

Outdoor Patios in the C3 (General Commercial Zone)

BL.09-PAT

May 21st Planning and Development Committee

Presented by Trista James

Purpose of the Amendments

The purpose of the report is to present city-wide amendments to the zoning by-law to:

- 1. Reinstate the permissions for Seasonal Outdoor Patios in the C3 (General Commercial) zone - (on private lands).**
- 2. Add the C3 zone to the list of zones permitted to operate permanent outdoor patios - (on private lands).**



Background

December 11, 2023 PDC Meeting:

- Staff recommended transitioning temporary patio regulations to "as-of-right" permissions.

Concerns Raised:

- Concerns emerged regarding outdoor patio permissions on private lands in larger plazas and malls.

Results:

- Council passed By-law 0217-2023, allowing permanent and seasonal patios in specified zones.
- C3 zone removed from "as-of-right" permissions list.
- Staff directed to consider specific criteria for C3 zone concerns.

Key Observations

- C3 zones vary in number and size across Wards.
- Majority of restaurants with patios operate smoothly.
- Operational challenges typically arise in areas with multiple restaurants.
- Property owners, including condominium corporations, can opt out of patio permissions.
- Parking space use for seasonal patios is relatively uncommon (Private lands).
- Most patio-related complaints are minimal and addressable through existing by-laws.
- Patios enhance street activity and boost the city's economic vibrancy.



- Current Zoning By-law regulations for patios deemed suitable for C3 zone.
- Staff to monitor patio activities & may propose amendments for emerging issues or regulatory efficiency.

Recommendation

That the recommendation of the **report be approved in accordance with the following:**

- 1. That an implementing Zoning By-law be enacted at a future City Council meeting.**
- 2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Zoning By law 0225-2007, be considered both the public meeting and a combined information and recommendation report.**