

KEY CONSIDERATIONS FOR LIMITED SCALE POLICIES



Limited Scale Policies



Demographic Changes



Public Feedback



Municipal Development Plan
Policies



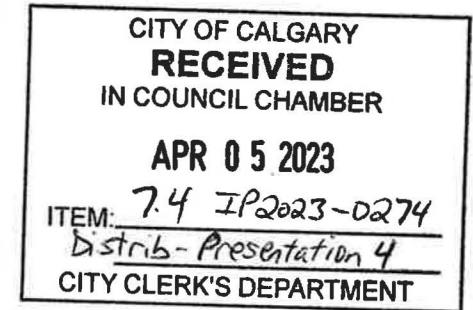
Diversity of
Perspectives



Equity



Amenities
and Services





LIMITED SCALE MAP

Legend

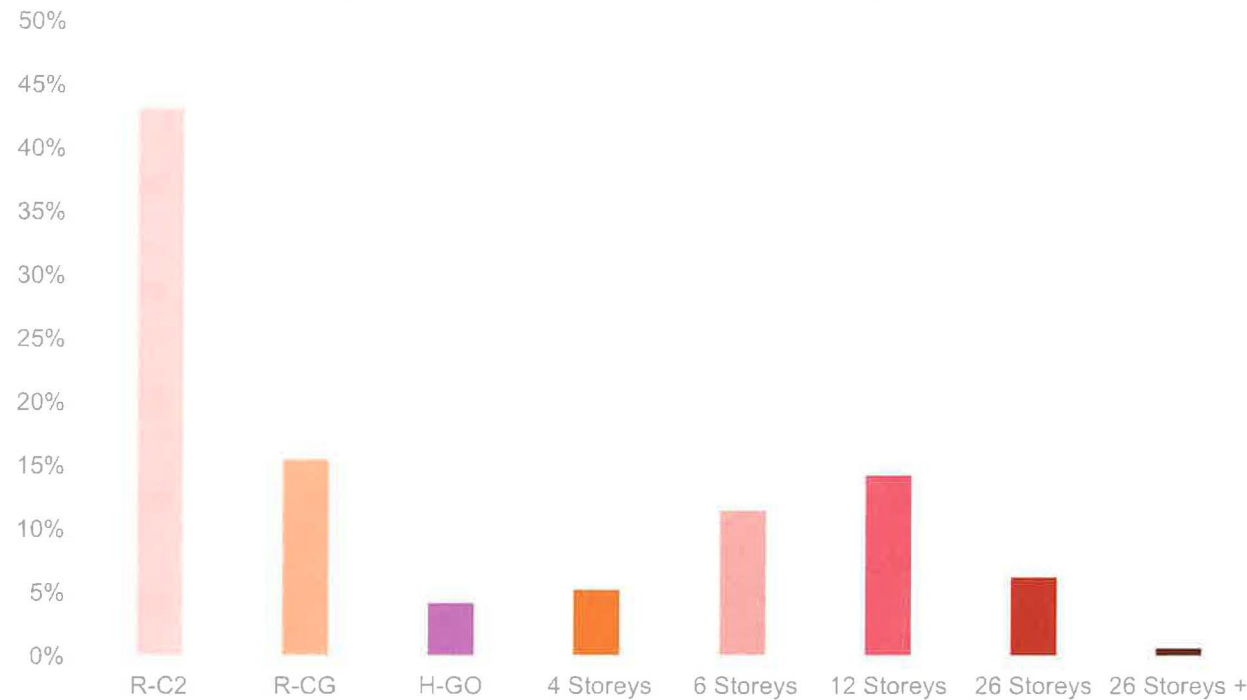
- Locations where up to two unit development is supported (single-detached homes, semi-detached homes and secondary suites)
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yard may be up to two storeys (single-detached homes, semi-detached homes, townhouses and secondary suites) (R-CG).
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yards may be up to three storeys (single-detached homes, semi-detached homes, row-houses, townhouses and secondary suites) (H-GO).
- Locations that support four storey development or greater (see building scale map for allowable building heights).
- Natural Areas
- Parks and Open Space
- City Civic and Recreation Natural Areas



- 1** The majority of areas with the Neighbourhood Local urban form category and Limited scale modifier support up to two dwellings on a parcel (plus secondary suites). These areas could see gradual growth of semi-detached as well as new single-detached homes.
- 2** Homes with three units or more (that are three storeys or less) such as rowhouses are supported beside parks and open spaces that are larger than 0.5 hectares (approximately 1.2 acres) and have a minimum dimension greater than 25 metres. This will allow for more people to live around and enjoy these larger parks and open spaces. There are also schools on many of these open spaces, so greater housing choice will allow more families to choose to closer to local schools.
- 3** Areas within a five-minute walk, or 600 metres, of transit stations allow for housing with three or more units such as rowhouses. This will allow for more people to choose to live in grade-oriented housing in close proximity to transit and other mobility options.
- 4** Homes with three units or more (that are three storeys or less) are also allowed on corner lots. These parcels have a lane as well as streets on two sides which help accommodate servicing and parking as well as allow for doors that front onto both streets.
- 5** Homes that include three or more units in the form of three storey courtyard developments are allowed on key community corridors such as Elbow Drive SW, Heritage Drive S, Fairmount Drive SE, 90 Avenue SE and Acadia Drive SE.

BUILDING SCALE AREAS

Overall Land Distribution



| | Land Use Distribution* |
|--|------------------------|
| Limited Scale – two dwellings (R-C2) | 43% |
| Limited Scale – three or more dwellings (R-CG) | 16% |
| Limited Scale – neighbourhood connector (H-GO) | 4% |
| Low-Modified Scale (4 Storeys) | 5% |
| Low Scale (6 Storeys) | 11% |
| Mid Scale (12 Storeys) | 14% |
| High Scale (26 Storeys) | 6% |
| Highest Scale (26 Storeys +) | 1% |

*Not including parks, open spaces and natural areas.



Land Use Distribution

