

# Request for Decision



**To:** Peter de Verteuil, CAO  
**Meeting Date:** August 21, 2017  
**From:** Michelle Geneau  
**Re:** Official Community Plan – Land Use Map Amendment

**File No:** Bylaw No. 3172

**RECOMMENDATION:**

**That Council give first and second readings to OCP Amendment Bylaw No. 3172, 2017, a bylaw to amend Map 1 – Land Use Map of the Official Community Plan Bylaw No. 2030, 2007.**

**And that Council set a Public Hearing date of September 18<sup>th</sup> , 2017 and direct staff to advertise in accordance with the *Local Government Act*.**

**BACKGROUND:**

The attached bylaw amendment contains a new map that will replace the existing Map 1 of the Official Community Plan (OCP). The Map 1 Land Use map guides general land use type and density in the City, and also identifies neighbourhood nodes and heritage sites. Some changes to the zoning for certain properties in the proposed new Zoning Map (in Bylaw No. 3166 being presented to Council) require an amendment to Map 1 before they can be adopted, as the *Local Government Act* requires that zoning be consistent with the OCP.

The following policies in the OCP describe the applicability of the map as well as the support for the Zoning Bylaw review project.

**Land Use Policy**

**7.2.2.** Increase population density through a variety of regulatory techniques in accordance with the Land Use Map (Map 1). (See also Section 5 –GrowthManagement, Multi-family Housing policies 5.2.2.1 and Low-density Housing policies 5.2.3.2 and 5.2.3.7). The City will consider and may initiate the following actions:

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**7.2.2.2.** Undertake a comprehensive Zoning Bylaw review that will identify “upzoning,” opportunities and the modification of standards to enhance appropriate density increases.

The existing Map 1 is attached for reference.

**ANALYSIS:**

Some of the zoning is proposed to be changed to meet OCP and University Village Local Area Plan policies to encourage more growth and higher density near downtown.

The proposed changes to the Land Use map are summarized as follows:

- changing the north side of White Road and the adjacent property on Jubilee Street from Low Density Residential to Medium Density Residential to reflect proposed zoning
- changing the properties along the east side of Jubilee Street north of Ingram Street from Commercial to Mixed Use

- changing the train station parking lot and Charles Hoey park from Commercial to Parks, and changing the park from south of the train station to Heritage Site
- changing parts of Bundock Avenue and McKinstry Road from High Density Residential to Medium Density Residential

If no change is proposed from the current zoning map to the proposed zoning map, no change is recommended to the Land Use map. In the future, individuals may apply for rezoning to higher density and the Land Use map and other OCP policies would support the rezoning. For instance, in the Cairnsmore Street area and the Chesterfield Street area, there is no change proposed in the new zoning map from the current single family/ low density zoning, but the Land Use map will remain the same, showing medium density residential or high density residential use.

**IMPLICATIONS:**

**Financial:** n/a

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DOF Signature

**Policy/Legislation:** Relates to implementation of the OCP and University Village Local Area Plan objectives and policies.

**Strategic Priority:** 2.3 Comprehensive review of the Zoning Bylaw.

**Sustainability:** n/a

**Communication:** Public consultation on the Zoning Bylaw to date is described in other staff reports. Required notification for the public hearing will be implemented.

**Staffing Implications:** Staff time will be required for public hearing notification, but the public hearing is also required for the new Zoning Bylaw.

**ALTERNATE RECOMMENDATION**

**ATTACHMENTS:**

**Attachment A: OCP Bylaw Amendment Bylaw No. 3172, 2017**

**Attachment B: Current Map 1 – Land Use**

Respectfully submitted,

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Michelle Geneau, Manager of Planning

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Reviewed by Director of Public Works  
& Development Services

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Reviewed by the CAO

