

Rationale for Proposed Bylaw Amendments

Concept	Rationale
1. Eliminate the requirement for permitted uses to meet parking requirements when the permitted uses are going into an existing building in commercial, industrial and mixed-use districts.	Existing buildings are difficult to reconfigure to meet the parking requirements of today, particularly given original construction dates. As such, relaxations are often granted for permitted uses going into existing buildings that do not meet parking minimums. This amendment will allow uses in these locations to go through a quicker application process.
2. Delete the prohibition against speakers for Outdoor Cafes.	Pre-pandemic, Outdoor Cafe operators had indicated a desire for speakers. With significant uptake of Outdoor Cafes throughout the city to manage capacity and distancing requirements, the opportunity for speakers will allow restaurants to transfer their interior ambience to their outdoor patrons. It is noted that noise would still be controlled and enforced through the Community Standards Bylaw (no outdoor speaker system within 150 metres of a residential development between 10 p.m. and 7 a.m. Monday through Sunday).
3. Eliminate the size maximum for an Outdoor Cafes near residential and eliminating the distance required from a residential parcel.	Appropriate size and distance to residential can be determined through the application process without the need for a relaxation, speeding up approvals. Eliminating the need to be separated from a residential parcel by 25.0 metres will allow for more Outdoor Cafes.
4. Increase allowable Pop-Up and Interim Uses to include eating and drinking uses.	Existing time limitations help to deter nuisance activity, and this could be an opportunity for businesses to start while getting approvals. Further, many cities in North America have already trialed pop-up restaurants and bars with success.
5. Extend the timeline for Special Function - Class 1.	Expanding the time maximum to 60 days would allow retail stores to have more outdoor events, openings, sales without a permit, while allowing for social distancing.
6. Increase the outdoor limit for retailers, Pop-Up Uses and Interim Uses to have outside merchandise beyond 6 metres from the entry.	Will increase space for businesses to display more merchandise outside of their stores.