

MOTION

1. Regulatory Changes Toward 3-3-3-1 Permitting Targets

WHEREAS on March 11, 2025, Council approved, in principle, amendments to the Zoning and Development By-law, Parking By-law, Subdivision By-law, Street and Traffic By-law and Sign By-law, generally as presented in Appendices A-F of the Referral Report dated January 21, 2025, entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets”;

WHEREAS on March 11, 2025, Council also directed staff to bring forward for approval by Council amendments to the C-1 Residential Guidelines; C-2 Guidelines; C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings; Arbutus C-7 and C-8 Guidelines; False Creek Flats - Urban Design and Development Policies and Guidelines for FC-2 - The Innovation Hub; False Creek Flats Urban Design Policies and Guidelines for IC-3; Norquay Village Character House and Retention Guidelines; MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic-Prior) Areas; RM-1 and RM-1N Guidelines; RM-3A, RM-4, and RM-4N Guidelines for Social Housing; RM-6 West End Georgia/Alberni Guidelines; RM-7 and RM-7N Guidelines; RM-7AN Guidelines; RM-8, RM-8N, RM-8A and RM-8AN Guidelines; RM-9, RM-9A, RM-9N, RM9AN and RM-9BN Guidelines; RM-10 and RM-10N Guidelines; RM-11 and RM-11N Guidelines; RM-12N Guidelines; Residential Rental Districts Schedules Design Guidelines; RT-4, RT-4A, RT-4N, RT4AN, RT-5, RT-5N and RT-6 Guidelines; RT-10 and RT-10N Small House/Duplex Guidelines; RT-11 and RT-11N Guidelines; Lock-Off Unit Guidelines; Micro Dwelling Policies and Guidelines; Strata Title and Cooperative Conversion Guidelines; and the Secured Rental Policy; generally as presented in Appendix G of the Referral Report dated January 21, 2025, entitled “Regulatory Changes Toward 3-3-3-1 Permitting Targets” to be adopted by Council after the By-law amendments noted above are enacted;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the table (including redlines) below entitled “Proposed Amendments” are hereby adopted, and are to come into effect on April 1, 2025.

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PROPOSED AMENDMENTS

Document	Section	Description of Amendment including redlines to illustrate text to be either deleted or added
C-1 Residential Guidelines	4.4	<i>Delete Section 4.4 Horizontal Angle of Daylight</i>
C-2 Guidelines	4.8	<i>Delete Section 4.8 Horizontal Angle of Daylight</i>

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C-2, C-2B, C-2C, and C-2C1 - Guidelines for Residential Rental Tenure Buildings	4.8	<i>Delete Section 4.8 Horizontal Angle of Daylight</i>
Arbutus C-7 and C-8 Guidelines	2.4	"Provision of sufficient daylight access to individual units and open spaces is one of the most challenging aspects in the design of high density lowrise housing. The horizontal angle of daylight guidelines in section 4.8 should be supplemented with the following considerations For dwelling uses:"
	2.6	"Non-residential components of mixed use developments, such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. In addition, noise from traffic and a potential transit line should be considered in building design. The restrictions on uses noted in section 3 will ensure a level of compatibility for uses within buildings. In addition, Section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing dwelling uses and located on 12th Avenue, Arbutus Street, or abutting the rail right-of-way, and for all mixed-use developments containing dwelling uses. "
	4.8	<i>Delete Section 4.8 Horizontal Angle of Daylight</i>
False Creek Flats Urban Design and Development Policies and Guidelines for FC-2 - The Innovation Hub	2.6.1	"Residential: For dwelling uses the horizontal angle of daylight (H.A.D.) regulations in section 4.3 of the District Schedule should be supplemented with the following considerations: "
False Creek Flats Urban Design Policies and Guidelines for IC-3	2.5	"For dwelling uses the horizontal angle of daylight (H.A.D.) regulations in the District Schedule should be supplemented with the following considerations: "
Norquay Village Character House and Retention Guidelines	1 2.4(b)	<i>Remove all references to "and RM-7N" and "and RT-11N"</i>
MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, East Hastings (Clark to Semlin) and False Creek Flats (Malkin-Atlantic-Prior) Areas	2.4	"The horizontal angle of daylight regulations in section 4.2 of the Districts Schedule should be supplemented with the following considerations: For dwelling uses:"
	2.6	"The restrictions on uses noted in section 3 of the guidelines will ensure a level of compatibility for uses

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		within buildings, on adjacent sites, and in neighbouring areas. In addition, section 10.2 of the Zoning and Development By-law sets out acoustic standards and the requirement for an acoustic report to be provided for developments containing residential uses.
RM-1 and RM-1N Guidelines	4.7	<i>Delete Section 4.7 Horizontal Angle of Daylight</i>
	Title 1 1.1 Appendix A (map labels)	<i>Remove all references to “RM-1N” and “and RM-1N”</i> <i>Remove all references to “RM-1 and RM-1N districts” and replace with “RM-1 district”</i>
	8.1	“Section 10.2 of the Zoning and Development By-law which applies along noisy arterials, contains acoustic standards and requires an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:”
RM-3A, RM-4, and RM-4N Guidelines for Social Housing	Title 1.1 1.2 2.1	<i>Remove all references to the “RM-4N” and “and RM-4N”</i> <i>Remove all references to “RM-3A, RM-4, and RM-4N” and replace with “RM-3A and RM-4”</i> <i>Remove all references to “RM-3A, RM-4, or RM-4N” and replace with “RM-3A or RM-4”</i>
RM-6 West End Georgia/Alberni Guidelines	2.8(a)	<i>Delete 2.8(a) and renumber 2.8(b) as 2.8(a)</i>
RM-7 and RM-7N Guidelines	2.2.1	“The RM-7 and RM-7N districts district provides an array of options for individual lots and consolidated sites, as shown in Table 1. Lock-off units are permitted as per section 3.1 of these guidelines.”
	2.2.2	“The RM-7 and RM-7N districts district encourages the following forms of development: townhouses, triplexes and freehold rowhouses.”

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	Title 1 1.2(d) 2.2.1(a) 2.2.1(d) 2.2.2 2.3 4.4 4.8.1(a) 4.8.2 9	<p><i>Remove all references to “RM-7N” “,RM-7N” and “and RM-7N”</i></p> <p><i>Remove all references to “RM-7 and RM-7N districts” and replace with “RM-7 district”</i></p> <p><i>Remove all references to “RM-7AN” and replace with “RM-7A”</i></p>
	2.4.1	<p><i>Delete 2.4.1(b) and renumber 2.4.1(c)-(d) as (b)-(c) respectively</i></p>
	2.4.2	<p>“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.”</p>
	4.7	<p>“Horizontal Angle of Daylight Access to Natural Light</p> <p>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of Horizontal Angle of Daylight access to natural light requirements provided for in the RM-7, and RM7N and RM-7AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face either a street or a rear yard. Variance of the Horizontal Angle of Daylight access to natural light regulations cannot be considered for primary living spaces (i.e., living rooms).</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be placed more than 0.9 m (3 ft.) lower than the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is delineated by the Lock-Off Unit Guidelines.”</p>

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RM-7AN Guidelines	1	“These guidelines are to be used in combination with the RM-7AN district in the RM-7, RM-7N and RM-7AN Districts Schedule of the Zoning and Development By-law.”
	Title 1.2 2.2.1 2.2.1(A) 2.2.1(D) 2.2.2 2.3 4.6 4.10.1(a) 4.10.2	<i>Remove all references to “RM-7N” “, RM-7N” and “and RM-7N”</i> <i>Remove all references to “RM-7AN” and replace with “RM-7A”</i>
	2.4.1	<i>Delete 2.4.1(b) and renumber 2.4.1(c)-(d) as (b)-(c) respectively</i>
	2.4.2	“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.”
	2.5(e)	<i>Delete Section 2.5(e)</i>
	4.9	“Horizontal Angle of Daylight Access to Natural Light The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms. (a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-7, and RM-7N and RM-7AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms. (b) With the exception of lock-off units, the main living space for each dwelling unit should face either

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		<p>a street or a rear yard, or for townhouses in a courtyard configuration, the interior courtyard. Variance of the horizontal angle of daylight access to natural light regulations cannot be considered for primary living spaces (i.e., living rooms).</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</p>
<p>RM-8, RM-8N, RM-8A and RM-8AN Guidelines</p>	<p>Title 1 1.2 1.1(a) 2.2.1 2.2.2 3.3 4.6 4.6 4.6 4.6 4.7 4.10.1(a) 4.10.2 10</p>	<p><i>Remove all references to “RM-8, RM-8N, RM-8A and RM-8AN” and replace with “RM-8 and RM-8A”</i></p> <p><i>Remove all references to “RM-8 and RM-8N districts” and replace with “RM-8 district”</i></p> <p><i>Delete 2.5.1(b) and renumber 2.4.1(c)-(e) as (b)-(d) respectively</i></p> <p><i>“(b) The provision of natural ventilation should work in conjunction with horizontal angle of daylight regulations to ensure that each habitable room is equipped with an openable window.”</i></p> <p><i>Delete Section 2.6(e)</i></p>
	<p>2.5.1</p>	<p><i>Delete 2.5.1(b) and renumber 2.4.1(c)-(e) as (b)-(d) respectively</i></p>
	<p>2.5.2</p>	<p><i>“(b) The provision of natural ventilation should work in conjunction with horizontal angle of daylight regulations to ensure that each habitable room is equipped with an openable window.”</i></p>
	<p>2.6(e)</p>	<p><i>Delete Section 2.6(e)</i></p>

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<p>RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines</p>	<p>Title 1 1.1 2.2.1 2.2.2 2.7(g) 4.1(a) 4.1(b) 4.2.1 4.2.2 4.3 Figure 8 title Figure 10 title 4.11 4.12.1 4.12.2 5.1.1 5.1.2 5.1.2(a)</p>	<p><i>Remove all references to “RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN” and replace with “RM-9, RM-9A and RM-9B”</i></p> <p><i>Remove all references to “RM-9, RM-9N and RM-9BN” and replace with “RM-9 and RM-9B”</i></p> <p><i>Remove all references to “RM-9N, RM-9AN and RM-9BN” and replace with “RM-9, RM-9A and RM-9B”</i></p> <p><i>Remove all references to “RM-9N” and replace with “RM-9”</i></p> <p><i>Remove all references to “RM-9A and RM-9AN Districts” and replace with “RM-9A District”</i></p> <p><i>Remove all references to “RM-9A and RM-9AN zones” and replace with “RM-9”</i></p> <p><i>Remove all references to “and RM-9AN”</i></p> <p><i>Remove all references to “RM-9BN” and replace with “RM-9B”</i></p>
	2.4.1	<p><i>Delete 2.4.1(b) and renumber 2.4.1(c)-(f) as (b)-(e) respectively</i></p>
	2.4.2	<p><i>“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.”</i></p>
	2.5.1	<p><i>“Noise from vehicular traffic and/or the ALRT affect sites in the RM-9N, RM-9AN and RM-9BN districts. These sites will require special measures to ensure liveability. New development should minimize the potential noise impact on habitable areas. Design buildings on the sites to meet the standards set out in the by-law. This can be achieved through measures which may include:”</i></p>
	2.5.2(e)	<p><i>Delete Section 2.5.2(e)</i></p>
	4.9	<p><i>“Horizontal Angle of Daylight Access to Natural Light</i></p> <p><i>The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</i></p> <p><i>(a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-9, and RM-9N and RM-9BN Districts Schedule and the RM-9A and RM-9AN Districts Schedule should be used to achieve a minimum</i></p>

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		<p>standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) With the exception of lock-off units, the main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the horizontal angle of daylight- access to natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in freehold row house, side-by-side townhouse and townhouse in a courtyard configuration;</p> <p>(c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines."</p>
	5.1.2	<p>"(a) Massing of Apartment Buildings For apartments, the building face should be articulated so that there are significant recesses. These recesses should be created in the form of inset entry courtyards. This not only assists with a more modulated building massing, but creates the opportunity for additional windows for natural light and ventilation. These entry courtyards should have a minimum width of 8.0 m (26 ft.), and may need to be wider to achieve the required Horizontal Angle of Daylight."</p>
RM-10 and RM-10N Guidelines	Title 1 1.2	Remove all references to RM-10N.
	2.5.2	<p>"(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window;"</p>
	2.6.1(c)	Delete Section 2.6.1(c)
	4.9	<p>"Horizontal Angle of Daylight-Access to Natural Light</p> <p>The Horizontal Angle of Daylight-Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p>

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		<p>(a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-10 and RM-10N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.</p> <p>(b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the horizontal angle of daylight access to natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;</p> <p>(c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines."</p>
<p>RM-11 and RM-11N Guidelines</p>	<p>Title 1 1.2 2.2.1 Table 1</p>	<p><i>Remove all references to RT-4N, RT-4AN, RT-5N, RM-8AN and RM-11N</i></p>
	<p>2.5.2</p>	<p>“(b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations in the RM-11 and RM-11N Districts Schedule to ensure that each habitable room is equipped with an openable window; “</p>
	<p>4.9</p>	<p>“Horizontal Angle of Daylight Access to Natural Light The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.</p> <p>(a) The variance of horizontal angle of daylight access to natural light requirements provided for in the RM-11 and RM-11N Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens, and dining rooms.</p> <p>(b) The main living space for each dwelling unit should face a street, rear yard, or courtyard. Variance of the horizontal angle of daylight access to</p>

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		<p>natural light regulations for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard developments;</p> <p>(c) To ensure the liveability of rooms at the ground level, the floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.7 m (9 ft.) should be provided.</p> <p>(d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the Lock-Off Unit Guidelines.</p>
<p>RM-12N Guidelines</p>	<p>Title 1 1.2 2.2.1 Table 1 2.2.2 3.3 4.11.2</p>	<p><i>Remove all references to “RM-12N” and replace with “RM-12”</i></p> <p><i>Remove all references to “RM-11 and RM-11N” and replace with “RM-11”</i></p> <p><i>Remove all references to “RM-11 and RM-11N Districts” and replace with “RM-11 District”</i></p> <p><i>Remove “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6” and replace with RT-4, RT-4A, RT-5, and RT-6”</i></p> <p><i>Remove “RT-5 and RT-5N Districts” and replace with “RT-5 District”</i></p> <p><i>Remove all references to “RT-5N”</i></p>
	<p>2.5</p>	<p>“(a) Access to natural light and ventilation affects the liveability of dwelling units. Townhouses are required to meet the Horizontal Angle of Daylight Access to Natural Light requirements of the RM-12N District Schedule which require that all habitable spaces are provided with windows in an exterior wall. Internal rooms with no windows (except storage rooms, bathrooms and small kitchens) are not permitted. The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight Access to Natural Light regulations so that each habitable room is equipped with an openable window. “</p>
	<p>4.9</p>	<p>Horizontal Angle of Daylight Access to Natural Light The Horizontal Angle of Daylight Access to Natural Light regulation helps to ensure access to day light and liveability within a dwelling unit by requiring a window for each room (except bulk storage rooms, bathrooms and kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.”</p>
<p>Residential Rental Districts Schedules Design Guidelines</p>	<p>2.4</p>	<p>“(c) All dwelling units and all habitable rooms (not including bathrooms and kitchens) must have at</p>

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		least one window on an exterior wall. as per the Horizontal Angle and Daylight regulations.
RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines	Title 1 4 4.4 4.5 10	<p>Remove all references to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6” and replace with “RT-4, RT-4A, RT-5 and RT-6”</p> <p>Remove all references to “RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N, or RT-6” and replace with “RT-4, RT-4A, RT-5 and RT-6”</p> <p>Remove all references to “RT-4, RT-4A, RT-4N and RT-4AN” and replace with “RT-4 and RT-4A”</p> <p>Remove all references to “RT-4 and RT-4N districts” and replace with “RT-4 District”</p> <p>Remove all references to “,RT-5N”</p> <p>Remove all references to “,RT-5N,”</p> <p>Remove all references to “RT-5 and RT-5N Districts” and replace with “RT-5 District”</p>
RT-10 and RT-10N Small House/Duplex Guidelines	Title 1 1.1 8	<p>Remove all references to “RT-10N”</p> <p>Remove all references to “and RT-10N”</p> <p>Remove all references to “and RT-10N Districts and replace with “District”</p> <p>“Additional Guidelines for Arterial Locations (RT-10N)</p> <p>8.1 Noise</p> <p>The RT-10N District Schedule which applies along noisy arterials contains acoustic standards and requires an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:”</p>
RT-11 and RT-11N Guidelines	Title 1 2.1 3 3.2(a) Appendix A 8	<p>Remove all references to “RT-11N”</p> <p>Remove all references to “and RT-11N”</p> <p>Remove all references to “RT-11 and RT-11N Districts” and replace with “RT-11 District”</p> <p>“Additional Guidelines for Arterial Locations (RT-11N)</p> <p>8.1 Noise</p> <p>The RT-11N district which applies along noisy arterials contains acoustic standards and require an acoustical report. Noise impacts to habitable areas in new development should be minimized through measures which may include:”</p>

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Lock-Off Unit Guidelines	3	<i>Delete Section 3 and 3.1 Horizontal Angle of Daylight and renumber sections 4 and 5 and their subsections as sections 3 and 4 respectively.</i>
Micro Dwelling Policies and Guidelines	3.1	"Natural day light and well ventilated spaces are essential to occupant comfort and well-being. The provision of good day lighting and proper ventilation is an especially important design consideration for Micro Dwelling Units, due to their small size and limited window area. Maximum exposure to daylight and ventilation and fresh air for all small units is encouraged. The Horizontal Angle of Daylight provisions should be considered. "
Strata Title and Cooperative Conversion Guidelines	1(d)	<i>Remove reference to "and RM-4N"</i>
Secured Rental Policy	Background and Context Table 1 2.4	<i>Remove all references to "and RM-1N"</i> <i>Remove all references to "and RM-1N zones" and replace with "District"</i> <i>Remove all references to "and RT-5N"</i> <i>Remove all references to "and RT-10N"</i>