

Residential Neighbourhood Designation

Most of the areas inside the UCB not specifically designated as Village Core or Village Residential are considered neighbourhoods. This designation includes most of the established residential neighbourhoods surrounding local schools, parks, natural areas and community halls. Many of these areas have a good degree of tree canopy cover and mature landscaping.

Small neighbourhood commercial centres will be allowed such as the commercial nodes in 'The Properties' in Quamichan and Maple Bay which will provide opportunity for corner stores, cafes or pubs.



Figure 3.8: Example of housing type in a neighbourhood residential designation.

3.2.6 Defining Success | Objective

This designation is where a range of lower-density residential types create housing options for people with different needs, with sensitive infill development taking place alongside the preservation of single family homes. There are opportunities for "gentle densification" where the impacts would not be significant in terms of parking, noise/disturbance and character, but ample space for trees and landscaping is retained, beneficial to urban wildlife such as birds and pollinators.

3.2.7 The Municipality will strive to:

- a. Encourage development to be predominantly lower-density residential retaining trees and landscaping, although there may be opportunities for zoning to designate individual convenience stores and low-impact service commercial and cultural or public uses that help make neighbourhoods livable and walkable.
- b. Permit secondary suites in single family homes where some of the larger lots may be permitted to have secondary dwellings such as coach houses or garden studios.
- c. Encourage or require retention of tree canopy cover, mature trees and existing topography.
- d. Recognize that vehicle ownership will generally be high in these areas, and design streets that will utilize approaches that reduce speed and prioritize other modes of transport to make walking/rolling to school easy and safe.
- e. Permit on street parking as a way of absorbing parking impacts from gentle densification.
- f. Facilitate home-based business zoning regulations to include a range of low-impact business activities within the interior of a dwelling, but also preserve residential function and amenity.
- g. Develop neighbourhood plans (or consider plans developed by resident groups) for specific areas where particular community or development goals are identified by local residents. These will not necessarily imply significant amounts of new development or housing growth, and may be focused instead on improving a neighbourhood's quality, safety or character.
- h. Consider implementing guidelines related to the form and character of some 'intensive residential areas'.
- i. Allow neighbourhood service commercial developments at a neighbourhood and local scale. Neighbourhood commercial developments are not intended to serve or draw from a broad regional market and should be within safe and convenient walking and cycling distance to nearby residential areas.