

SUMMARY AND RECOMMENDATION

3. Miscellaneous Amendments – Zoning and Development By-law and East Fraser Lands Official Development Plan

Summary: This report recommends miscellaneous housekeeping amendments to the Zoning and Development By-law and East Fraser Lands Official Development Plan. The proposed amendments would achieve the intent of the by-laws and correct inadvertent errors, update references, and improve administration.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Miscellaneous Amendments – Zoning and Development By-law and East Fraser Lands Official Development Plan”, dated November 29, 2021 (“Report”), referred to Public Hearing at the Council Meeting of February 8, 2022.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approves the application to amend the Zoning and Development By-law, generally in accordance to Appendix A of the Report, to:
- (i) update bullet formatting in section 4.7 to match the existing template;
 - (ii) re-insert a clause in section 10.18 permitting additional height for mid-rise residential buildings with more roof insulation that was inadvertently omitted by amending By-law No. 12865;
 - (iii) clarify intent in section 10.29.1;
 - (iv) include regulations for basements and exemptions for window wells in the RS-7 District Schedule that were inadvertently omitted in amending By-law No. 12719;
 - (v) correct an omission in section 4.7.7 in the RM-11 and RM-11N Districts Schedule by including reference to two additional sections for which more density for multiple dwellings can be achieved through the purchase of amenity or affordable housing shares;
 - (vi) correct an omission in sections 4.1.1. and 4.1.3 in the RM-3A District Schedule and section 4.1.1 in the RM-4 and RM-4N Districts Schedule to include seniors supportive or assisted housing as a use for which minimum site area requirements can be reduced;

- (vii) replace an incorrect term for covered porches in the RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, RS-7, RT-5 and RT-5N, RT-11 and RT-11N, RM-7, RM-7N and RM-7AN and RM-8, RM-8A, RM-8N and RM-8AN District Schedules;
- (viii) correct a typographical error in section 4.6.2 in the RM-1 and RM-1N Districts Schedule; and

correct the minimum site area allowance for multiple dwellings to align with unit density in sections 4.1.2 and 4.1.3 in the RT-5 and RT-5N Districts Schedule and the RT-6 District Schedule;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the Report.

- B. THAT Council approves the application to amend the East Fraser Lands Official Development Plan, generally as presented in Appendix B of the Report, to correct typographical errors in sections 6.1.3 (b) and 6.1.6;
FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending By-law, generally in accordance with Appendix B of the Report.
- C. THAT, subject to the enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-law, consequential amendments to the “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines”, generally in accordance with Appendix C of the Report, for Council adoption.

[Miscellaneous Amendments – Zoning and Development By-law and East Fraser Lands Official Development Plan]