

## City Council

### Motion without Notice

MM18.26	ACTION			Ward: 14
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**Maximizing Housing on the New Island - by Councillor Paula Fletcher, seconded by Deputy Mayor Ausma Malik**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.  
\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.  
\* This Motion has been deemed urgent by the Chair.*

### Recommendations

Councillor Paula Fletcher, seconded by Deputy Mayor Ausma Malik, recommends that:

1. City Council request the Deputy City Manager, Development and Growth Services, to report to the June 13, 2024 Planning and Housing Committee meeting:

- a. difficulties, if any, in achieving 30 percent affordable housing on non-City owned lands and how this might affect the overall number of target units;
- b. any height restrictions due to Federal Aviation regulations for the Island Airport;
- c. right-of-way width required for transit and cycling infrastructure;
- d. right-of-way width required for automobile use;
- e. right-of-way width currently allocated to public realm and planting areas, including any requirements for environmental and stormwater management;
- f. any options to expand the development blocks area by reallocating space from the proposed right-of-way; and
- g. feasibility of including additional housing anywhere on the Essroc site.

### Summary

2024 will be a crucial year in the redevelopment of the Port Lands. The new island will be finally open in the fall with a new name that recognizes the long historic presence of Indigenous peoples on the waterfront and the Don River. In June proposed updated zoning to increase affordable housing from 20 to 30 percent will be tabled at Planning and Housing Committee. The 2017 precinct plan will be updated to reflect this.

There is excitement and renewed interest in the new Island and questions about proposed land use, heights and densities, development blocks, public realm and affordable housing.



Before the plan is approved it is helpful to review the new numbers to ensure that every possible effort has been made to maximize affordable housing on the waterfront. Everyone has to have hope they will be able to live in this beautiful newly planned waterfront community.

The June 13th report should include precise information to help the public address any concerns and provide a framework for discussion.

Reason for urgency: The updates to the 2017 Port Lands Precinct Plans are being reported to June 13th Planning and Housing Committee.

**Background Information (City Council)**

Member Motion MM18.26