

Attachment #1

Policy and Regulation Context

**Attachment 1:
POLICY AND REGULATIONS****Official Community Plan (OCP):**

The subject property is designated (MH) Mixed Use - High Rise. The purpose of this designation is to provide for low-mid-and high-rise commercial or commercial and mixed use buildings which would create active and engaging streets. This proposal would be consistent with the designation.

Development Permit Area:

The subject property is located within the Uptown Mixed Use Node Development Permit Area. The intent of this DPA designation is to “facilitate new commercial and mixed use development, with active commercial uses oriented towards the principal streets: Sixth Street, Sixth Avenue and Belmont Street. This area is designated with the following purposes:

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

A copy of the proposed DPA guidelines for the Uptown Mixed Use Node can be accessed at the following weblink below:

https://www.newwestcity.ca/database/files/library/DPAs_4.1_Uptown.pdf

Zoning Bylaw:

The subject property was previously zoned Comprehensive Development District (616 and 640 Sixth Street) (CD-80). The intent of this zone was to “allow for a 29 storey development having commercial uses on the ground, secured market residential unit secured through a housing agreement, and market residential units above. Although the building would be decreasing in height and going to rental residential building with commercial at grade, it still fits within the general intent of the neighbourhood. However, variances are required to allow for the increased site coverage (tower floorplate) above the podium level and to reduce the parking requirements to Zoning Bylaw rates for a secured market residential building with commercial at grade, including varying the amount of required car share spaces from 4 to 0 as the car share is no longer needed in order for the project to meeting minimum parking requirements of the Zoning Bylaw (previously required due to higher parking requirement for strata residential).

Family Friendly Housing Policy:

The proposed building would need to provide for family-friendly housing units in accordance with the Family-Friendly Housing Bylaw for both the secured market rental and market condominium portions of the project. As noted in the Proposal Data, the project exceeds the requirements of the Family-Friendly Housing Bylaw in regards to the amount of two and three bedroom units which are included within the development.

Master Transportation Plan:

Sixth Street is identified as a “Great Street” within the Master Transportation Plan (MTP). As 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 project has been considered in light of the MTP objectives of making Sixth Street a “Great Street” in regards to streetscape improvements (sidewalks, landscaped boulevards, etc.), building setbacks, and other design aspects.

Seventh Avenue is also identified as a Greenway within the MTP and Trail & Greenway Master Plan which includes policies to provide safe and comfortable bicycle facilities for people of all ages and abilities.

Secure Market Rental Housing Policy

The variety of strategies and actions outlined in the Secured Market Rental Housing policy are aimed at retaining, renewing and enhancing the supply of secured rental housing. The provision of secured market rental housing through this application supports the objectives of the Secured Market Rental Housing Policy.

The policy exempts projects which provided secured market rental housing from provision of Voluntary Amenity Contributions.

Inclusionary Housing Policy

The purpose of the Inclusionary Housing Policy is to help meet the City’s affordable rental housing needs by securing built below market and non-market rental units in new multi-unit strata residential and mixed use residential developments seeking additional density.

Projects which include 100% of housing units as secure market rental housing are exempt from the policy.

Family Friendly Housing Bylaw and Design Guidelines

The Family Friendly Housing Policy provides requirements for the mix of units with two and three bedrooms as well as guidelines that ensure units are usable by families. Rental developments are required to provide 5% three bedroom units and 25% two and three bedroom units. The proposal includes 28 (8%) three bedroom units and 92 (27%) two and three bedroom units.