

January 3, 2023

City Clerk

Dear City Clerk:

**Re: Comprehensive Zoning Bylaw Review – Amendment Package Five [CK  
4350-70]**

The following is a report of the Municipal Planning Commission with respect to the above proposed zoning bylaw amendment package.

The Municipal Planning Commission, at its meeting held on December 20, 2022, considered the attached report of the Administration with respect to the proposed zoning bylaw amendment package.

During consideration of the matter, concerns about the secondary suite cap changes for short-term rentals and its enforcement, issues raised by the Business Improvement Districts' letter and operations of home-based businesses, and accommodating accessible parking were expressed. The Administration clarified that only the cap on the secondary suite is being removed, the cap on 6 guests maximum is remaining. The Administration further maintained that the Zoning Bylaw mitigates issues such as prohibiting industrial uses at home-based businesses, and business activities that generate nuisances beyond the site such as noise. The Administration clarified that parking requirements for multiple unit dwellings typically require 1.5 spots per unit, and in the event of the conversion of a dwelling unit to an accessible one, the Zoning Bylaw provides the opportunity to reduce the required number of parking spaces to 1, provided the new space is an accessible stall.

Following review of the matter, the Commission is supporting the proposed amendments. The following recommendation is submitted for City Council's consideration:

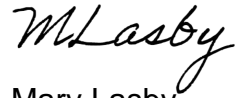
*That a copy of the December 20, 2022 report of the General Manager, Community Services be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.*

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

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Yours truly,

A handwritten signature in black ink that reads "MLasby". The signature is written in a cursive, flowing style.

Mary Lasby  
Committee Assistant  
Municipal Planning Commission

Attachments

1. Report of the General Manager, Community Services, dated December 20, 2022

cc: Kreg Harley, MPC A/Chair  
General Manager, Community Services Division