

Corporate Policy

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Section:	Planning and Development	13
Sub-Section:	Planning and Development – General	6410
Title:	Prioritizing Higher Density Development	2017-02

Related Policies

Number	Title

Approvals

Approval Date: September 12, 2017	Resolution #: <u>RC17/353</u>
Amended:	Resolution #:
Amended:	Resolution #:
Amended:	Resolution #:

Policy

1. The City's Official Community Plan (Bylaw No. 2955) was adopted by Council on October 14, 2014. It places a strong emphasis on goals and policies that focus higher density development in areas of the City that are well served by public transit, by public amenities such as parks, pedestrian connections, and civic facilities, by public schools, and by commercial and other services. Council therefore places a priority on encouraging higher density development in the areas envisioned for this use in the OCP and discourages it in other areas of the City.
2. In considering the merits of an application made by a land owner to amend the OCP to change the land use designation, Council will, among other things, look at the following:
 - a. whether the proposed development is within a priority area as envisioned in the OCP;
 - b. whether the density being proposed is a significant deviation from the density set out in the OCP for the subject lands;
 - c. whether the form of development being proposed, especially building heights, is a significant deviation from OCP policy for the subject lands;
 - d. the proximity of the subject lands to usable public park space;
 - e. the proximity of the subject lands to civic facilities, such as the Library and current or planned community centres and recreation facilities;
 - f. the proximity of the subject lands to current and planned schools;
 - g. the proximity of the subject lands to commercial services routinely used by residents and workers, such as grocers, food and beverage services, and personal and professional services (e.g., medical and dental);
 - h. the proximity of the subject lands to current or planned public transit, the frequency of service, and the distance to the amenities and services set out above;
 - i. the proximity of the subject lands to current or planned pedestrian and cycling connections, and the distance to the amenities and services set out above; and
 - j. any extraordinary capital and operating costs that would be borne by the City to support the proposed development.

Monitoring/Authority

This policy is to be administered and monitored by the Development Services Department.