

Renewed Land Use Bylaw Implementation Timing

Administration is proposing to advance the work of the renewed land use bylaw as proposed in PUD2019-1015 through the following three phases of work.

First Phase of Work

Phase 1: Priority Focus

Timing: November 2019 – Q1 2021

- Community education and awareness on new planning system including Guidebook for Great Communities and what that means for a renewed land use bylaw.
- Work on new Limited scale Neighbourhood Housing district that would accommodate inclusive and equitable choices for everyone throughout communities. Discussions on how the built forms can be achieved while enabling the goals and principles of the Guidebook.
 - Output: New District that could be implemented across developed areas (with potential to expand to developing areas).
 - Output: Implementation options for when/how to apply new district.
 - Output: How-to-Guide that will outline design intent and help to provide guidance when relaxations are requested.
- Work on administrative sections for Volume B
- Work on Parking reform (Structure to apply to new districts)
- Work on Use reform (Structure to apply to new districts)

Future Work

Phase 2a: Potential Next Steps – Housing Districts

Timing: April 2020 – Q3 2021

- Work on remaining Neighbourhood Housing districts. Potential to look at ways to build off the Limited scale Neighbourhood Housing district through the use of modifiers and customizations.
 - Output: new district(s)/modified district(s) to be implemented through the local areas plans

Phase 2b: Potential Next Steps – Remaining Districts

Timing: Mid 2021 – Late 2021

- Begin work on Neighbourhood Commercial districts. Potential to look at ways to build off the Limited scale Neighbourhood Housing district through the use of modifiers and customizations.
 - Output: new district(s)/modified district(s) to be implemented through the local areas plans
- Begin work on Industrial districts and Parks Civic & Recreation districts. Potential to look at ways to build off the Limited scale Neighbourhood Housing district through the use of modifiers and customizations.
 - Output: new district(s)/modified district(s) to be implemented through the local areas plans
- Begin work on Regional Campus district

Phase 3: Long term work
Timing: 2022 and beyond

- Consideration for new permit processes
- Consideration for redesignations in developing areas
- Consideration to combine all Guidebooks
- Consideration for ongoing education and awareness