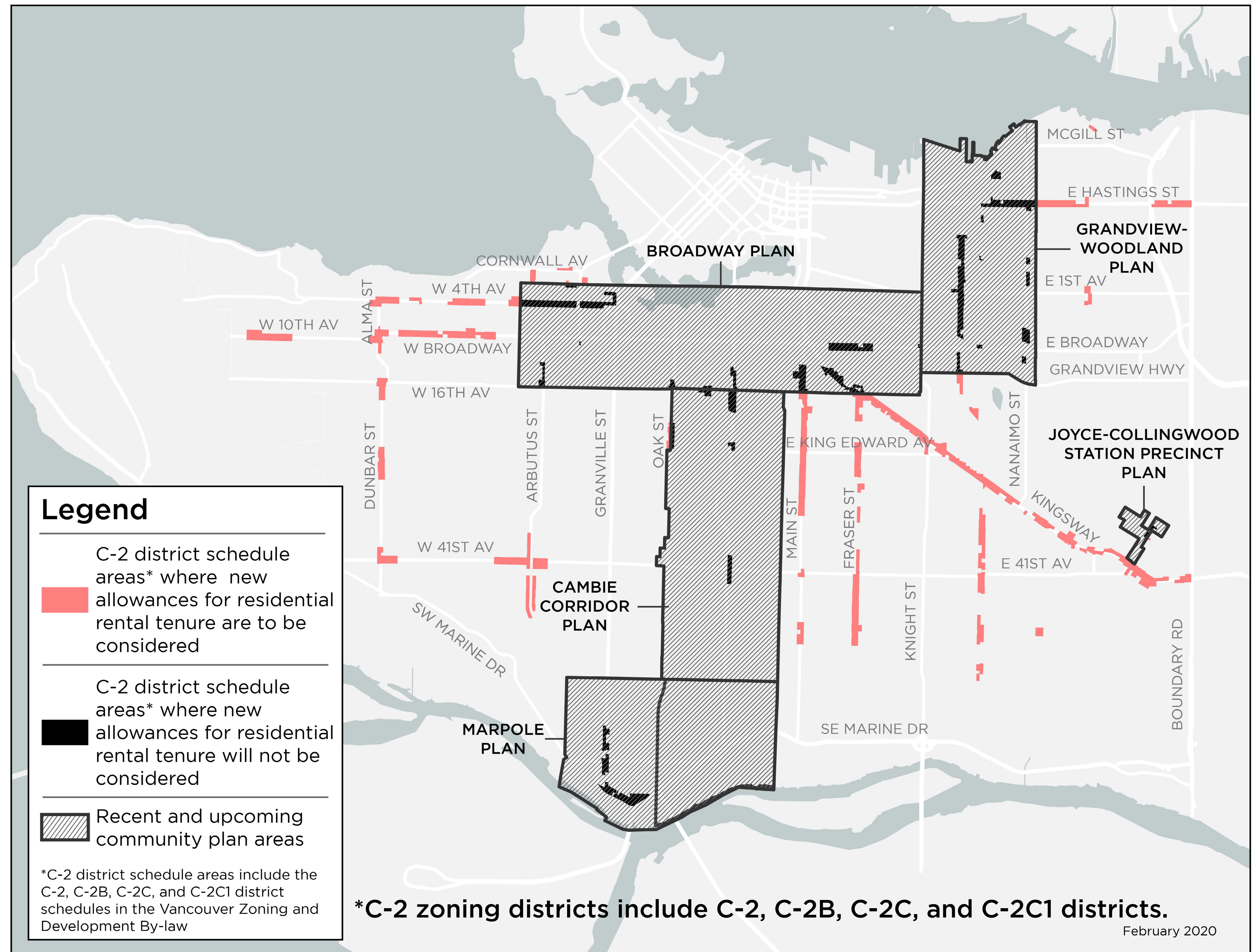
One of the key directions approved by Council in the Secured Rental Policy is to amend the zoning in select commercial areas so that building rental housing is simpler and faster.

Specifically, Council directed Staff to make amendments to the C-2 Commercial zoning districts\* using new Provincial authority for residential rental tenure zoning to:

- Enable additional height and density (up to 6-storeys) for mixed-use development where 100% of residential floor space is secured rental housing
- Simplify building design requirements to help remove barriers to rental housing construction and improve building livability and sustainability
- Include provisions for green building requirements, energy efficiency, and sustainability

### Where Proposed Changes Will Apply

The areas being considered include C-2 zoning districts\* outside of recently approved community plans and in areas with in-progress community planning processes.














# C-2: Rental In Local Shopping Areas

## Proposed Changes and Intended Benefits

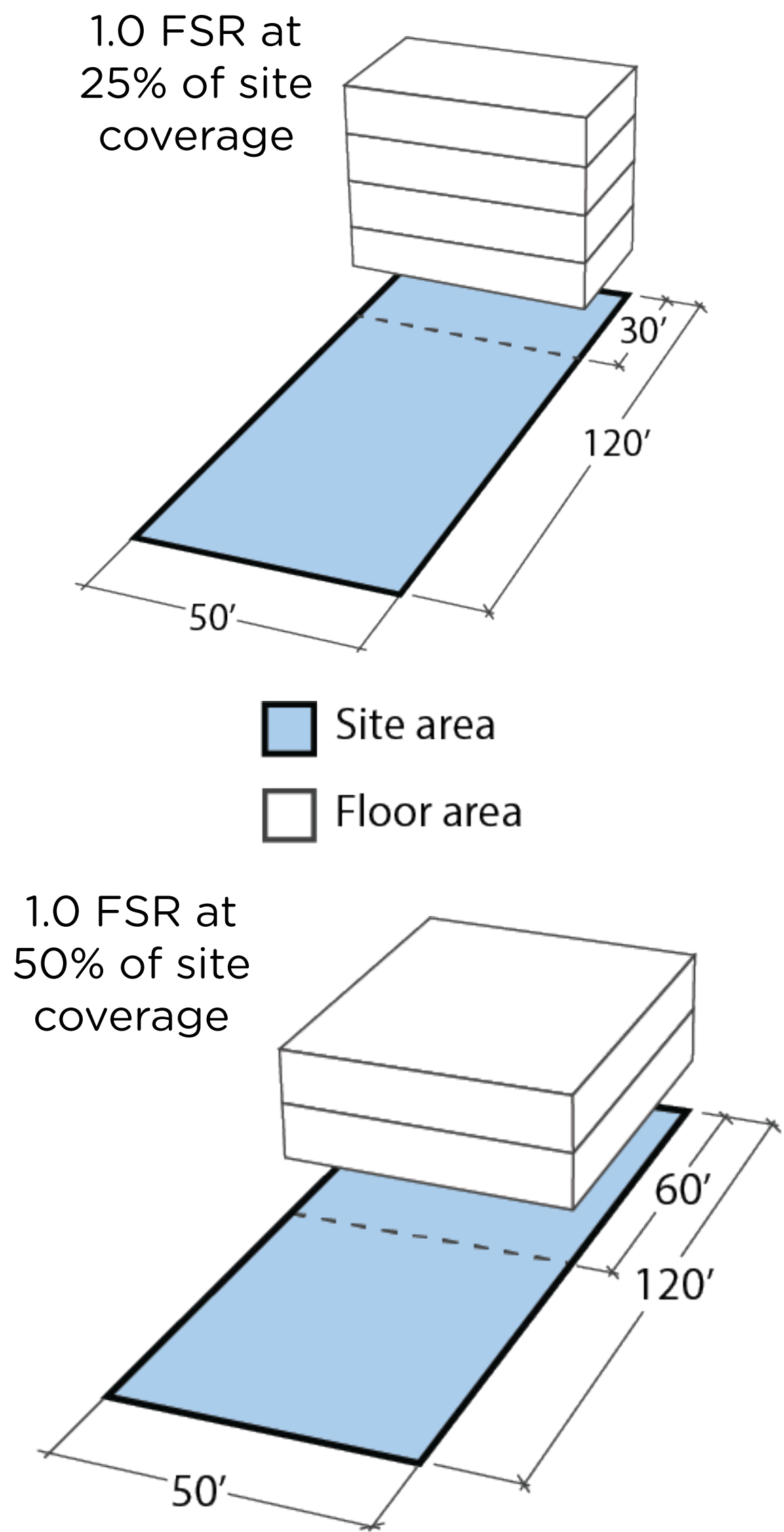


Based on Council direction, Staff are drafting zoning amendments in C-2 areas to better enable rental housing development. The proposed amendments are intended to help achieve the following desired outcomes.

Proposed Amendments	Desired Outcomes
<b>Increasing height and density specifically for rental housing development</b> <ul style="list-style-type: none"> <li>Maximum 6 storeys</li> <li>Maximum density varied by site (3.5 FSR for mid-block sites and 3.7 FSR for large corner sites)</li> </ul>	<div>  <p>Increase housing choice</p> </div> <div>  <p>Streamline process, clarify requirements</p> </div>
<b>Simplified building design</b> <ul style="list-style-type: none"> <li>Uniform building set-back requirements</li> <li>Regulations that allow for multiple architectural approaches and building designs</li> </ul>	<div>  <p>Increase housing choice</p> </div> <div>  <p>Streamline process, clarify requirements</p> </div> <div>  <p>Respond to climate emergency</p> </div> <div>  <p>Improve livability of rental housing</p> </div>
<b>Green building requirements</b> <ul style="list-style-type: none"> <li>Energy efficiency and emissions requirements (e.g. PassiveHouse, etc.)</li> <li>Zero emissions heating and hot water systems</li> </ul>	<div>  <p>Respond to climate emergency</p> </div>
<b>Family housing requirements</b> <ul style="list-style-type: none"> <li>Minimum of 35% of residential units designed as family-size units (2 or more bedrooms)</li> </ul>	<div>  <p>Improve livability of rental housing</p> </div>
<b>Measures to improve local shopping areas</b> <ul style="list-style-type: none"> <li>Achieving wider sidewalks by increasing building set-backs</li> <li>Require a minimum of 0.35 FSR for commercial space in new buildings</li> </ul>	<div>  <p>Help enhance local shopping areas</p> </div>

### What is Floor Space Ratio?

Floor space ratio is the ratio between building floor area and the area of the property. This is how the City measures building density





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## Existing Buildings and Rental Protections in C-2



Currently, there are different mixed-use development options in C-2 commercial zones, which result in different building forms, housing tenures, and development processes. Recent changes mean that all existing rental housing in C-2 zones is protected by City By-law.

### 4 Storey Strata Buildings through a Development Permit

C-2 commercial zoning generally allows for 4-storey mixed-use development. This has typically resulted in developments with commercial space at the ground level with three floors of strata condominiums above. Development at this scale does not require a rezoning process and would be considered through a development permit application.



### 6 Storey Rental Buildings through a Rezoning Application

In C-2 commercial zones outside of recent community plan areas, City rental incentive policies have allowed consideration for mixed-use buildings up to 6-storeys if 100% of the residential area is secured as rental housing. In the past, this type of rental housing development has required a rezoning application and approval by Council for each project at a Public Hearing.



### Protecting Existing Rental in C-2 Zones

The City's *Rental Housing Stock Official Development Plan By-law* protects against the loss of existing rental housing in certain areas by requiring 1-for-1 replacement in the event of redevelopment. On April 1, 2021, Council approved amendments to extend these protections to C-2 zones city-wide.





# C-2: Rental in Local Shopping Areas

## Overview of Zoning Changes for New Rental Development

### Draft C-2 Zoning for Rental Development

- 6 storey building heights (up to 72 ft.)
- Maximum building density of 3.7 FSR on corner sites with large frontages and 3.5 FSR for all other sites
- Minimum building set-back of 8 ft. from the front property line at the ground-level
- Minimum building set-back of 5 ft. from the rear property line at the ground-level
- Minimum building set-back of 15 ft. from the rear property line for residential uses
- On large corner lots, building set-back from the rear property line for residential uses may be reduced to allow the building to wrap around the corner of the property to create an “L” building typology
- On narrower streets, the building will be required to be either set-back for portions above the 4th storey or have the entire residential portion set-back from the street

Relaxations of regulations may be considered in certain circumstances.

\*These proposals are subject to change based on further technical analysis and public feedback.

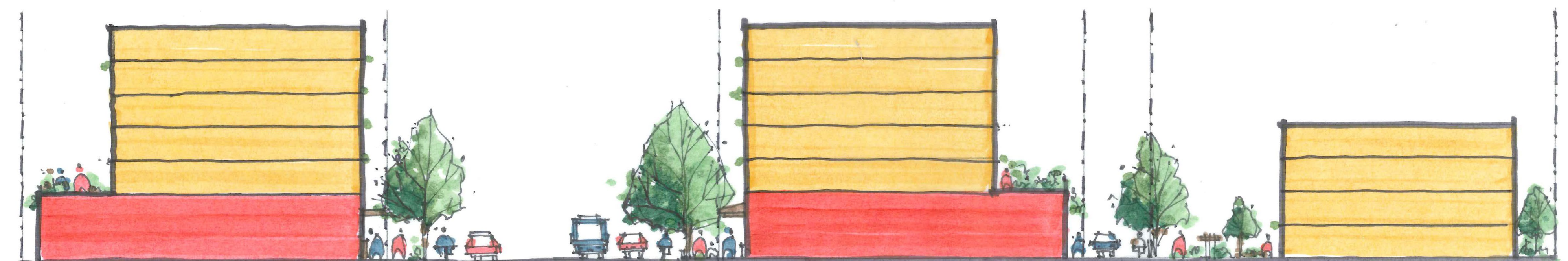
### WIDER STREET RIGHT-OF-WAY



6 STOREY RENTAL BUILDING HEIGHTS

FRONT BUILDING SET-BACK FROM THE PROPERTY LINE AT GROUND-LEVEL FOR SIDEWALK WIDENING

### EXAMPLE: 100' Right-of-Way



Street

Lane



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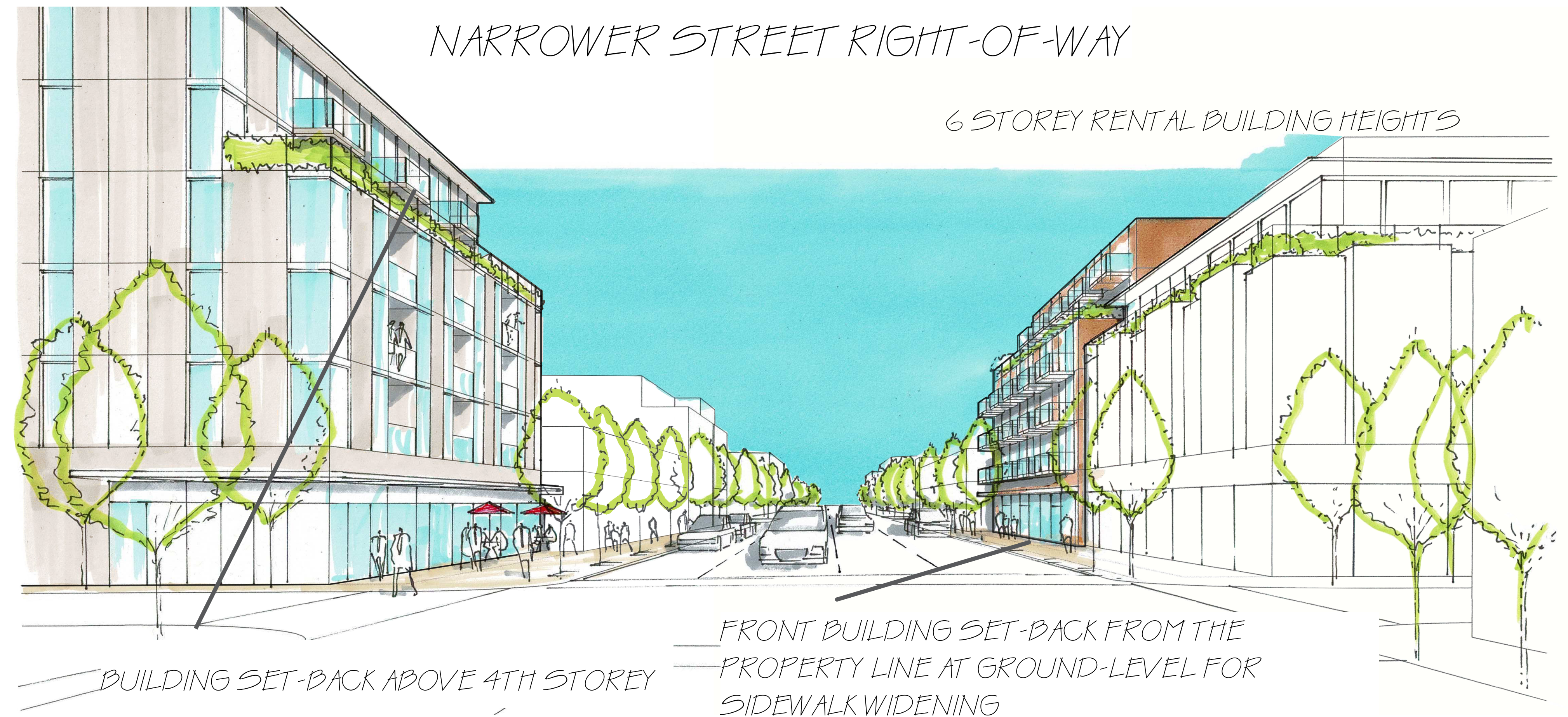
## Overview of Zoning Changes for New Rental Development

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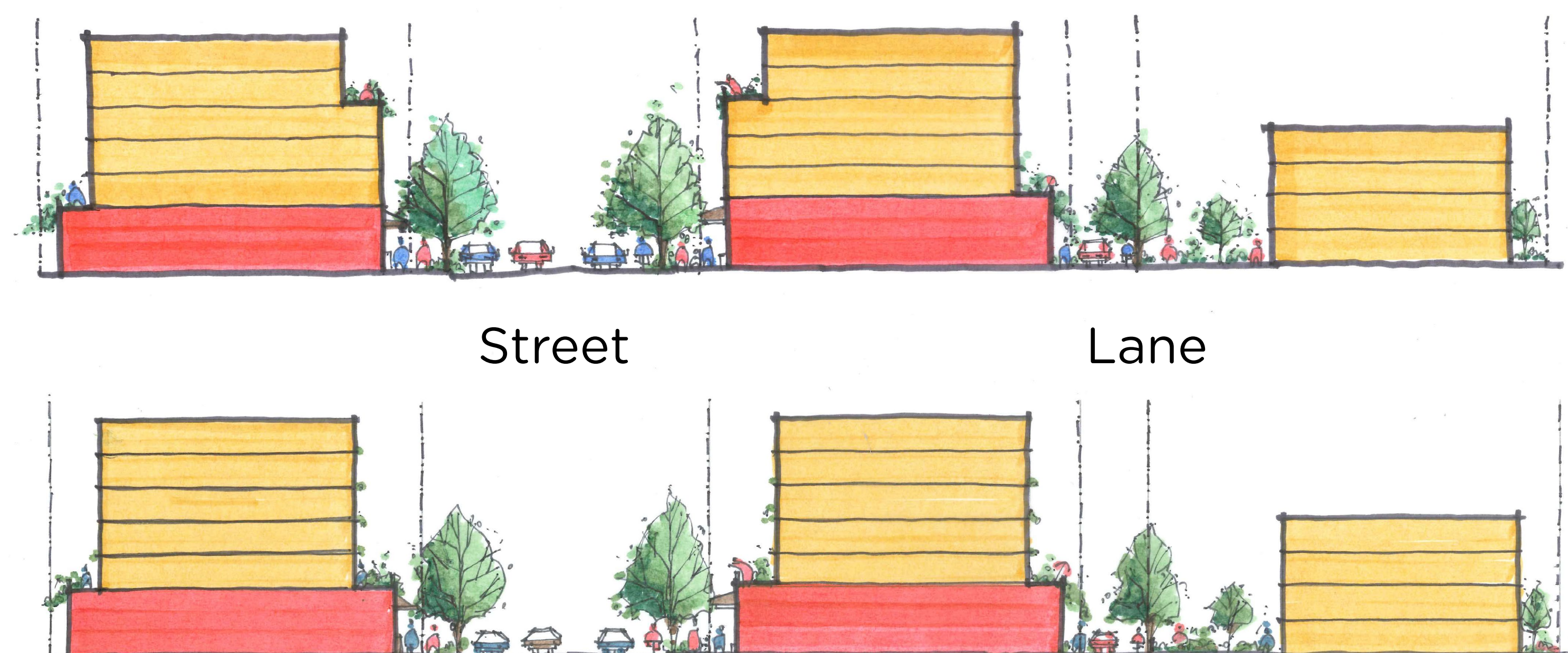
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EXAMPLES:  
80' Right-of-Way





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## Overview of Zoning Changes for New Rental Development



FRONT VIEWS OF 6 STOREY  
RENTAL BUILDING FROM STREET

SET-BACK OF RESIDENTIAL  
PORTION OF THE BUILDING



CORNER SITE ON A  
NARROWER STREET



BUILDING SET-BACK  
ABOVE THE 4TH  
STOREY

REAR VIEWS OF 6 STOREY  
RENTAL BUILDING FROM LANE



"L" SHAPED BUILDING  
ON CORNER LOT

MID-BLOCK SITE AND  
UNIFORM BUILDING  
SET-BACK





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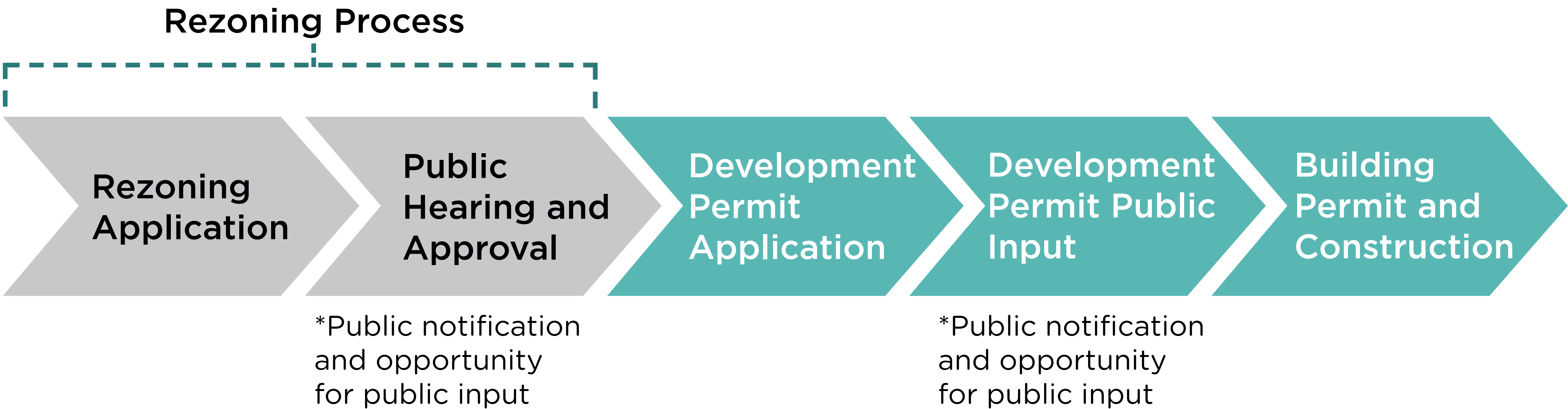
## Development Process Changes



Previous City rental incentive policies allowed for development of purpose-built rental housing up to 6-storeys in C-2 areas through a rezoning process. If Council approves the proposed amendments, **a rezoning process would no longer be required**. The process for rental housing in these areas would shift to a development permit process, which is the same process for new 4 storey strata development.

### What is Rezoning?

A rezoning application is required when a proposal does not conform to allowances under the City’s Zoning and Development By-Law. As a result, an amendment must be made to the Zoning and Development By-Law, which requires Council approval at Public Hearing.



### What is a Development Permit?

A development permit application can be made for proposals that conform to allowances under the City’s Zoning and Development By-Law. Development permit applications are approved by the Director of Planning or Development Permit Board, and is a shorter process than a rezoning.

The proposed changes would shorten the development process for new rental housing development in applicable C-2 zones by approximately 9 months to a year.





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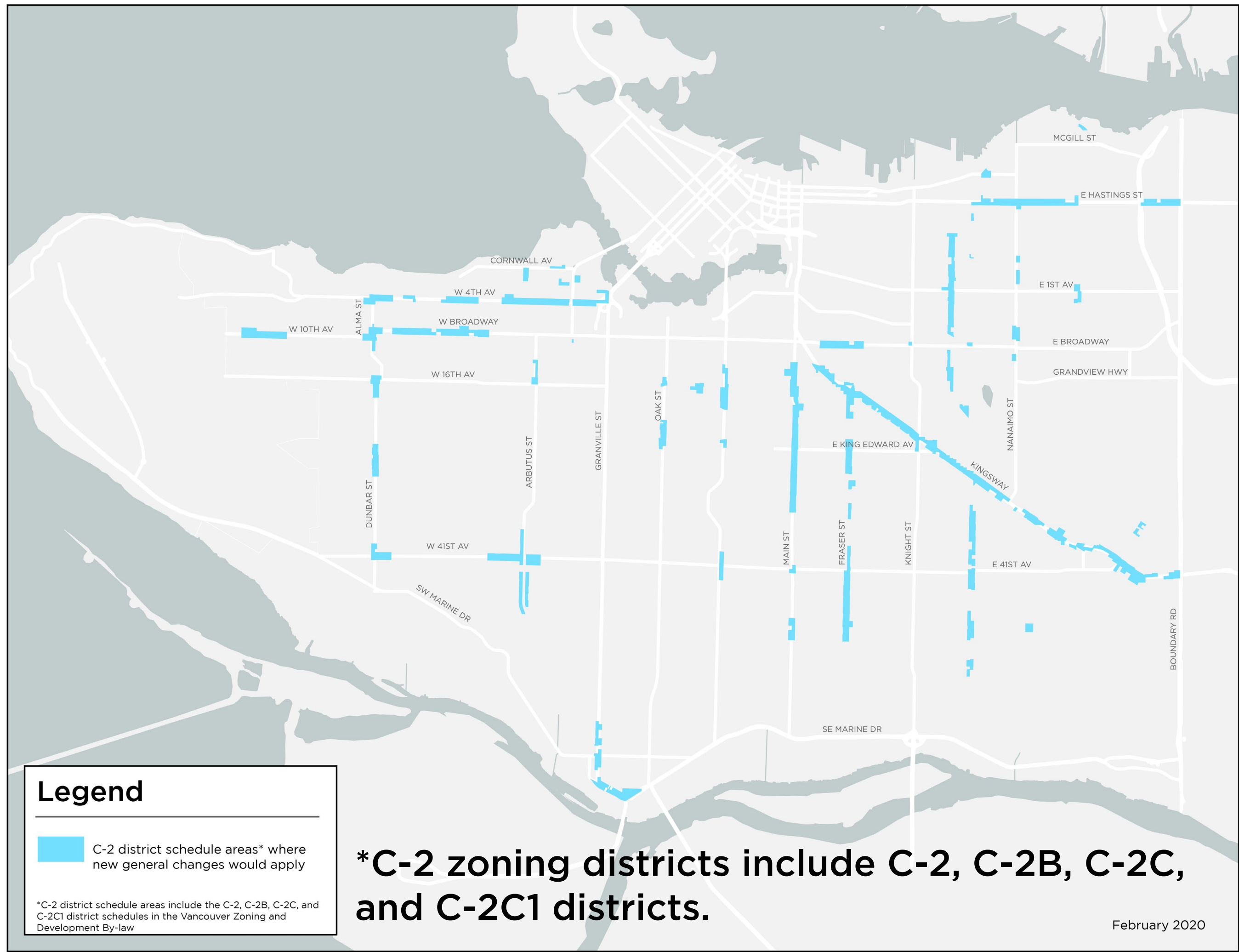
## Proposed Changes For All New C-2 Development



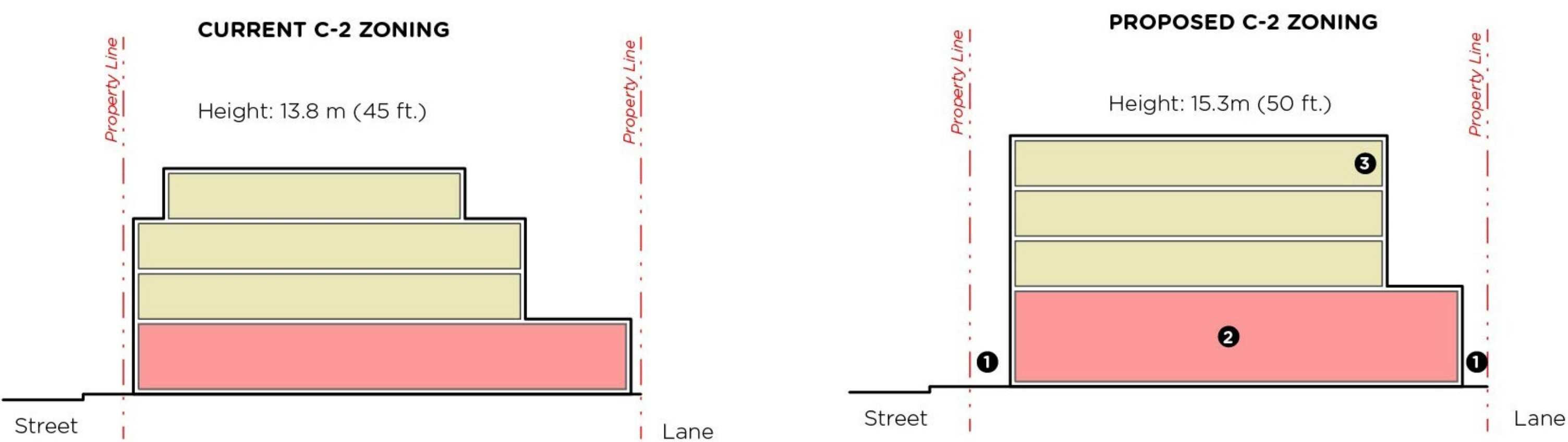
The proposed changes to commercial (C-2) zoned areas for new 6 storey rental development only apply outside the boundaries of a recent community plan or a community plan currently in progress.

In addition, minor changes are proposed to all commercial (C-2) zoned areas across the city to enable better commercial spaces and to align regulations for new mixed-use strata and rental developments.






### Map of Commercial (C-2\*) Zoned Areas



Sections Showing Typical Height and Setbacks for 4 Storey Development



### Summary of Proposed Changes to All Commercial (C-2) Zones

Proposed Amendments	Desired Outcomes
<b>Introduce minimum commercial floor space requirement</b> <ul style="list-style-type: none"> <li>Minimum commercial floor space ratio of 0.35</li> </ul>	 <p>Help enhance local shopping areas</p>
<b>Allow minor building height increases to enable higher ceilings in commercial spaces</b> <ul style="list-style-type: none"> <li>Overall building height increase of up to 5 feet</li> </ul>	 <p>Help enhance local shopping areas</p>
<b>Enable simpler building designs</b> <ul style="list-style-type: none"> <li>Increase front and rear setbacks at ground level</li> <li>Decrease setbacks on upper floors</li> </ul>	 <p>Help enhance local shopping areas</p>  <p>Respond to climate emergency</p>  <p>Improve livability of rental housing</p>



# C-2: Rental In Local Shopping Areas

## Examples of Building Design



### 4 Storey Mixed-Use Building Under Proposed Regulations

As Seen From the Street



As Seen From the Lane

