

## Maximum Density Standards

<b>Date:</b>	May 6, 2022
<b>Department, GM:</b>	Community Development, Kate Zanon
<b>Project Manager:</b>	Mary De Paoli
<b>Staff Lead:</b>	Jess Daniels
<b>Project Origin:</b>	<input checked="" type="checkbox"/> Council Motion # <u>RC21/270b</u> <input type="checkbox"/> Staff Initiated <input type="checkbox"/> Other:
<b>Priority Area:</b>	<input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input type="checkbox"/> Economic Prosperity <input checked="" type="checkbox"/> Community Evolution
<b>Strategic Alignment</b>	Objective & Action 5.1 Community Evolution - Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan.
<b>Proposed Priority</b>	<input type="checkbox"/> Priority Level 1 <input type="checkbox"/> Priority Level 2 <input checked="" type="checkbox"/> Priority Level 3

### Project Description

To establish maximum density standards corresponding to development forms anticipated in the updated Official Community Plan. These standards will form the basis for developing a future tiered approach to density that links potential bonus density incentives to achieving desired community amenities.

### Relevant Background

#### Council Direction

At the May 4, 2021, Regular Council meeting the following resolution was passed:

#### RC21/270b

THAT Council and staff rethink our preferred city-centre built forms to nurture an innovative cityscape less focused on towers, including the following element:

b) establish maximum-density standards, either city-wide or by neighbourhood.

#### Context

Density is commonly expressed numerically in the form of floor area ratio (FAR). This figure is obtained when the floor area of all buildings on a lot is divided by the area of the lot upon which the buildings and structures are situated.

In the current OCP, desired building forms are described within different land use designations and defined by maximum height limits. While these height limits provide some guidance, limitations related to the bulk or massing of buildings are undefined. Ideally a combination of both building heights and floor area ratio parameters provides a clearer framework to guide future development.

Project Objectives	
	<ul style="list-style-type: none"> <li>To confirm building forms that correspond to land use designations in the updated OCP</li> </ul>
	<ul style="list-style-type: none"> <li>To undertake a technical analysis to determine appropriate FAR parameters for OCP land use designations (and associated building forms) in different parts of the City and to test these parameters</li> </ul>
	<ul style="list-style-type: none"> <li>To consult with an Interdepartmental Working Group and the development community to confirm FAR parameters</li> </ul>
	<ul style="list-style-type: none"> <li>To identify gaps in the current Zoning Bylaw that need to be addressed to create alignment between OCP land use designations and corresponding zones (with appropriate FAR parameters)</li> </ul>

Scope	
<b>In Scope</b>	<p>Engage a consultant to determine the following components:</p> <ul style="list-style-type: none"> <li>Create a framework of updated OCP land use designations in different parts of the City and corresponding building forms</li> <li>Undertake a technical analysis of appropriate FAR parameters that align with OCP land use designations (taking into consideration existing lot sizes, potential consolidation, building siting considerations, site adjacency considerations)</li> <li>Test FAR parameters on a range of test sites to confirm feasibility</li> <li>Establish and consult with an Interdepartmental Working Group</li> <li>Consultation with development community stakeholders</li> <li>Amendments to the OCP to include FAR parameters</li> <li>Identifying gaps in the current Zoning Bylaw and making recommendations to reconcile these gaps to create alignment between OCP land use designations and corresponding zones (with appropriate FAR parameters)</li> </ul>
<b>Out of Scope</b>	<ul style="list-style-type: none"> <li>Public engagement</li> <li>Updating existing or creating new zones to correspond to OCP land use designations</li> </ul>

Combined Work Plan Overview - Maximum Density Standards, Downtown Development Priorities Policy, Higher Density Standards Policy Update	
<b>Project start date:</b> Q3 2022	<b>Anticipated project end date:</b> Q3 2023
<p>One consultant is anticipated to be hired to complete the Maximum Density Standards Policy, Higher Density Standards Policy Update and the Downtown Development Priorities Policy.</p> <p>Elements of the work plan will be completed in tandem and other elements will be sequential. Specific order and timing of each step to be confirmed after the consultant is engaged.</p>	

Completion of the draft OCP 2050 update will impact this timeline. Based on current Council direction a draft OCP 2050 is anticipated to be delivered in early Q2 2023	
<i>Deliverable/Milestone:</i>	<i>Date:</i>
Draft RFP	July/Aug 2022
Contract initiation	Sept 2022
Review OCP 2050, Community Engagement results and make recommendations of key ideas and concepts for inclusion in the community dialogue sessions	Oct 2022
Identification of density standards, priorities and expectations of new development based on recently completed plans and policies	Nov/Dec 2022
Draft a downtown development policy (following completion of the community dialogue sessions)	March 2023
Council workshop to confirm parameters of what is exceptional value that can lead to increased density	March 2023
Maximum Density Standards Technical Analysis and Testing	Mar-May 2023
Consultation with staff and development community on potential density standards	June 2023
Maximum Density Standards Report to Council (includes results of analysis and testing, proposed OCP amendment to align FAR with OCP land use designations and recommendations for potential related zoning bylaw updates)	July 2023
Report to Council with proposed updates to the Prioritizing Higher Density Development Policy	July 2023

Combined Budget - Maximum Density Standards, Downtown Development Priorities Policy, Higher Density Standards Policy Update	
<b>Budget Source:</b> TBD	
Consultant	\$35,000
<input checked="" type="checkbox"/> <b>Request Referral to Finance Committee</b>	\$10,000*
*Note: \$25,000 already approved in 2022 Capital Plan for Maximum Density Standards project	

Decision Notes (Corporate Planning Advisor use only)		
Date	Meeting	Decision