



Neighbourhood – Hillside and Shoreline

Neighbourhood Hillside and Shoreline areas are established neighbourhoods historically comprised largely of single-detached homes, and predominantly located on hillsides or near the shoreline. The land use objective for these areas is the same as in the “Neighbourhood” land use designation, as well as to be:

- a. Exceptionally supportive of protecting natural features and sensitive ecological areas

POLICY 7.2.20 USES

- a. Single-detached residential
- b. Secondary suites and coach houses
- c. Ground-oriented multi-unit residential, including duplexes and townhouses
- d. Live/work and home occupations
- e. Institutional
- f. Limited commercial and mixed-use, on a case-by-case basis
- g. Low rise multi-unit residential in very limited situations, and only where significant environmental and ecological benefits to the overall site can be achieved.

POLICY 7.2.21 BUILT FORM

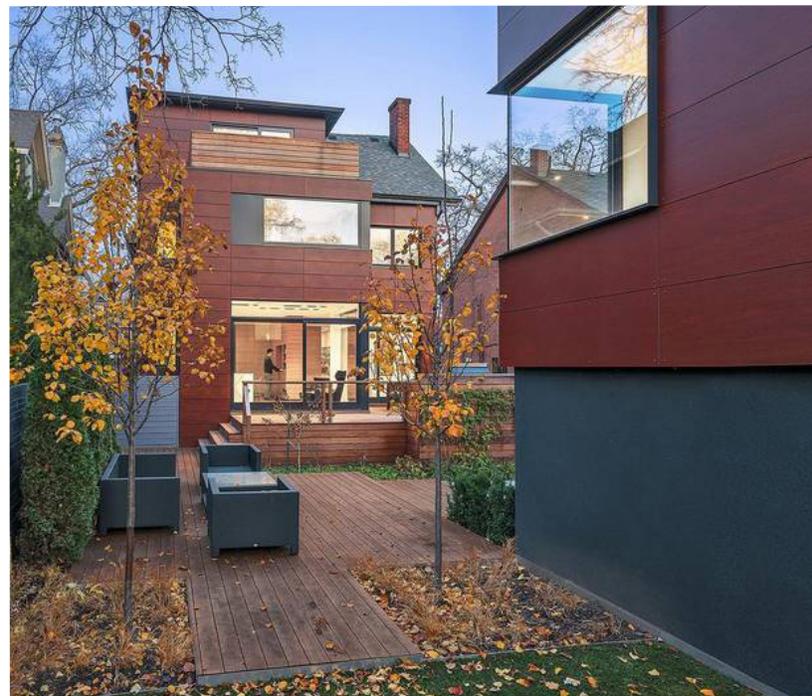
- a. Ground-oriented buildings up to approximately three storeys
- b. Low rise buildings of no more than six storeys
- c. FAR ranging up to approximately 1.2

Examples of desired built form are presented on the following page.

POLICY 7.2.22 OTHER DIRECTIONS

Support the land use objectives for Neighbourhood – Hillside and Shoreline areas by:

- a. Adhering to the “Other Directions” policies for the Neighbourhood land use designation.
- b. Applying an especially strong focus on site adaptive policies for both hillsides and shorelines in Section 11 (Park Spaces and Natural Assets), including clustering of development in order to be set back from and preserve nature features and sensitive ecosystems, consistent with Figure 16.



- c. Protecting and optimizing views from public spaces.
- d. Applying alternative infrastructure standards, where feasible, such as reduced rights-of-way requirements, to reduce the development footprint.
- e. When considering development on greenfield sites, retain a minimum of 40% of the site area as part public and part private open space. If an area plan is in place, each subdivision application will benefit from the overall conditions of the plan as it relates to open space retention on an area-wide basis. That is, if 40% of the area has been retained for open space through the area-wide plan, individual parcels created through subdivision within designated development areas will not be expected to achieve the 40% open space on a site by site basis.

Detailed urban design directions and other guidelines for hillsides and shorelines are provided in both the Environmental Development Permit Area and Form and Character Development Permit Area.



Scale Transition between Transit Growth Areas and Existing Low-Density Neighbourhood Residential Areas

Existing Residential

Transitional Residential

Townhouses on a Typical Lot



Local Road

Frequent
Transit
Corridor