



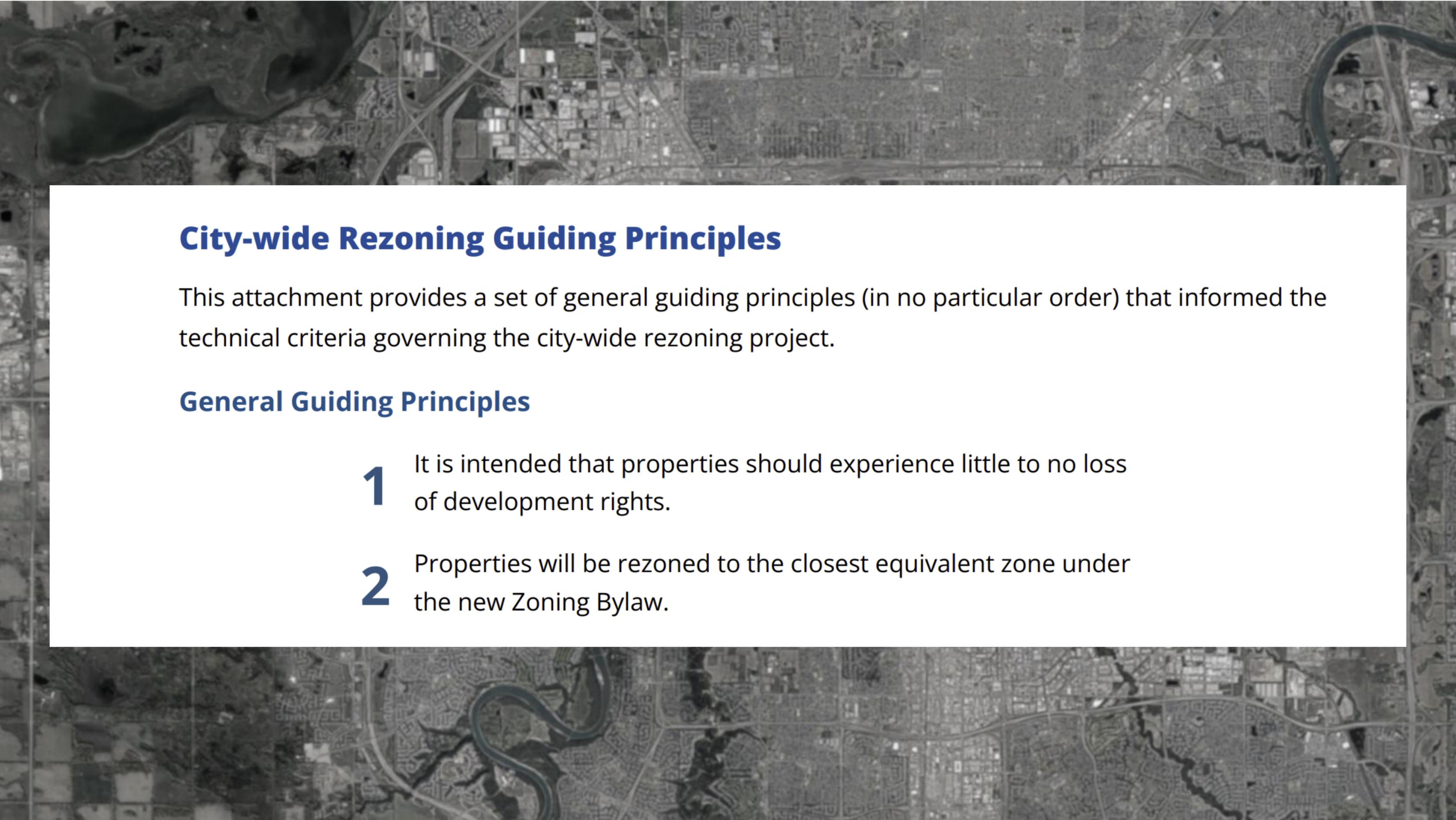
Zoning Bylaw Renewal

Support and Proposed Amendment

Presented By:
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Development Advisory

Public Hearing Date:
October 16 -18, 2023





City-wide Rezoning Guiding Principles

This attachment provides a set of general guiding principles (in no particular order) that informed the technical criteria governing the city-wide rezoning project.

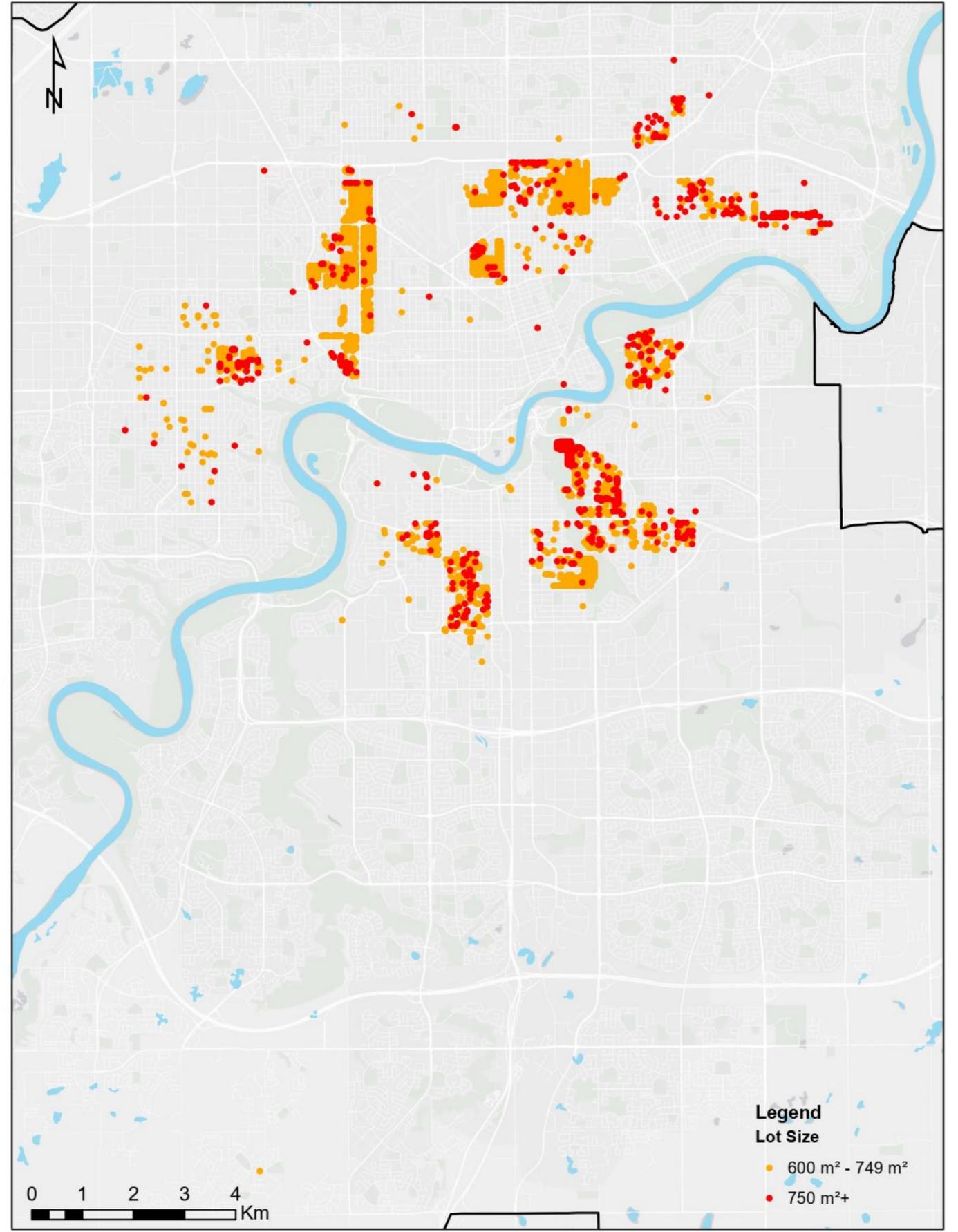
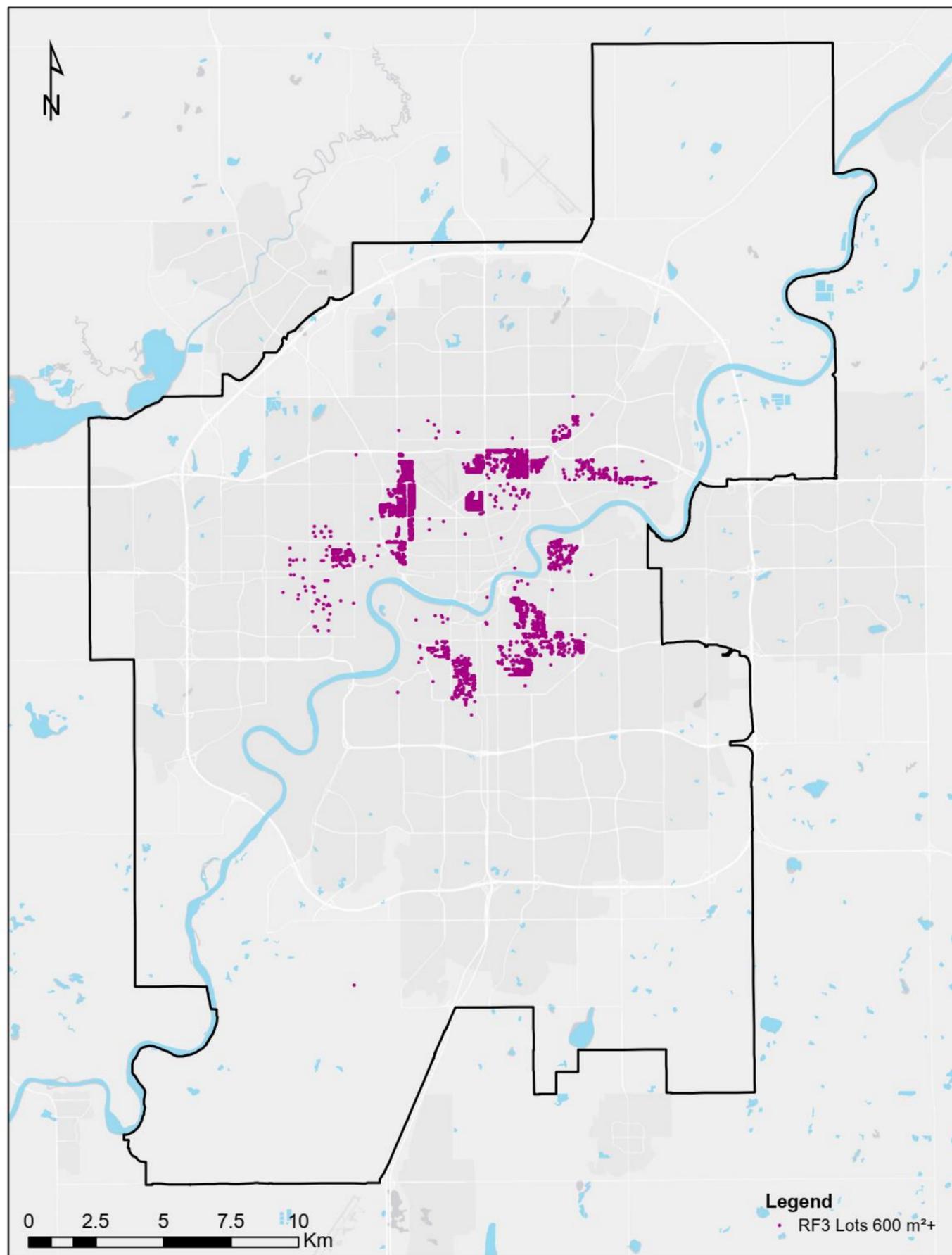
General Guiding Principles

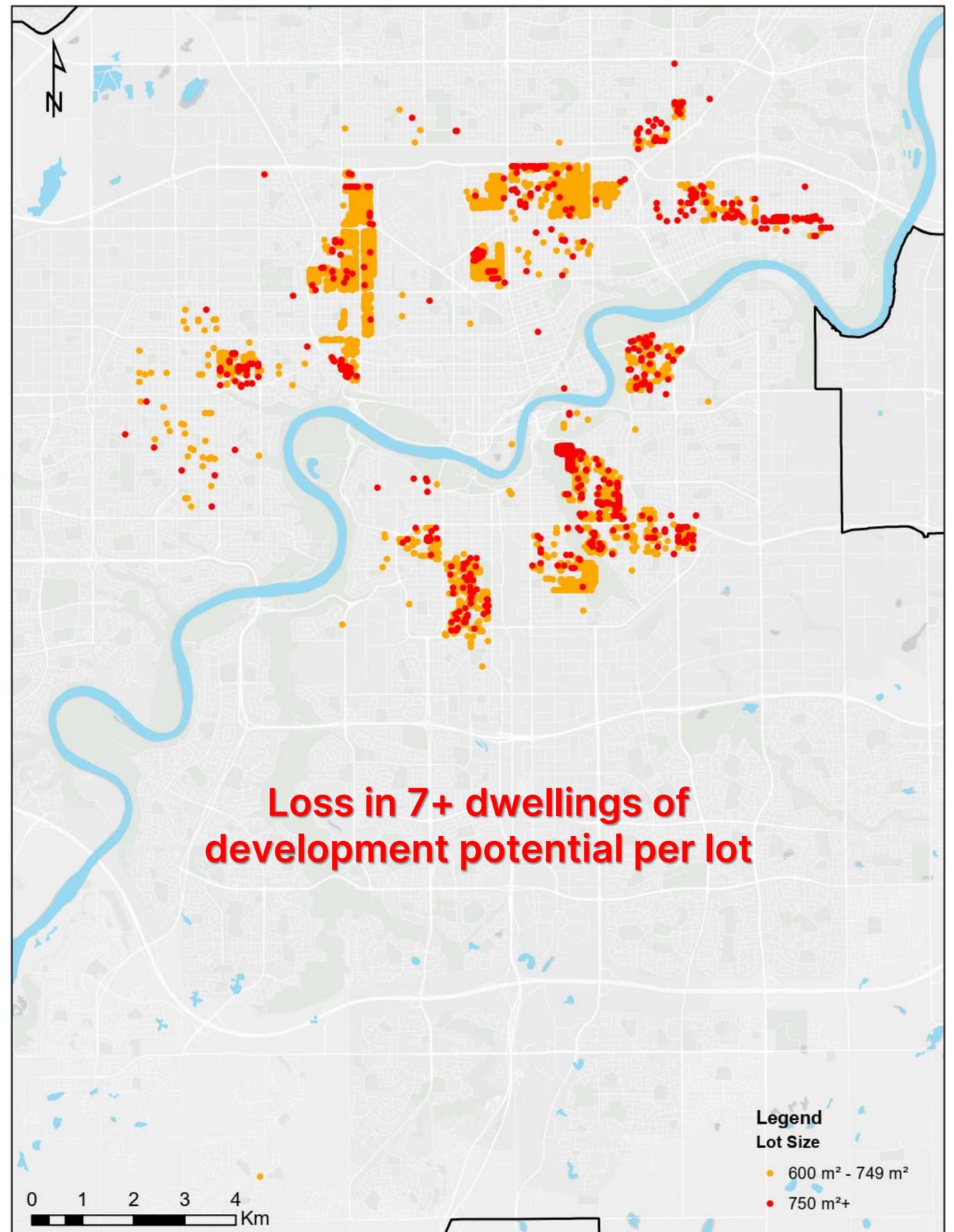
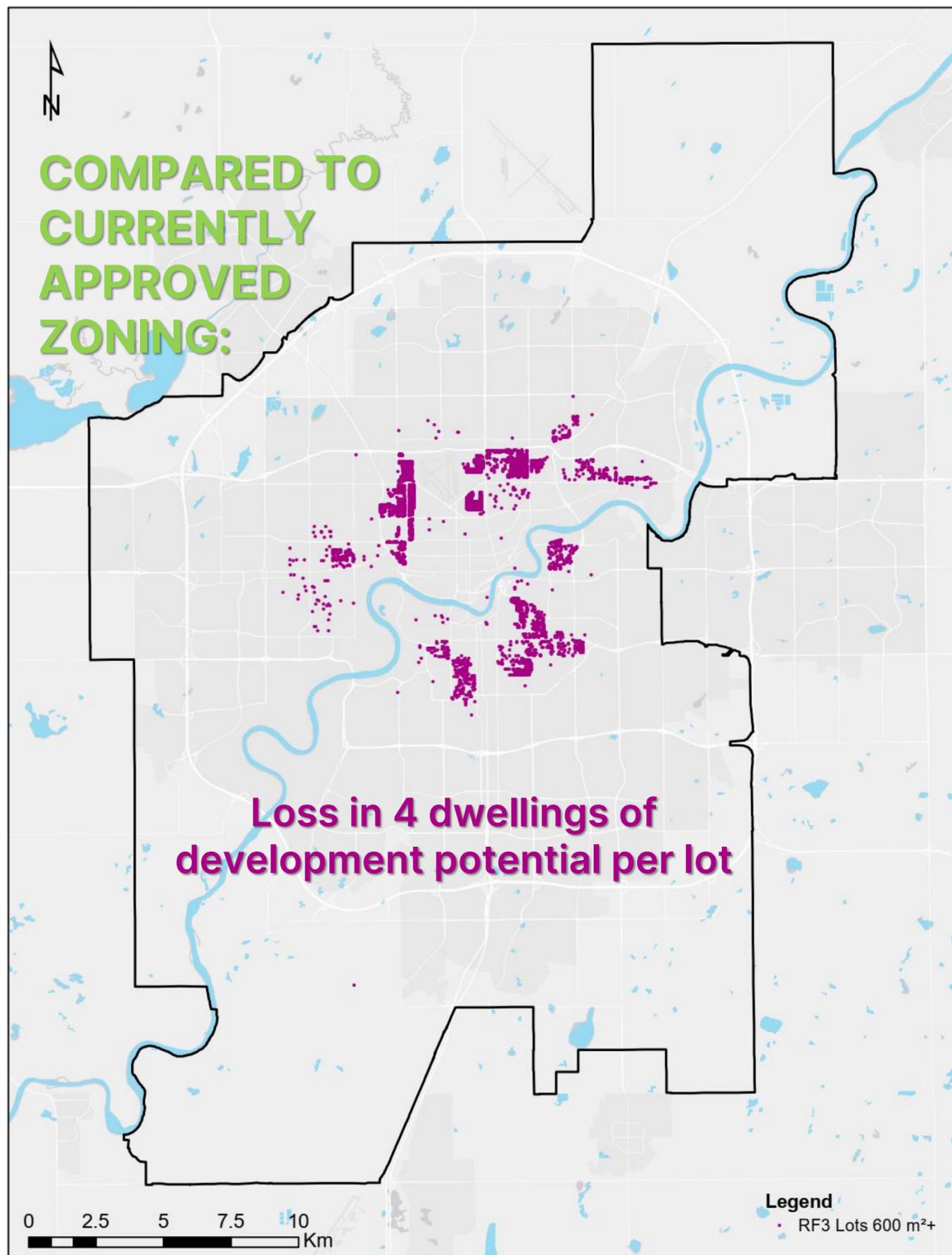
- 1** It is intended that properties should experience little to no loss of development rights.
- 2** Properties will be rezoned to the closest equivalent zone under the new Zoning Bylaw.

Section 3.2.1 (RS Zone)

“The maximum number of Dwellings on a Site is 8.”

- Incompatible with Guiding Principles
- Not equivalent: loss of development rights on numerous RF3 sites (600m²)
- Limits creative housing opportunities on larger lots
- Arbitrary limitation without relevance to site context





An aerial photograph of a residential neighborhood. A large property in the center is highlighted with a blue rectangular border. The property contains a large house with a grey roof and a smaller structure. To the right of the property is a paved road with several cars parked. Further right is a dense line of green trees, and to the far right is a body of water with a dock and a boat. A bridge structure is visible at the bottom of the image.

Case Study: 10268 - 87 Street NW

999m²

RF2 to RF3 Rezoning approved by Council on April 24, 2023

6 Principal, 6 Secondary, and 6 Garden Suites Permitted



- **Prime example of Gentle Density**
- **Responsive to Site Context**
- **All permitted under RF3: No Variances Needed**



- **Diverse housing typology**



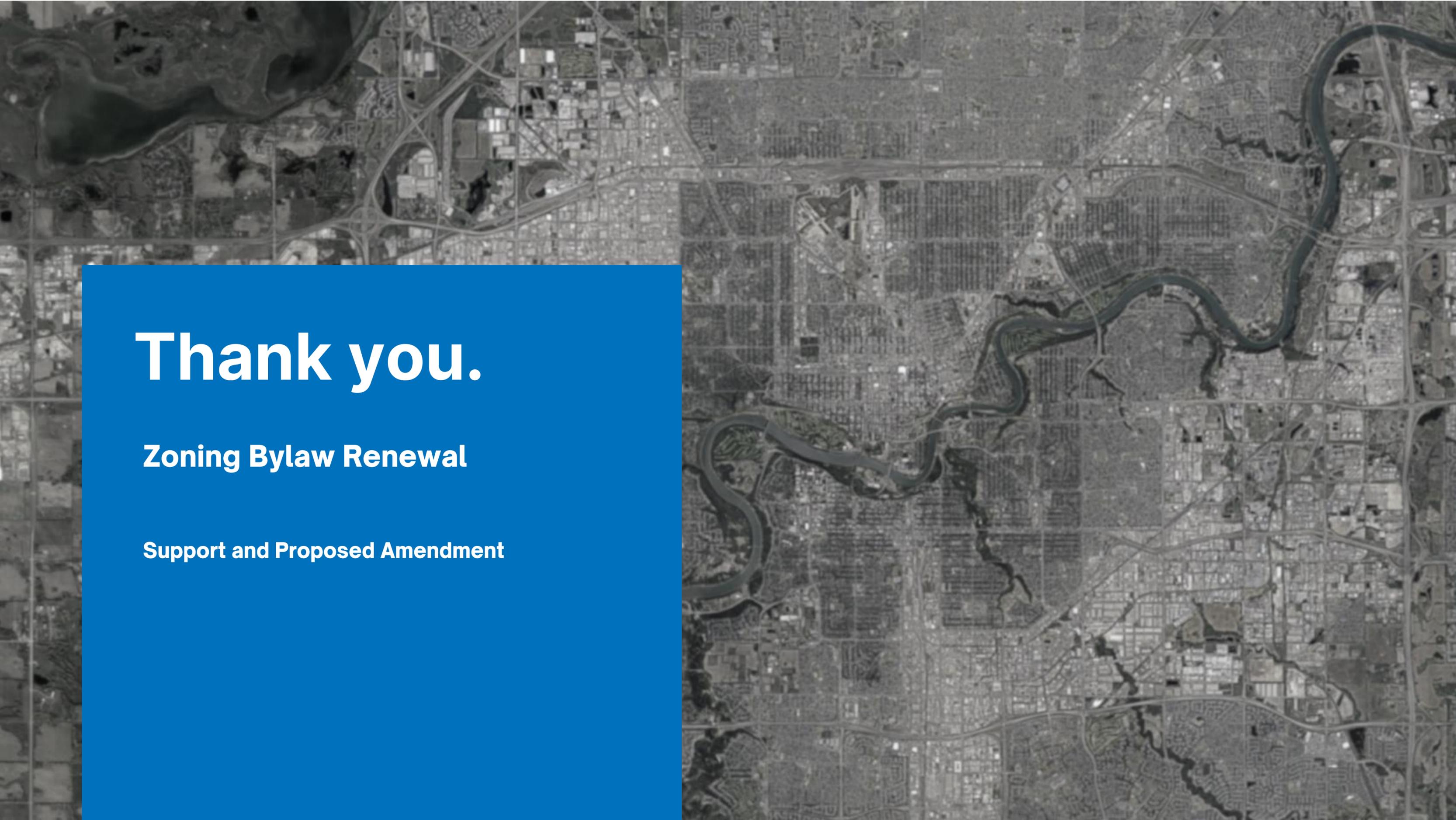
- **150m² per principal dwelling**
- **45% Site Coverage**
- **Soft landscaping and amenity areas**

Summary

ZBR includes many welcome improvements to our zoning framework.

- The 8-Dwelling hard limit within RS is a step backwards from RF3:
 - Reduction of development rights and inequivalent zoning (RF3 to RS)
 - Loss of creative, gentle density housing opportunities

I **strongly** advise Council request an amendment as the 75m²/Dwelling regulation already responds more appropriately to Site context.

An aerial photograph of a city grid with a winding river. The river flows from the top right towards the bottom left, curving through the city blocks. The city layout is a dense grid of streets and buildings, with some larger structures and open spaces visible. The overall tone is grayscale, with the river appearing as a dark, winding line.

Thank you.

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