



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, **open space** and other amenities. **Public spaces** may include features such as landscaped boulevards and public street trees.

Limited Scale Policies

Policies in this section apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas.

Policy

- a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies within this section.
- b. ~~Building forms that contains one or two residential units are supported in Neighbourhood Local, Limited Scale.~~
- c. ~~Building forms that contain three or more residential units should be supported where they have a similar building envelope as building forms that contain one or two residential units throughout the Plan Area.~~
- d. ~~Building forms that contain three or more residential units should be supported in any of the following areas:~~
 - i. ~~within transit station areas;~~
 - ii. ~~within 200 metres of an identified Main Street or Activity Centre; or,~~
 - iii. ~~where the parcel has a lane.~~
- e. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. Access to sunlight and shade on adjacent parcels; and,
 - ii. Protection of existing, healthy trees or landscaping on the parcel, where appropriate.
- f. Multi-residential building forms should not be supported within areas shown in Map 3: Urban Form as Neighbourhood Local and Map 4: Building Scale as Limited Scale.