

Markup and Rationale of Proposed Amendments to the Zoning Bylaw

The proposed amendment to Zoning Bylaw 20001 consists of adjusting the purpose statement language for the Small-Medium Scale Transition Residential Zone to provide further direction for where the zone is intended to be utilized outside Nodes and Corridors.

Markup Categories	
Changes to Specific Regulations - These will be identified using the following formatting standards: Black Text - Existing text in Zoning Bylaw 20001 Strikethrough - Proposed deletion from Zoning Bylaw 20001 Red Text - Proposed addition to Zoning Bylaw 20001	
Proposed Markup	Rationale
2.30 RSM - Small-Medium Scale Transition Residential Zone 1. Purpose To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and Multi-unit Housing in developing and redeveloping areas. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. The scale of development in this Zone may act as a transition between small scale Residential development and larger scale Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents. When located outside of a Node or Corridor identified in a statutory plan, the scale of development in this Zone is intended to act as a transition to smaller or larger scale development (existing or planned) or be in a location as directed in a statutory plan.	The Purpose statement in the RSM Zone is proposed to be amended to provide further direction for where the zone is intended to be utilized outside Nodes and Corridors. This amendment aligns with the intent to allow the RSM Zone: <ul style="list-style-type: none"> • On sites where it is abutting or across the alley from larger scale development or zones (planned or existing) in the redeveloping areas; • In alignment with the District Policy; or • On sites as identified in a Neighbourhood Structure Plan (e.g., where row housing is specifically identified in the land use concept but might not be acting as a transition area).