Proposed MPS and LUB Amendments

A) In Section 5.3.9 of the Municipal Planning Strategy, Employment Lands and Economic Development Policies, revise subsection (k)i. per the following:

"(k) Consider the following higher-impact commercial, industrial and institutional uses in the noted zone by development agreement, subject to the development agreement policies of Chapter 6:

i. Drinking establishments and community support and social service uses in the Mixed Use 3 (MU-3) Zone.

B) In Section 6.8 of the Municipal Planning Strategy, Development Agreements, amend the Policy 6.8.1 (c) by inserting the following new sub clauses

Specify conditions in the development agreement as necessary to bring the proposal into alignment with the enabling policy and general criteria set out in Policy 6.9.1(b). Such conditions may include, but are not limited to:

i. servicing;

……

xxii. issuance of multiple development permits or temporary development permits to limit duration of use;

xxiii. conditions attached to development permits;

xxiv. all other matters enabled in Section 227 of the *Municipal Government Act*.

C) In Part 6 of the Municipal Planning Strategy, Implementation, insert a new section 6.9.A per the following:

" **6.9.A Policies – Use-Specific Evaluation Criteria**

In addition to Policy 6.9, it shall be the policy of Council to consider the applicable use-specific evaluation criteria set out below when evaluating a Development Agreement for any of the following uses;

(a) Community Support & Social Services

Council shall assess the following criteria for its decision on a planning application for Community Support & Social Services and shall not adopt provisions that regulate visiting clientele.

i. Suitability of the site and building in respect to the scale and intensity of the proposed use.
ii. Adequacy and safety of pedestrian and vehicular access, on-site circulation, parking and pick-up and drop-off areas.
iii. Proximity to existing pedestrian, cycling and public transportation infrastructure and network.

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iv. Location and design of entrances, outdoor amenities, waste storage and servicing areas in relation to surrounding properties and land uses.
v. Potential impacts on surrounding properties such as noise, traffic, hours of operation, lighting and site safety, and measures to mitigate such impacts.
vi. Any other site-specific land-use consideration relevant to compatibility with surrounding land uses.

D) In Section 13.4 of the Land Use Bylaw, Uses Considered by Development Agreement, revise subsection 13.4.1 per the following:

"13.4.1 The following main uses shall be permitted in the Mixed Use 3 (MU-3) Zone where consistent with and enabled by an effective development agreement:

(a) Boarding or Rooming House – More than 8 sleeping units – MPS Policy 5.2.9(j)

(b) Community-based Transitional Housing – MPS Policy 5.2.9(k)

(c) Drinking Establishment – MPS Policy 5.3.9(k)

(d) Dwellings – More than 8 dwelling units on a lot – MPS Policy 5.2.9(j)

(e) Supportive Housing – More than 8 sleeping units – MPS Policy 5.2.9(j)

(f) Community Support & Social Services – MPS Policy 5.3.9(k)

E) In Part 32 of the Land Use Bylaw, Land Use Definitions, add the following new Section 66 and renumber the rest of the definitions accordingly:

"66. Community Support & Social Services means use where counseling, addiction support, social assistance, or community support programs and services are offered to the public, and;
a) that has staff at all times the facility operates;
b) may include space for associated administrative functions of the use, including spaces for meetings or program-related activities;
c) must not include sleeping accommodation, sobering facilities, or supervised consumption or administration of substances; and
d) does not include Community-based Transitional Housing, Hospital, Medical Clinic, Office, or Supportive Housing.

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