

Presentation for June 30th Council Meeting

Rob Cairns

3.1/ 3.2 RSM Rezoning

Motion by Council April 28th Public Hearing

Moved by:M. Janz

Seconded by:A. Knack

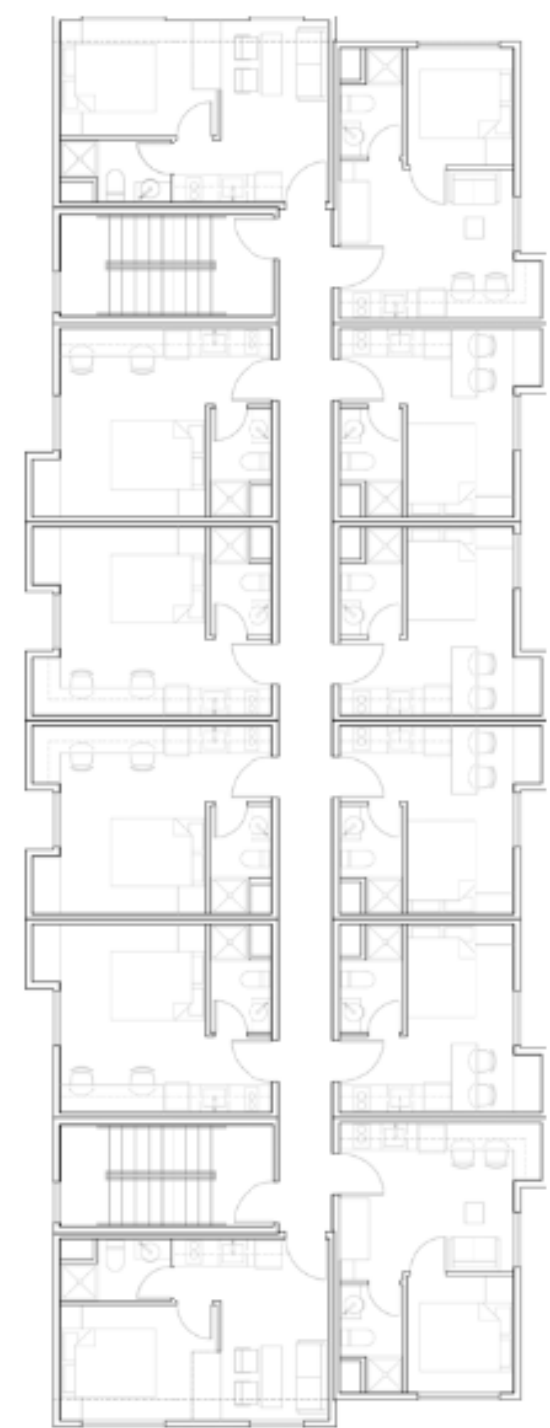
Charter Bylaw 21214 - To Amend the District Policy Charter Bylaw 24000 for Small-Medium Scale Developments

That Administration prepare amendments to District Policy, Bylaw 24000, Section 2.5 (Land use) and/or the Zoning Bylaw, Bylaw 20001, to **limit opportunities** and review the General Purpose for the RSM - Small-Medium Scale Transition Zone outside of nodes and corridors and return to a future Public Hearing.

Due Date: June 30, 2025, City Council Public Hearing

Carried (12 to 0)

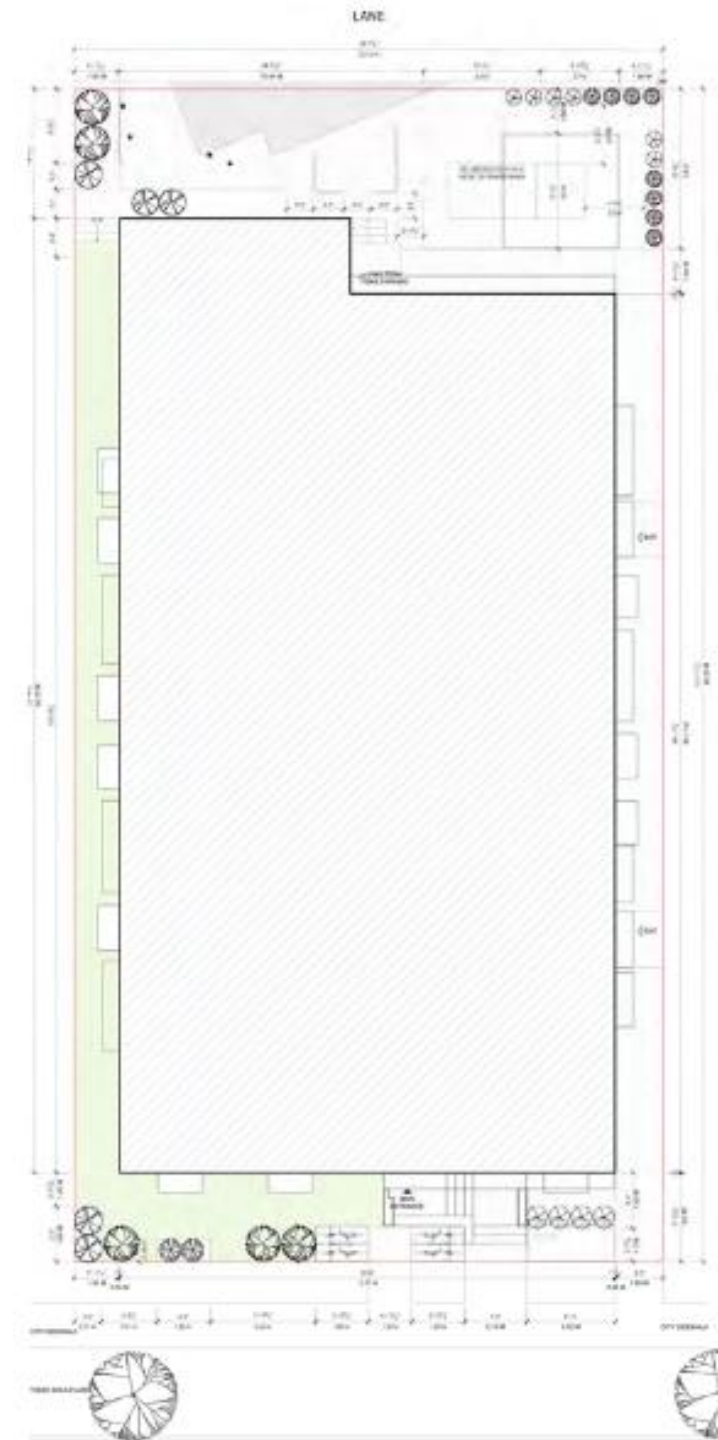
9945 75 Ave: Pending
development permit 40 units



Setbacks And Site Coverage

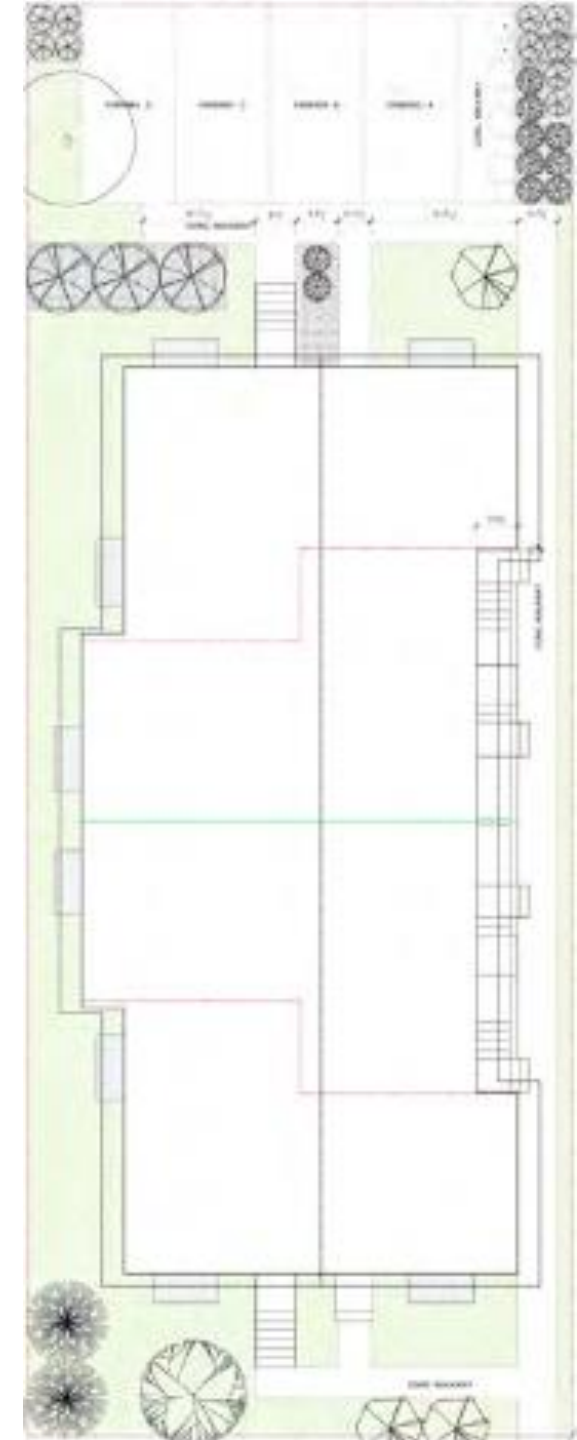
Typical lot in Mature Neighborhood

- 15m by 41m, 615m²
- RSM Rules
 - Maximum 60% site Coverage
 - Front Setback: 3m
 - Rear Setback: 5.5m
 - Side Setbacks: 1.5m
- Result is a box 12m by **31m**
- Council debating RS rules to decrease max wall length from 23m to 20.5m



Landscaping

- RS Requires 30% soft landscaping
- RSM 8 trees and 16 shrubs.
 - Side setbacks sidewalk.
 - Rear setback parking and garbage
 - Front setback 3 only 3m
 - Less than 10% of the lot is soft landscaping



Summary

- Admin did not follow Council's direction
- Not gentle transition to increased density
 - 1 unit to 40 units
- “Long wall” and landscaping issues
- Not “missing middle” housing
 - Removes potential “missing middle” lots
- No benefit over apartment - Lacks apartment amenities

3.11/ 3.12 RS to RSM Rezoning

- Construction is substantially complete
- Rezoning due to failure to follow development permit?
 - Planning report does not identify the non-compliance
 - Encourages poor behavior
 - Wastes of City resources
- Requires stormwater management
- Requires on street fire protection upgrade
- Report written as just “going through the motions” of a regular rezoning

3.32 RS Changes

Changes to RS

- Support all the proposed changes
- Is 6 the right number of units?



Benefits of a 4-Plex or Less

- Yard
- Gardening
- BBQ
- RV Parking
- Dog run
- Parking
- Garage
- Ownership

Benefits of an Apartment

- Patio
- Fitness rooms
- Event rooms
- Elevator
- On site maintenance
- Amenities and shops
- Convenient public transit
- UG parking
- Close to work

