



**PLANNING AND BUILDING SERVICES
MEMORANDUM**

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TO: MAYOR J. LEHMAN AND MEMBERS OF THE CITY BUILDING COMMITTEE

FROM: J. LAMBIE, SENIOR URBAN DESIGN PLANNER, EXT. 4324

NOTED: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: INTEGRATION OF ITEM FOR DISCUSSION REQUESTS INTO NEW OFFICIAL PLAN AND ZONING BY-LAW

DATE: NOVEMBER 12, 2019

The purpose of this Memorandum is to provide an update to members of the City Building Committee on the following four Item for Discussion Requests:

1. *19-G-247: Establishing a Policy Regarding Construction Requirements (September 16, 2019):*

A request for staff to investigate the feasibility of a comprehensive policy to establish enhanced requirements and considerations when existing single detached homes within established neighbourhoods are proposed to be replaced or significantly renovated to address items such as maintaining the character of a neighbourhood and integrating development with existing homes to respect privacy, grading interfaces, landscaping and preservation of vegetation, and promoting Low-Impact Development measures.

2. *19-G-246: Leadership in Energy and Environmental Design Construction (September 16, 2019):*

A request for staff to investigate mechanisms to promote the construction of new Leadership in Energy and Environmental Design Construction (LEED) buildings and encourage existing buildings to be retrofitted in a way that minimizes greenhouse gas emissions.

3. *19-G-217 – Minimum Separation Distances for Social Services (August 12, 2019):*

A request for staff to investigate options and impacts of a minimum separation distance standard for social services in the City Centre.

4. *19-G-163 – Condominium / Apartment Building Parking Standards (June 3, 2019):*

A request for staff to investigate the feasibility of clarifying the Site Plan Agreement document to include specific wording so that owners/developers of new condominium/apartment buildings maintain a certain number of parking spots for visitors, including additional provisions to the Zoning By-law, as well as providing enhancement to enforcement mechanisms.



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Continuing Development of the City's New Official Plan and Zoning By-Law

City staff continue to develop the new Official Plan and Zoning By-law, which are scheduled for completion in the latter half of 2020. The four direct motion requests noted above will be addressed comprehensively through the development of new policies and standards in these documents. Council, stakeholders, and members of the public will have an opportunity to review drafts of both of these documents and to provide comment and feedback prior to the completion and final approval the documents.

For more information, please contact the Project Manager for the Official Plan, Tomasz Wierzba at Ext. 4403.