

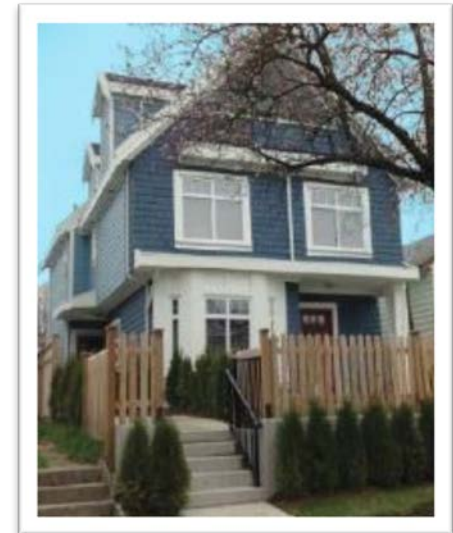
Increasing Housing Choice and Character Retention in Mount Pleasant & Grandview-Woodland



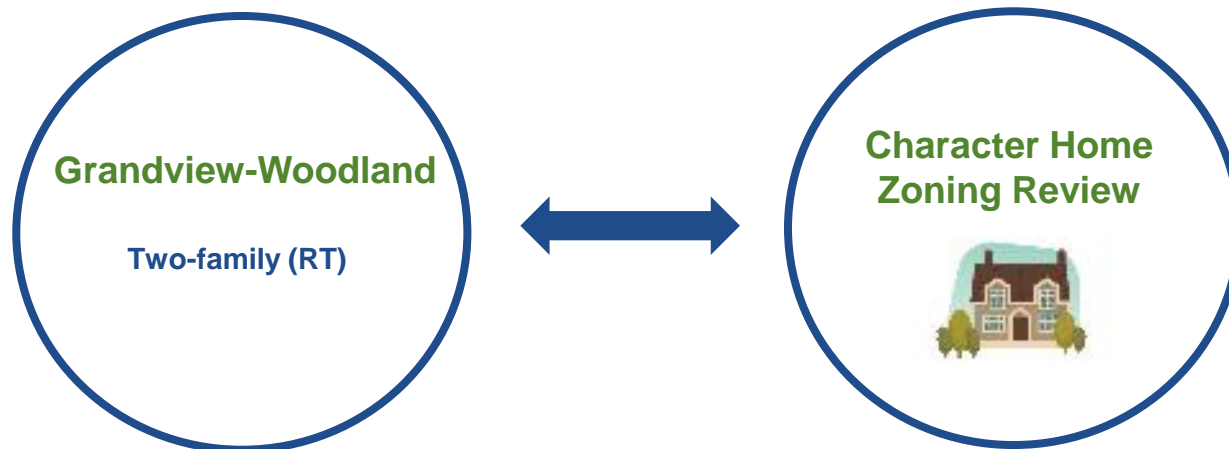
By-law Amendments
September 19, 2017



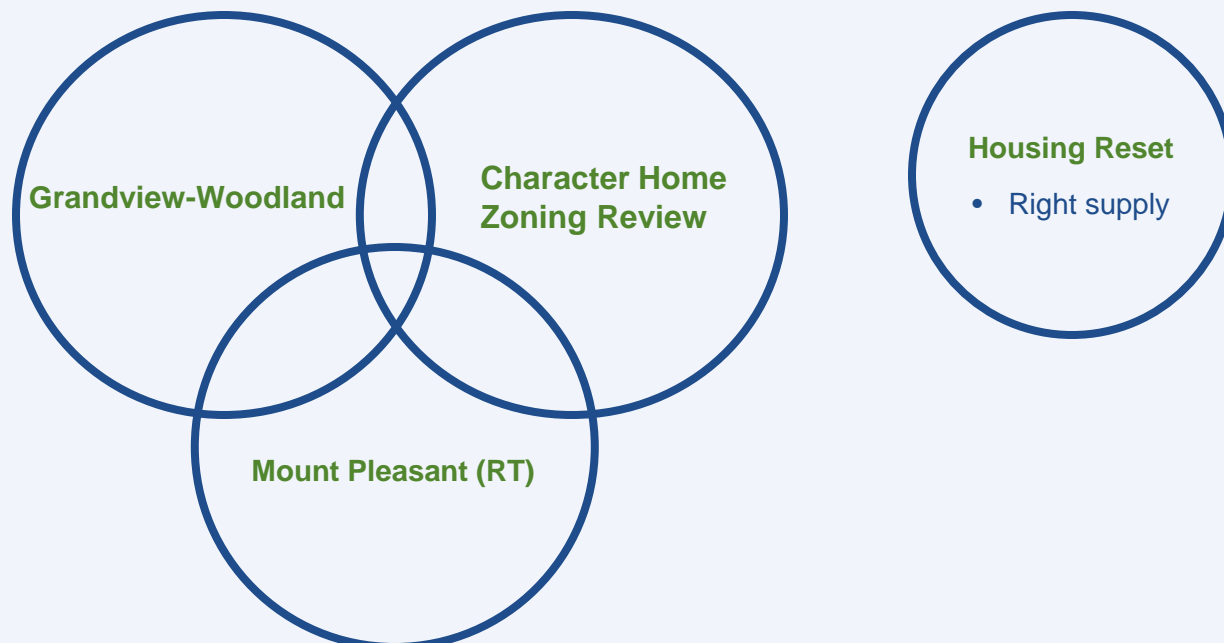
1. **Context - Integration of Planning Programs**
2. **Proposed zoning amendments**
3. **Public consultation summary**
4. **One year report back**
5. **Council Memos**
6. **Response to Council questions**



Fall 2016



Spring 2017

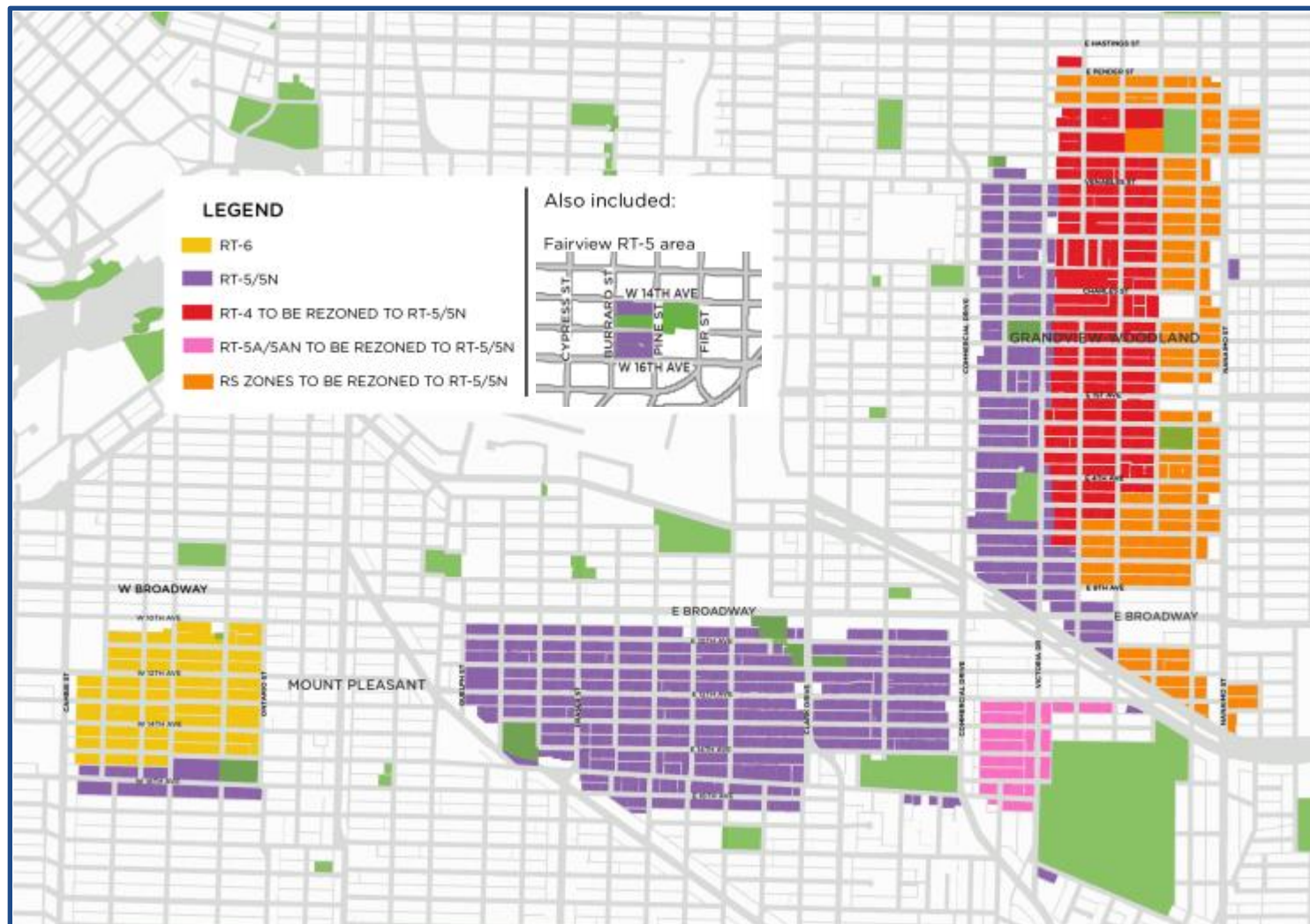


Opportunities

Challenges



Proposed Zoning Amendments



- 1. Provide more housing opportunity + choice in inner-city neighbourhoods**
- 2. Encourage retention of character homes**
- 3. Reduce zoning complexity + layers of regulations**

All sites

Allow laneway houses with all one family dwellings

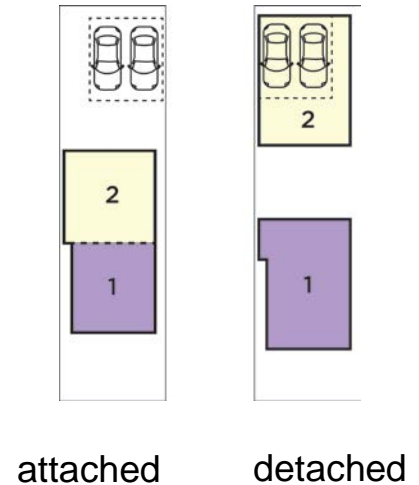


Sites with a character home:

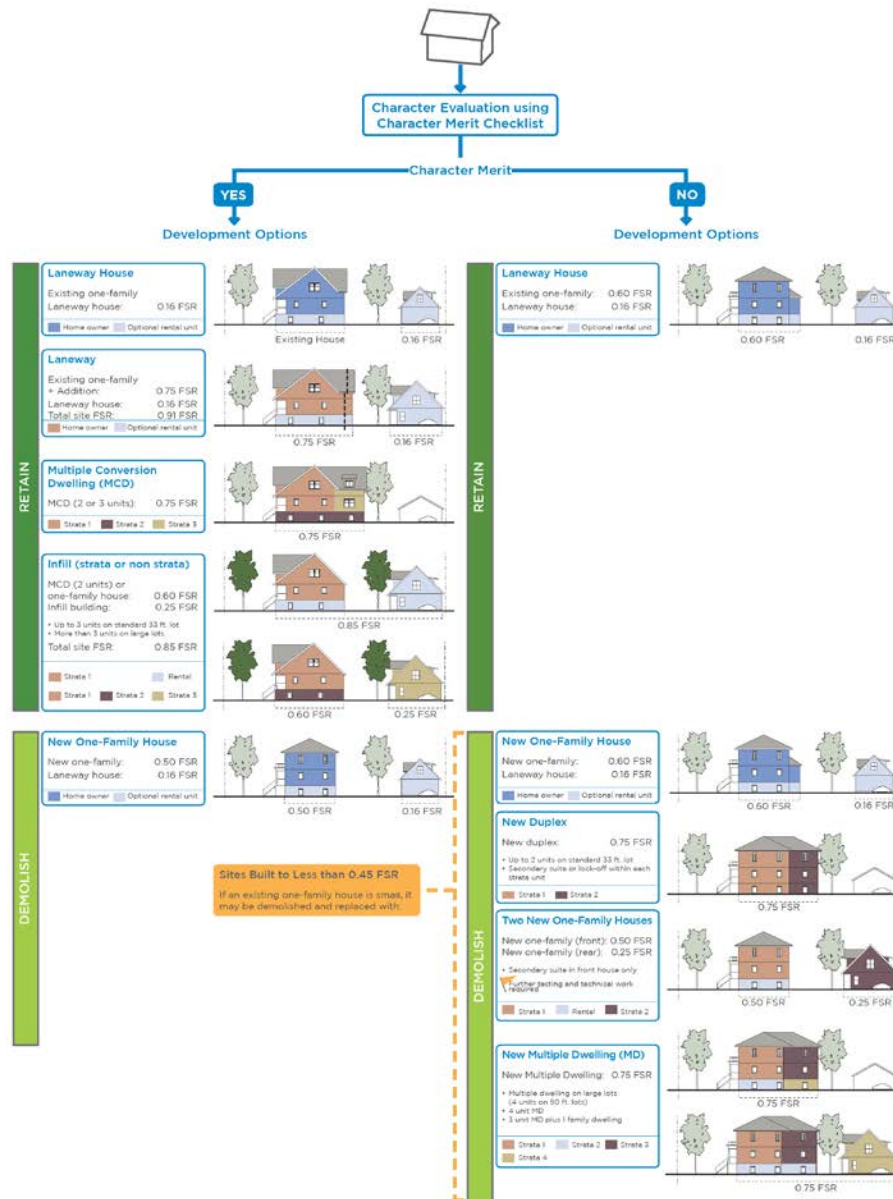
- Increase number of dwelling units on a standard 33ft lot from 2 to 3 units
- Permit infill on a standard lot and Increase FSR from 0.75 to 0.85
- Reduce FSR to 0.5 if a character house is demolished
- Smaller houses (< 0.45 FSR) now eligible for redevelopment without penalty
- Introduce reduced parking for character infill developments

Site without a character home

- Allow new single-family house at 0.6 FSR
- Allow suites / lock-off suites within duplex units
- Introduce new detached duplex as option to standard attached duplexes.
- Increase opportunities for 4-plex buildings on larger lots and triplex on mid size corner lots.



Proposed Zoning Amendments – RT 5 & RT 6 Options





GRANDVIEW-WOODLAND

2012 - 2016

- Plan identifies objectives and actions

November 2016 - Open House

- Ideas and information about new two-family (RT) regulations
- Two RT zones proposed.

May 2017 - Open House

- More detail
- Revised development options
- Single RT zone

MOUNT PLEASANT



2008 - 2010

- Plan identifies objectives and actions

April 2017 - Report to Council

- Enable infill on small lots

May 2017 - Open House

- Introduce the RT Zone Review
- Share early ideas

Combined Proposal

June 2017 - Open House

- Combined program and updated options

July 2017 - Council Report

- Draft by-laws and guidelines

September 2017 - Information Meeting

- Learn about changes and ask questions

September 2017 - Enquiry Night

- One-on-one sessions with property owners


September 2017 - Public Hearing

Second Enquiry Night

Supported by:

- webpages
- letters
- postcards
- e-notices
- resident survey



- Interdepartmental working group
- Process + technical challenges
- Monitor + evaluate  Changes?
- New units
- Take-up of incentives
- Model for other areas



September 7

- Clarify intent statement
- Clean up of language regulations
- Restructure section 4.7 (character and non-character)
- Alignment between RT5 and RT6
- Updates to guidelines to add diagrams and clarity

September 18

- Definition of underutilized and Heritage Register
- Include 1 FD as subject to external design regulations
- Miscellaneous clean up

- 1. Was there any testing for whether the incentives will lead to character home retention?**
- 2. With regard to the MCD option, was it explained during public engagement that this will be a vehicle for stratification (potentially leading to loss in rental)?**
- 3. Why is the design guidelines requirement to reflect historical character strong for RT-6 but not RT-5?**
- 4. How have the community responses differed (in Mount Pleasant and Grandview-Woodland), particularly with regard to the combined open houses?**
- 5. Provide a diagram to clearly articulate the engagement process.**
- 6. How have the changes achieved goals from various plans?**



Questions and Discussion