

Analysis of Gentle Density Steering Committee Recommendations

Steering Committee Recommendations	Gentle Density Survey Results	Staff Recommendations	Rationale and Considerations
<p>1. Permit gentle density as-of-right, subject to development permit application process.</p>	<ul style="list-style-type: none"> Survey focused on preferences for gentle density housing forms in Traditional Residential areas and did not address future zoning initiatives. 	<p>1. a) As an implementation item, staff can pursue options where pre-zoning could encourage existing homes to be maintained as part of redevelopment.</p> <p>b) Need more analysis around pre-zoning where new development is contemplated as part of Inclusionary Housing work.</p>	<ul style="list-style-type: none"> Community concern with pre-zoning and loss of opportunity to influence the proposal. Need to consider carefully given opportunities for community amenity contributions during rezoning. Currently exploring pre-zoning as part of Inclusionary Housing policy work, so City will explore this.
<p>2. Ensure gentle density forms do not exceed 3 storeys or a floor space ratio of 1:1.</p>	<ul style="list-style-type: none"> Survey indicated support for full range of gentle density housing types around Cook Street Village and along Fairfield Road. 	<p>2. a) Staff agree that gentle density could be permitted up to 3 storeys west and east of Cook Street Village (west of Linden Avenue) and along Fairfield Road.</p> <p>b) Staff recommend that all other Traditional Residential areas be limited to 2.5 storeys</p>	<ul style="list-style-type: none"> OCP amendment will be required to permit 3 storeys in the areas west and east of Cook Street Village and Fairfield Road. Community feedback for 3 storeys has been focused around Cook Street Village and Fairfield Road (as per survey), not in other parts of the neighbourhood.

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<p>3. All forms of gentle density will respect conventional side yard and rear yard setbacks. Front setbacks would be available for negotiation to provide on-site rear yard parking.</p>	<ul style="list-style-type: none"> • Survey results indicated that on-site open space was extremely important (53%) or important (25%). • Survey results indicated that on-site parking was extremely important (36%) or important (25%). 	<p>3. a) Staff agree with maintaining side and rear yard setbacks.</p> <p>b) Staff agree with front setback being negotiated as long as it is compatible with block context and the front yard provides green space.</p>	<ul style="list-style-type: none"> • Staff and the Steering Committee discussed establishing front setback averaging for blocks as a potential solution to be explored when the draft plan is amended.
<p>4. Gentle density forms east of Linden Avenue may include up to 6 dwelling units on lots 50 feet (15 metres) or wider, subject to on-site parking requirements and provisions for landscaping and privacy.</p>	<ul style="list-style-type: none"> • Support for a range of housing types, depending on lot type. • Strongest support for houseplex or townhouse in one row. • Limited support for denser townhouses (stacked, courtyard, 2 rows), larger houseplex or small apartment buildings. 	<p>4. a) Staff recommend gentle density forms with 3 units east of Linden on standard sized lots (not exceeding maximum building size in the R1-B Zone).</p> <p>b) On larger and corner laneway lots, consider 4-6 units subject to parking requirements and landscaping provisions.</p>	<ul style="list-style-type: none"> • Staff tested what could be accommodated on standard sized and larger lots to ensure that a balance of on-site parking and landscaping could both be achieved.
<p>5. Gentle density forms west of Linden Avenue may include up to 12 dwellings units on lots 60 feet (18 metres) or wider, subject to on-site parking requirements and</p>	<ul style="list-style-type: none"> • Survey indicated support for full range of gentle density housing types around Cook Street Village and along Fairfield Road. 	<p>5. Agree with more intense forms of gentle density near village.</p>	<ul style="list-style-type: none"> • Actual dwelling units achievable on a site-by-site basis will be dependent on site area and meeting site planning requirements for parking and landscaping.

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6. Gentle density entitlements should be approved on a local area basis (i.e. Fairfield), if consistent with the OCP. If an OCP amendment is required, the City and Fairfield community should create an approval process that is less onerous than site-by-site rezoning.	<ul style="list-style-type: none"> Survey focused on preferences for gentle density housing forms in Traditional Residential areas and did not address streamlining development processes. 	<p>6. a) Staff will recommend OCP amendments to permit 3 storeys west and east of Cook Street Village and along Fairfield Road (OCP currently allows 2).</p> <p>b) Implementation work will include the creation of model/template zones (i.e. “destination zones”) to assist with making the application process more straightforward.</p>	<ul style="list-style-type: none"> This Steering Committee recommendation is related to recommendation #1 re: pre-zoning for gentle density as-of-right. OCP amendments for alignment with neighbourhood plan will be identified and will be considered neighbourhood-wide as part of this process. Streamlining development approval processes is outside the mandate of a neighbourhood plan.
7. Eliminate R-3 or equivalent zoning from Fairfield including in Large and Small Urban Villages or along more heavily travelled roads (i.e. arterials).	<ul style="list-style-type: none"> Survey focused on preferences for gentle density housing forms in Traditional Residential areas and did not address Urban Residential zoning. 	<p>7. a) Staff recommend maintaining possibility for apartments in Urban Residential.</p> <p>b) Design guidelines can be improved to control the design of apartment forms.</p>	<ul style="list-style-type: none"> Apartment forms provide housing choice and diversity in more urban areas of neighbourhood.
8. Urban residential properties within 75 metres	<ul style="list-style-type: none"> Survey focused on preferences for gentle 	8. For rezoning scenarios, it is recommended that the	<ul style="list-style-type: none"> Property owners will be able to develop properties

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of the lot line of a traditional residential property shall only be developed or redeveloped as a gentle density form.	density housing forms in Traditional Residential areas and did not address Urban Residential designation.	plan include policy language that Urban Residential properties that are adjacent to Traditional Residential or smaller in size be developed as gentle density forms.	<p>under current development rights.</p> <ul style="list-style-type: none"> • Development permit guideline improvements will be considered for more effective transitions.