

Housing Affordability Strategy - mixed-use neighbourhood services zone

Priorities Committee

November 26, 2024

Background

April 23, 2024 - Council approved the Housing Affordability Strategy

Strategic Direction 1: Increase housing supply and diversity through municipal policies, processes and tools.

Action items:

1.6 Allow for residential units in County facilities

1.7 Allow for mixed-use developments on County lands

What is the intent of the MNS zone?

- Create a mixed-use service zone intended for county owned properties which allows for flexible use of public lands including the integration of supplemental housing
- Maximize utilization of properties and provide opportunities for cost synergies or savings through mixed-use sites or buildings
- Primarily intended for future use on newly acquired public lands and school sites in new developing areas
- No proposed rezonings at this time

MNS zone

Purpose

- To provide for mixed-use service nodes, centred on schools, parks or other neighbourhood services, with opportunities for compatible supplementary uses.

Key regulations

- Neighbourhood Services such as schools, emergency services, libraries or recreation facilities must be the primary land use on any site within the zone. Other uses such as commercial or residential are considered supplemental uses.

Uses

Neighbourhood Service uses

| | |
|----------------------|---------------------|
| Care centre major | Indoor recreation |
| Community recreation | Library and exhibit |
| Emergency service | Private education |
| Government service | Public education |

Supplemental uses

| | |
|--------------------------|--------------------------------|
| Apartment dwelling | Office |
| Care centre intermediate | Personal service establishment |
| Convenience retail | Religious assembly minor |
| Financial service | Restaurant |
| General retail | Specialty food service |
| Health service minor | Secondhand retail |
| Home business minor | Utility service minor |

Relationship with Municipal Reserve

- The *Municipal Government Act* stipulates that Municipal Reserve shall only be used for:
 - Parks;
 - Recreation;
 - School board purposes; or
 - As a separation of land uses (buffers).
- The use of the MNS zone, or any other zone, on municipal reserve does not alter the requirements of the *Municipal Government Act*.

Next steps

Return to Council in early 2025 for public hearing and Council decision on amendments to the Land Use Bylaw related to the creation of a new MNS zone.

Thank you