

**Refers to Referral Report Item #5
Public Hearing of April 17, 2025**

YELLOW MEMORANDUM

April 7, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability
Casey Peters, Acting Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street

RTS #: 17693

Following referral of the above item to Public Hearing on March 11, 2025, Council approved, in principle, amendments to the Zoning and Development By-law which simplify Horizontal Angle of Daylight regulations and rename the section to "Access to Natural Light" ([RTS 17780](#)).

As a result of the changes noted above, which were enacted by Council on April 1, 2025, this memorandum brings forward the following amendment:

THAT section 8 of the proposed CD-1 By-law (Appendix A) for 816-860 West 13th Avenue and 2915-2925 Willow Street be amended as follows:

~~"Horizontal Angle of Daylight"~~ **Access to Natural Light**

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 ~~Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.~~
- 8.4 ~~The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.~~
- 8.5 ~~An obstruction referred to in section 8.3 above means:~~
- ~~(a) — any part of the same building excluding permitted projections; or~~
 - ~~(b) — the largest building permitted on any adjoining site.~~
- 8.6 ~~The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:~~
- ~~(a) — the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and~~
 - ~~(b) — the minimum distance of unobstructed view is at least 3.7 m.”~~

This memo will form part of the April 17, 2025 Public Hearing agenda package and be available for public viewing.

Regards,

A handwritten signature in black ink, appearing to read 'J White', written in a cursive style.

Josh White
General Manager, Planning, Urban Design and Sustainability
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