

## Markup and Rationale of Proposed Amendments to the District Policy

Proposed amendments to the District Policy (Charter Bylaw 24000) include:

- Introducing a new policy (proposed policy 2.5.2.5) that supports more intense Small Scale residential development with greater massing on corner sites in locations outside of Nodes and Corridors, provided the site meets at least one of the listed locational criteria.
- Revising newly-numbered policy 2.5.2.7 to restrict its application to Low Rise or greater forms of development and introduce site size and context as another criteria when evaluating applications.
- Renumbering the Urban Mix policies to reflect the addition of a new policy.

Markup Categories	
<b>Changes to Specific Policies</b> - These will be identified using the following formatting standards:  Black Font - Existing text in District Policy <del>Strikethrough</del> - Proposed deletion from District Policy text Red Text - Proposed addition to District Policy text	
Proposed Markup	Rationale
<b>2.5.2 Urban Mix</b>  2.5.2.4 Support <b>Small Scale</b> housing in <b>Urban Mix</b> areas outside of <b>Nodes</b> and <b>Corridors</b> .  2.5.2.5 - Notwithstanding 2.5.2.4, within the <b>Redeveloping Area</b> support more intense <b>Small Scale</b> residential development with greater massing on corner sites in locations outside of a <b>Node or Corridor Area</b> that meet at least one of the following criteria: a. Within 100 metres of a <b>Node or Corridor Area</b> , b. Within 400 metres of a <b>Mass Transit Station</b> , or c. Along an <b>Arterial Roadway</b> or a <b>Collector Roadway</b> .	Proposed Policy 2.5.2.5 clarifies where Small Scale residential development with greater intensity and massing (enabled primarily through the RSMh12 Zone) is supported in redeveloping, Urban Mix areas outside Nodes and Corridors. While using similar locational criteria as newly- numbered policy 2.5.2.7, policy 2.5.2.5 uses the term "support" instead of "consider," explicitly states the supported development scale and massing expectations, and restricts support for the RSMh12 Zone to corner sites within neighbourhoods provided the site meets at least <i>one</i> of the listed locational criteria.  The absence of a specific “support” policy for the RSMh12 Zone, or similar forms of development, in the District Policy resulted in a policy gap for where this specific scale and massing is most appropriate within the interior of neighbourhoods. This new proposed policy 2.5.2.5 resolves this gap in policy.

2.5.2.56 - Support **Low Rise** development (residential, commercial or mixed use) in locations outside of **Nodes** and **Corridors** that meet at least one of the following criteria:

- a. On corner sites at the edge of the neighbourhood where the block face fronts onto an **Arterial Roadway** or **Collector Roadway**,
- b. On or adjacent to sites zoned for greater than **Small Scale** development or for commercial or mixed use development and along an **Arterial Roadway** or **Collector Roadway**, or
- c. Within 400 metres of **Mass Transit Stations** and along an **Arterial Roadway** or **Collector Roadway**.

2.5.2.67 Consider additional scale of **Low Rise or greater** in locations **where the site size and context allow for appropriate transition to surrounding development and** that meet at least two of the following criteria:

- a. In a **Node or Corridor Area** or within 100 metres of a **Node or Corridor Area**,
- b. Within 400 metres of a **Mass Transit Station**,
- c. Along an **Arterial Roadway** or a **Collector Roadway**,
- d. At a corner site or adjacent to a park or open space,
- e. Adjacent to a site zoned for greater than **Small Scale** development.

Rationale for approach:

- The use of "support" in policy 2.5.2.5 provides more certainty for RSMh12 development opportunities within neighbourhoods.
- The Small Scale definition in the District Policy (up to 3 storeys) encompasses the RS, RSF, and RSMh12 Zones. Qualifying Small Scale as "more intense" and "with greater massing" in proposed policy 2.5.2.5 indicates that this policy will be primarily implemented through the RSMh12 Zone (~3.6 storeys), which permits more intense development with greater massing than RS or RSF zones by allowing increased height, site coverage and smaller setbacks.
  - The RSMh14 Zone (~4.1 storeys) applies under the proposed renumbered Policy 2.5.2.6 because it fits the Low Rise definition (up to 4 storeys).
- Focusing this form of residential development on corner sites leverages their typically better site access, larger size, block position and visibility to accommodate increased massing and density.
- Policy 2.5.2.5 does not include a criteria regarding the adjacency to a park or open space. At the District Planning City Council Public Hearing and in response to community feedback at this public hearing, Administration received direction to group corner sites with park/open space adjacency into one criteria to avoid over-intensification. Making adjacency to open space an additional single criterion in policy 2.5.2.5, with 'corner site' being a mandatory criteria, contradicts this previous Council direction.
- Policy 2.5.2.5 does not include a criterion regarding adjacency to a site zoned for greater than Small Scale development to further restrict where RSMh12 is supported within the interior of neighbourhoods. Given the vast amount of existing sites zoned greater than small scale within the interior of neighbourhoods, the exclusion of this criterion effectively prevents gradual and additional encroachment of RSMh12 development into neighbourhood interiors.

Proposed changes to Policy 2.5.2.7 restricts its application to Low Rise or greater forms of development. The amendments also introduce site size and context as additional and mandatory considerations when

## Attachment 2

	<p>evaluating applications for increased scale in locations meeting two of the criteria.</p> <p>These changes communicate the intention that additional scale and density should only be considered where a site's size and context can accommodate additional scale, provide appropriate transition to the surrounding development, a greater number of dwellings and improved land-use efficiency versus a smaller site.</p>
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