



Attachment 1  
*Policy and Regulations Summary*

## **Policy and Regulations Summary**

### **Official Community Plan**

#### *Land Use Designation*

The subject site is designated (RM) Residential – Multiple Unit Buildings in the Official Community Plan (OCP), which is described, in part, as follows:

*Purpose: To provide a mix of small to moderate sized multiple unit residential buildings.*

*Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.*

The proposed development is consistent with the intent of the RM land use designation and therefore, no OCP amendment is required.

#### *Development Permit Area*

The site is within the 2.2 Sixth Street Development Permit Area (DPA). The DPA seeks to transition a portion of the Sixth Street commercial corridor to residential development by facilitating new multi-unit forms with ground-oriented units that activate the public realm. This DPA has been designated with the following purposes:

- Establishment of objectives for the form and character of multi-family residential development;
- Protection of the natural environment, its ecosystems and biological diversity; and,
- Establishment of objectives to promote energy conservation.

A Development Permit is required before doing any work that would result in development or alteration to the lands or exterior of buildings on the lands.

### **Zoning Bylaw**

The site is currently zoned C-2 Community Commercial Districts (Low Rise). A rezoning to a Comprehensive Development (CD) District would be required to facilitate the proposed development.

### **Master Transportation Plan**

Sixth Street is identified as a “Great Street” within the Master Transportation Plan (MTP). Per the MTP, Great Streets “require planning and design that goes beyond the

typical street function of supporting through traffic. Planning and designing Great Streets means providing characteristics that make streets destinations – places for people to be, instead of places to move through.” The design of the project has been considered in light of the MTP Great Street objectives and significant streetscape improvements (sidewalks, landscaped boulevards, etc.), would be constructed as part of the project’s required off-site improvements.

### **Family Friendly Housing Bylaw and Design Guidelines**

Per the City’s Family Friendly Housing Policy, affordable housing projects may be excluded from family friendly housing requirements. However, the project proposes 55% two- and three-bedroom units, 24% of which would contain three-bedrooms. This is well in excess of requirements for multi-family rental projects, which must provide a minimum of 25% two- and three-bedroom units, of which at least 5% must contain three bedrooms.