

Proposed Zoning By-law Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION																																																																														
1.	Table 2.1.34.2 – Minimum Required Percentage of Gross Floor Area – Inclusionary Zoning to be Provided as Affordable Housing	<table border="1"> <thead> <tr> <th>Column</th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> </tr> <tr> <th>Line 1.0</th> <th>IZ AREA</th> <th>TYPE OF AFFORDABLE HOUSING PROVIDED</th> <th>APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023</th> <th>APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024</th> <th>APPLICABLE AS OF JANUARY 1, 2025</th> </tr> </thead> <tbody> <tr> <td>2.0</td> <td>IZ</td> <td>Affordable ownership housing units for moderate-income households</td> <td>4%</td> <td>7%</td> <td>10%</td> </tr> <tr> <td>3.0</td> <td>IZ-1</td> <td>Affordable rental housing units for moderate-income households</td> <td>2%</td> <td>3.5%</td> <td>5%</td> </tr> <tr> <td>4.0</td> <td>IZ-2</td> <td>Affordable ownership housing units for moderate-income households</td> <td>3%</td> <td>5%</td> <td>7%</td> </tr> <tr> <td>5.0</td> <td>IZ-2</td> <td>Affordable rental housing units for moderate-income households</td> <td>1.5%</td> <td>2.5%</td> <td>3.5%</td> </tr> <tr> <td>6.0</td> <td>IZ-3A and IZ-3B</td> <td>Affordable ownership housing units for moderate-income households</td> <td>3%</td> <td>4%</td> <td>5%</td> </tr> <tr> <td>7.0</td> <td>IZ-3A and IZ-3B</td> <td>Affordable rental housing units for moderate-income households</td> <td>1.5%</td> <td>2%</td> <td>2.5%</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Column</th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> </tr> <tr> <th>Line 1.0</th> <th>IZ AREA</th> <th>TYPE OF AFFORDABLE HOUSING PROVIDED</th> <th>APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023</th> <th>APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024</th> <th>APPLICABLE AS OF JANUARY 1, 2025</th> </tr> </thead> <tbody> <tr> <td colspan="6">Table 2.1.34.2 continued from previous page</td> </tr> <tr> <td>8.0</td> <td>IZ</td> <td>Affordable ownership housing units for moderate-income households</td> <td>10%</td> <td>10%</td> <td>10%</td> </tr> <tr> <td>9.0</td> <td>IZ-4</td> <td>Affordable rental housing units for moderate-income households</td> <td>5%</td> <td>5%</td> <td>5%</td> </tr> </tbody> </table>	Column	A	B	C	D	E	Line 1.0	IZ AREA	TYPE OF AFFORDABLE HOUSING PROVIDED	APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023	APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024	APPLICABLE AS OF JANUARY 1, 2025	2.0	IZ	Affordable ownership housing units for moderate-income households	4%	7%	10%	3.0	IZ-1	Affordable rental housing units for moderate-income households	2%	3.5%	5%	4.0	IZ-2	Affordable ownership housing units for moderate-income households	3%	5%	7%	5.0	IZ-2	Affordable rental housing units for moderate-income households	1.5%	2.5%	3.5%	6.0	IZ-3A and IZ-3B	Affordable ownership housing units for moderate-income households	3%	4%	5%	7.0	IZ-3A and IZ-3B	Affordable rental housing units for moderate-income households	1.5%	2%	2.5%	Column	A	B	C	D	E	Line 1.0	IZ AREA	TYPE OF AFFORDABLE HOUSING PROVIDED	APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023	APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024	APPLICABLE AS OF JANUARY 1, 2025	Table 2.1.34.2 continued from previous page						8.0	IZ	Affordable ownership housing units for moderate-income households	10%	10%	10%	9.0	IZ-4	Affordable rental housing units for moderate-income households	5%	5%	5%	<p>The existing rate chart is proposed to be removed and replaced with a chart containing only the current (2024) rates, which are to remain in effect until a future amendment is brought forward following an updated financial assessment report.</p>
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2.	Article 3.1.2.1.4	<p>Notwithstanding the regulations contained in Table 3.1.2.1 of this By-law, the required number of off-street parking spaces for dwelling units that are affordable ownership housing units or affordable rental housing units located within the Inclusionary Zoning Overlay Area boundaries identified on Schedule B of Part 13 of this By-law shall be subject to a parking rate of: (0213-2022)</p> <p>(1) Precinct 1: 50% of the required number of parking spaces for the corresponding residential uses as otherwise required pursuant to this By-law;</p> <p>(2) Precincts 2, 3 and 4: 70% of the required number of parking spaces for the corresponding residential use as otherwise required pursuant to this By-law.</p>	Provincial legislation has removed the requirement for parking for housing units within Major Transit Station Areas.																								

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