

Background

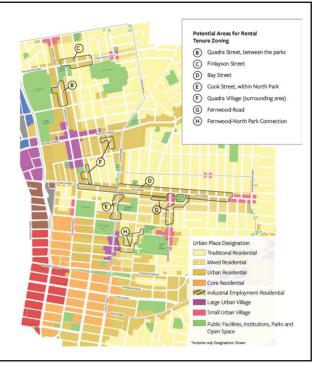
- New Neighbourhood Plans for Hillside-Quadra, North Park and Fernwood Neighbourhoods brought forward for Council consideration
- Work includes OCP amendments for plan alignment and design guidelines
- Application of rental tenure zoning in specific areas identified as part of implementation following plan approvals
- Concerns raised at May 5 COTW meeting that plan approvals without zoning updates may cause land speculation

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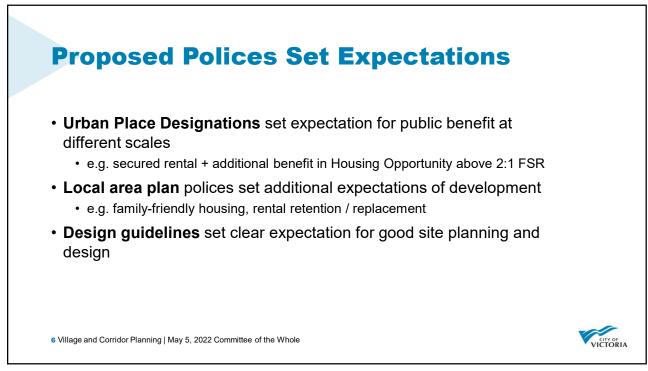
Areas to consider for RRTZ pre-zoning

- Limited areas of on- and off-corridor
- Focus on areas that can add new purpose-built rental homes without displacing existing
- Exclude sites that have constraints, including recognized heritage assets
- · Reflect densities in OCP
- Reflect setbacks and provisions of General Urban Design Guidelines



Response

- City-initiated rental tenure zoning unlikely to influence land speculation (unlikely to mitigate *or* encourage)
- OCP policies, *Inclusionary Housing and Community Amenity Policy*, and Local Area Plans will be very clear about expectations
- Since zoning implements policies, we need to confirm policies prior to zoning update



Other Considerations

- Consider policies prior to zoning (implementation) due to their substantive nature
- Concurrent consideration of zoning will delay project
- Meeting public expectations after 2-year process
- Engagement fatigue, especially in equity-seeking groups
- Delay in adding capacity for diverse homes in strategic areas and alleviating pressure on existing rental

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Recommendation

- Proceed to Public Hearing on OCP amendments and Neighbourhood Plans.
- If approved, staff to bring back zoning proposal.
- Zoning anticipated in September 2022.

Village and Corridor Planning

Phase 1: North Park, Hillside-Quadra, Fernwood



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