

**Refers to Referral Report Item #6  
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: 121-129 West 11th Avenue

**RTS #:** 17770

Following referral of the above item to Public Hearing on February 4, 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 By-law amendments (Appendix A) for 121-129 West 11th Avenue be amended as follows (with bold to replace strikethroughs):

~~"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.



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