



Official Community Plan

Committee of the Whole March 16, 2021



Overview

- **Neighbourhoods (Sectors)**
 - Neighbourhood specific policies
 - Evolution of Neighbourhoods: Neighbourhood Unit, Loops & Lollipops, and 15 Minute Neighbourhoods
 - Urban Villages
 - Transit and Cycle Connectivity
- **Development Permit Areas**
 - Form & Character DPA Options
 - Technical DPAs
- **Sli.do website for live polling**



Neighbourhoods

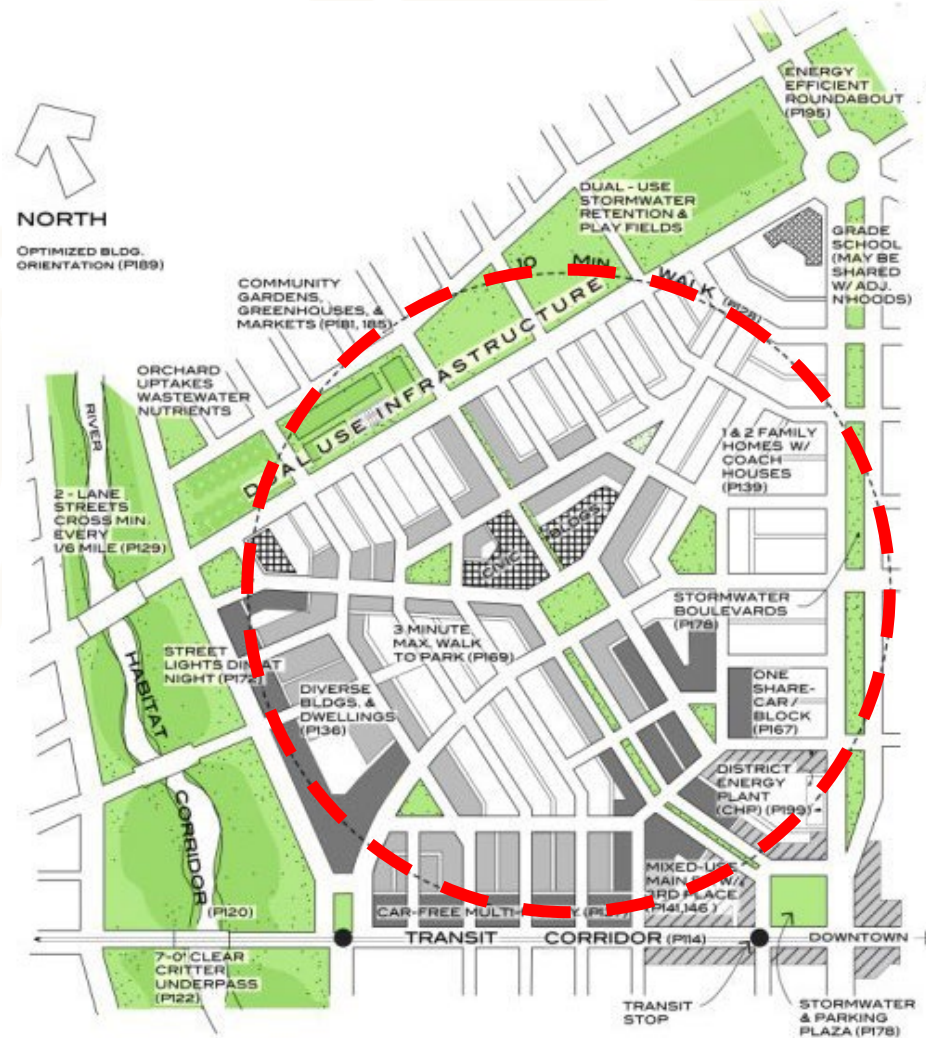
- Neighbourhood (sector) specific policies
- Neighbourhood Unit – Clarence Perry
- Suburbia: Loops & Lollipops
- 15 minute neighbourhoods
- Urban Villages
- Connectivity



Neighbourhood Specific Policies

- Existing OCP includes Neighbourhood (Sector) Specific Policies
- Enables creation of policies that are specific to each neighbourhood
 - e.g. Lower density in Collettsville vs higher density in City Centre

Neighbourhood Unit



Suburbia: Loops & Lollipops



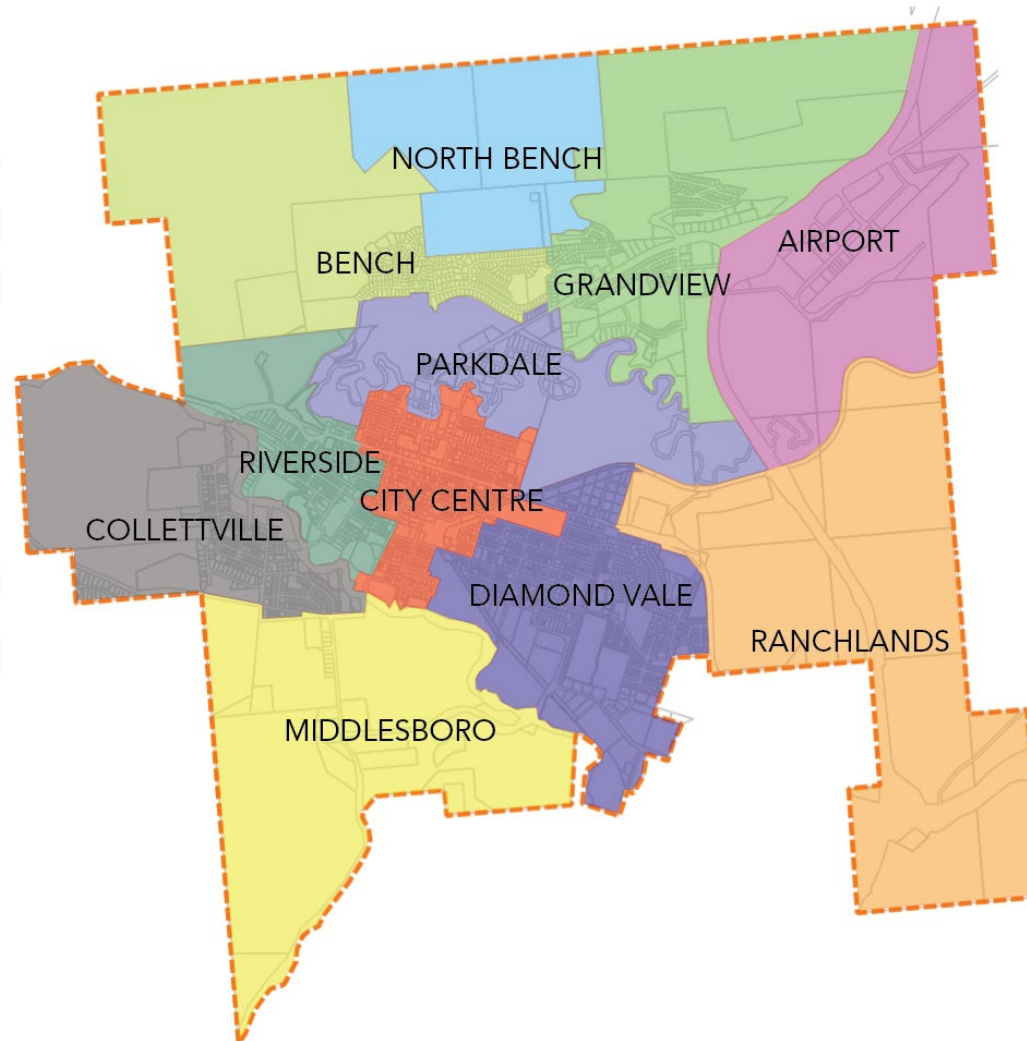


15 Minute Neighbourhood

- Definition: A neighborhood in which you can access all of your most basic, day-to-day needs within a 15-minute walk of your home
 - Mix of residential density, businesses, and public spaces
 - Also known as “Complete Communities”

Further Reading: [15 Minute Neighbourhood Primer \(Strong Towns\)](#)

Neighbourhood Map

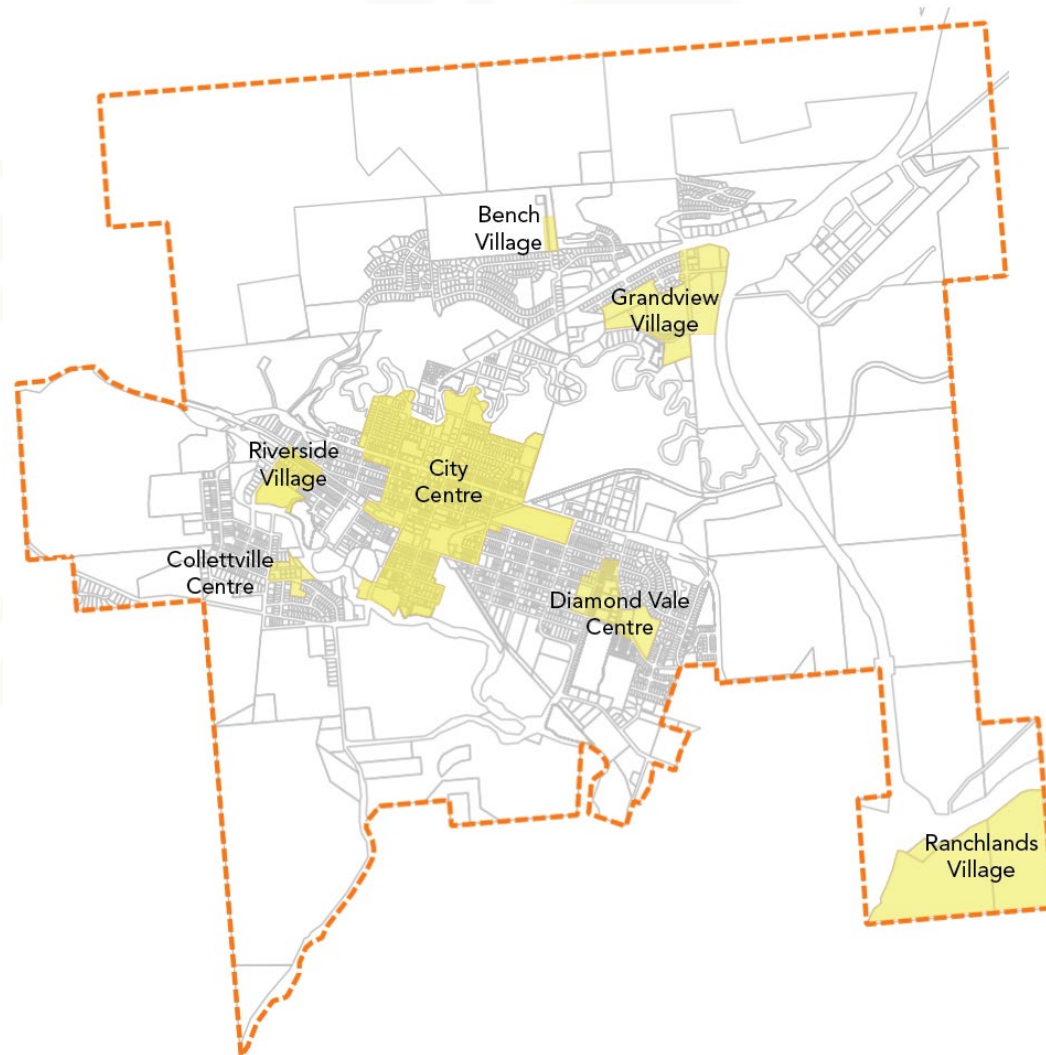




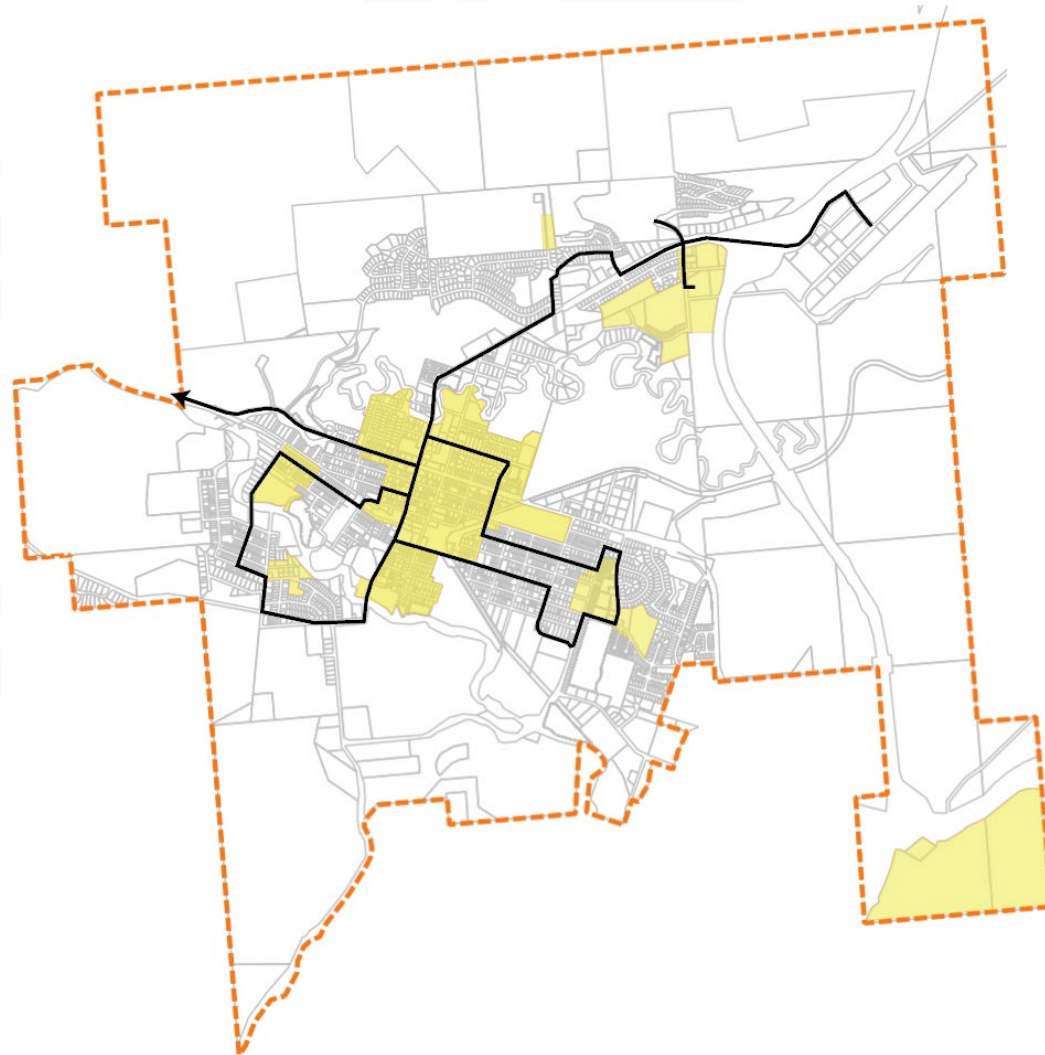
Urban Villages

- How to best organize 15 minute neighbourhoods?
 - Wide open development vs Concentrated density
- Urban Villages are concentrated mixed use nodes
- Housing Needs Report

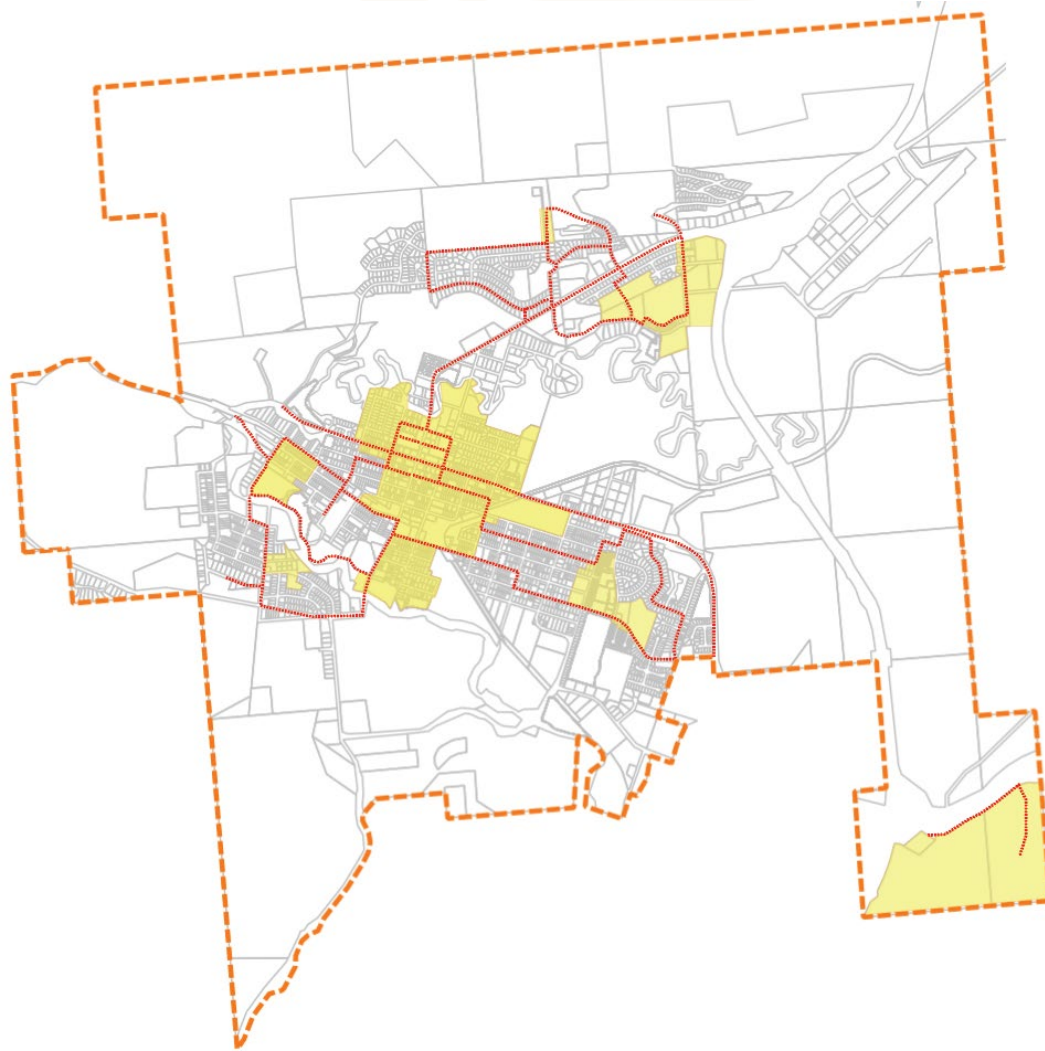
Urban Village Map



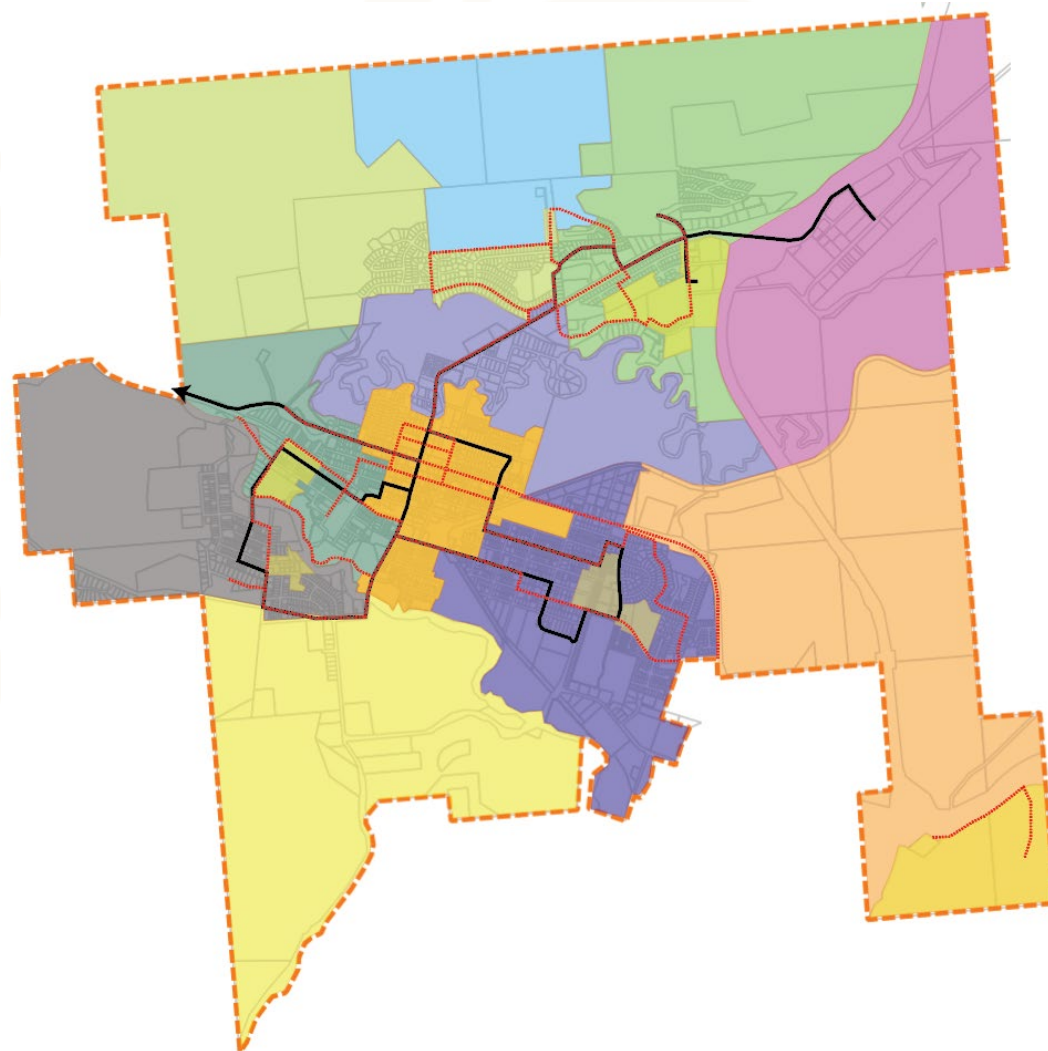
Transit Connectivity



Cycling Connectivity



Connectivity Summary

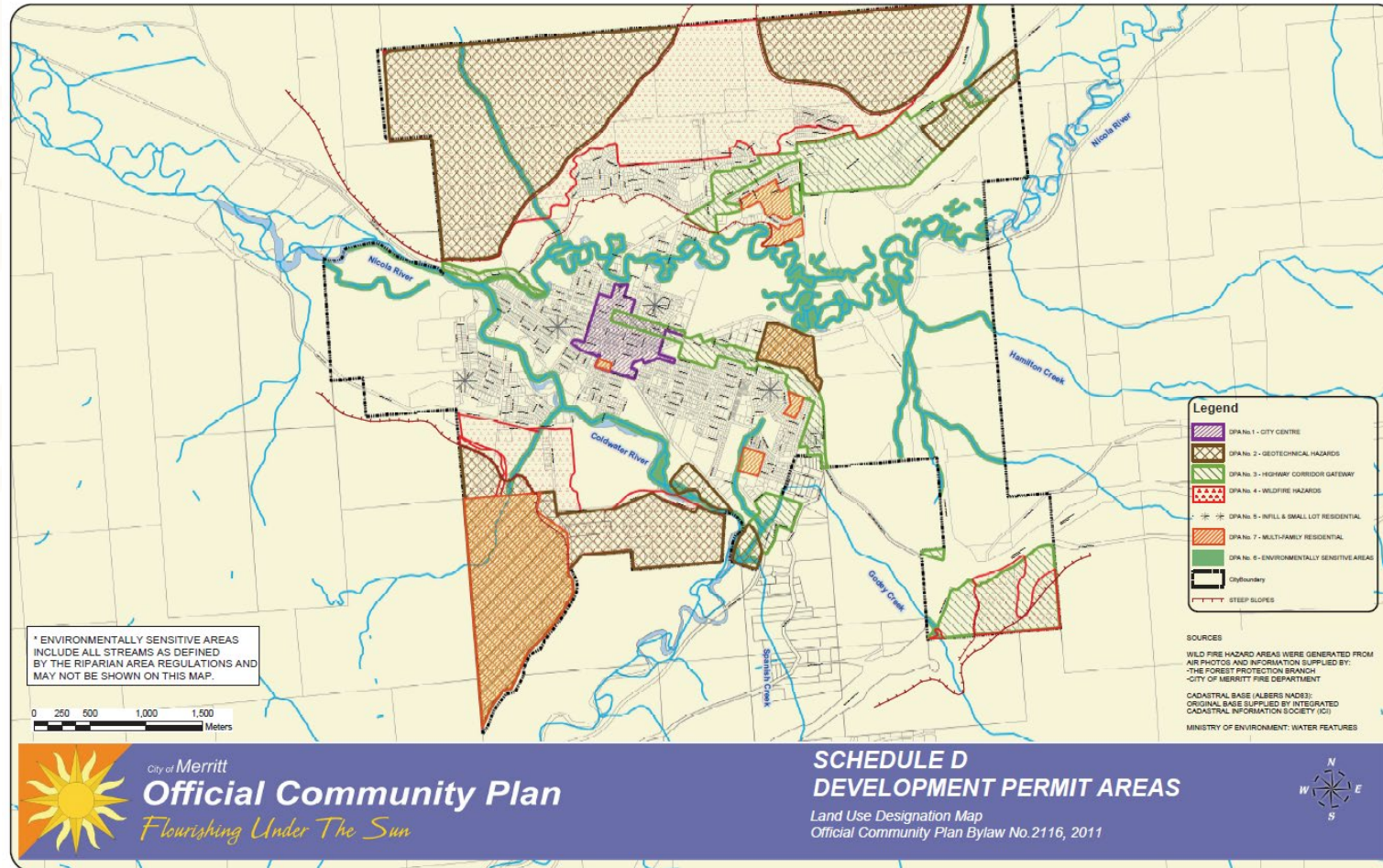




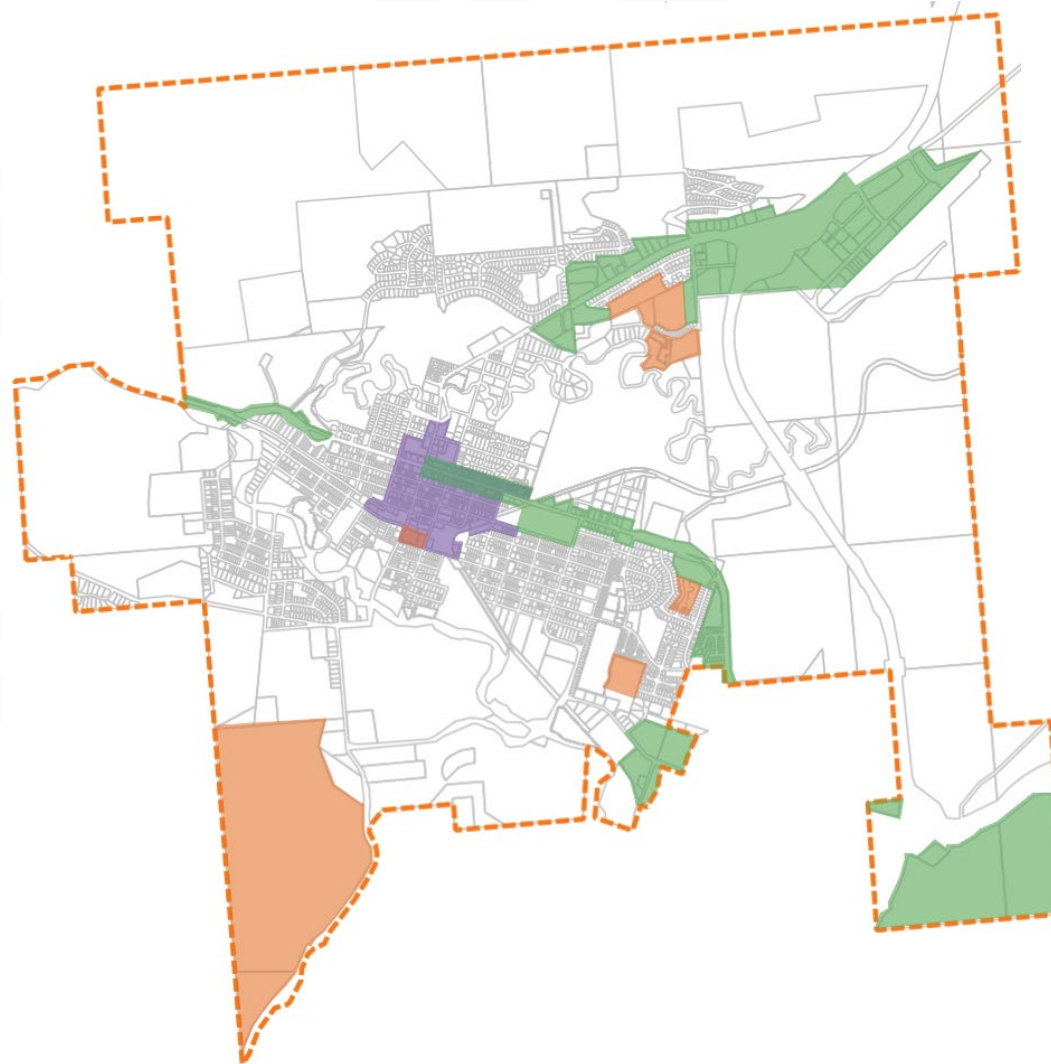
Development Permit Areas

- Form & Character DPAs
- Technical DPAs

Development Permit Areas



DPA Models: Identified Areas





DPA Models: City-wide

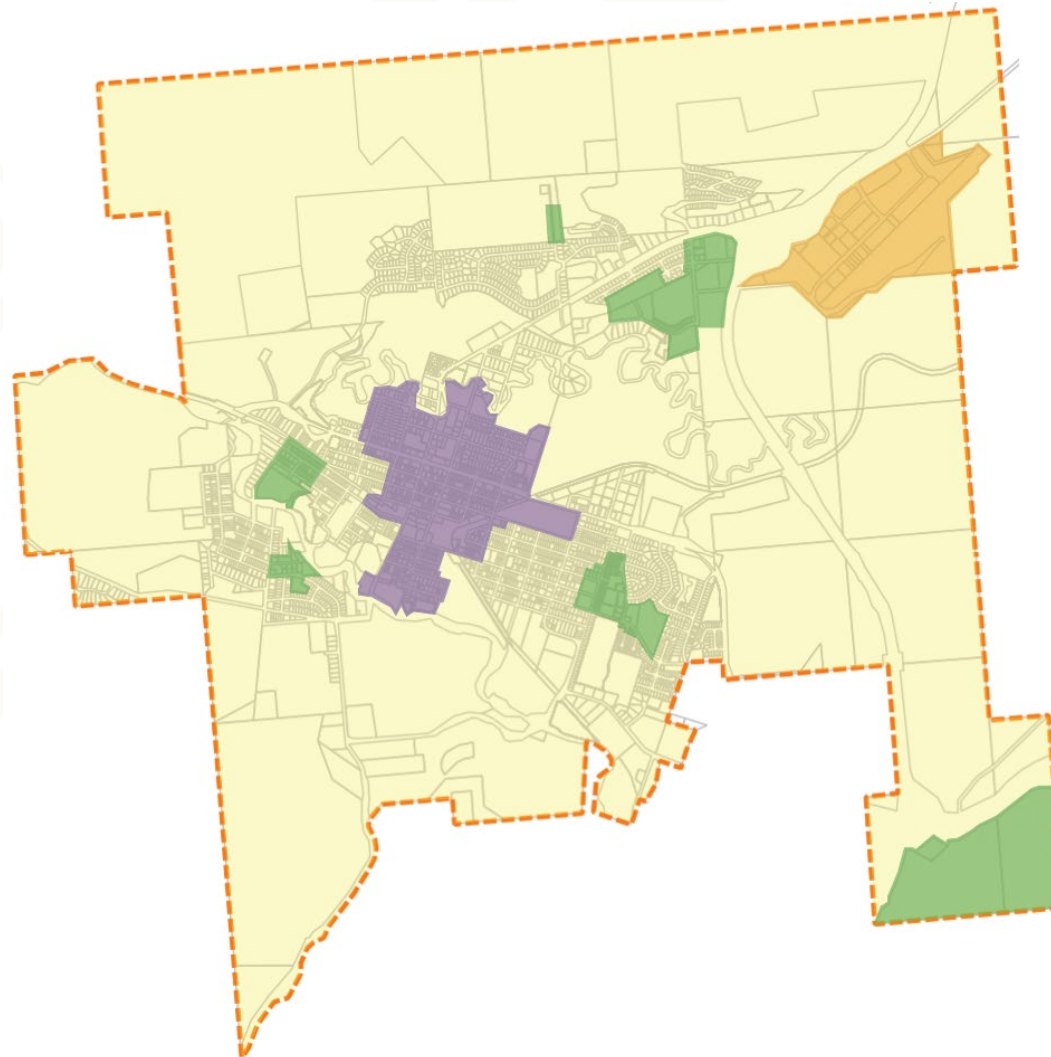
- Applies City-wide, not to specific parcels
- Guidelines for multi-family residential, commercial, mixed use, industrial, agricultural



DPA Models: Hybrid

- Combination of:
 - Identified Areas (City Centre, Urban Village, Airport); and
 - City-wide (multi-family, commercial, mixed use, industrial, agricultural outside the Identified Areas)

Form & Character DPAs Map

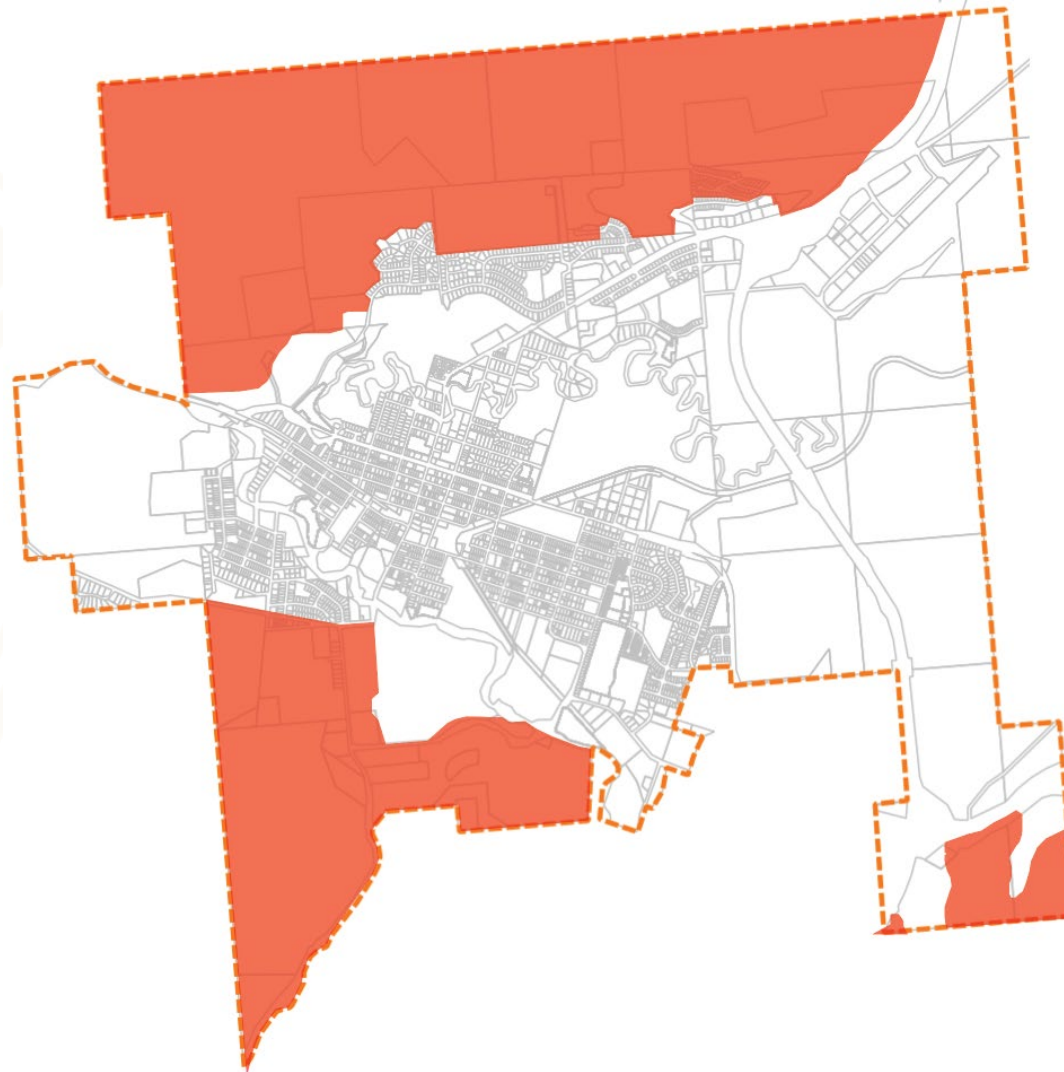




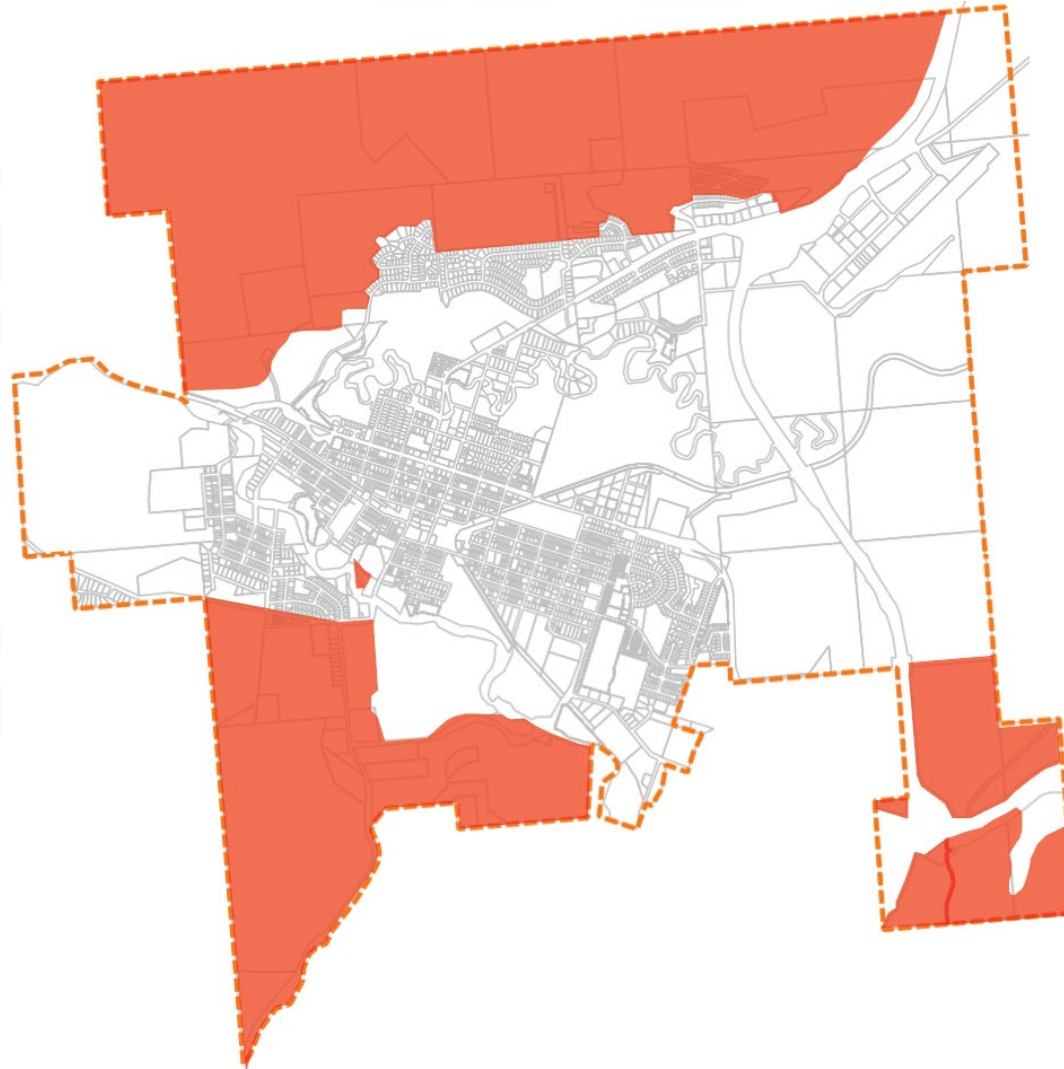
Technical DPAs

- Wildfire Hazard
- Riparian
- Environmental
- Geotechnical Hazard
- Mining Hazard

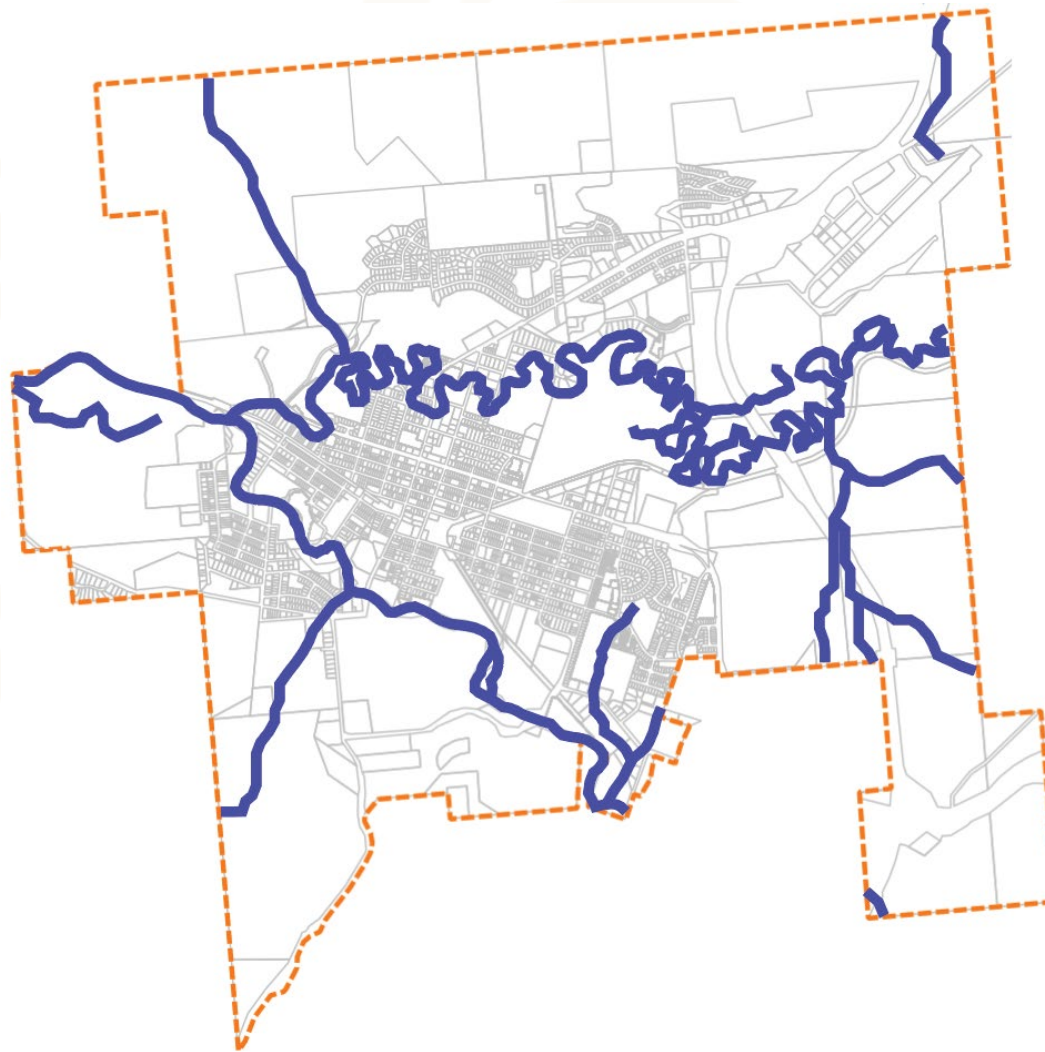
Wildfire Hazard



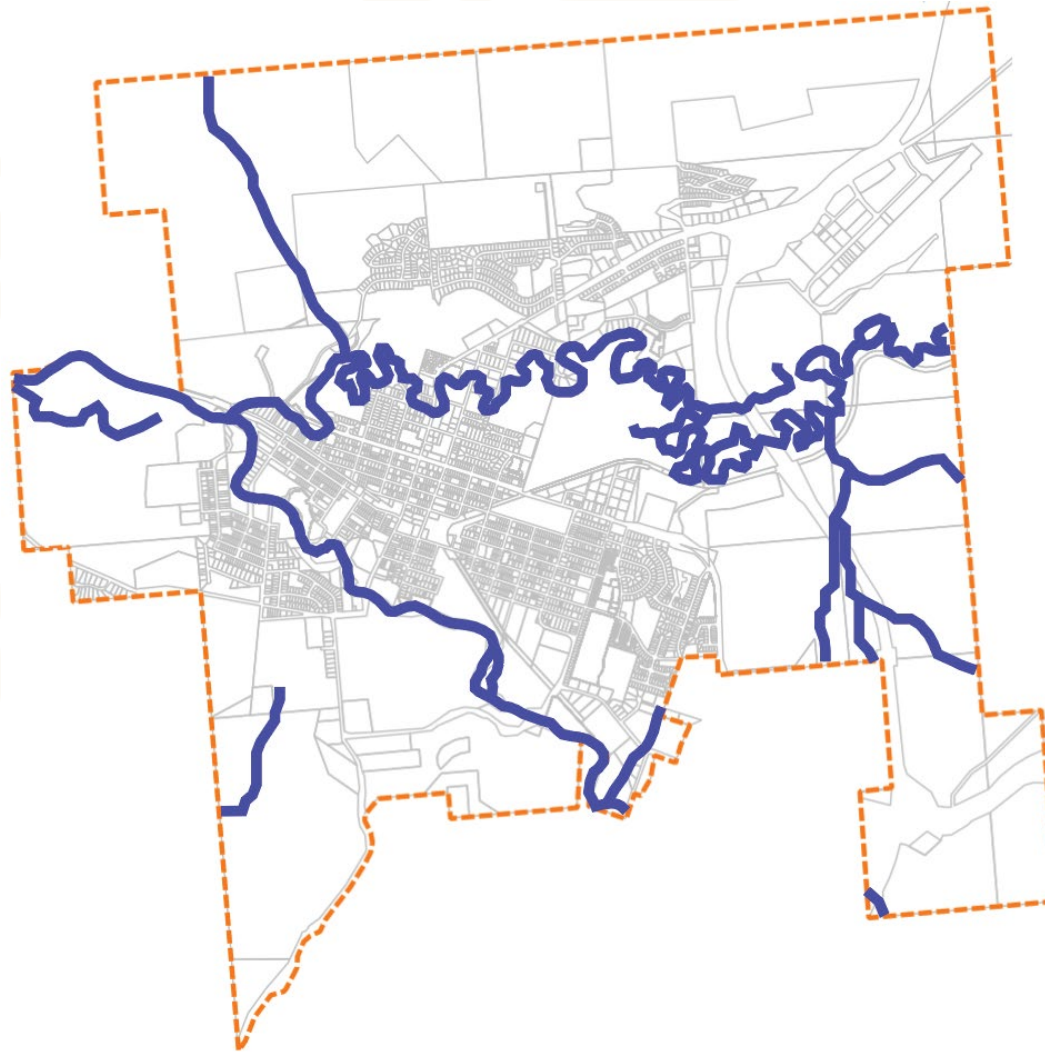
Wildfire Hazard



Riparian



Riparian

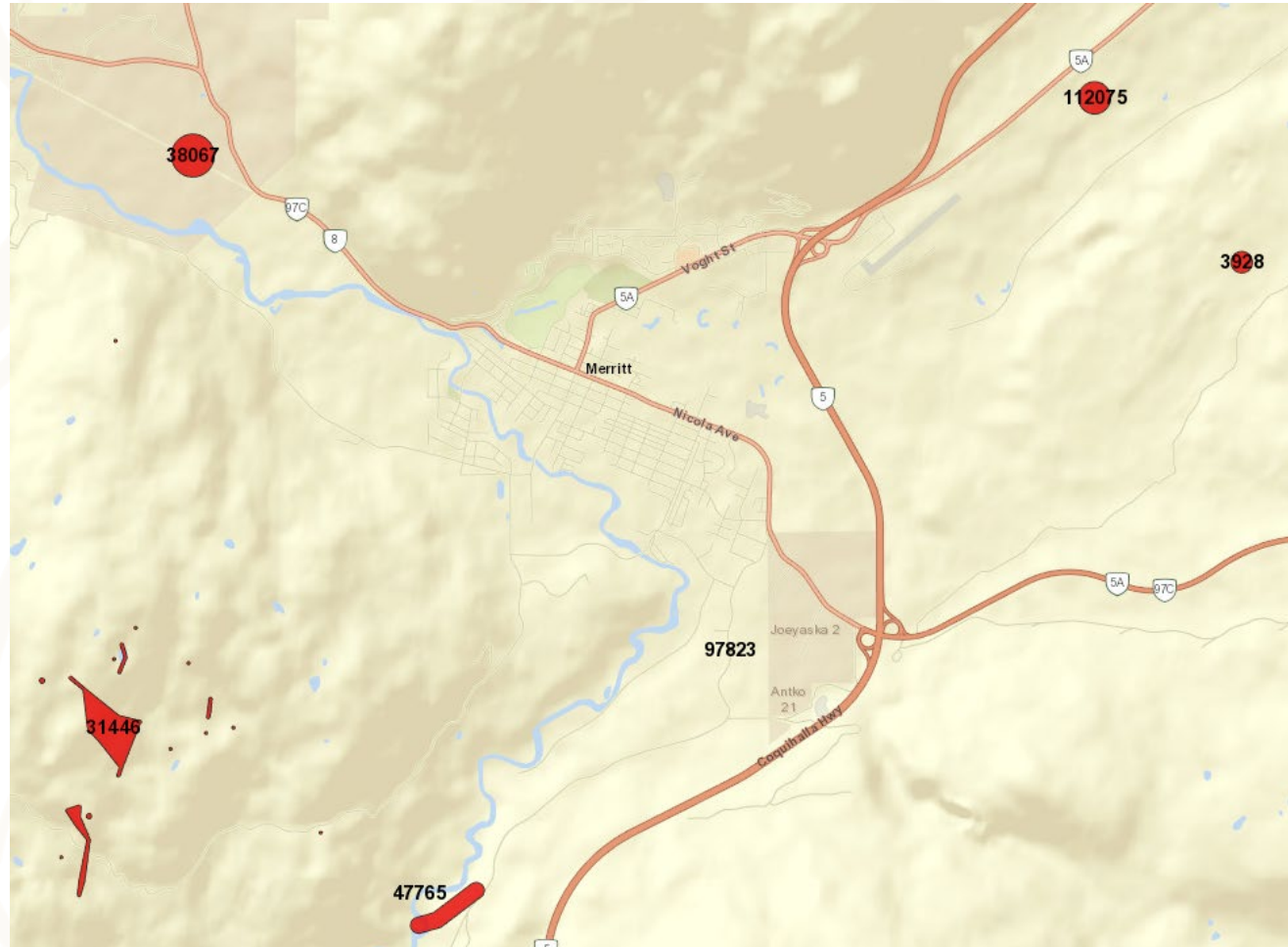




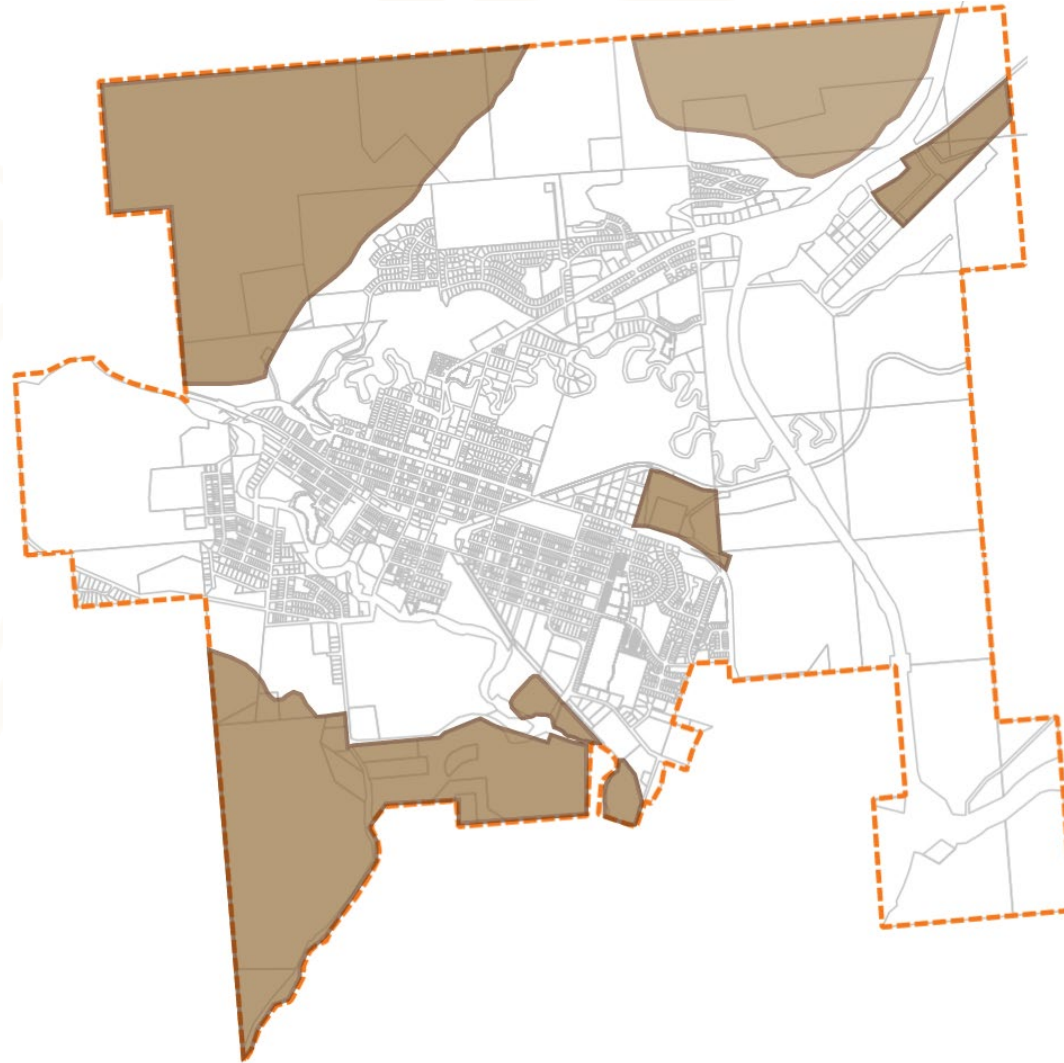
Environmental

- Identification of environmentally sensitive areas
 - Wildlife habitat
 - Wildlife corridors
 - Endangered plant species

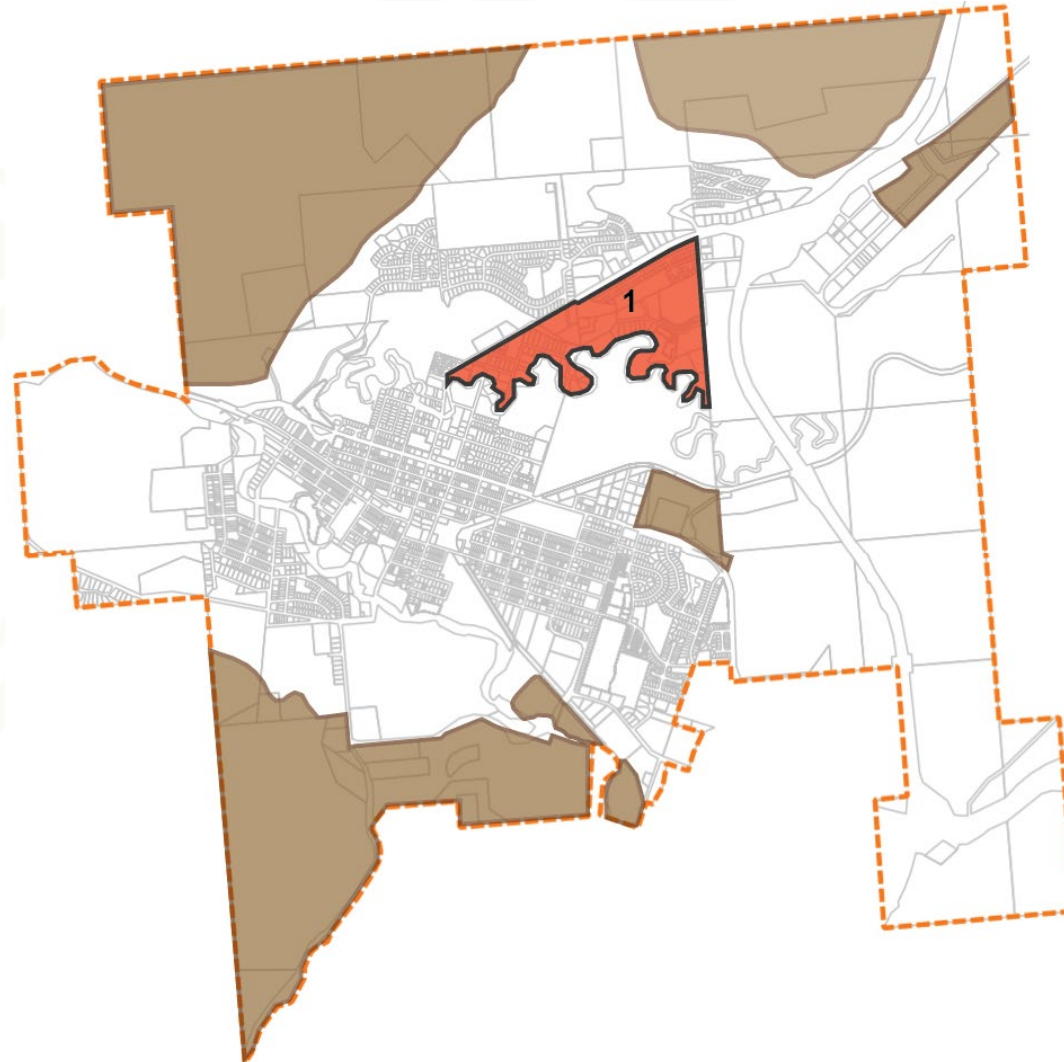
Environmental



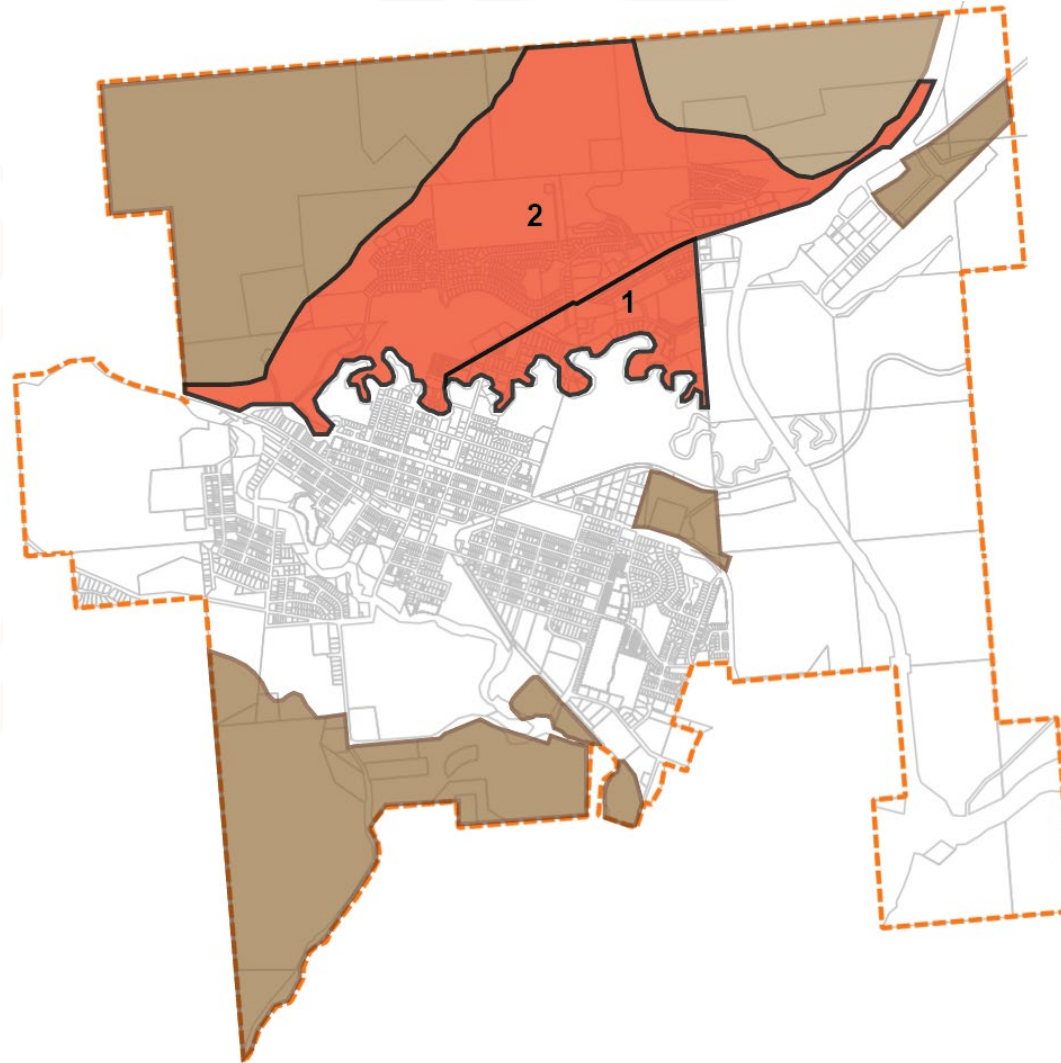
Geotechnical Hazard



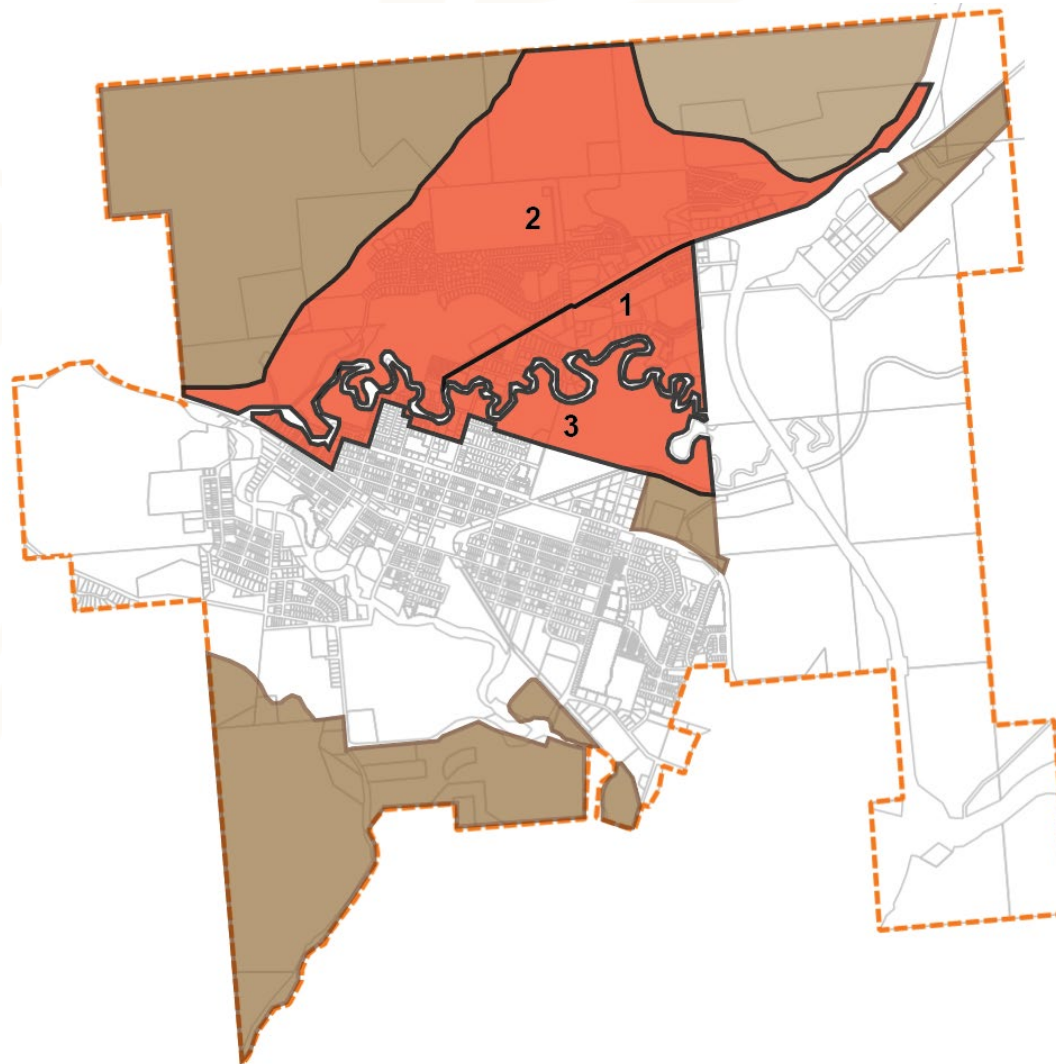
Geotechnical Hazard



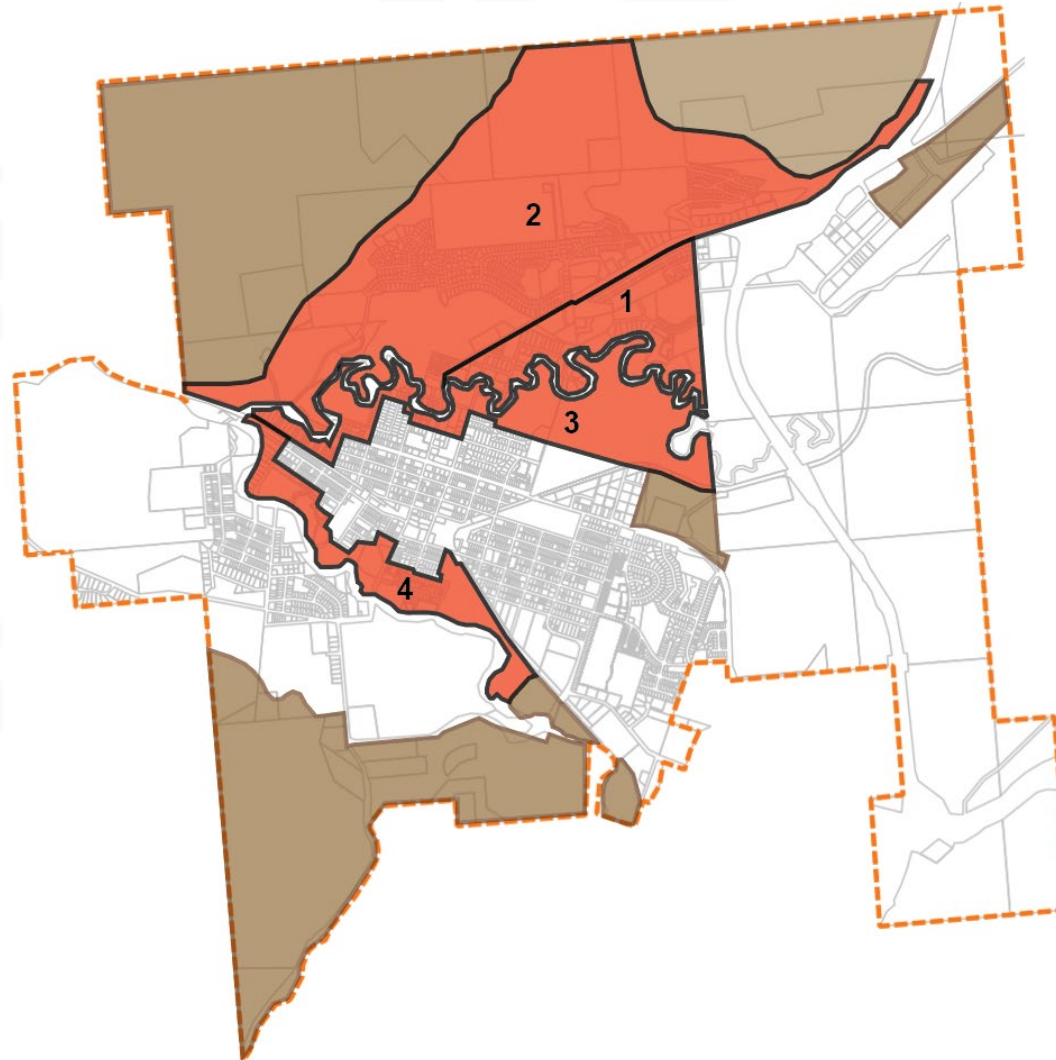
Geotechnical Hazard



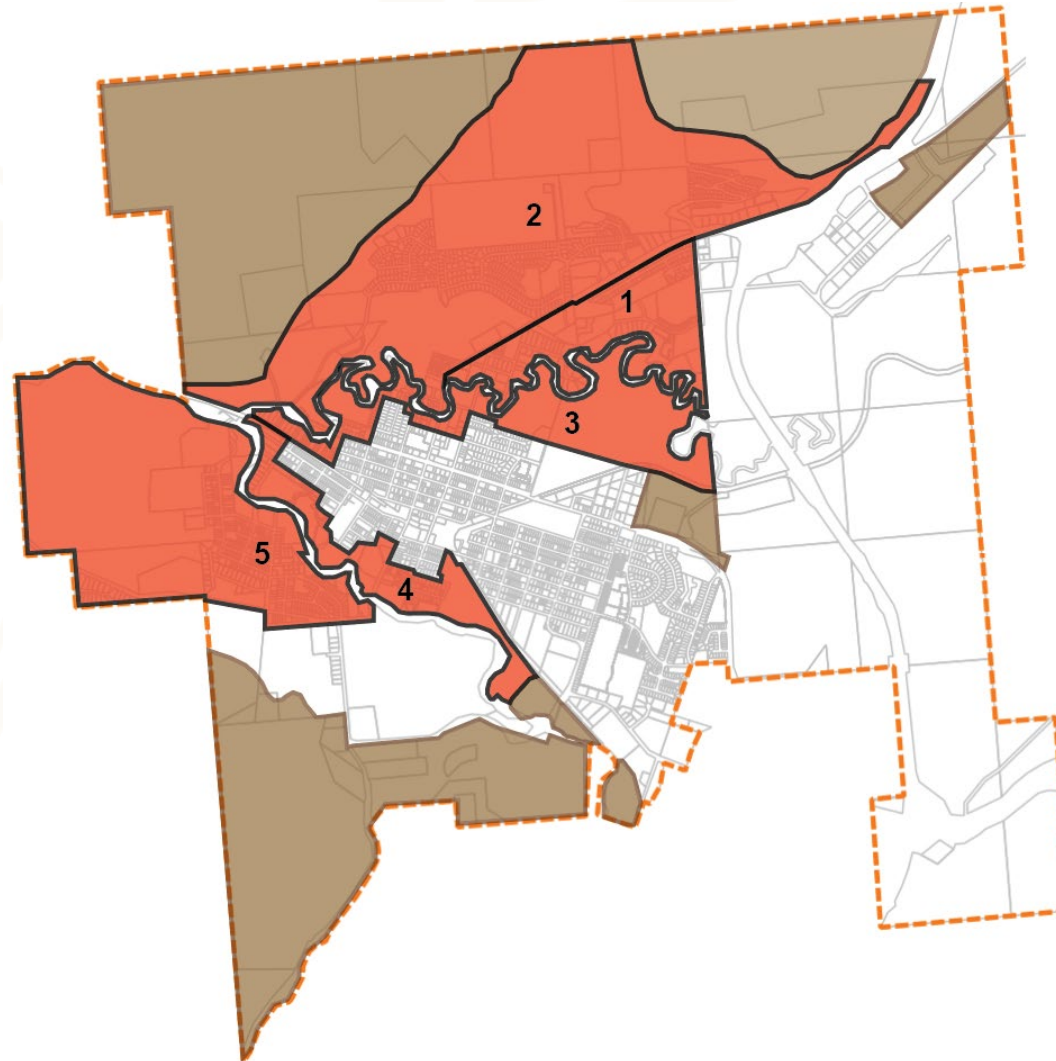
Geotechnical Hazard



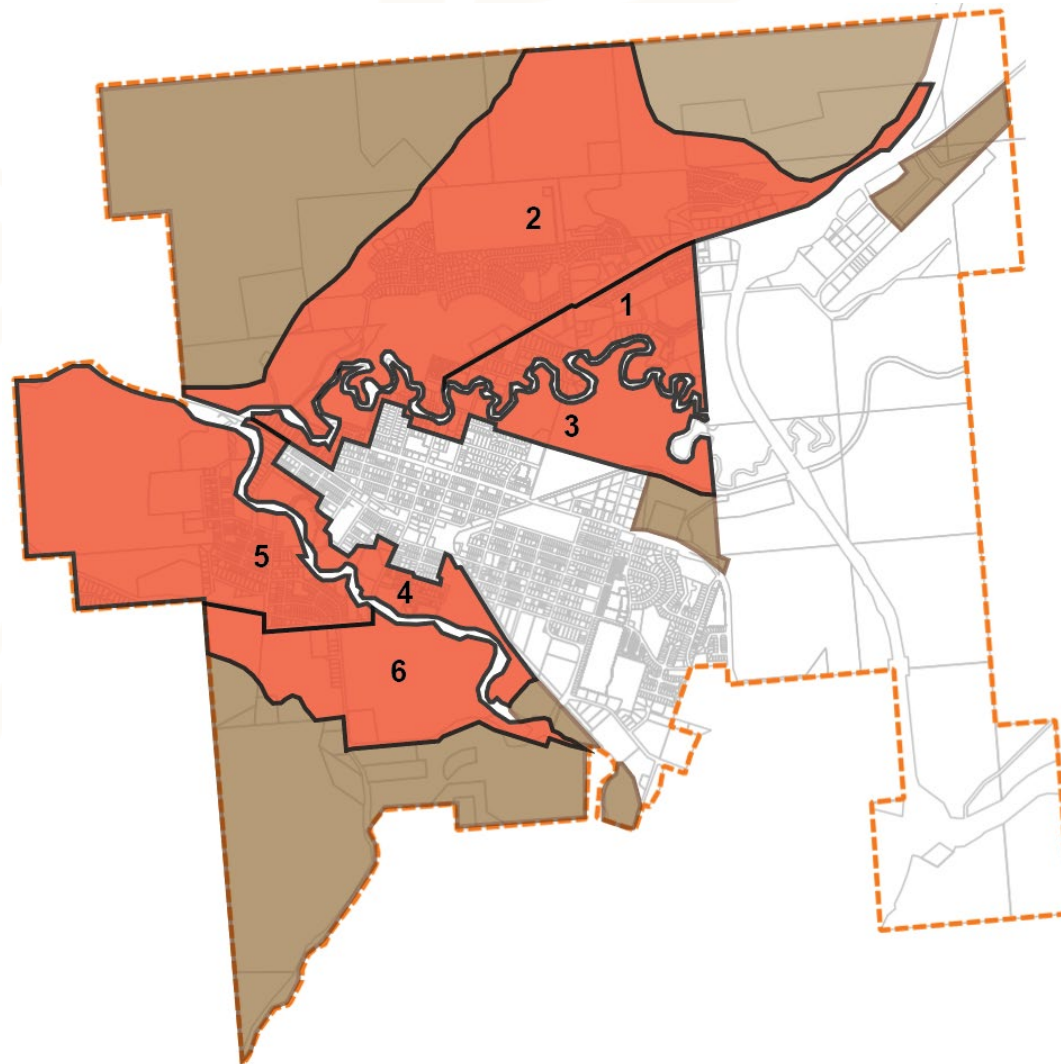
Geotechnical Hazard



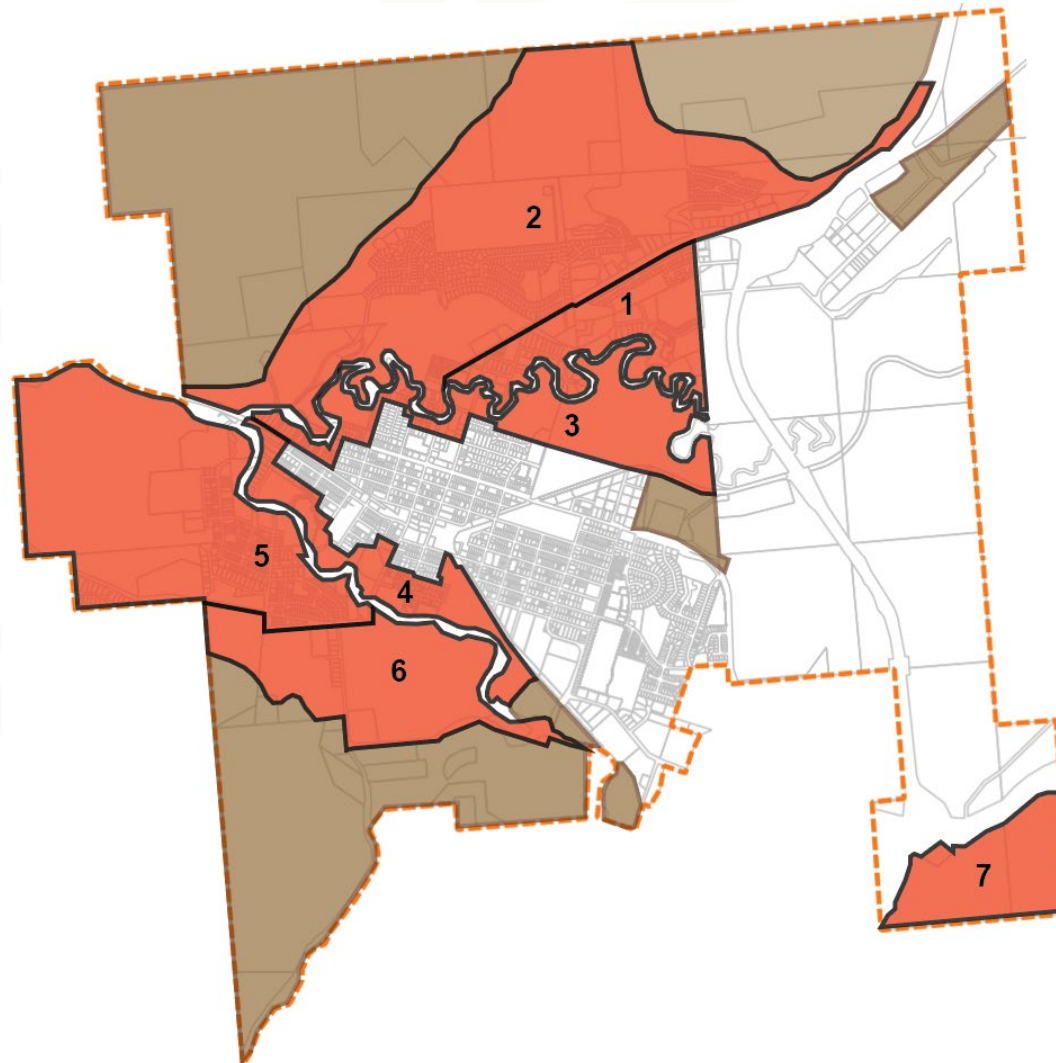
Geotechnical Hazard



Geotechnical Hazard



Geotechnical Hazard





Mining Hazard

- Specific geotechnical requirements for suspected historical mining areas



Next Steps

- Staff and consultant to draft DPAs
- Draft OCP document – late Spring