

1. **REZONING: Norquay Village Neighbourhood Centre Plan Implementation - New Zoning District Schedules - RT-11/RT-11N and RM-7/RM-7N**

**Summary:** To amend the Zoning and Development By-law to implement part of the Norquay Village Neighbourhood Centre Plan by rezoning certain RS-1 (One-Family Dwelling) and RT-1 (Two-Family Dwelling) Districts in the plan area to RT-11/RT-11N (multiple small houses/duplexes) and RM-7/RM-7N (rowhouses/stacked townhouses).

**Applicant:** General Manager of Planning and Development Services

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT the following by-law amendments, regarding the introduction of new zoning districts into the area of the Norquay Village Neighbourhood Centre Plan, be approved:
- (i) amend the Zoning and Development By-law to create a new *RT-11 and RT-11N Districts Schedule*, generally in accordance with Appendix A of the Policy Report dated March 4, 2013, entitled "Norquay Village Neighbourhood Centre Plan Implementation - New Zoning District Schedules (multiple small houses/duplexes and rowhouses/stacked townhouses)";
  - (ii) amend the Zoning and Development By-law to create a new *RM-7 and RM-7N Districts Schedule*, generally in accordance with Appendix B of the same report;
  - (iii) rezone the Norquay Village Neighbourhood Centre Plan areas from RS-1 and RT-1 to RT-11 and RT-11N, generally as shaded in Figure 4 of the same report;
  - (iv) rezone the Norquay Village Neighbourhood Centre Plan areas from RS-1 to RM-7 and RM-7N, generally as shaded in Figure 4 of the same report;
  - (v) amend the Zoning and Development By-law for consequential amendments generally in accordance with Appendix C of the same report; and
  - (vi) amend the Sign By-law for a consequential amendment generally in accordance with Appendix D of the same report.
- B. THAT, subject to approval of the by-law amendments at public hearing, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Parking By-law generally in accordance with Appendix E of the same report.
- C. THAT, subject to approval of the by-law amendments at public hearing, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Subdivision By-law, generally in accordance with Appendix F of the same report.

- D. THAT, subject to approval of the by-law amendments at public hearing, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Zoning and Development Fee By-law generally in accordance with Appendix G of the same report.
- E. THAT, subject to approval of the by-law amendments at public hearing, the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the License By-law generally in accordance with Appendix H of the same report.
- F. THAT, subject to approval of the by-law amendments at public hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, new *RT-11 and RT-11N Guidelines*, generally in accordance with Appendix I of the same report, to be adopted by resolution of Council.
- G. THAT, subject to approval of the by-law amendments at public hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, new *RM-7 and RM-7N Guidelines*, generally in accordance with Appendix J of the same report, to be adopted by resolution of Council.
- H. THAT, subject to approval of the by-law amendments at public hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, new *Norquay Village Character House and Retention Guidelines*, generally in accordance with Appendix K of the same report, to be adopted by resolution of Council.
- I. THAT, subject to approval of the by-law amendments at public hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the *Strata Title Policies for RS, RT and RM Zones*, generally in accordance with Appendix L of the same report, to be adopted by resolution of Council.
- J. THAT, subject to approval of the by-law amendments at public hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the *Enhanced Accessibility Guidelines*, generally in accordance with Appendix M of the same report, to be adopted by resolution of Council.
- K. THAT, subject to approval of the by-law amendments at public hearing, the General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the *Principal Dwelling Unit Combined with a Secondary Dwelling Unit Guidelines*, generally in accordance with Appendix N of the same report, to be adopted by resolution of Council.

[RZ - Norquay Village Neighbourhood Centre Plan Implementation -  
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