

Renewed Land Use Bylaw Implementation – Revised Timing

This attachment responds to the recommendation of PUD2019-1200 where Council directed administration to return with an updated implementation schedule for the renewal of the Land Use Bylaw, at the same time as bringing back the *Guidebook for Great Communities*. Administration is proposing to advance the work of the renewed Land Use Bylaw through the following four phases of work. Note that only timing for the scoping of the renewal has been provided given that future work is dependent upon the decisions and input from Council regarding this approach.

Phase 1a: Scope, Objective and Approach

Timing: April 2020 – Q3 2020

This phase will continue the education and awareness campaign regarding housing choice, and what it could mean to implement the *Guidebook*, as well as scoping the approach for the Land Use Bylaw renewal.

Deliverables

- Scope and Approach
 - Establish deliverables and timeline
 - Establish project team composition and need for consultants
 - Identify stakeholders, advisory groups, engagement and outreach

Phase 1b: Neighbourhood Housing Limited scale Local District

Timing: TBD through Phase 1a

This phase will begin reviewing the options for new low density districts that would implement the *Guidebook*. Work would focus on stakeholder engagement, information gathering, education and awareness. This phase will also begin work on what parking and use reform could look like.

Deliverables

- Update on engagement process to date regarding the Neighbourhood Housing Limited scale Local district or district(s);
- Updates on parking reform and use reform – responding to what have we learned and how could it impact the district.
- Prioritized goals and objectives of the Neighbourhood Housing Limited scale Local category and options for how those goals could be formulated into districts (based on engagement with all stakeholders);
- Options for how those objectives could be represented through districts;
- Options for supplementary material such as “how-to” guides;

Phase 2: District Creation Focus

Timing: TBD

Deliverables

- New district(s) for Neighbourhood Housing Limited scale Local, pursue further direction or potential for presentation of new district(s);
- Demonstrate how goals and objectives of the Neighbourhood Housing Limited scale Local urban form category have been accommodated in the district(s);
- Structure of renewed land use bylaw (to be populated in Phase 3)
- Update on engagement process to date regarding the Neighbourhood Housing Limited scale Local district or district(s);
- Drafts of supplementary material for review and comment;
- Parking reform and use reform – how they're being incorporated into the Bylaw and the new district(s);
- Consideration for Council direction regarding when/how to apply new district; and,
- Update on next steps and future work.

Phase 3a: Next Steps – Housing Districts

Timing: TBD

This phase will include working on the remaining needed districts.

Details

- Work on remaining Neighbourhood Housing districts. Potential to look at ways to build from 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.
- Parking reform (structure to apply to new districts)
- Use reform (structure to apply to new districts)
- Reform of administrative sections for new volume of the Land Use Bylaw (i.e. what requires a permit, types of permits etc)

Phase 3b: Next Steps – Remaining Districts

Timing: TBD

Details

- 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.

Long Term System Change – Finalization of a renewed Land Use Bylaw

Phase 4: Planning System Change

Timing: TBD

Details

- Consideration for new permit processes.
- Consideration for redesignations in built-out areas.
- Consideration for how to combine all other Guidebooks (Developed Areas, Centre City and New Communities) into one.
- Consideration for ongoing sustainment as well as education and awareness.

Ongoing Sustainment and Monitoring

- Implementation and transition phase
- Education and awareness
- Sustainment
- Monitoring