

April 6, 2022

City Clerk

Dear City Clerk:

**Re: Comprehensive Zoning Bylaw Review – Neighbourhood Level Infill Development
Amendment Package [File No. CK 4350-70]**

The Municipal Planning Commission, at its meeting held on [March 29, 2022](#), considered the attached report of the Administration with respect to the comprehensive Zoning Bylaw review regarding neighbourhood level infill development, and heard from three delegations.

Following review of the matter, the Commission expressed concerns with the proposed amendments related to sidewall area calculation and therefore does not recommend support for Proposed Amendment #4 at this time.

The following recommendation is submitted for City Council's consideration:

That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 to amend the development standards for one-unit, two-unit, and semi-detached dwellings in Established Neighbourhoods, as outlined in the report of the General Manager, Community Services Division dated March 29, 2022, be considered with the Municipal Planning Commission's support for Proposed Amendments #1, #2, #3, and #5.

In addition, the Commission requested the Administration clarify the definition of "habitable living area" in the proposed zoning bylaw amendments prior to consideration of the package at City Council.

The Commission respectfully requests that the above be considered by City Council at the time of the public hearing.

Yours truly,



Janice Hudson
Committee Assistant
Municipal Planning Commission

Attachment

- Report of the General Manager, Community Services, dated March 29, 2022

cc: Josh Delainey, MPC Chair
General Manager, Community Services Division