

Community Housing Implementation Plan Report

Multiple Housing Types

Priorities Committee

July 12, 2016

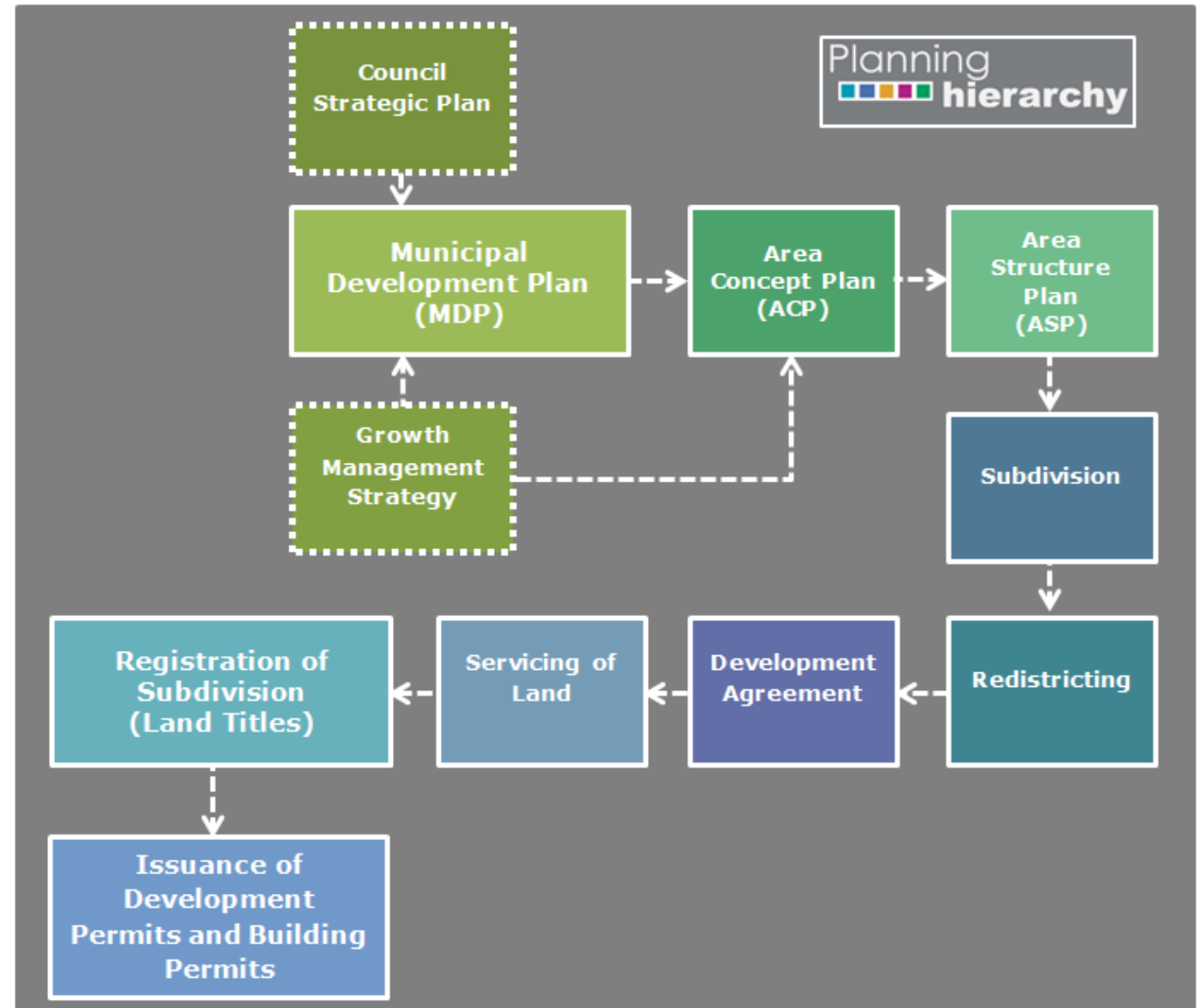
Mayor's Task Force On Community Housing

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 April 26, 2016 report:

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.

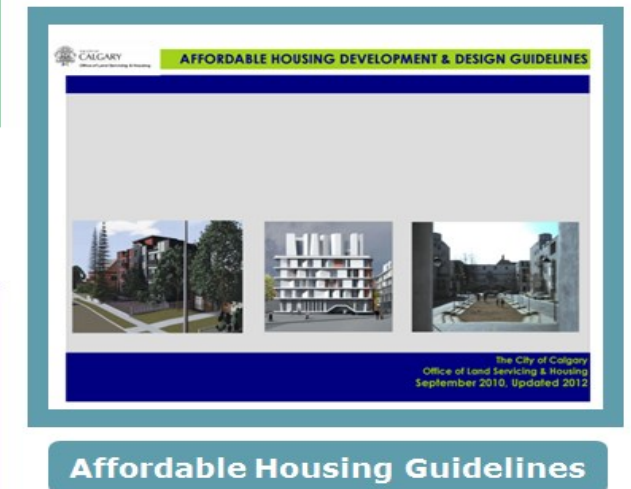
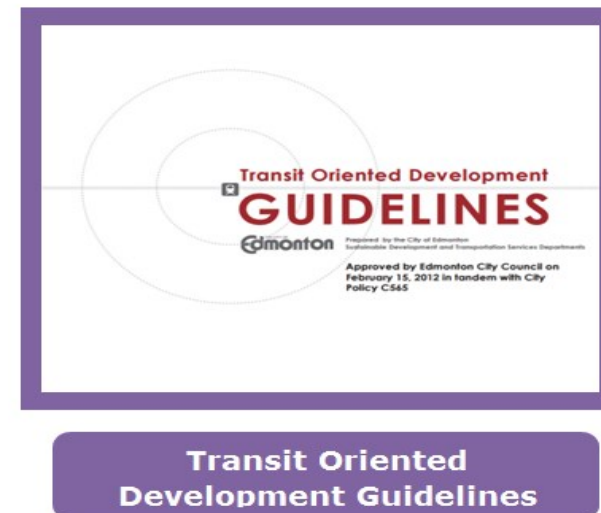
Policy Tools

- The Planning Hierarchy is where policies can be implemented to ensure housing diversity within neighbourhoods.



Policy Tools

- Council may also adopt policy guidelines to provide additional guidance on more specific topics. Examples of policy guidelines in other municipalities include:
 - Design Guidelines
 - Affordable Housing Guidelines
 - Transit Oriented Development Guidelines



Policy Topics

- **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.

Policy Topics

- **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.

Capital Region Growth Plan

- The current draft of the Capital region Growth Plan 2.0 has proposed policy topics including complete community, compact development and transit oriented development.
- The County's Municipal Development Plan will need to comply with the policies within the Updated Growth Plan once it is adopted by the Province.

Next Steps

- 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 the incorporation of these policy topics

Thank you

Any Questions?

