



POLICY

POLICY NO:	617	APPROVAL DATE:	January 23, 2017
TITLE:	Reclassification of Multi-Family Sites	REVISION DATE:	
SECTION:	Lands, Roads and Buildings	PAGE	1 OF 2
DEPARTMENT:	Planning and Development		

POLICY STATEMENT

Developers, Landowners and agents acting on the Landowners behalf may make an application to redesignate multi-family sites shown in adopted Area Structure Plans (ASPs) and/or Outline Plans (OPs).

REASON FOR POLICY

The City recognizes the importance of providing a mix of housing types in form, tenure, and affordability throughout the City as it continues to grow.

CRITERIA

The multi-family sites that are to be considered under this policy must meet the following criteria:

- 1) The site is unserviced;
- 2) The site lends itself to a reasonable reconfiguration in terms of provision of roads, access, services, and lotting; and
- 3) The reclassification of the site will not introduce any land use incompatibility issues.

In addition to the above noted criteria, Planning and Development staff will provide Council with an evaluation and recommendation on each proposal which will consider a number of other factors including current stock of vacant multi-family sites, overall neighbourhood design, proximity to amenities such as commercial nodes, public transit routes, major employment centres, parks, school sites, etc.

Should Council approve a proposed amendment and redesignate a site to a different land use, the Developers, Landowners and agents acting on the Landowners behalf, shall provide \$5000 per hectare (or portion thereof) of land redesignated to the City for the purpose of providing or encouraging the development of multi-family housing options in the City

RELATED INFORMATION

The City is aware of the social and financial benefits of compact urban form, complete neighbourhoods, and inclusive communities. While maintaining these smartgrowth goals, the City understands the economics of development, the fluctuations in the City's economy. The City will use the Municipal Development Plan (Bylaw C-1237) and the Land Use Bylaw (C-1260) to guide them in making decisions.

DEFINITIONS

“Multi-Family site” means any site shown in an approved ASPs and/or OPs. Land use districts that are considered multi-family include but are not limited to:

RC - Combined Density Residential;

RM - Medium Density Residential; and

RH - High Density Residential.

It may also include any Direct Control District or land use districts that did not exist at the time of adoption of this policy that is created for the purposes of accommodating multi-family developments. The land subject to the application may also be zoned UR - Urban Reserve as it may not have been the subject of a rezoning application. In those instances, the future land use concepts shown in the ASPs or OPs will provide sufficient indication of the future land use.

“Unserviced” means that there is no water, sanitary, or road infrastructure immediately adjacent to and servicing the subject site.

“Reclassify/Redesignate” means to change the land use district or future land use district in ASPs and/or OPs. This may also include a rezoning application (amendment to the Land Use Bylaw).

“Smartgrowth” means an urban planning and transportation theory that concentrates **growth** in compact walkable urban centers to avoid sprawl.

“Inclusive Community” means that all people have access to quality community necessities and amenities.

RESPONSIBILITIES

City Council will review and approve any revisions to this policy.

City Administration will carry out the policy.