



Policy Enquiry Process

Proposed Approach, Guiding Principles and Criteria

Standing Committee on Policy and Strategic Priorities –
July 7, 2021 (Re: RTS 14492)



Related Council Motions

- Members Motion B.7 – “Understanding COVID-19 Recovery through Housing Construction”
- Members Motion B.4 – “Understanding COVID-19 Recovery through Economic and Cultural Stimulus Projects”

Policy Enquiry Process

A new process for consideration of development concepts that deviate from Council-adopted policy or by-laws related to rezonings, but that meet or exceed Council priorities and goals

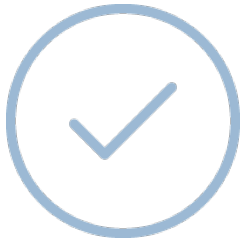
Report Recommendations

- THAT Council endorse the Guiding Principles and Criteria for policy non-compliant enquiries and rezoning applications contained in Appendix C of this report; and that Council direct staff to utilize the Guiding Principles and Criteria in assessing and advising on proposals within a new Policy Enquiry Process;
- THAT Council direct staff to amend the contents of the “Policy Non-Compliant List” to contain only enquiries that have been formally submitted to staff (with applicable fee paid)

Intent

- To enable a process whereby Council may consider proposals **that advance important goals and priorities of the City Council**, guided by principles and criteria established by Council
- To provide staff with a consistent process in order for them to be responsive in advising applicants on development enquiries where:
 - The proposal significantly deviates from Council-adopted policy or by-laws related to rezonings
 - There is no rezoning-enabling policy
 - There are competing priorities in policy interpretation

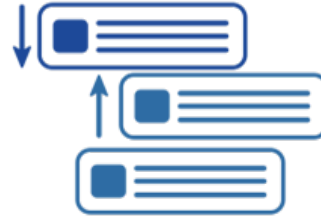
Proposed Approach



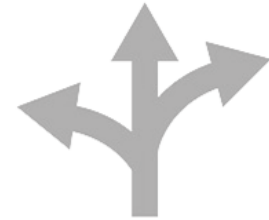
Explore opportunities of compelling ideas/proposals



Identify potential challenges for examination and discussion



Assess proposals using Guiding Principles and Criteria



Recommend appropriate pathway for proposals

Guiding Principles

- Respect the intent of Council-adopted policy while recognizing some policies may be outdated, others may compete with other higher priority policies, and some policies may contain inherent limitations
- Recognize that significant departures from Council-adopted policy will require public consultation to maintain public trust
- Recommend outcomes based on sound planning principles and professional judgment, rooted in the public interest; comprehensive/area-related policy outcomes, versus site-by-site planning, will be prioritized above single site considerations

Baseline Criteria

Proposals that meet one or more of these Baseline Criteria will be prioritized for consideration. A high-level assessment against the **Baseline Criteria** is to be conducted at an early stage.

- 1. Reconciliation and Cultural Redress** Provides for housing, employment opportunities, health and wellness strategies, and/or funding for projects that furthers Reconciliation work with First Nations and Indigenous peoples/communities as partners/involved/engaged; and/or seeks to deliver outcomes that achieve objectives of cultural redress, equity, and social/cultural infrastructure needs of the First Nations, urban Indigenous people, or other systemically marginalized Ethno-Cultural communities.
- 2. Housing** Delivers 100% secured rental housing units with a component of below-market rental units.
- 3. Jobs / Economy** Provides and/or intensifies job space in alignment with the Employment Lands and Economy Review.
- 4. Other City-Serving Amenity** Includes a significant public amenity pursuant to the City's Community Amenity Contributions Policy for Rezonings.



Review Criteria – Goals

CATEGORY	GOAL
1 Housing	Provide a range of affordable housing choices by shifting towards a focus on rental, social, and supportive housing
2 Jobs	Ensure a resilient local economy that provides a broad range of employment opportunities for all, with a particular focus on fostering a strong green sector
3 Cultural, Social, and Other City-serving Amenities	Fulfill a City goal and/or meet City targets that is otherwise difficult to achieve through existing mechanisms or policy, including social or cultural infrastructure, i.e. Culture Shift
4 Energy and Greenhouse Gases	Eliminate dependence on fossil fuels, helping residents and local businesses survive and thrive in a post-carbon era
5 Neighbourhoods	Ensure our neighbourhoods are places where residents and workers have access to open space, shops and community amenities and where urban land use and street networks support everyone's ability to walk, roll, and take transit for their daily needs
6 Ecology	Enhance biodiversity and connect natural habitat areas and waterways
7 Municipal Infrastructure	Ensure existing infrastructure capacity is protected by analyzing the impact on water, wastewater, drainage services, transit/ transportation, structures and climate adaptation and enabling opportunities to create more resilience and ability to respond to climate change

Pathway Outcomes

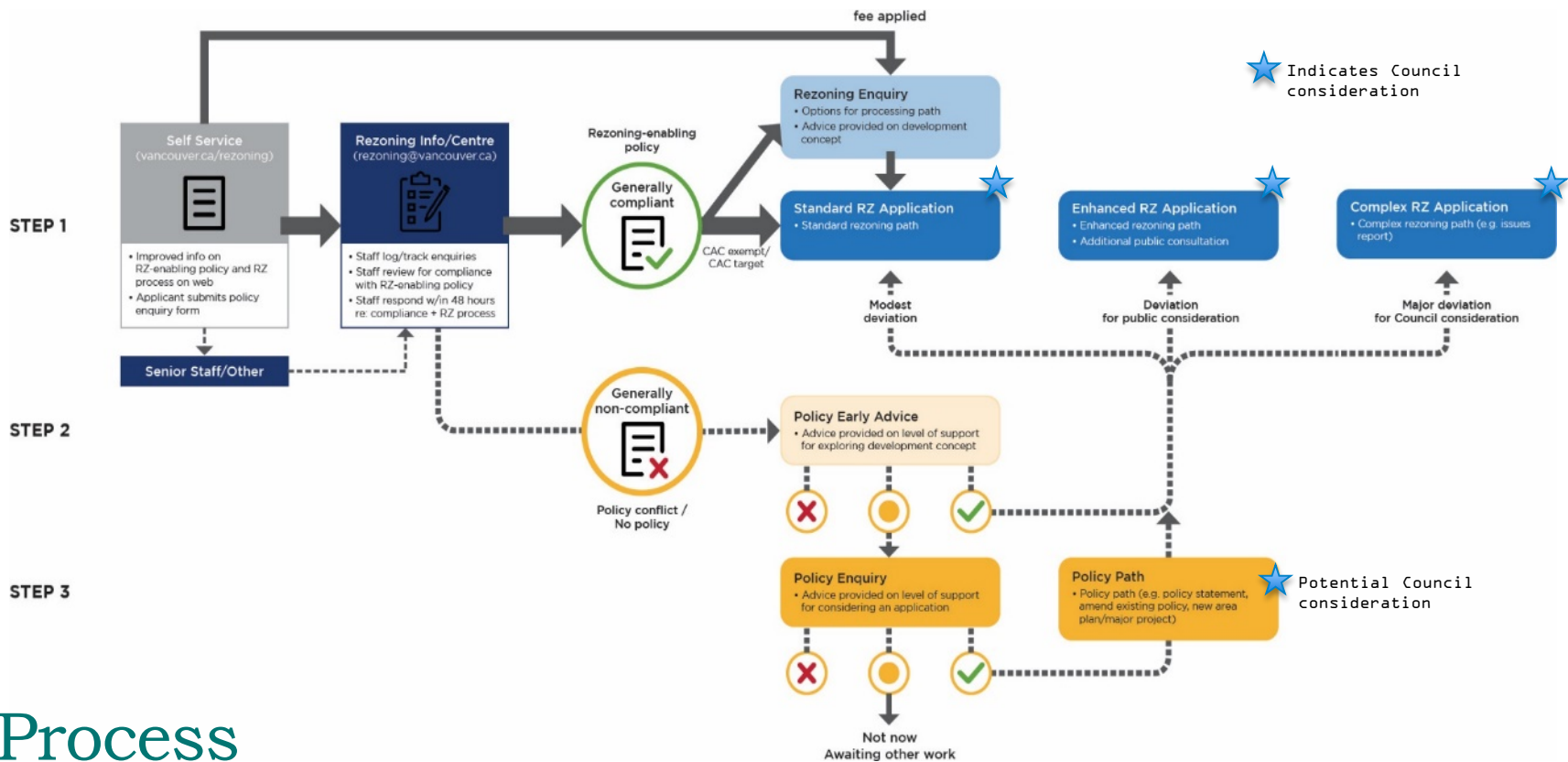
1. Rezoning pathways

- Enhanced rezoning process
- Issues report prior to processing rezoning

2. Policy pathways

- Issues report for new policy work
- Await completion of policy work underway

3. Staff non-support



Process



Summary of Policy Non-compliant List

	PROPOSED PATHWAY	NUMBER OF ENQUIRIES
1	Rezoning pathways	9
2a	Policy pathway (new work)	9
2b	Policy pathway (work underway)	13
2c	Policy pathway (future work)	6
3	Non-support	16
	Under review	6
	Review not initiated	11
	Total	70

Thank you