



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: ZON-1311 Text Amendments CD-7 and CD-19 Zones (SSMUH)

Date: October 6, 2025

Executive Summary/Purpose:

The proposed text amendments to the CD-7 and CD-19 zones are required in order to bring the zones into compliance with provincial regulations.

Motion for Consideration:

THAT: the Committee recommends to Council that a bylaw be prepared which amends Zoning Bylaw No 2023 to delete the CD-7 Comprehensive Development Zone 7 and CD-19 Comprehensive Development Zone 19 zones and replace as attached as Appendix 2 and Appendix 4 in the staff report dated October 6, 2025.

Staff Recommendation:

That the Motion for Consideration be adopted.

Proposal:

Staff are bringing forward the proposed text amendments to bring the CD-7 and CD-19 zones into compliance with the Small Scale Multi Unit Housing (SSMUH) legislation.

Background:

In previous amendments to the Zoning Bbylaw for the same purpose the Comprehensive Development zones were excluded from the process due to the site-specific nature of the zones. Staff have been advised by the Province that the intent of the legislation is to include *all* zones that allow for single family residential units to be amended to allow for up to four units. This report addresses two zones – CD-7 Comprehensive Development Zone 7 and CD-19 Comprehensive Development Zone 19.

The CD-7 zone applies to three sites (as shown in Appendix 1), 60 lots total. Those parcels currently zoned CD-7 are small lots with medium to large homes situated in the centre of the lot. It is not expected that any one of these parcels could accommodate more than a secondary suite or possibly a small detached ADU; however, should any of these sites redevelop the site could develop up to four units. Given the legislation prohibiting single family zoning, a clause that the CD-7 zone will not be considered for future zoning of any other parcels has been added. The proposed zoning is attached as Appendix 2.

The CD-19 zone was specifically created for the development of 2520 10 Avenue SE (Hillcrest Mews, see Appendix 3), 21 lots total. The text amendments to the zone are similar those adopted

in the R11 zone to bring similar developments into conformance with SSMUH legislation. Development on the site is predominantly large homes on smaller strata lots with no basement areas. This restricts the potential for renovating existing units to add a secondary suite. The zoning has also been amended to remove the “Maximum Density” section, which limited the density to 22 dwelling units per hectare as this conflicts with the SSMUH permitted density. The original zoning allowed for duplexes; however, the buildout of the subdivision did not result in any duplexes being constructed, this is retained in the proposed zoning amendments, although it is unlikely to become a reality unless a unit is demolished and rebuilt. Again, given the legislation prohibiting single family zoning, a clause that the CD-19 zone will not be considered for future zoning of any other parcels has been added. The proposed zone is attached as Appendix 4.

Relevant Policy(ies):

N/A

Referral Comments:

In the drafting of the various bylaws related to SSMUH, planning staff consulted with staff.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

The *Local Government Act* prohibits Council from holding a Public Hearing for bylaw amendments that are for the sole purpose of implementing bylaw amendments related to SSMUH. Notice will be given in two consecutive editions of the newspaper in advance of Council considering first reading of the proposed bylaw. It is expected that first reading will be considered that the October 27, 2025 Regular Council meeting.

Alternatives & Implications:

N/A

Prepared by: Manager of Planning and Building

Reviewed by: Director of Planning and Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – CD-7 Subject Property Map & Ortho Map
- Appendix 2 – Draft Amended CD-7 Zone
- Appendix 3 – CD-19 Subject Property Map & Ortho Map
- Appendix 4 – CD-19 Draft Amended CD-19 Zone