

Phase 2 Mature Neighbourhood Strategy

Priorities Committee Meeting
March 8, 2016

Phase 2 of the Mature Neighbourhood Strategy

- The Urban Form and Architectural Character Assessment was accepted by Council in March of 2015.
- Council directed the Citizen's Task Force and Administration to proceed with the next step of Phase 2 of the Mature Neighbourhood Strategy which includes work on a Mature Neighbourhood Overlay for the Land Use Bylaw.
- To complete this work the Citizen's Task Force and Administration reviewed the Urban Form and Architectural Character Assessment, the public consultation, as well as implementation strategies undertaken by other municipalities.

Phase 2 of the Mature Neighbourhood Strategy

Overlay

- Various case studies were used to assess the draft regulations on proposed development including:
 - the re-development of a bungalow to two storey development,
 - proposed second storey addition, and
 - proposed addition of an attached front garage

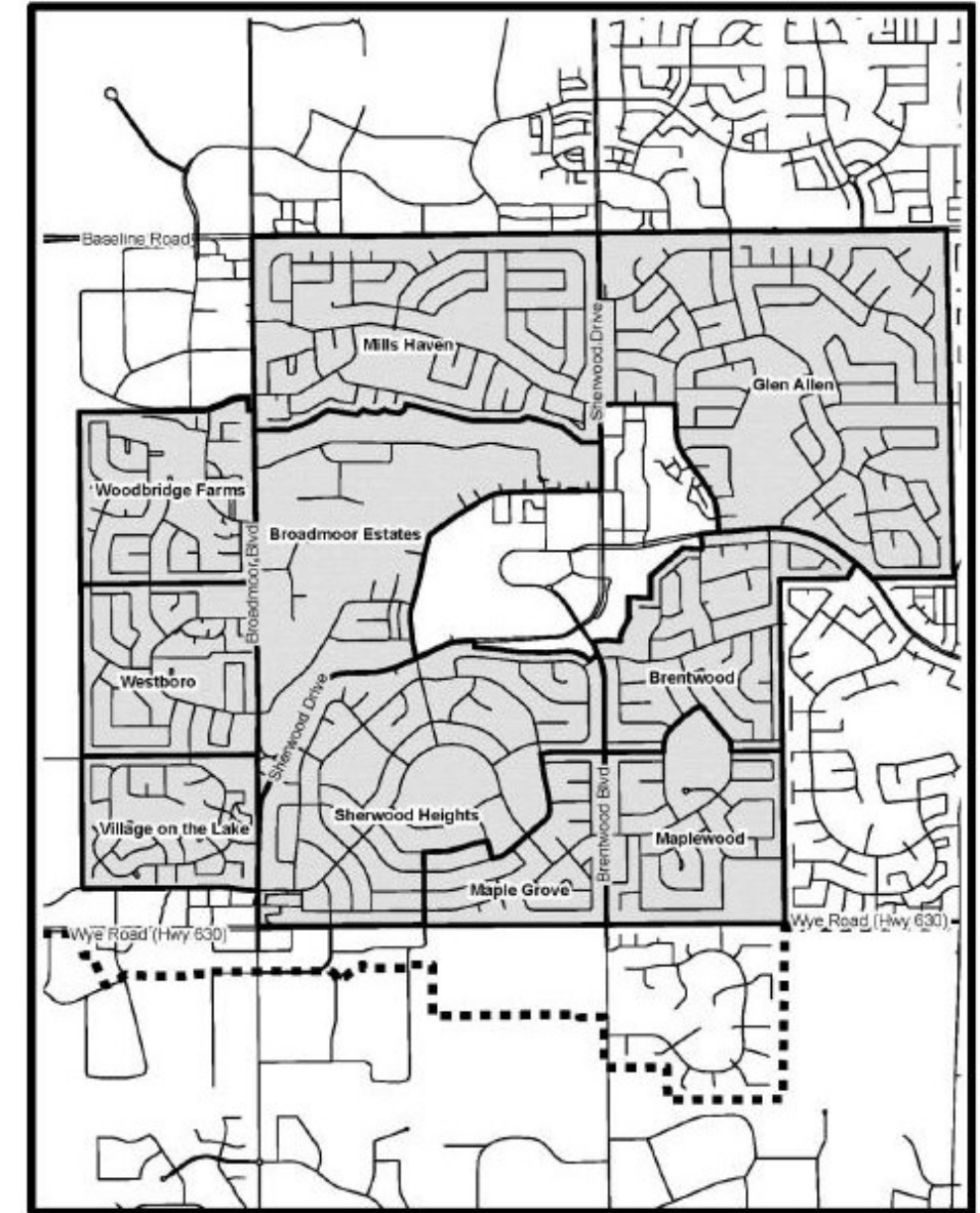
Public Consultation

- Administration, with assistance from the Task Force, is currently working on a public engagement program for the draft overlay.
- The public meetings will include visual illustrations of how the draft regulations would effect proposed development.

Mature Neighbourhood Draft Overlay

Purpose:

- To provide for development within mature neighbourhoods that respects and maintains the overall character of these areas.



Mature Neighbourhood Draft Overlay

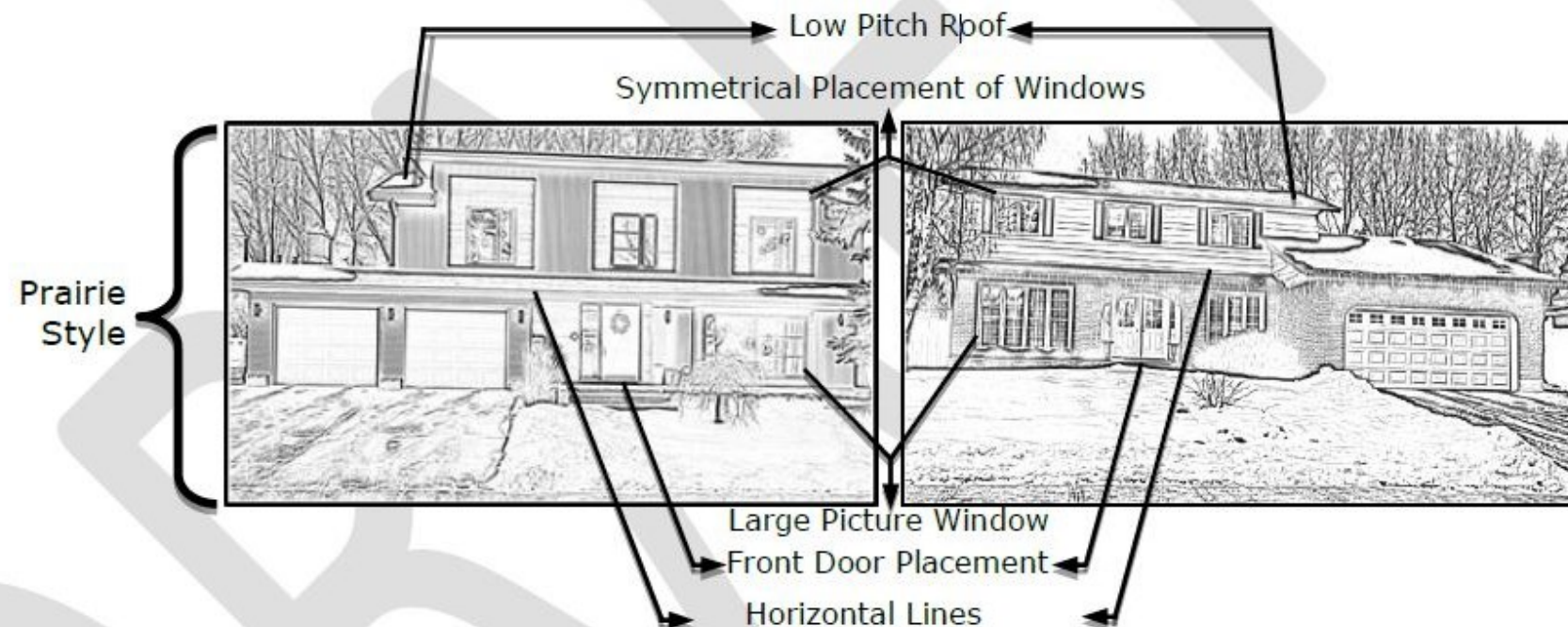
Layout:

- Purpose
- Application
- Definitions
- Development Regulations (front setback, side setback, front attached garages)
- Accessory Buildings and Accessory Structures
- Site Coverage
- Roof Pitch
- Landscaping
- Architectural Character
- Other Regulations
 - Public Advisement Process
 - Development Authority Review Process
 - Special Information Requirements

Mature Neighbourhood Draft Overlay

An example of draft regulations for development on architectural character include:

- The primary architectural style of the development shall be indicated.
- At least two architectural design elements from the primary architectural style found in the streetscape shall be incorporated into the development.



Next Steps: Draft Overlay

- Public consultation on the draft overlay regulations April 27, 2016 and April 28, 2016.
- The Citizen's Task Force will continue to be updated on the progress of the MDP Update during this time and consulted on potential MDP Update policy regarding Mature neighbourhoods.
- The next update to the Priorities Committee on Phase 2 of the Mature Neighbourhood Strategy will be May 17, 2016.
- It is anticipated that the final draft overlay Land Use Bylaw amendment will be brought to Council for consideration prior to summer break.

Discussion