

Priorities Committee Meeting_Nov26_2024

STRATEGIC INITIATIVE AND UPDATE**Housing Affordability Strategy – mixed-use neighbourhood services zone****Report Purpose**

To provide the Priorities Committee with an update on the implementation of items to allow for residential units in County facilities and mixed-use developments on County lands.

Our Strategic Goals

Goal 2 - Healthy and Safe Community

Goal 3 - Responsible Development

Goal 2 Priority - A diversity of housing options that addresses affordability, aligns with community needs and responds to changing demographics

Goal 2 Priority - A diverse, welcoming, inclusive, and an accessible community for all

Goal 3 Priority - Growth and development that prioritizes community well-being and economic benefits

Report

The Strathcona County Housing Affordability Strategy was approved by Council in April of 2024. Action items 1.6 and 1.7 of the housing affordability strategy provide direction to allow for residential units in County facilities and mixed-use developments on County lands.

Planning and Development Services has prepared a new mixed-use services zone intended for County-owned properties which allows for flexible use of public lands including the integration of supplemental housing. The new zone will allow for maximized utilization of public properties and provide opportunities for cost synergies or savings through mixed-use sites or buildings.

The mixed-use neighbourhood services zone is primarily intended for future use on newly acquired public lands and school sites in developing areas. As such there are no proposed rezonings at this time.

Consultation regarding mixed-use service areas occurred with stakeholders during the creation of the Housing Affordability Strategy. Members of the public will have an opportunity to speak directly to Council regarding the proposed amendments at a future public hearing.

Additional details on the proposed mixed-use neighbourhood services zone have been provided within Enclosure 1.

Council and Committee History

April 23, 2024 Council approved the Strathcona County Housing Affordability Strategy.

April 4, 2023 Council approved: THAT administration prepare for Council's consideration at a Public Hearing by the end of Q2 2024, the necessary bylaws to implement the red tape reduction measures for Supportive and Affordable Housing Related Uses, Secondary Suites, Garden Suites and Parking, as set out in Sections 1, 2 and 3 of Enclosure 2 of the April 4, 2023 Planning and Development Services report.

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April 4, 2023 Council approved: THAT administration, in consultation with community partners, prepare a report for Council's consideration by the end of Q1 2024 with a Housing Affordability Strategy as set out in Section 7.1 of Enclosure 4 of the April 4, 2023 Planning and Development Services report.

Other Impacts

Policy: n/a

Financial/Budget: n/a

Legislative/Legal: n/a

Interdepartmental: The proposed amendments have been circulated to internal departments and external agencies.

Master Plan/Framework: Strathcona County Housing Affordability Strategy

Communication Plan

Engagement on the Housing Affordability Strategy included workshops and one-on-one discussions with local housing partners, as well as engagement with Council and community advisory committees.

The future public hearing will be advertised in the newspaper in accordance with the *Municipal Government Act* as well as on the County website.

Enclosures

- 1 Housing Affordability Strategy - mixed-use neighbourhood services zone November 26, 2024 presentation
- 2 Draft mixed-use neighbourhood services zone