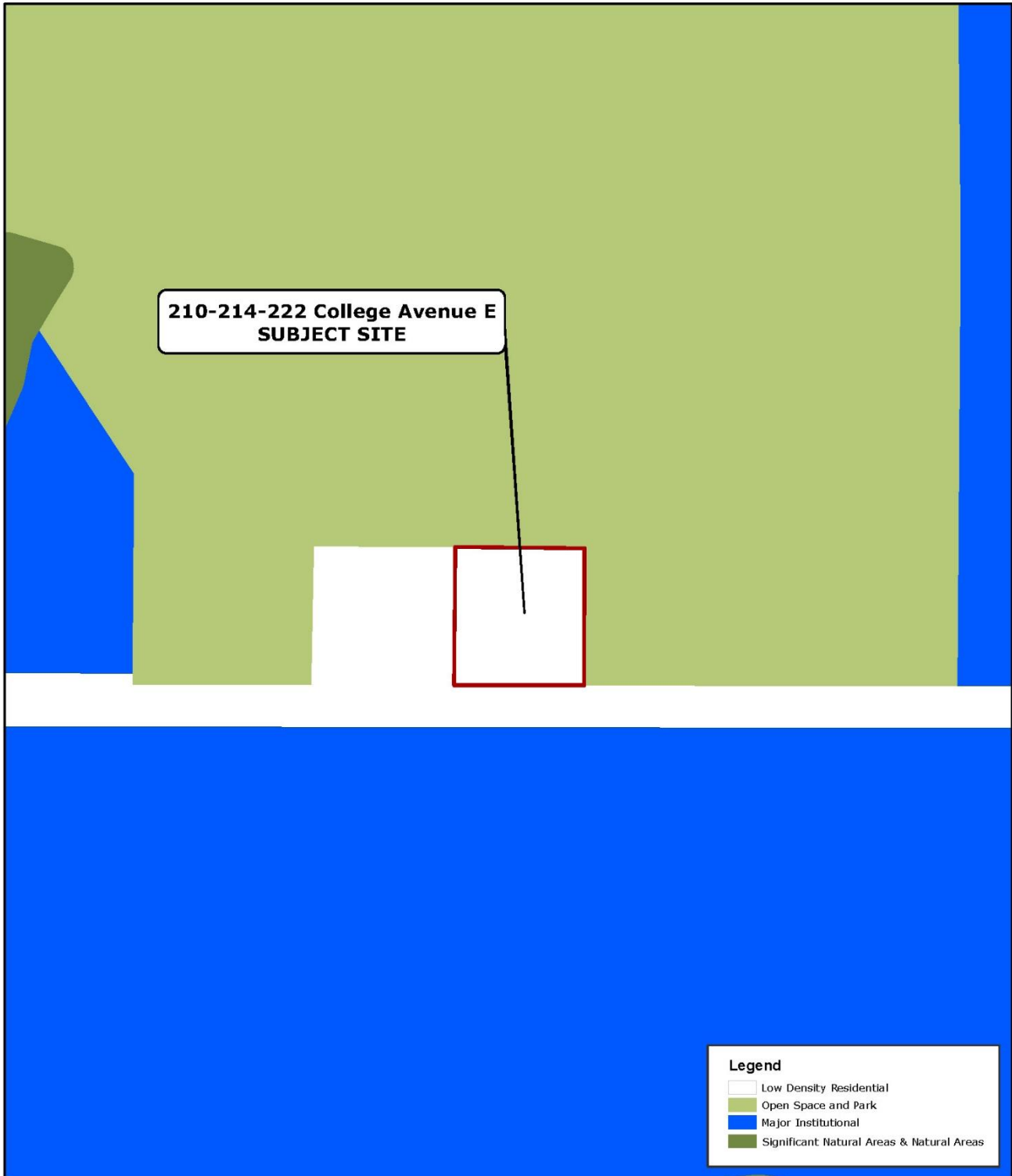


Attachment-3 Official Plan Land Use Designation and Policies



Attachment-3 continued

Official Plan Land Use Designation and Policies

9.3 Residential Designations

The following objectives and policies apply to the Residential designations identified on Schedule 2:

- Low Density Residential
- Rolling Hills Estate Residential
- Medium Density Residential
- High Density Residential

Objectives

- a) To ensure that an adequate amount of residential land is available to accommodate the anticipated population growth over the planning horizon.
- b) To facilitate the development of a full range of housing types, affordability, densities and tenure to meet a diversity of lifestyles and the social needs, health and well-being of current and future residents, throughout the city.
- c) To encourage and support **additional needs housing** throughout the city.
- d) To provide for higher densities of residential **development** in appropriate locations to ensure that **transit-supportive** densities, **compact built form, walkable communities** and energy efficiencies are achieved.
- e) To ensure **compatibility** between various housing forms and between residential and non-residential uses.
- f) To maintain the general character of built form in existing established residential neighbourhoods while accommodating **compatible** residential infill and **intensification**.
- g) To direct new residential **development** to areas where municipal services and **infrastructure** are available or can be provided in an efficient and cost effective manner.
- h) To encourage the distribution of local **convenience commercial** uses and institutional uses in appropriate locations within residential areas.
- i) To ensure new **development** is **compatible** with the surrounding land uses and the general character of neighbourhoods.
- j) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.
- k) To ensure that existing and new residential **development** is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling or the use of transit.
- l) To support home occupations throughout the city where residential uses are permitted.
- m) To encourage conservation and rehabilitation of older housing to maintain housing stock and the character of the established residential neighbourhoods.

Attachment-3 continued

Official Plan Land Use Designation and Policies

9.3.1 General Policies

9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess **development** proposals for multi-unit residential **development** within all residential designations and for **intensification** proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are **compatible** in design, character and orientation with buildings in the immediate vicinity.
2. Proposals for residential lot infill will be **compatible** with the general frontage of lots in the immediate vicinity.
3. The residential **development** can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.
4. Vehicular traffic generated from the proposed **development** will not have an unacceptable impact on the planned function of the adjacent roads and intersections.
5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.
6. That adequate municipal **infrastructure**, services and amenity areas for residents can be provided.
7. Surface parking and driveways shall be minimized.
8. **Development** shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.
9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.
10. The **development** addresses public safety, identified **public views** and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.
11. The **conservation** and integration of **cultural heritage resources**, including identified key **public views** can be achieved subject to the provisions of the **Cultural Heritage Resources** Section of this Plan.

9.3.2 Low Density Residential

This designation applies to residential areas within the city which are currently, or planned to be, predominately low-density in character.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Attachment-3 continued

Official Plan Land Use Designation and Policies

Height and Density

The following height and density policies apply within this designation:

2. The minimum height shall be three (3) storeys within the **delineated built-up area**. The maximum height shall be four (4) storeys within the **designated greenfield area**.
3. The maximum **net density** is 35 units per hectare within the **delineated built-up area**. The maximum **net density** within the **designated greenfield area** and for sites located on arterial roads within the **delineated built-up area** is 60 units per hectare. This policy applies to multiple unit residential buildings such as townhouses and apartments.