

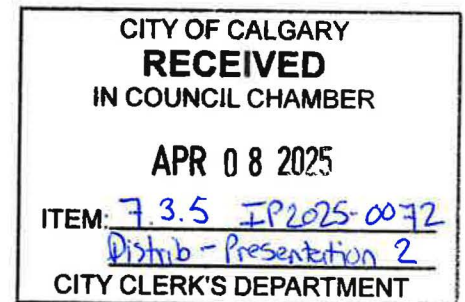


## Public Hearing Meeting of Council, April 8, 2025

Item 7.3.5 Chinook communities Local Area Plan

Elboya Britannia Community Association

Michael Read, Director Planning & Development - Britannia



## 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. The public space may include features such as landscaped boulevards and public street trees.

### **Policy**

#### **Site, Building, and Landscape Design**

**a. Multi-Residential development is only supported in the Neighbourhood Local, Limited Scale areas in a grade-oriented form.**

# Heritage Communities Local Area Plan BYLAW NUMBER 32P2023

## 2.2.1.6 Neighbourhood Local

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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 patterns and access to parks, open space and other amenities. The public realm may include features such as landscaped boulevards and public street trees.

In the Heritage Communities, the Neighbourhood Local urban form category is the most common category and is applied to the primarily residential areas of the Plan Area.

### Limited Scale Policies

The policies in this section only 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. Secondary suites will continue to be allowed where they are currently permitted by the Land Use Bylaw and do not form part of the unit count when considering the following policies.

### Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in the Neighbourhood Local, Limited Scale area.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in any one or more of the following areas:
  - i. Within Transition Zones in transit station areas;
  - ii. On corner parcels; and,
  - iii. Adjacent to or separated by a road or lane from a school, park or open space greater than 0.5 hectare in size with no dimension less than 25 metres.
- d. 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.

**EBCA urges Council to reject** the proposed Chinook Communities Local Area Plan as it stands and instruct Administration to **reopen** the public engagement process to:

1. Ensure a **comprehensive and transparent public engagement process** that includes meaningful discussions on Neighbourhood Local policies and their long-term impact and **complies with the MDP**.
2. Develop **clear, actionable policies** for Neighbourhood Local areas that **align with the MDP's** principles, respecting and enhancing neighbourhood character.
3. Incorporate **policies informed by approved LAPs**, such as the **Heritage Communities LAP**, to ensure consistent planning approaches for similar neighbourhoods.