

M_{ature} N_{eighbourhood} O_{verlay}

Workshop for Leagues

Workshop Objectives

Prepare for city's MNO Review

- Articulate desired neighbourhood characteristics
- Examine how the MNO impacts our neighbourhoods
- Identify types of changes we want and set MNO Review agenda

Background

History

Reaction to large or suburban style front garage homes

Adopted 2001



MNO- What is it?

- 24 regulations superimposed on mature neighbourhood areas
- Supersede or add to the underlying zones
- Underlying zones are RF1, RF2, RF3, RF4, RF5
- Low density housing types: single to row housing

MNO Purpose

New low density development is

- sensitive in scale
- maintains the traditional character
- Pedestrian friendly

Provides opportunity for discussion between applicant & neighbours

Goals of City MNO Review

Make it easier to do infill (Action 17 – Infill Roadmap)

- Reduce need for variances and Class B permits (appealable)
- Improve approvals process

Additional Council directives:

- Explore contextual zoning used by other cities
- Improve privacy
- Improve architectural requirements
- Preserve more mature trees
- Consider restricting side entrances of semi-detached housing

MNO Review – New context

Garage Suites



Subdivided RF1 Sites



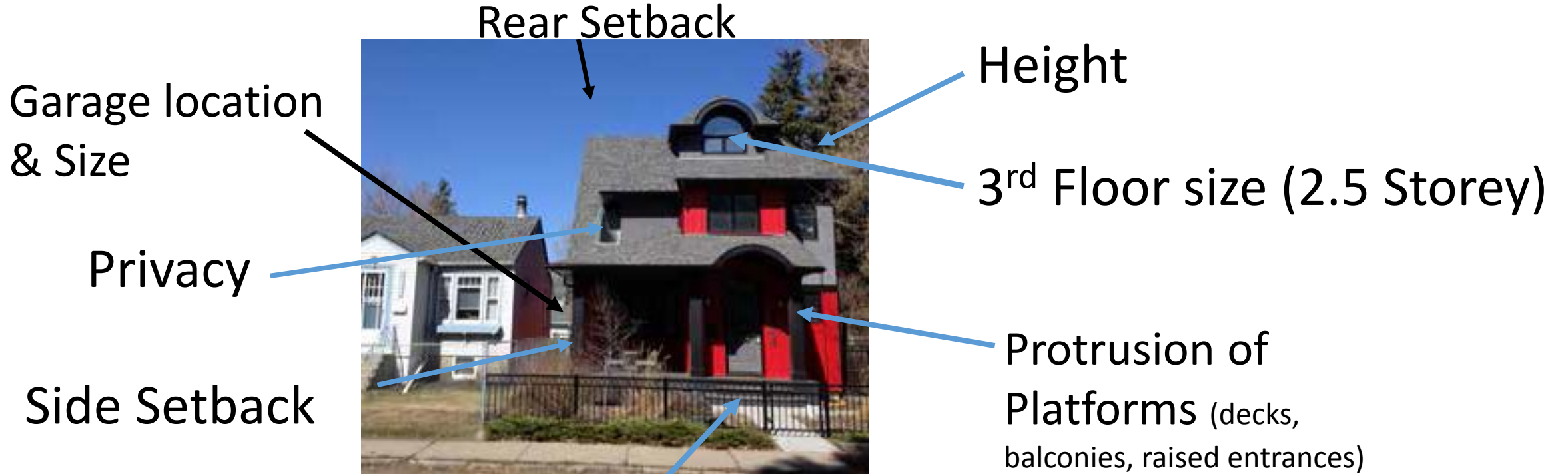
Group Activity—Desired Neighbourhood Characteristics

Directions

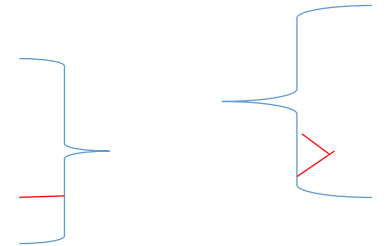
- In small groups, discuss desired neighbourhood characteristics
 - * Optional- use photos, if anyone took some, to spur conversation
- Appoint recorder
- Appoint presenter to report back to whole group



Types of MNO Regulations



Consultation



Group Activity—What neighbourhood characteristics are not addressed in the MNO?



Directions

- In small groups, discuss what characteristics are missing in MNO
- Appoint a recorder
- Appoint a presenter to report back to whole group

Comparison of MNO & Underlying Zone Regulations

- Greatest difference: Front Setback, Rear Setback Height, & 2.5 vs 3.0 Storey
- MNO Additions: Garage regulations
Privacy regulations – weak
- Contextual Regulations – vary with the context—the surroundings;
e.g. MNO front setback

Potential MNO Changes

Competing forces:

- Mimic underlying zone vs. contextual regulations
- More permissive vs. less permissive/keep as is
- Less vs more regulations for garage suites and subdivided sites

Visual examples:



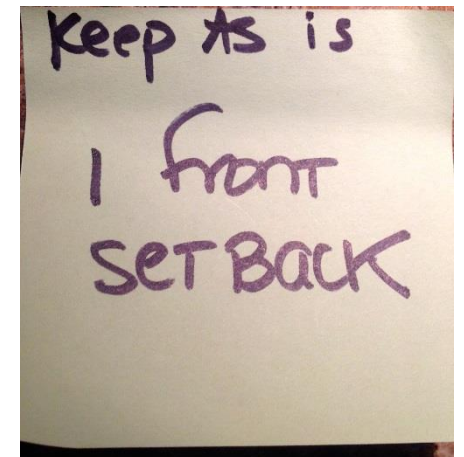
Group Activity—Assessing the Current MNO

What You Need

- MNO Regulations Workbook
- Sticky notes, pens
- Categories to choose
 - **Keep**
 - **Change**
 - **Can Live Without**
 - **Don't Know**

Directions

- Discuss each regulation
- Reach agreement on categorizing it
- Write ONE idea/sticky note (PRINT)
- Each note needs:
 - Category at Top
 - Reg # and name
 - Explanation if Change category selected



Next Steps

- Results to you and city
- EFCL will encourage city to use your input to set MNO Review agenda
- Share learnings and resources with your league & neighbours
- Visual Graphics booklet is a resource for you to use
- EFCL & City will inform you of 2016 city consultations

Thank You