

Housekeeping Amendments to the MPS & LUB for the High Density Residential (R4) and Large Lot Residential (R5) Zone



Council Advisory Committee: February 9, 2026

Why Are Amendments Needed?



- Residential development proposals are increasingly comprehensive, coordinated, and multi-phased
- The current amendments complete and align the policy framework with Council's prior direction on larger scaled developments(October 2024)

Existing Policy Framework – GD-5



- Policy GD-5 identifies specific uses permitted only by Development Agreement
- In October 2024, Council approved implementation language intended to enable both:
 - Multi-Unit Dwelling Communities in the R4 Zone, and
 - Large-Scale Housing and Community Developments in the Large Lot Residential (R5) Zone
- That direction was not fully incorporated into the Municipal Planning Strategy or Land Use By-law

Proposed MPS Amendments (GD-5)



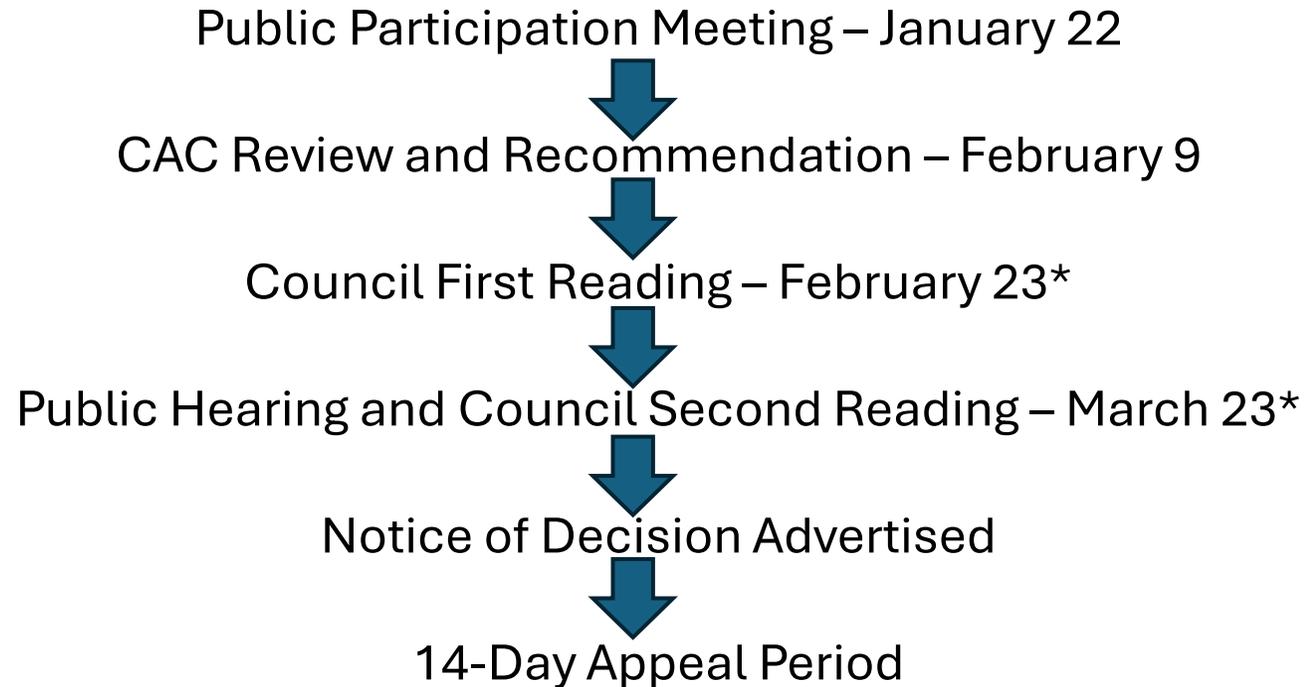
- Add Large-Scale Housing and Community Developments in the R5 Zone
- Applies where scale, phasing, or servicing warrants comprehensive planning

Land Use By-Law Amendments



- Previous Land Use By-law amendments introduced implementation language for comprehensive residential developments
- Formal definitions for these development forms were not included at that time
- The current amendments introduce these definitions and align the Land Use By-law with Municipal Planning Strategy policy

Next Steps



*anticipated dates; final dates set by Council