

Downtown Mixed Use & Multifamily  
**Density Review: Phase 2**

Presentation to Council

July 11, 2016

# Overview

- Project Purpose
- Phase 1 Outcomes
- Phase 2 Analyses / Recommendations
  - Floor Area Ratio
  - Density Bonusing
  - Family-size Units
  - Massing Provisions
  - Off-street Parking

# 1. Project Purpose

# Project Purpose

1. Evaluate **how density is regulated** in Sidney
2. **Inform** future growth to ensure...
  - Contextual Densification
  - Good Urban Design
  - Policy Alignment
  - Maximum Community Benefit

## **2. Phase 1 Outcomes**

# Phase 1: Key Outcomes

- UPH maximums in the OCP are too low to achieve the Town's planning / policy objectives
  - FAR recommended as an alternative
- Density bonusing should be thoughtfully employed to achieve select planning goals
- Current parking regulations limit density and diminish design objectives

# Phase 1: Key Outcomes II

- Additional massing provisions should be considered (streetwall, stepbacks, adjacencies)
- Provisions for family-size units could help meet long-term housing needs

## 3. Phase 2 Outcomes

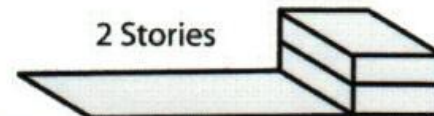
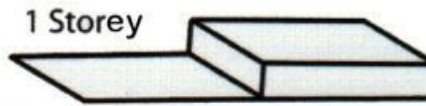


## **a. Floor Area Ratio (FAR)**

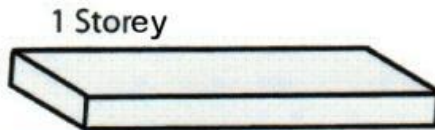
# What is FAR?

$$\text{FAR} = \frac{\text{Total Floor Area}}{\text{Total Lot Area}}$$

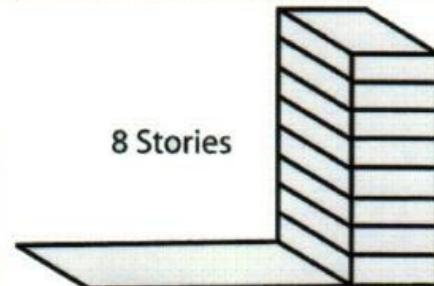
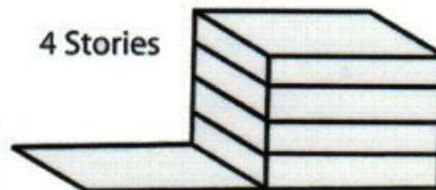
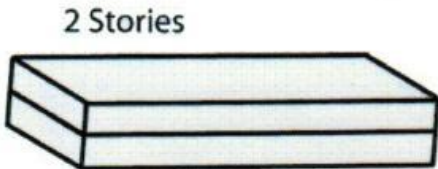
0.5 FSR



1.0 FSR



2.0 FSR



Entire Lot Area

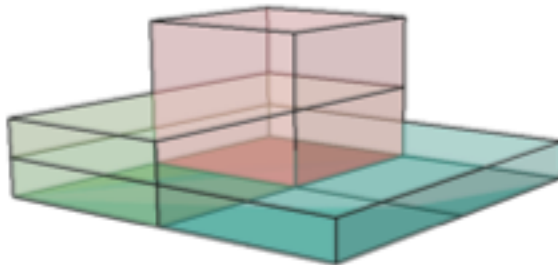
Half Lot Area

Quarter Lot Area

# FAR Analyses

- FAR determines total floor area and so development intensity... but *not* form

## 1.0 FAR



### Comparison

Red (4 storeys) = 1.0 FAR

Green (2 storeys) = 1.0 FAR

Blue (1 storey) = 1.0 FAR

# FAR Analyses

- Paired with design regulations (e.g., height), FAR guides future building form while allowing **flexibility** of design and housing solutions
- FAR ‘exclusions’ should be used to encourage desirable built forms and interior programming
  - e.g., exclude parking within the building envelope

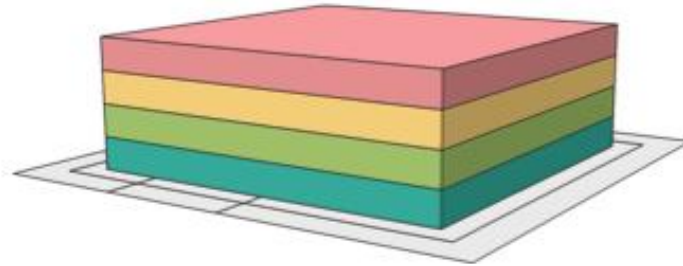
# Determining Base/Bonus FARs

- Bonus FARs were directly informed by current achievable building envelopes
- Base FARs achieve a desirable building form but not the max building envelope
- Recommended FARs limit building size more than current UPH regulations

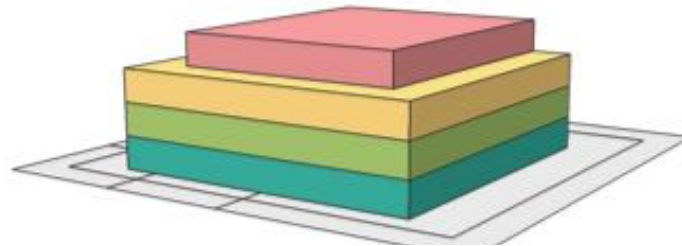
# Comparison: Current / Base / Bonus

## RM7 Max Building Envelope

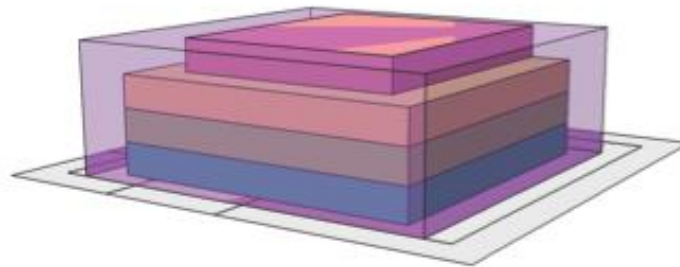
**Current UPH**



**Base FAR**



**Bonus FAR**



# Base / Bonus FARs

- **RM5 Base Max: 0.72**
- **RM5 Bonus Max: 1.30**
  
- **RM6 Base Max: 0.90**
- **RM6 Bonus Max: 1.75**
  
- **RM7 Base Max: 1.30**
- **RM7 Bonus Max: 2.00**

# Base / Bonus FARs

- **C1 On Beacon Base Max: 2.20**
- **C1 On Beacon Bonus Max: 2.60**
  
- **C1 Off Beacon Base Max: 2.30**
- **C1 Off Beacon Bonus Max: 3.00**

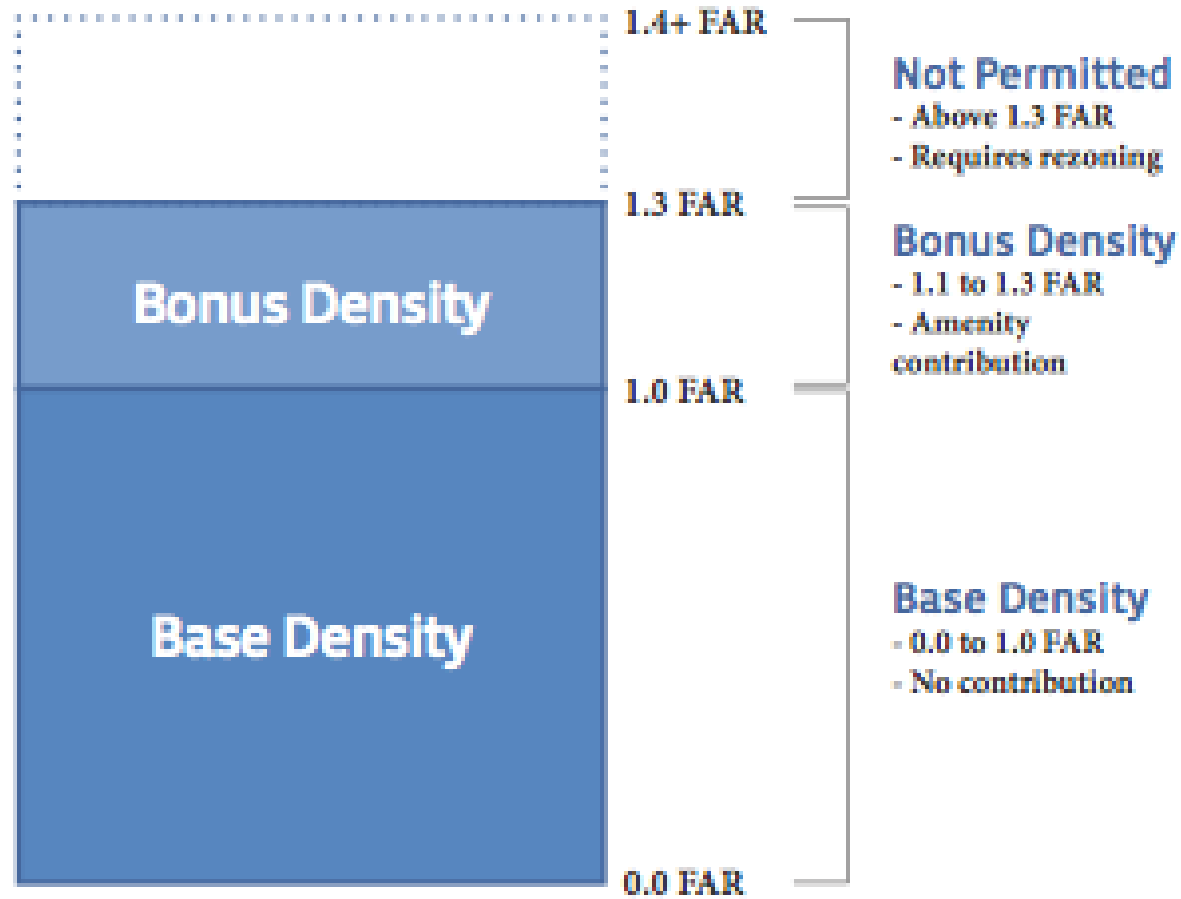


## **b. Density Bonusing**

# Density Bonus Framework

- Location of Bonus Density Maximums
  - In OCP (current)
    - High discretion
    - Slower process (requires rezoning)
    - Lack clarity and certainty
    - Can be contentious
  - In Zoning Bylaw (recommended)
    - More streamlined
    - More clarity and certainty for all
    - Still requires rezoning beyond bonus max

# Density Bonus Framework



# Recommended Framework

- OCP
  - Guiding policy in OCP to enable Bonusing
- Zoning Bylaw
  - Base and Bonus maximums for each zone
  - Recommended amenity contributions
    - Based on additional floor area, not additional FAR

## c. Family-size Units

# Overview

- Family-size units are typically 2-3 bedroom
- Requirement helps achieve a better housing mix, allowing...
  - Residents to age in place
  - More affordable unit options for ‘families’
  - More resilient housing supply
  - Reduced fear re small unit sizes from no UPH max
- Does not mean families will buy, initially – about increasing the mix of unit types/sizes

# Recommendations

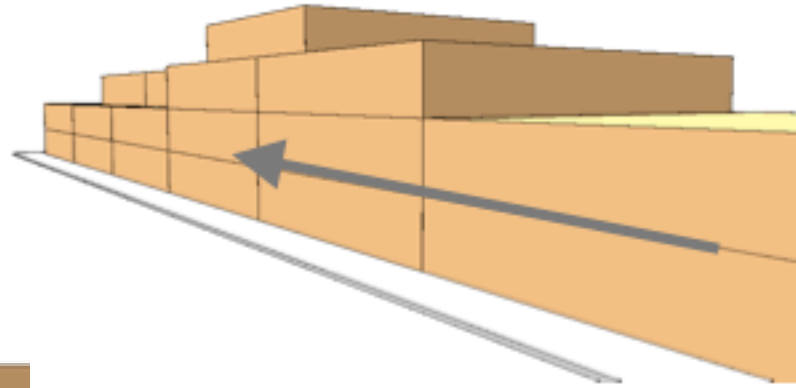
- 10% of multifamily units must be family-size
  - Min 3 bedroom (minimum 100m<sup>2</sup>)
  - Must be on the first two storeys
  - Variances should be considered for mixed use buildings and small lots
- All new multifamily development should be a minimum of 2 storeys in height
  - Second storey should be at least 50% of the first

## **d. Massing Provisions**

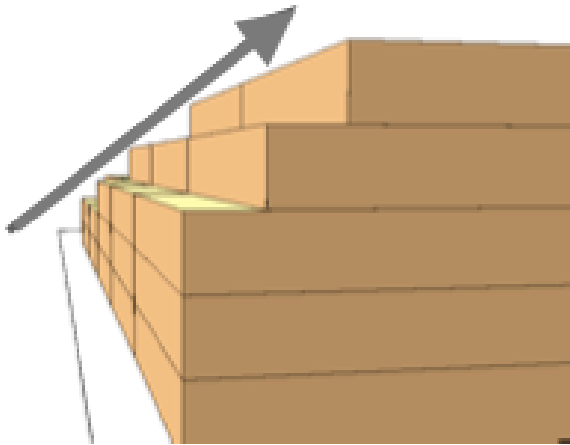


# Best Practices to Consider

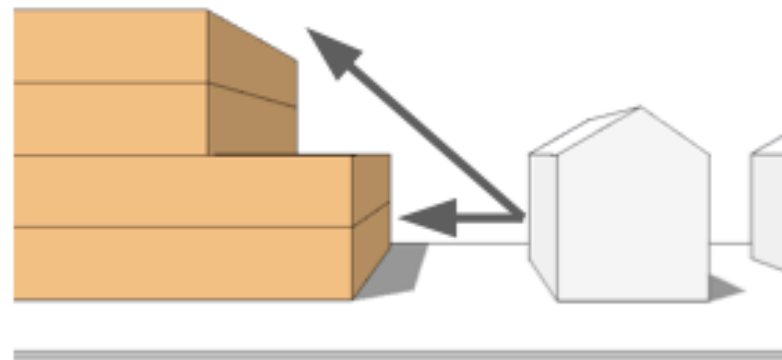
Streetwall Conditions



Stepback Conditions



Adjacency Conditions



# Recommendations

- Strengthen and bring streetwall provisions into the Zoning Bylaw for C1 zone
  - Minimum building wall along any street = 2 storeys
  - Max setback along any street = 4.5m (existing)

# Recommendations II

- Amend DPA Guidelines to only encourage stepbacks at the fourth/fifth storey and above
- Strengthen and specify adjacency guidelines, with specific reference to interface between RM/C and R zones

## e. Off-street Parking

# Overview

- U/g parking is not generally viable in Sidney
- Strict parking maximums tend to...
  - Dictate building design (lower quality urban design)
  - Reduce achievable residential densities
  - Reduce ability to provide attainable housing units
- Sidney is well suited to 'car lite' housing

# Recommendations

- Maintain off-street parking regulations
  - Except, reduce commercial requirement
- Set lower cash-in-lieu fee as a mechanism to ‘relax’ req’s without constant variances
- Establish a new Alternative Transportation Fund for these in-lieu payment

**Thank you**

# RM5

- **Currently Permitted:** 2.5 storeys / 55%
- **Base Max FAR: 0.72**
  - Example:
    - 2 storeys at 50% (parking 40% of 1<sup>st</sup> storey)
- **Bonus Max FAR: 1.30**
  - Example:
    - 2.5 storeys at 55% (with parking in 40% of half storey)



# RM6

- **Currently Permitted:** 3 storeys / 55-65%
- **Base Max FAR: 0.90**
  - Example:
    - 3 storeys at 38% (parking 40% of 1<sup>st</sup> storey)
- **Bonus Max FAR: 1.75**
  - Example:
    - 3 storeys at 65% (with parking in 40% of 1<sup>st</sup> storey)

# RM7

- **Currently Permitted:** 4 storeys / 55-65%
- **Base Max FAR: 1.30**
  - Example:
    - 3 storeys at 55% (with parking in 40% of 1<sup>st</sup> storey)
- **Bonus Max FAR: 2.00**
  - Example:
    - 4 storeys at 55% (with underground parking)

# C1 On Beacon

- **Currently Permitted:** 3 storeys / 100%
- **Base Max FAR: 2.20**
  - Example:
    - 2 storeys at 95%, 1 storey at 60%
- **Bonus Max FAR: 2.30**
  - Example:
    - 3 storeys at 96% coverage

# C<sub>1</sub> Off Beacon

- **Currently Permitted:** 4 storeys / 100%
- **Base Max FAR: 2.30**
  - Example:
    - 2 storeys at 90%, 1 storey at 60% (parking underground)
- **Bonus Max FAR: 3.00**
  - Example:
    - 4 storeys at 70%, 2 storeys at 40% (parking underground)