



Update on Bridge Station Transit Oriented Community – Minister's Zoning Order

Development Services Committee

April 20, 2022



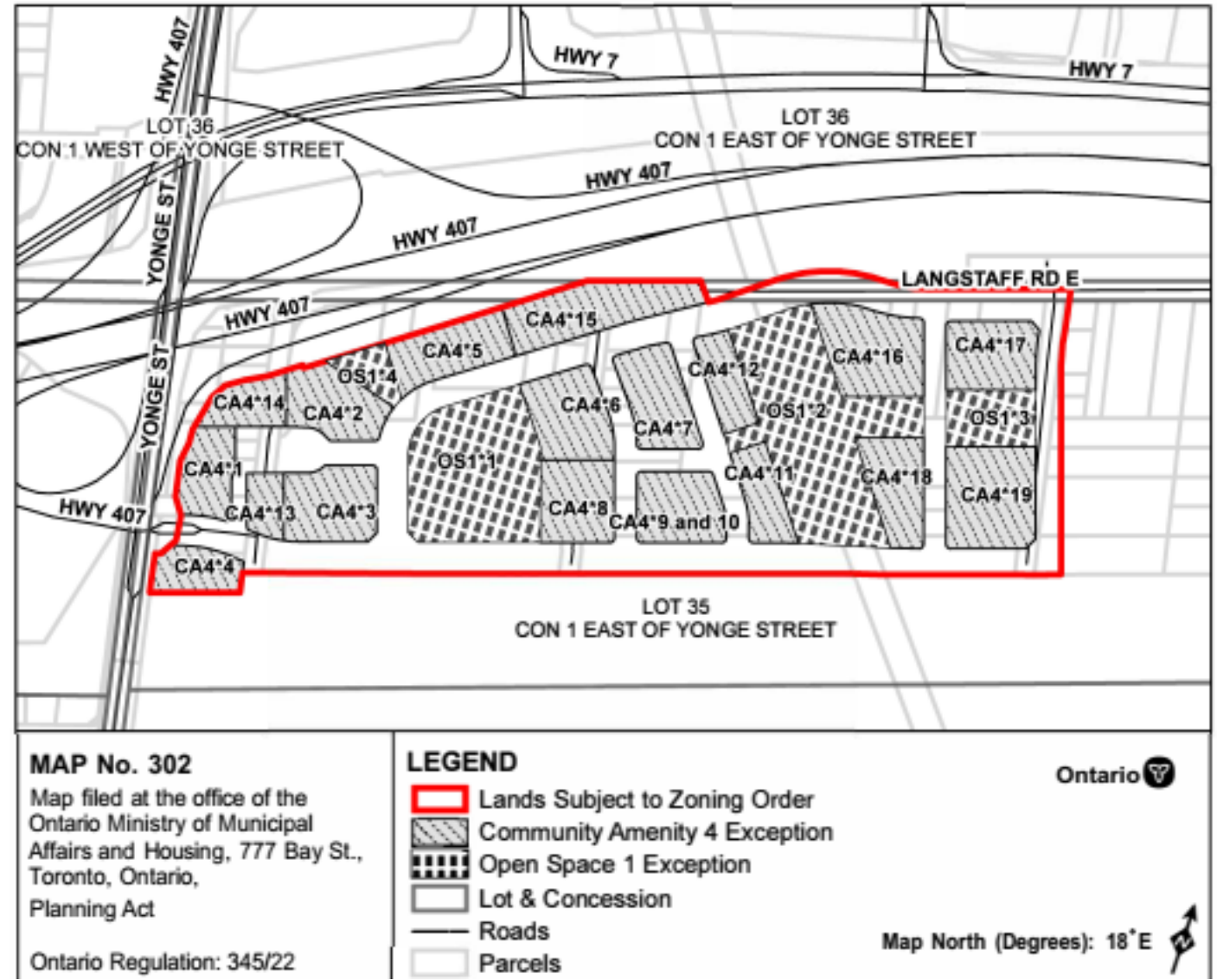
Enhanced Minister's Zoning Order (eMZO)

- The Province filed an eMZO on April 14, 2022
- The eMZO:
 - provides zoning permissions and standards for the Provincial Bridge Station Transit Oriented Community
 - prevails over local by-laws
 - removes traditional site plan approval process and restricts ability to apply inclusionary zoning
- Municipal planning approvals still required including plan of subdivision



eMZO Overview

- Bridge Station eMZO proposes two zones:
 - Community Amenity 4 with 19 exception sub zones for each development block
 - Open Space for three Parks and one Open Space Area





eMZO Overview Continued

- Maximum Gross Floor Area (GFA) of 1,886,357m² for all buildings and structures
- Residential: maximum GFA of 1,568,252m²
- Non-Residential: maximum GFA of 318,105m²
 - 145,701m² for office
 - 17,350m² for retail and service commercial
- Minimum of 17,522m² for one or more of: community centre, child care centre, library, museum, public use or non-profit fitness centre
- Parkland: maximum of 5.04 ha



Staff Comments

- **General**
 - eMZO does not reflect Council resolution or staff comments on the Bridge Station Transit Oriented Community
- **Land Use**
 - Single development zone with broad permissions that lack sophistication to direct development of this scale and nature
 - Residential use provided in GFA and not units (no restriction on number of units or requirement for family sized units)
 - Insufficient minimum employment GFA to support complete community (recommended ratio of 1 job to 2 residents)



Staff Comments – Continued

- **Parkland**
 - Permits full encumbrance and without compensation (e.g. parking, stormwater management below parks), venting and outdoor public school uses
 - Maximum of 5.04 ha of parkland and not a minimum
- **Site Plan**
 - Removes ability to use Section 41 of Planning Act (Site Plan)



Staff Comments – Continued

- **Affordable Housing**
 - Does not provide for any required affordable housing and removes ability to apply municipal inclusionary zoning
- **Parking**
 - No minimum for residential and non-residential uses, maximum of 0.5 parking spaces per dwelling unit, minimum 0.06 visitor parking per dwelling unit
 - No provision for Electric Vehicle parking
- **Phasing and Infrastructure**
 - No phasing or sequencing of development provided, however provision is included that municipal roads, water mains and sewers be constructed/installed prior to building construction



Next Steps

- Staff to report back to Development Services Committee on Bridge Station Transit Oriented Community related agreements (targeting April 25)



Thank you