
MEMORANDUM

March 21, 2022

TO: Council Group, City Clerk's Office

CC: Theresa O'Donnell, General Manager, Planning, Urban Design and Sustainability

FROM: Chris Robertson, Assistant Director, City-Wide and Regional Planning

SUBJECT: Consequential Amendments to RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines

RTS #: 14799

At the Public Hearing on March 3, 2022, Council approved miscellaneous amendments to the Zoning and Development By-law. Miscellaneous amendments are intended to improve clarity, update terminology or address inadvertent errors or omissions and to better streamline the development review process. They are housekeeping/minor in nature and do not include substantive changes nor do they introduce new policies. The miscellaneous amendment package approved by Council on March 3, 2022 included an amendment to sections 4.1.2 and 4.1.3 of the RT-5 and RT-5N District Schedule and the RT-6 District Schedule in the Zoning and Development By-law to correct the minimum site area allowance for multiple dwellings to align with dwelling unit density.

Amendments to the RT5 and 5N and RT-6 District Schedules were approved in 2017, including a dwelling unit density of 74 units per ha for multiple dwellings. Following approval of these amendments it was identified the minimum site area for multiple dwellings did not correspond to the minimum site area calculation possible for the allowable dwelling unit density for multiple dwellings. The Zoning and Development By-law amendment approved on March 3, 2022 corrected the minimum site area allowance to 338 m² for multiple dwellings to align with the permitted dwelling unit density. The same change to minimum lot size must now be reflected in the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines as a consequential amendment.

The amending by-law to the Zoning and Development By-law is being presented for enactment on March 29, 2022.

At the Public Hearing on March 3, 2022, Council instructed the General Manager of Planning, Urban Design and Sustainability to bring forward, at the time of enactment of the amending by-law, the following consequential amendments to the RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines:

4.4 Multiple Dwellings

Multiple dwelling proposals which comply with the RT-5, RT-5N and RT-6 District Schedules and having a minimum lot size of ~~511 m²~~ 338 m² may be considered. ~~Corner lots present a unique design opportunity and sites which are less than 511 m² but have adequate lot size to yield 3 units on a 74 units per hectare basis (minimum of 405 m²) can be considered for a triplex.~~

These consequential amendments are now presented for adoption by resolution following enactment of the amending by-law. The attached Motion is therefore recommended to Council.

A handwritten signature in black ink, consisting of a stylized 'C' followed by a horizontal line and a vertical stroke.

Chris Robertson
Assistant Director, City-Wide and Regional Planning

ADMINISTRATIVE MOTION

5. Consequential Amendments to RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines:

MOVED by: Councillor _____

SECONDED by: Councillor _____

THAT the amended document entitled “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines”, previously approved by Council, be adopted by Council for use by applicants and staff for development applications in the relevant districts.

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