

Priorities Committee Meeting_Jul12_2016

STRATEGIC INITIATIVE AND UPDATE**Community Housing Implementation Plan Report – Multiple Housing Types****Report Purpose**

To address item 3.1 of the 2016 Community Housing Implementation Plan; approved April 26, 2016.

Council History

January 26, 2016 - Strathcona County's Mayor's Task Force on Community Housing completed their Final Report.

April 26, 2016 - Council approved the 2016 Community Housing Implementation Plan.

Strategic Plan Priority Areas

Economy: N/A

Governance: Community housing projects provide opportunities to increase public involvement and communication on issues affecting the County's future and provide opportunities to create and maintain strong relationships with community housing organizations to ensure the long-term prosperity of neighbourhoods.

Social: Community housing projects contribute to strong neighbourhoods and communities which support the diverse needs of County residents.

Culture: Community housing projects contribute to and strengthen a community's identity through diversity and inclusion of all income levels.

Environment: N/A

Other Impacts

Policy: Policy changes may be required to facilitate the options within this report.

Legislative/Legal: N/A

Interdepartmental: Cooperation between departments may be required in order to implement policy changes.

Summary

Strathcona County's Mayor's Task Force on Community Housing has recommended that Planning and Development Services examine various topics regarding Community Housing opportunities within the County. This report is in response to the following item of the 2016 Community Housing Implementation Plan:

3.1 That Administration prepare a report identifying possible planning policy tools that can be implemented to help ensure developers provide various multiple housing types within all new residential neighbourhoods.

This report outlines potential policy tools and policy topics that can be incorporated into municipal regulatory documents in order to ensure a variety of housing types are included into all new residential neighbourhoods.

The policy tools include statutory documents within the planning hierarchy such as the Municipal Development Plan (MDP), Area Concept Plans and Area Structure Plans. Additionally, Council could adopt policy guidelines for specific topics.

Policy Topics related to multiple-housing types include the following:

- **Compact Development** - Incorporates higher density development by providing diversity of housing types within a neighbourhood.
- **Complete Community** - Provides a range of choices in the physical and social elements of neighbourhoods, such as housing, shopping, working, travel, leisure, services and social contacts with goals of reducing distances and travel times. A complete community encourages diversity at a neighbourhood scale.
- **Transit-Oriented Development** - Focuses on the extent to which neighbourhoods with mixed-land uses and access to public transit may reduce commuting costs for households.
- **Targets for Housing Type** - Creates targets for the percentage of low, medium and high-density development within a neighbourhood.
- **Secondary Suites, Garden Suites and Garage Suites** - Policy directions promoting suites are incorporated into future Area Structure Plans.
- **Inclusionary housing** - A negotiation between a municipality and a developer for inclusion of affordable housing lands or structures within new developments.

The next step for this initiative relates to the MDP update currently underway. Planning and Development Services is working on policies for new neighbourhoods within the MDP to incorporate various multiple-housing types related to the policy topics listed above. These overarching MDP policies will direct more detail on these topics through the planning hierarchy. The Bremner Area Concept Plan will also explore incorporating these policy topics.

The most recent draft of the Capital Region Growth Plan 2.0 is also proposing policies related to some of the policy topics above such as compact development and complete community. The County's MDP will need to comply with the policies of the Growth Plan when it is adopted by the Province.

Enclosures

- 1 Presentation – Multiple Housing Types
- 2 Community Housing Implementation Plan Report – Multiple Housing Types