



# Uptown Douglas Pre-zoning & Network Design

## Proposed Terms of Reference

Committee of the Whole

April 23, 2024



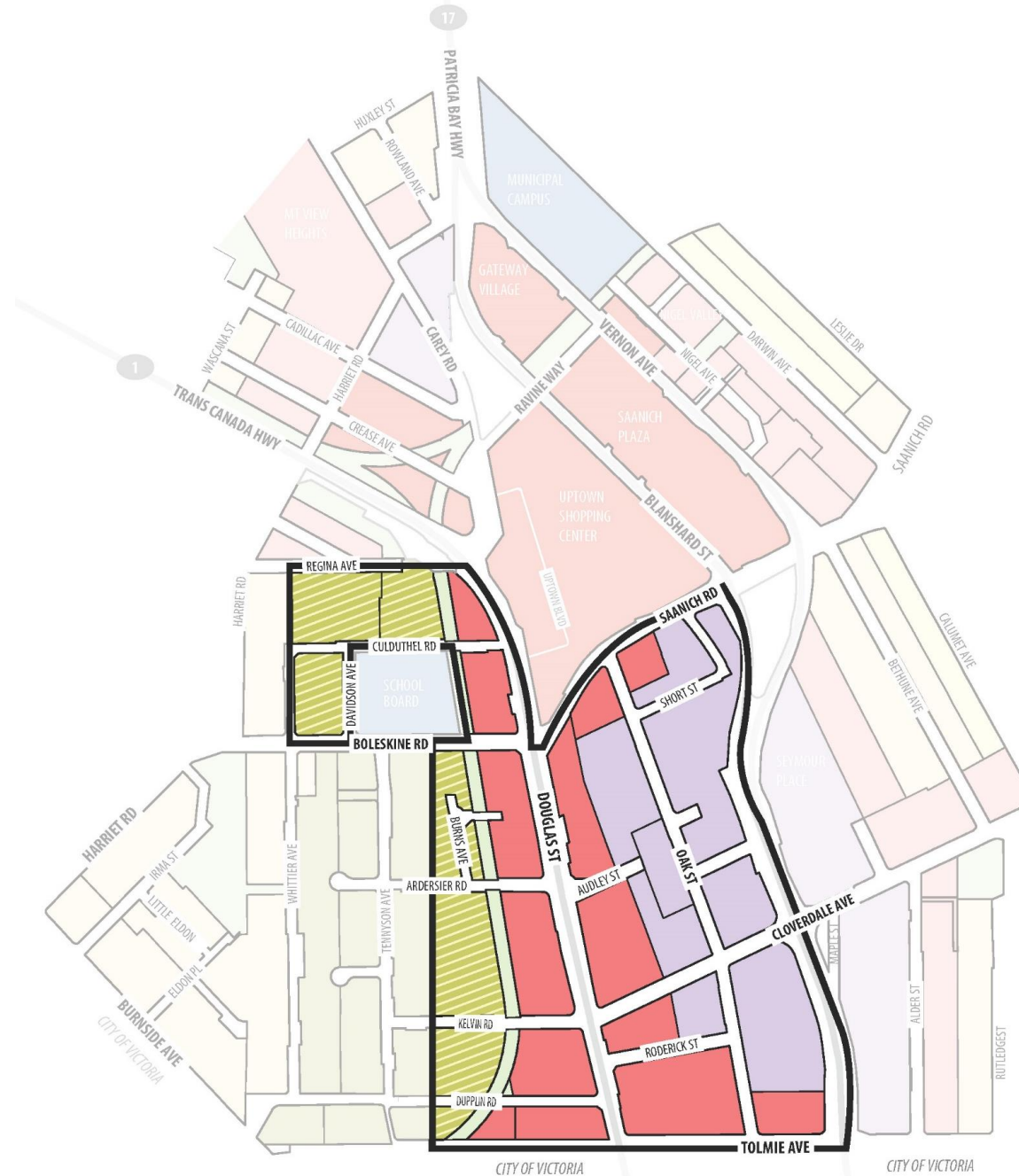
# Purpose

- Develop a new zoning framework with zones catered to the Core, Urban Mixed-Use, and Mixed Employment land use designations;
- Pre-zone lands and implement the new zones within the Project area;
- Apply a structured density bonus zoning approach to obtain public benefit amenities and affordable housing; and
- Design key road networks and define required dedications and frontage improvements for new developments.

# Study Area

## LAND USE DESIGNATIONS

-  URBAN MIXED-USE
-  CORE
-  MIXED EMPLOYMENT
-  PARK / TRAIL



# Context – Uptown Douglas Plan

Three Key Plan Directions will be addressed through the delivery of the Project:

- **“Leading Growth with Residential”** through the implementation of pre-zoning that embeds desired densities and delivers new housing;
- **“Conserving Light Industrial”** through establishing unique zones for the Mixed Employment designation that comprise a blend of industrial, commercial and residential; and
- **“Transforming Oak Street”** through detailing future road design and frontage improvements for Oak Street and the future Audley Crossing.



# Refining the Project Scope

- **Scope Refinements**
  - Integrate portions of the Core land use designation to bridge the study area
  - Undertake work internally
  - Significant budget revisions (reduced project cost estimates)
- **Collaboration between Planning & Engineering Departments**
  - Holistic approach to designing key road design, securing new road dedications and frontage improvements

# Scope of Work

- Zone Testing
- Feasibility Analysis
- Impact Analysis through Digital Mapping and Modelling Scenarios
- Parking Analysis
- Costing Analysis
  - social infrastructure, utility demands and frontage improvements
- Detail Frontage Improvements and Road Designs
  - Oak Street and Audley Crossing
- Public Engagement Workshop

# Key Project Deliverables

- New zones for Core, Urban-Mixed Use and Mixed Employment areas;
- Density Bonus Zoning Approach;
- Zoning Bylaw Amendments;
- Road designs and detailed frontage improvements;
- Graphics to support pre-zoning policy and zoning interpretations;
- Other Bylaw Amendments to secure transportation and/ or public realm improvements.

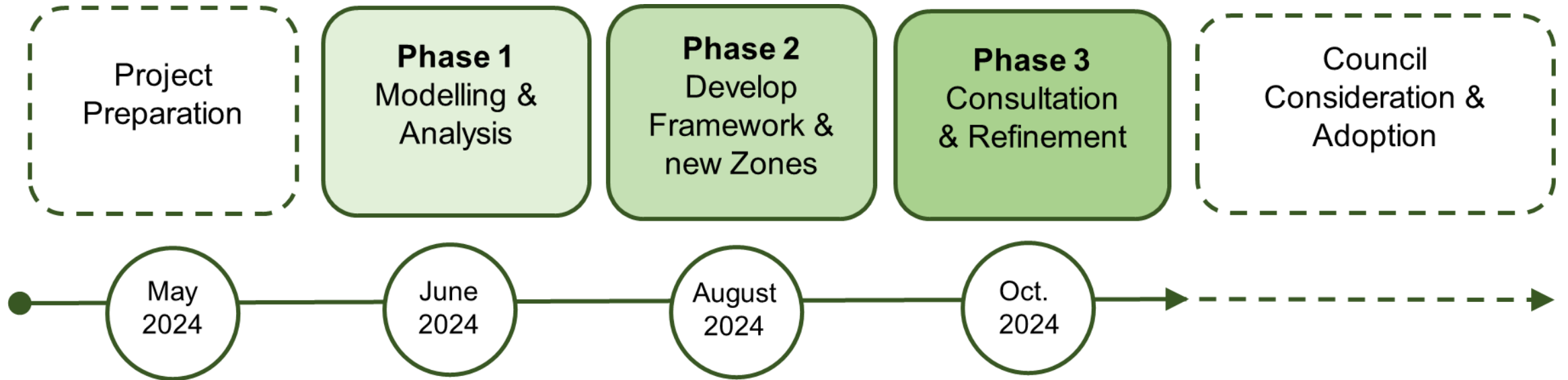
# Integrating Legislation, Regulation & Policy

- Bill 16 (*proposed*)
  - Inclusionary Zoning, Density Bonusing, Tenant Protection, and Works and Services
- Bills 44, 46 and 47 (*Fall 2023*)
- Official Community Plan
- Zoning Bylaw
- Development Permit Area Design Guidelines
- Uptown Douglas Plan





# Timeline



# Recommendation

That Council endorse the proposed Terms of Reference for the Uptown Douglas Pre-Zoning and Network Design Project (Attachment A), which is a key implementation item to help secure the long-term vision of the Uptown Douglas Plan.

