

Bylaw 2/2026

Flourish Municipal Development Plan

Policy Context

Flourish Municipal Development Plan (MDP) was reviewed to determine the relevant policies, which are outlined in Table 1.

Table 1: Relevant MDP Policies

MDP Section	Policy
Housing Diversity	7.1.2. Monitor contemporary housing practices and trends and respond to these through updates to the Land Use Bylaw, as appropriate, to achieve a more diverse range of housing forms, sizes, and tenures.
Housing Diversity	7.1.3. Encourage intensification through innovative and emerging housing types that are compatible with existing and planned Neighbourhoods.
Housing Diversity	7.1.8. Accommodate a greater mix of housing forms in existing Neighbourhoods that respect the scale and character of the area.
Parking	8.5.1. Update parking requirements for vehicles and bicycles in the Land Use Bylaw, based on: a) Contemporary practices b) Emerging trends [...] e) Current data
Built Form and Site Planning	12.3.1. Ensure general consistency of scale in developments within existing Neighbourhoods through complementary built form, while encouraging a greater range of higher density built form in and around areas planned for intensification.
Intensification	13.2.3. Manage growth through amendments to the Land Use Bylaw [...] to support a minimum annual aspirational intensification target beginning at 20% (of all residential units) and increasing to 30% over the course of <i>Flourish</i> .

Trail Corridor Areas	14.4.12. Reduce surface parking during site redevelopment and through innovative parking options.
Neighbourhoods	14.6.1. Encourage a range of low- and medium density housing forms in all Neighbourhoods throughout the city.
Neighbourhoods	14.6.3. Encourage neighbourhood revitalization through sensitive redevelopment that adds new housing options, attracts new residents, and brings in neighbourhood-oriented services and commercial uses.
Land Use Bylaw	<p>16.1.1. Review and update the Land Use Bylaw so that it is consistent with Flourish and ensure future amendments to the Bylaw maintain that consistency, in accordance with the requirements of the Municipal Government Act.</p> <p>Amendments may include, but are not limited to:</p> <ul style="list-style-type: none"> a) Modifications to existing land use districts b) Creation of new land use districts c) Modifications to existing permitted and discretionary uses d) Definition of new uses e) Creation of new development regulations f) Modifications to existing development regulations