



RU7 Updates

April 12, 2021



Purpose

- ▶ To request Council direction to terminate the fast-track development permit process for RU7 projects

Background

- ▶ Infill Challenge (2015/2016)
 - ▶ Design competition for new forms of infill housing.
 - ▶ Led by a Community Panel

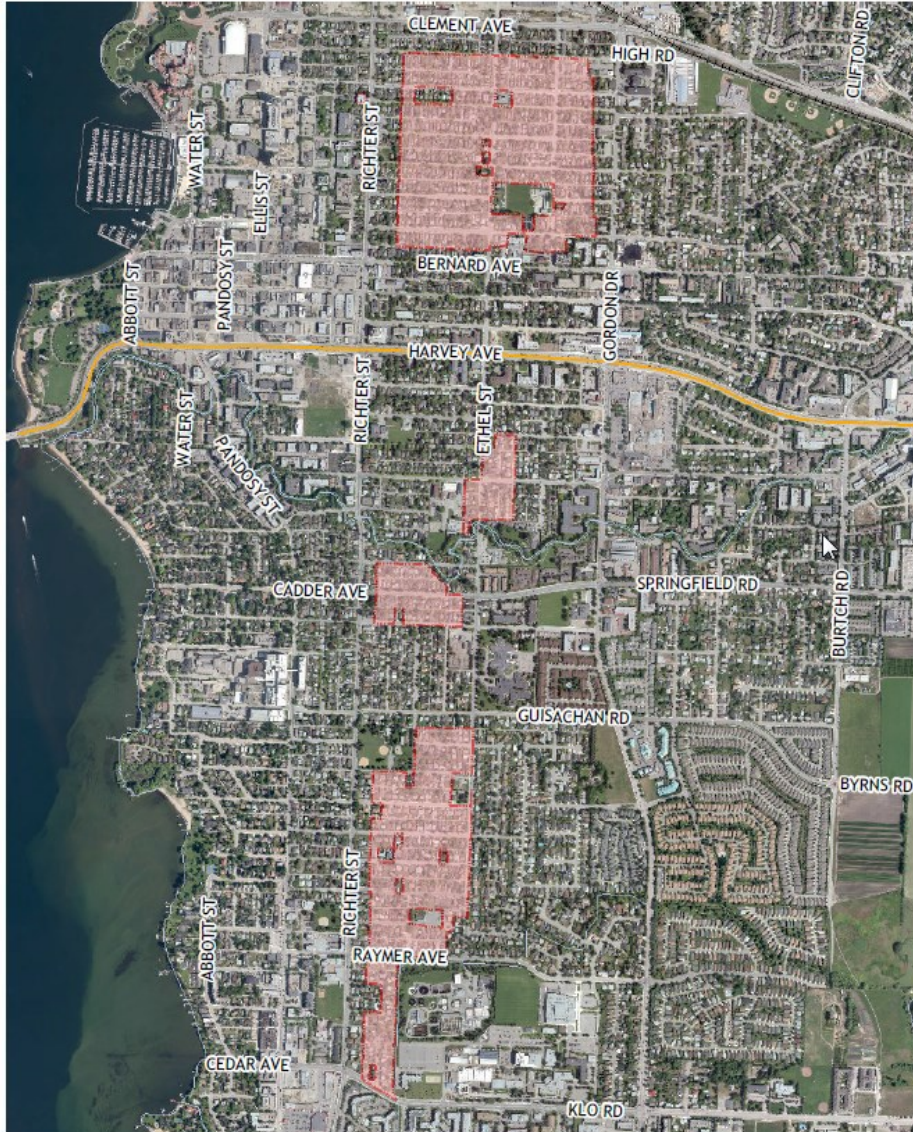
- ▶ Vision
 - ▶ “Infill housing will strengthen neighbourhoods where the diverse needs of all are met locally.”

Background

- ▶ 2 winning designs



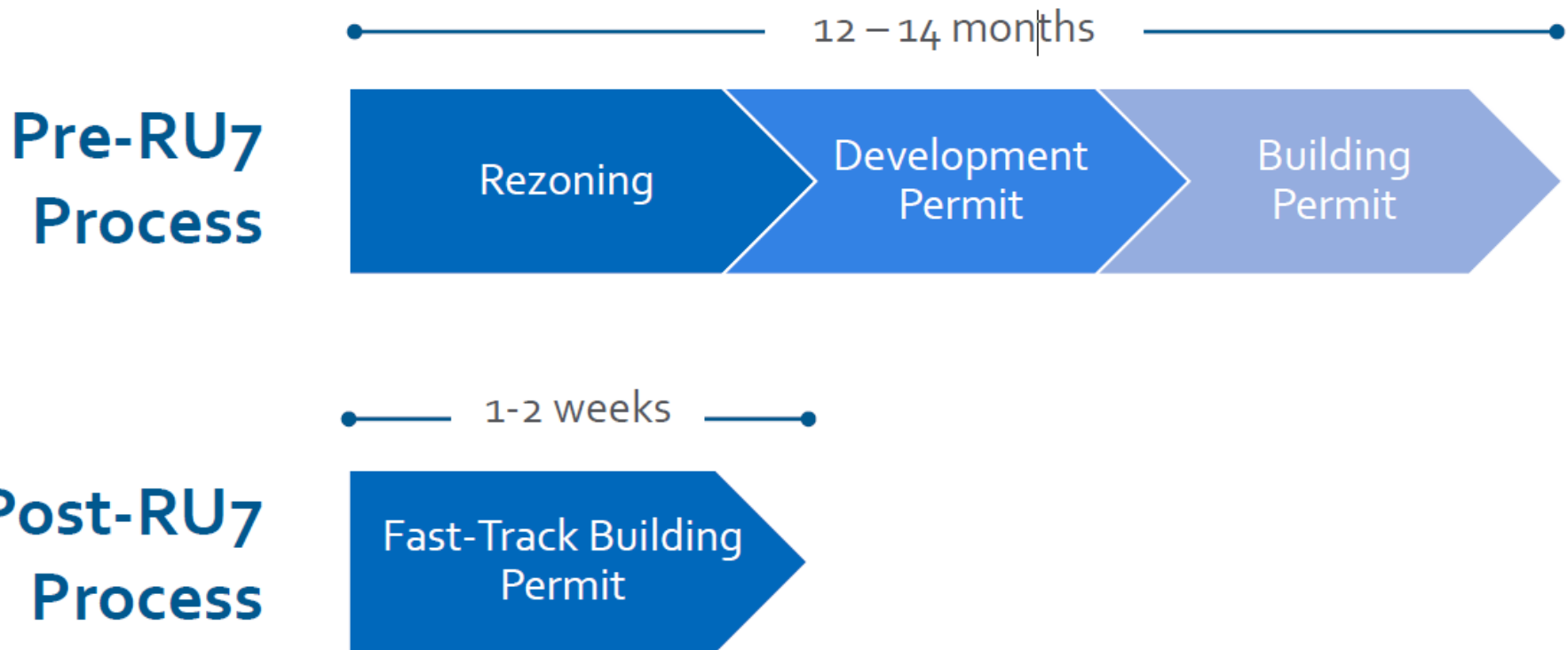
Background



- ▶ Rezoning to a new RU7 Infill Housing zone.
 - ▶ Supporting Urban Centres
 - ▶ Consistent sizes
 - ▶ Lane Access

Background

Fast-Track Process



Discussion

- ▶ The Fast-Track process was intending to end on July 13, 2021.
- ▶ Staff are asking Council permission to end the Fast-Track process early:
 - ▶ The award-winning designs have been a success, but they are becoming oversaturated;
 - ▶ Applicant can still propose to building award-winning designs (application fee of \$0.00); and
 - ▶ We will require a formal staff-issued Development Permit for all RU7's.

Conclusion

- ▶ Fast-Track has been excellent incentive to bring development into urban infill areas;
- ▶ Opportunity to utilize this process again in the future;
- ▶ Ending the current fast-track process will allow for greater review of Development Permits.
 - ▶ This will encourage greater design diversity in RU7 Neighbourhoods.



Conclusion of Staff Remarks