

IDEA's Key Priorities for the Proposed Zoning Bylaw

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Position

IDEA is strongly supportive of the proposed direction of the project.

Significant barriers to infill development have been removed through:

- The consolidation and simplification of zones and uses, and
- The retirement of the Mature Neighbourhood Overlay (MNO).

Key Priorities

1. Parity between Redeveloping and Developing Neighbourhoods

- RS (redeveloping area) and RSF (developing area) zoning regulations:
 - **Site Coverage:** 47% vs. 55%
 - **Maximum Height:** 10.5 vs. 12.0 m
 - **Rear Attached Garages:** not allowed vs. allowed
 - **Density:** maximum 8 units for non-corner sites vs. no limit

1. Reduction to Setbacks, Stepbacks and Separation Distances for Taller Buildings

- 25 metre tower separation is challenging

Summary

- Proposed Zoning Bylaw lays the groundwork for City Plan implementation
 - As a starting point, RS zones will present new development opportunities in lower density neighborhoods
- Further action required to reach City Plan target of 50%
 - RS zoning could still go further to be in parity with RSF zoning
- IDEA looks forward to continuing to work with the City and community members as the Zoning Bylaw Renewal project moves forward.

Thank You!

