

# Land Use Bylaws 2.0

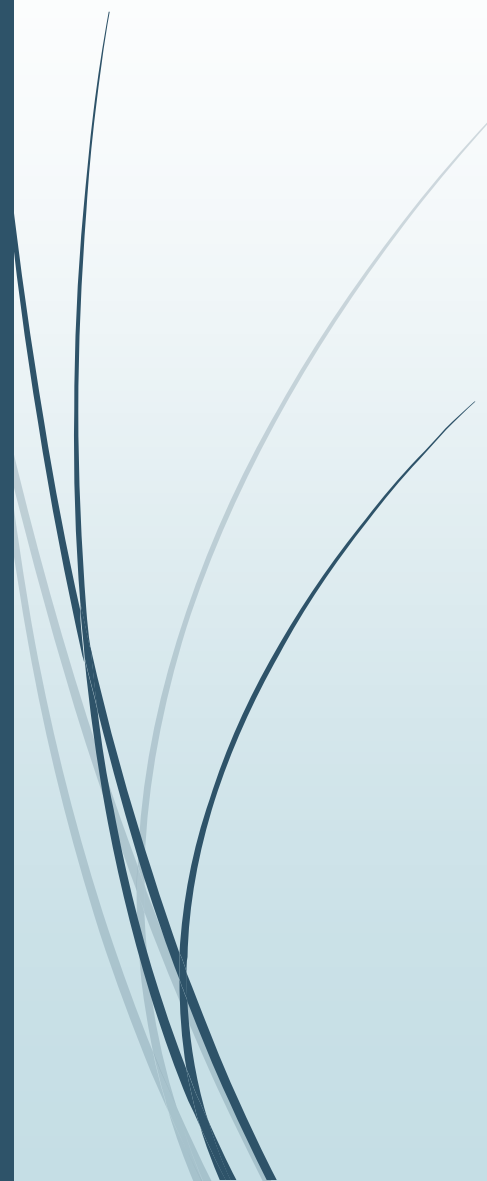
**Presented by:**

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Planner II



# Presentation Outline

- 
- A. Background
  - B. Features
  - C. Lessons Learned
  - D. Comments/Questions



# A. BACKGROUND

# Town of High River, Alberta





## How We Got Here

- ▶ Every municipality must have a LUB
- ▶ High River has had one since 1980
- ▶ Current LUB has been amended many times
- ▶ But structure unchanged – when car was king
- ▶ Low density suburbs; wide streets; lack of sidewalks; zoning system of independent districts

A decorative graphic on the left side of the slide. It features a dark grey arrow pointing to the right at the top. Below the arrow, several thin, curved lines in shades of blue and grey sweep upwards and to the right, framing the text area.

# Key Town Plan Policies

- Higher density development
- Make better use of existing services
- More pedestrian focus – walkable suburbs, bicycling
- More mixed uses
- Greater range of housing
- Greater focus on the ‘Public Realm’
- More street-friendly suburbs

# What We Had Wasn't Working

- ▶ Lacked flexibility
- ▶ Mediocre developments were more easily approved than developments that raised the bar
- ▶ Difficult to use
- ▶ Unnecessary rules, too focused on uses
- ▶ Car-oriented

What could the “next generation” of Land Use Bylaws look like?

# A Different Approach

- ▶ Regulating for what should be rather than against what shouldn't be
- ▶ Increasing flexibility
- ▶ Reducing number of districts
- ▶ Making all of the districts mixed use
- ▶ Balancing Use and Form rather than emphasize one over the other



# Citizen-led Committee

- ▶ From local business/development community
- ▶ Experience with the development process
- ▶ Not constrained by planning norms
- ▶ Questioned everything

# Goals

- Implement and reflect the Town Plan and other policy documents
  - Support walkability & high quality spaces
  - Increase housing options
  - Mix uses
  - Support sustainability initiatives
- Simplified & easy to use
- Principle based bylaw

# Public and Developer Consultation

## Desires

- User-friendly
- More flexibility

## Concerns

- Residential densities
- Parking




## **B. FEATURES**

# What is New?


1. Web-based
2. Based on guiding principles
3. Reduced to 6 land use districts - all mixed-use
4. Proactive collaboration at the beginning of the process
5. Focus on design, character, and appearance of buildings
6. No minimum parking requirements
7. Rear lanes are required
8. No minimum lot sizes, no minimum floor areas
9. Additional dwelling units are allowed (secondary suites)

# 1. Web-based



**Land Use Bylaws  
Section 3.3 Index**

- Part 1 Purpose & Authority
  - 1.1 General Purpose
  - 1.2 Authority
  - 1.3 Applicability
- Part 2 Maps & Overlays
- Part 3 Land Use Districts
- Part 4 Administration
- Part 5 Definitions

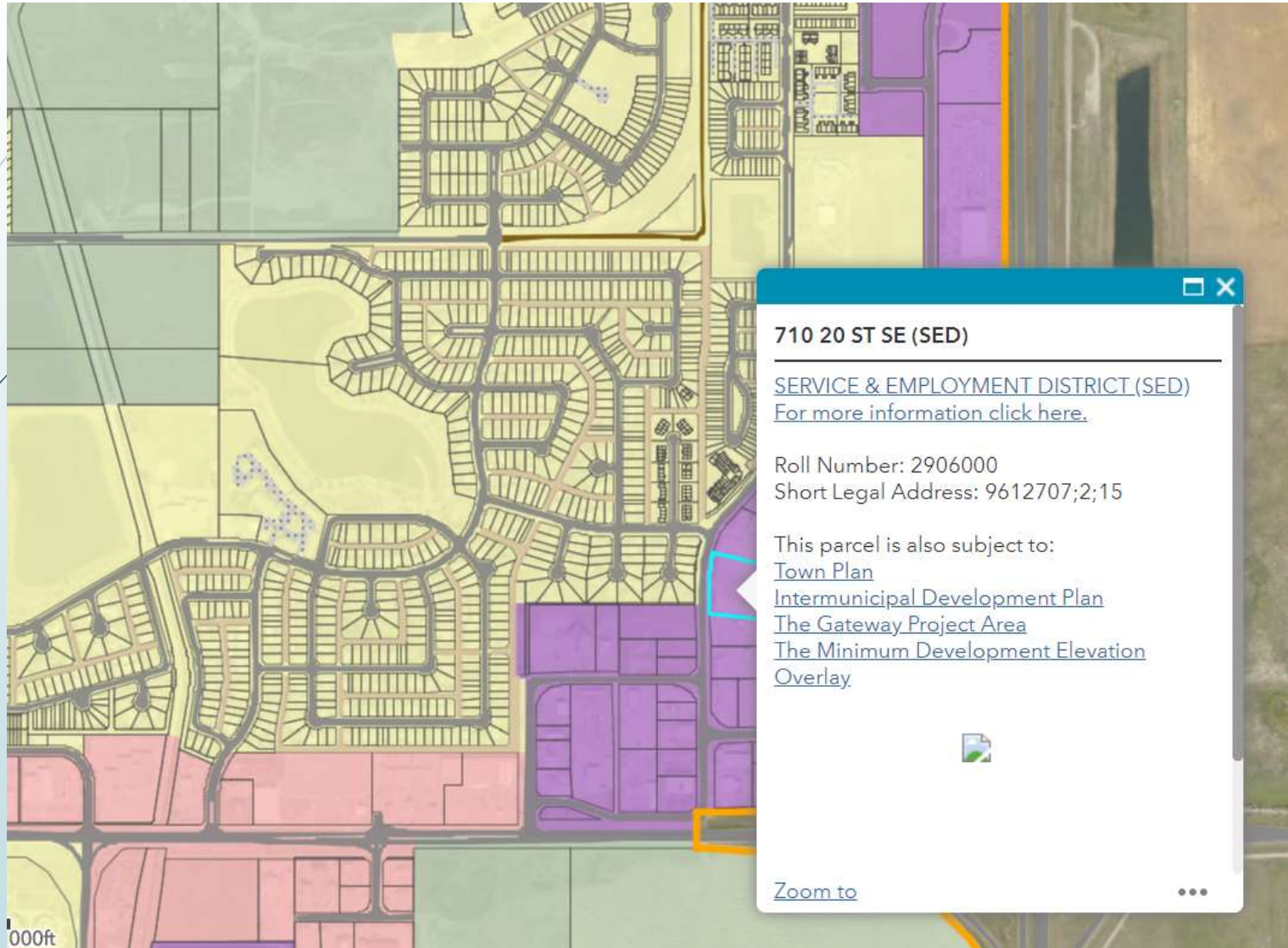


**1 Purpose & Authority**

**1.1 General Purpose**

The purpose of this Bylaw is to allow sustainable development based on Smart Growth Principles as they relate to the surrounding built and un-built environment. To accomplish this, the Bylaw organizes sustainable development patterns along a rural-to-urban sequence based on the pedestrian experience and

# 1. Web-based



## 2. Guiding Principles

### **A Pedestrian as the Universal Measure of Design:**

*The Town of High River is to be designed based on a scale that is comfortable to people, encourages walking, accommodates a variety of functions, can change, and adapt over time, and will foster an environment that supports and reinforces the social aspects of the Town.*

### **Stewardship through Sustainable Design:**

*The Town, the community, and the development industry act as stewards for the High River of tomorrow. All development shall focus on long term quality over short term gains.*



# Principle 1: A “People-First” Community



# Cars First

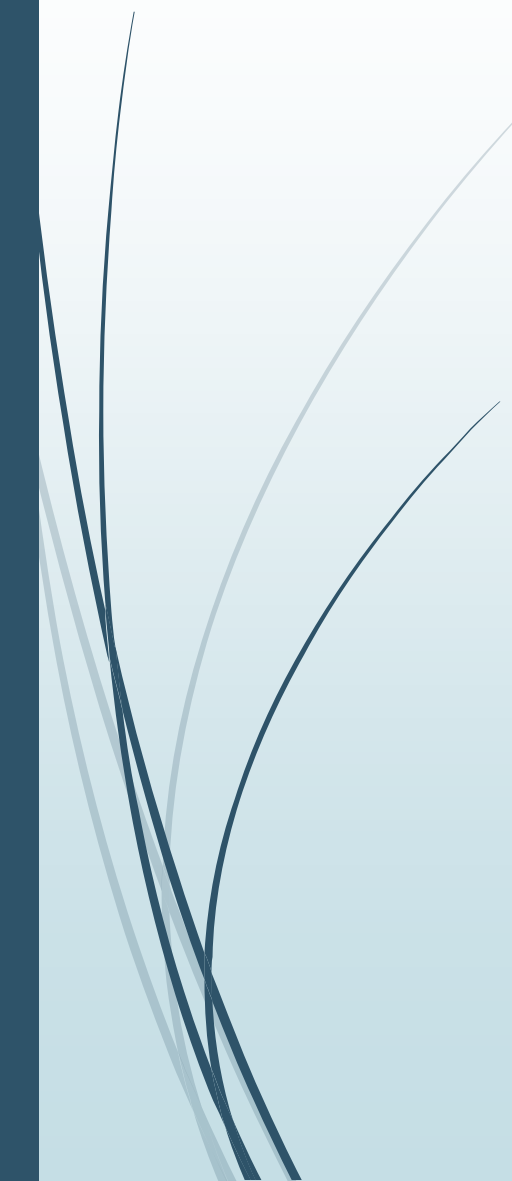


# People First

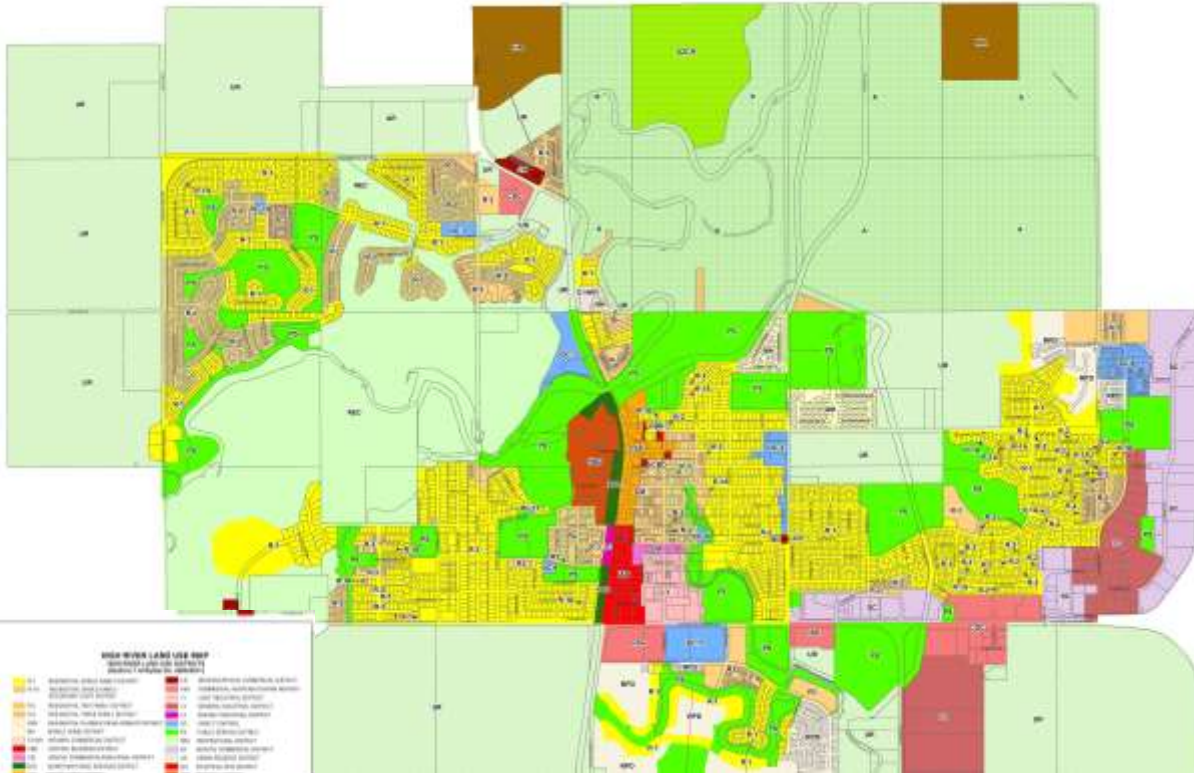




## Principle 2: Stewardship through Sustainable Design:

- ▶ Long-term quality over short-term gains
  - ▶ Holding developers to a high standard
- 

# 3. Reduced number of Land Use Districts

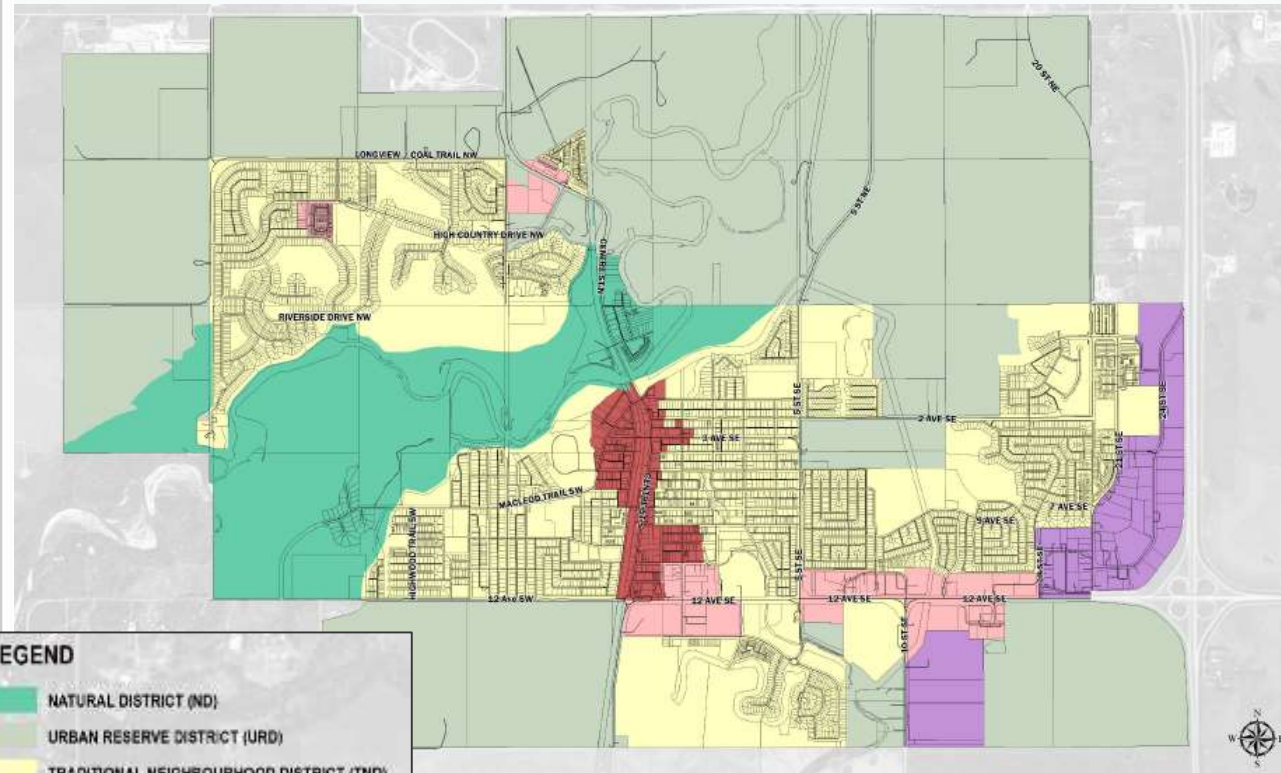


**HIGH WYKE LAND USE MAP**  
APPROVED FOR THE COUNCIL OF THE CITY OF CALGARY ON 12/11/2013

	Traditional Neighbourhood District (TND)		Central Business District (CBD)
	Natural District (ND)		Service & Employment District (SED)
	Urban Reserve District (URD)		Neighbourhood Centre District (NCD)

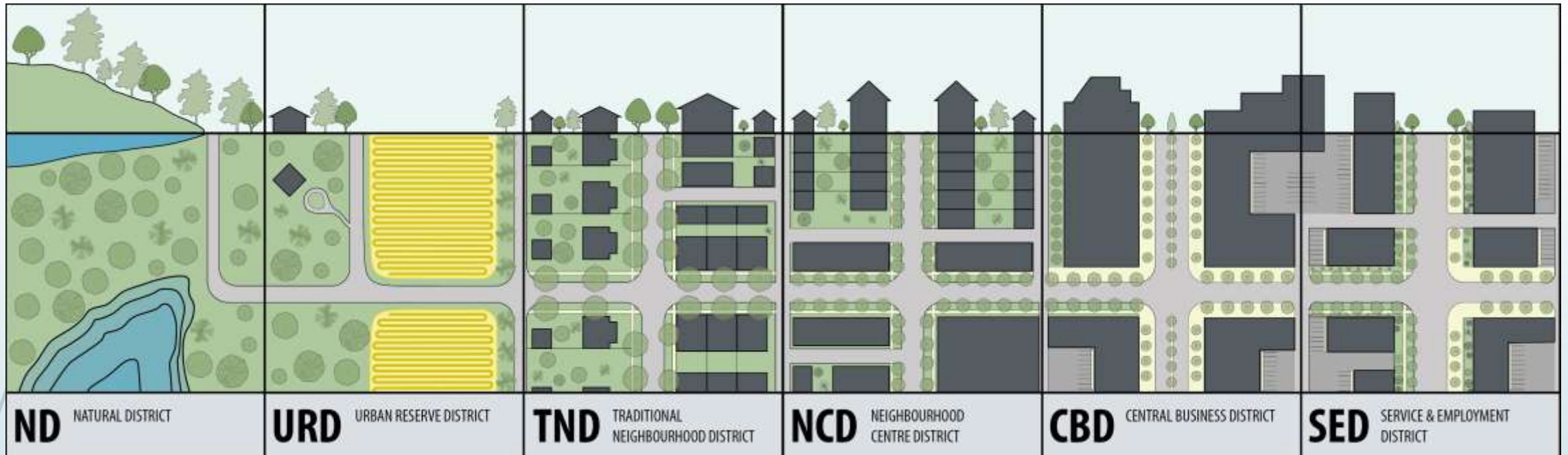
**LEGEND**

- NATURAL DISTRICT (ND)
- URBAN RESERVE DISTRICT (URD)
- TRADITIONAL NEIGHBOURHOOD DISTRICT (TND)
- NEIGHBOURHOOD CENTRE DISTRICT (NCD)
- CENTRAL BUSINESS DISTRICT (CBD)
- SERVICE & EMPLOYMENT DISTRICT (SED)



**LEGEND**

- NATURAL DISTRICT (ND)
- URBAN RESERVE DISTRICT (URD)
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- SERVICE & EMPLOYMENT DISTRICT (SED)



- 6 Land Use Districts
- from lowest intensity to highest intensity
- All are mixed use

## Traditional Neighbourhood District (TND)

- Majority of the Town's residential development
- Local services – cafés, offices, daycares
- Not split up by housing type



## 4. Focus on Collaboration

- ▶ All of the zones are mixed use
- ▶ There is typically a way to make a proposal work within the district
- ▶ Flexibility does not mean lack of standards
- ▶ More focused on high quality design
- ▶ Working with developers collaboratively



## 5. Design, character, and appearance of buildings

- Due regard to the character of the existing development/adjacent land
- Unless it sets a higher standard



URBAN  
DESIGN  
AWARDS

## 6. No Parking Minimums

- ▶ Developers know their market requirements
- ▶ Parking maximum – 50% lot coverage
- ▶ Located to the side or rear where possible
- ▶ Minimal curb cuts





## 7. Rear Lanes are Required

- For parking
- Community space – biking, walking, interacting









## 8. No Minimum Lot Sizes

- ▶ Other constraints – lot coverage, setbacks
- ▶ Required to take the character of existing development into consideration
- ▶ Increased housing density
- ▶ Provides housing choice

## 9. Additional Dwelling Units (secondary suites)

- ▶ No longer segregate different housing forms
- ▶ Indirect restrictions of height and lot coverage; no maximum number of dwelling units





# C. LESSONS LEARNED

## Key Challenges

- Existing residential lots without laneways





## Success Stories

- Women's supportive housing



## Success Stories

- Café in residential neighbourhood





# Success Stories

## ► Infill development



## Elements for success

- ▶ A council that wants to empower staff
- ▶ A development community that wants to be innovative
- ▶ A consultant that is open-minded
- ▶ Support of the general public



Thank You

Comments/Questions