

Proposed Zoning Review

4601 97th Street

May 12, 2026 Committee of the Whole Meeting

Item F.2

Item No. F.2 – 4601 97th St



Location: 4601 97th Street

OCP: Medium Density Residential (MR)

Zoning: Medium Density Residential
One Site Specific (RM1s)

Parcel Size: 1.41 ha

- The property is currently developed to two four-unit townhouse buildings, with an additional four-unit townhouse building currently under construction.

Item No. F.2 – 4601 97th St

Background

2022

- Multi-Family Residential Development Permit (MRDP) No. 21-12 issued for a multi-family residential development.

2024

- Building permits issued for the construction of three four-unit townhouse buildings, civil works and two retaining walls.

**Jan
2026**

- MRDP application received by the Town to revise site layout and landscaping plan to reflect changes to internal roadway.

**Feb
2026**

- Phased Strata Plan Declaration (Form P) approved by the Approving Officer to allow for the development to be completed over four phases.

**Mar
2026**

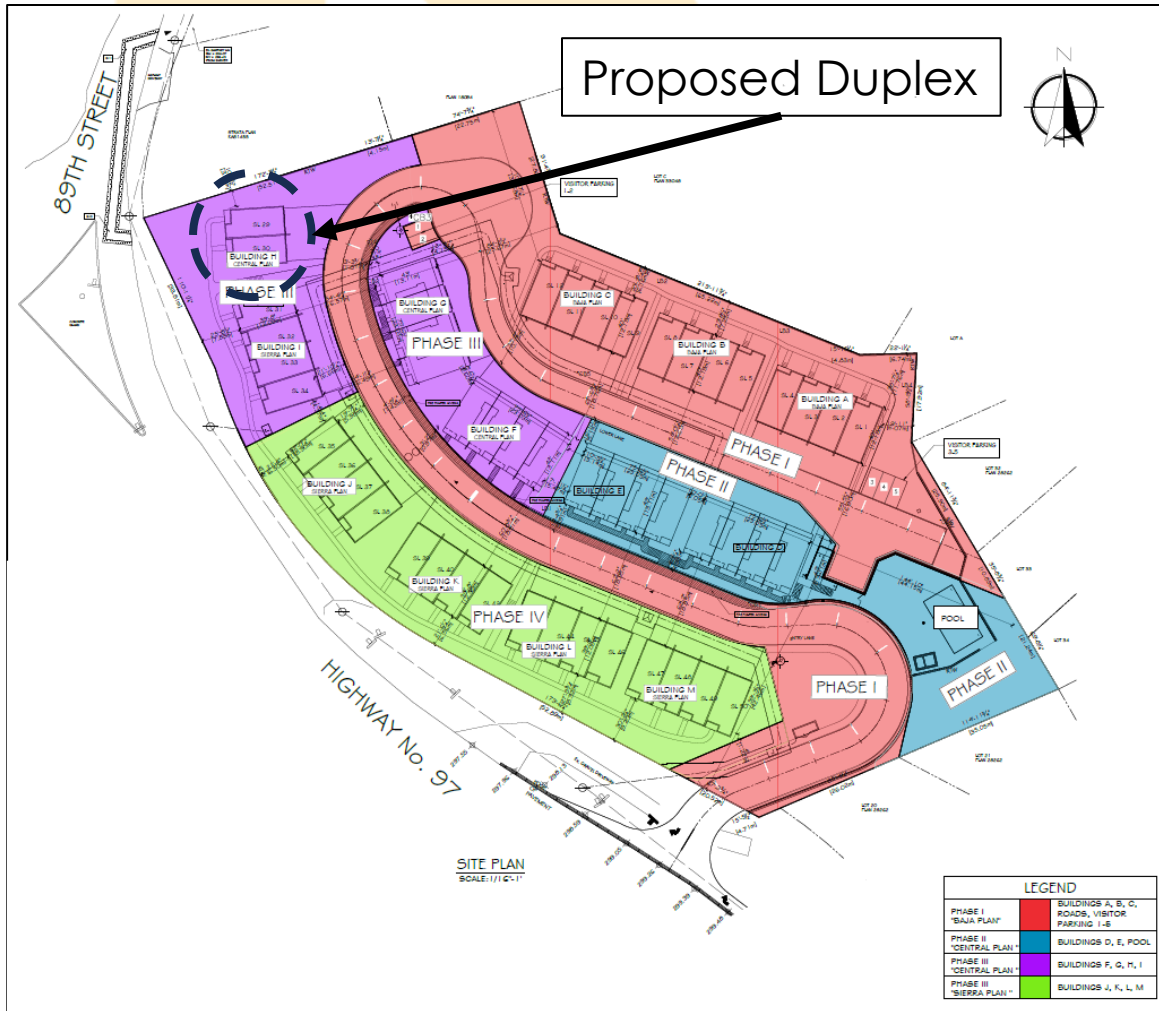
- Two building permit applications received by the Town, each proposing the construction of a four-unit townhouse building.

Item No. F.2 – 4601 97th St

Background

- At its meeting of November 12, 2024, Council resolved to adopt Zoning Amendment Bylaw No. 1395.02, 2024, which permitted, as a site specific provision, “secondary suite” as a permitted use at the subject property.

Item No. F.2 – 4601 97th St



Issue

- A review of the development plans has identified the inclusion of a “duplex dwelling”, which is not permitted within the RM1 Zone.
- A rezoning is required in order to permit the future construction of the proposed duplex.

Item No. F.2 – 4601 97th St

Considerations

- A duplex dwelling has been included in development plans received by the Town since 2021.
 - “Duplex dwelling” not permitted at the property under current or former zoning bylaw.
- As part of the 2024 building permit process, the developer entered into a servicing agreement with the Town, which required the construction of on- and off-site works in accordance with approved civil drawings.
 - On-site works included individual service connections based on the location of the proposed dwelling units.
 - It is understood that the works have since been completed.

Item No. F.2 – 4601 97th St

Considerations

- The OCP Bylaw indicates that the preferred use of Medium Density Residential (MR) lands is multi-family developments, including apartment buildings and townhouses.
 - Achieves greater densities and provides for a more efficient use of land.
- “Apartment building” and “townhouse” definitions under Zoning Bylaw No. 1395, 2024 require a minimum of 3 dwelling units.

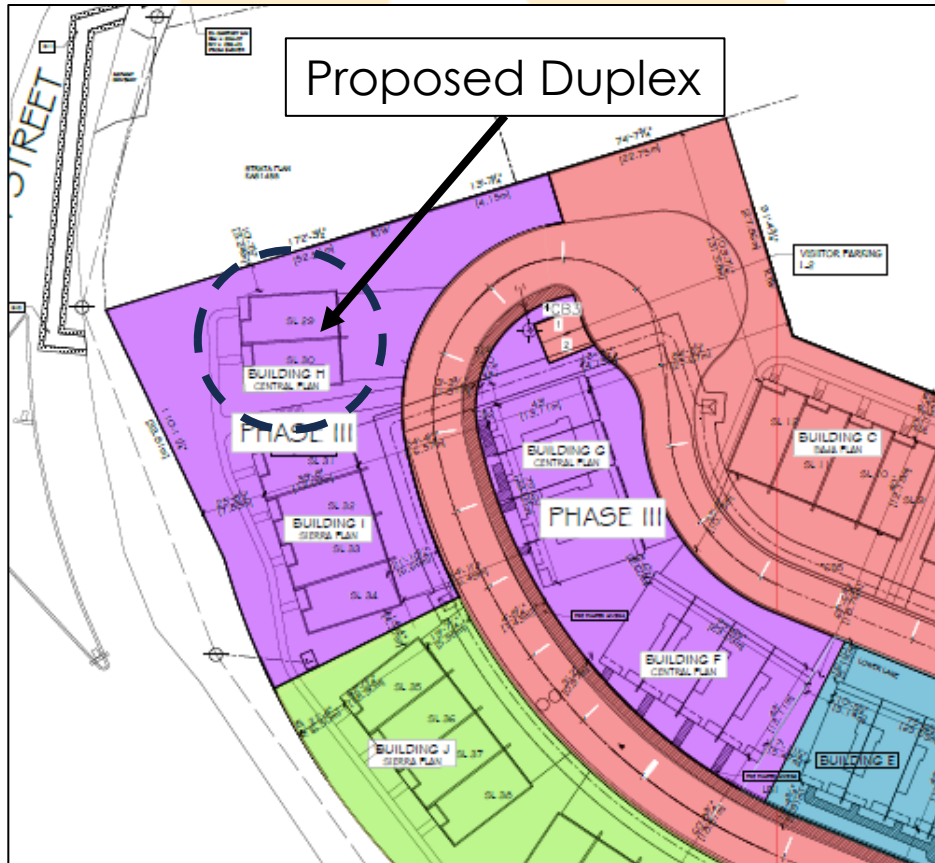
Item No. F.2 – 4601 97th St



Considerations

- Duplex dwellings considered to be a form of low density residential development.
- Despite this, it is recognized that the proposed duplex is part of a much larger, 50-unit multi-family residential development which is largely comprised of townhouses.

Item No. F.2 – 4601 97th St



Considerations

- Conversely, given that this part of the development has not yet been built out, the developer does have other options available to them:
 1. Adding one more dwelling unit onto the proposed duplex (resulting in a “townhouse”);
 2. Relocating and combining the proposed duplex with a nearby townhouse building (resulting in a larger townhouse);
 3. Removing the proposed duplex dwelling.
- Alternative options have associated costs, and Option 3 would also result in the loss of future housing units.

Item No. F.2 – 4601 97th St

Options

1. THAT Zoning Amendment Bylaw No. 1395.12, 2026, be revised in order to include a regulation permitting one “duplex dwelling” as a principal use at the property located at 4601 97th Street, legally described as Lot A, District Lot 2450S, SDYD, Plan 30111.
2. Status quo