

Policies Supporting DCD2 Repeal

Bylaw No. 9700, Official Community Plan, 2020

- G1.3 Infill Growth
 - (1)(a) Support the City's goal of accommodating 50% of long-term growth as infill.
 - (3)(a) Support the City's goal of accommodating 15% of total growth within the Corridor Growth Area.
- F1 General
 - (2)(d) Corridor Growth Area: The Corridor Growth Area is intended to provide infill development opportunities along the city's major corridors and Bus Rapid Transit (BRT) routes in order to achieve infill development targets [...]. The Corridor Growth Area is a high-priority location for a mix of medium density residential, commercial, and institutional uses and activities designed to support an attractive, high-frequency transit service. [...] All local contexts are not the same, and varying scales of development opportunity, mix of uses and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to the surrounding local neighbourhood(s).
- F2.2 Land Use Designations
 - (6) Station Mixed Use: Land designated as "Station Mixed Use" has the potential for medium density, generally three to six storey mixed use developments that incorporate transit-oriented development principles and a broad range of residential, commercial, institutional, cultural, and community uses. Depending on the site context or as determined through the Corridor Area Plan process, there will be cases where modest differences in height will be permitted. These lands are located on the BRT routes near to a BRT station [...] or as determined through a Corridor Area Plan.
 - (7) Corridor Mixed Use: Land designated as "Corridor Mixed Use" has the potential for medium density, two to six storey mixed use developments that are pedestrian-oriented and incorporate transit oriented development principles. These lands are located on the BRT routes between station locations, or on other major transportation corridors in proximity to the BRT routes or as determined through the Corridor Area Plan process.
 - (9) Corridor Residential: Land designated as "Corridor Residential" has the potential for ground-oriented, low to medium density residential development. These lands are located near to the BRT routes and are intended to provide a transition of densities from Station Mixed Use, Corridor Mixed Use and/or Corridor Main Street lands into the surrounding neighbourhoods.
 - (29) Direct Control District: Land designated as "Direct Control District" has the potential for varied land uses, densities, and intensities of development, as established by a Direct Control District within the Zoning Bylaw.

- J5.2 Direct Control Districts
 - (1) [...] where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the Official Community Plan and Zoning Bylaw, designate an area as a Direct Control District.
 - (2) The use and development of land and buildings within a Direct Control District will be regulated and controlled according to specific guidelines contained within the Official Community Plan and the Zoning Bylaw.

Mayfair & Kelsey-Woodlawn Local Area Plan

- 1.3 – Amendments to the DCD2 Guidelines: That Planning & Development address the following related to the current DCD2 Guidelines in the Zoning Bylaw:
 - In addition to the current B3 [Medium Density Arterial Commercial] and RM3 [Medium Density Multiple-Unit Dwelling], that B4MX [Integrated Commercial Mixed-Use] zoning be added to the list of approved zoning uses once consolidation has been achieved.
 - Amend guidelines to remove the requirement for development to begin in a south to north manner, and permit any consolidated culs-de-sac to become redeveloped.
 - Require a developer who has achieved consolidation to submit a transition plan to ensure displaced residents are supported in the transition to new housing.
- 1.4 – Stanley Place Split Zoning: That Planning & Development amend the Zoning Map to correct the split zoning on the west portion of 1 Stanley Place, to ensure the DCD2 District zoning applies to the entire parcel.
- 3.4 – Growth Plan to Half a Million – Idylwyld Drive Priority: Due to current condition of some properties, that the Community Services Division, Planning & Development Department consider Idylwyld Drive, between 33rd and 39th Streets, a priority for higher densities and a greater mix of uses during implementation of the long-term phase of the Growth Plan to Half a Million.