

1. **REZONING:** Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area

Summary: To amend the Zoning and Development By-law by adding RM-9A and RM-9AN to the RM-9 and RM-9N Districts Schedule and Guidelines, and rezone properties in the Apartment Transition Area from RS-1 (One-Family Dwelling) District to RM-9A/9AN (Multiple-Dwelling) Districts to allow for apartments in Norquay Village.

Applicant: Acting General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Regular Council Meeting of December 15, 2015.

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

- A. THAT the following amendments to the Zoning and Development By-law, generally as set out in Appendix A of the Policy Report dated December 1, 2015, entitled "Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area", be approved:
- (i) create new districts, RM-9A and RM-9AN, as part of the RM-9 and RM-9N Districts Schedule; and
 - (ii) rezone certain areas of Norquay Village from RS-1 to RM-9A and RM-9AN.
- B. THAT the application to amend Schedule A of the Sign By-law to establish regulations for the new districts, generally as set out in Appendix B of the Policy Report dated December 1, 2015, entitled "Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area", be approved.
- C. THAT, subject to enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated December 1, 2015, entitled "Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area".
- D. THAT, subject to enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as set out in Appendix D of the Policy Report dated December 1, 2015, entitled "Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area".
- E. THAT, subject to enactment of the amending by-law described in Recommendation A, the Acting General Manager of Planning and Development Services be instructed to bring forward amended RM-9, RM-9A, RM-9N and RM-9AN Guidelines, generally as set

out in Appendix E of the Policy Report dated December 1, 2015, entitled "Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area", for Council adoption.

- F. THAT, subject to enactment of the amending by-law described in Recommendation A, the Acting General Manager of Planning and Development Services be instructed to bring forward related amendments to the *Strata Title Policies for RS, RT and RM Zones*, generally as set out in Appendix F of the Policy Report dated December 1, 2015, entitled "Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area", for Council adoption.
- G. THAT, subject to enactment of the amending by-law described in Recommendation A, Council rescind the "Norquay Village - Apartment Transition Area Rezoning Policy" adopted on May 16, 2013.

[RZ - Amendments to the Zoning and Development By-law Regarding the RM-9A/9AN Districts for Norquay's Apartment Transition Area]