

Controlled Development Areas & Protected Areas

Neighbourhood

CONTROLLED DEVELOPMENT AREAS

Context

Some of Campbell River's established neighbourhoods offer affordable housing opportunities. While they are primarily single use in nature, there are some areas with housing diversity. Neighbourhoods provide access to amenities such as parks, trails, and schools that all serve to make them great places to live. There are also opportunities to develop very small, walkable mixed use and/or commercial areas at major intersections in existing neighbourhoods to serve local residents without competing with downtown commercial businesses.

Vision

The Neighbourhood area designation describes existing neighbourhood areas that are predominantly residential and support a range of low to medium density housing, including special and assisted housing, as well as a limited amount of small-scale, local-serving retail stores or live/work units. As a controlled development area, neighbourhoods will maintain existing character and accommodate modest new growth through sensitive infill and redevelopment of appropriate underdeveloped areas, including intensification of streets that connect centres and/or are serviced by transit.

Objectives & Policies

5.22 Permit sensitive infill development and promote walkable destinations within existing neighbourhoods.

- 5.22.1 Where appropriate, allow a range of housing forms such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock.
- 5.22.2 Where appropriate, allow and encourage clustered development in order to preserve additional green space around valuable features such as sensitive environmental features, viewpoints and trail corridors.
- 5.22.3 Support the development of a series of connected parks in the Quinsam Heights Neighbourhood to meet the objectives of the Quinsam Heights Neighbourhood Concept Plan and Parks Strategic Plan.
- 5.22.4 At intersections of collector and/or arterial streets, encourage a limited amount of small-scale, local-serving commercial, mixed use development, or live/work units. Commercial is limited to 2 storeys or less, no more than 2,500 sq. ft. per commercial retail unit and no more than 10,000 sq. ft. of retail total among the four corners of any one intersection.
- 5.22.5 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.

- 5.22.6 Prioritize the redevelopment and intensification of corridors connecting centres from single-detached housing to duplex or townhouse housing.

5.23 Maintain existing neighbourhood character or revitalize/renew an area of which is identified as in need.

- 5.23.1 Infill development will consider the density, massing, design and character of the project in relation to overall densities and general character of the surrounding area.
- 5.23.2 Infill development will consider retention of special site features, mature landscaping, and view corridors.
- 5.23.3 Encourage well-integrated infill development in established neighbourhoods by requiring developers to consult with the community for development proposals where:
- a. A Form, Character & Performance Development Permit is required; or
 - b. A subdivision application requires a variance to the Zoning Bylaw, a Zoning amendment, or a Form, Character & Performance Development Permit.
- 5.23.4 A Neighbourhood Area Plan may be required for large-scale proposals that may have significant impact on the surrounding community. This may be triggered by issues including but not limited to:
- Traffic generation or change in traffic patterns;
 - Impacts to neighbourhood character (changes in building size, massing, height);
 - Impacts to neighbourhood-scale viewscales;
 - Changes to or destruction of features of environmental value;
 - Proposals capable of causing a significant change to well-established neighbourhood character; or
 - Proposals capable of causing a significant change to the pattern of development and green/park space in the Quinsam Heights Neighbourhood.
- 5.23.5 The City may, from time to time, amend its Planning Procedures Bylaw to define processes and parameters for the above requirements (5.23.3 and 5.23.4)
- 5.23.6 Noise and privacy disturbance from commercial, mixed use, or live/work units is to be minimized through consideration of building orientation, landscaping design, and sound deadening construction materials and techniques.
- 5.23.7 Lighting in commercial or mixed use developments should ensure clear visibility of access routes without excessive lighting levels or glare.

5.24 Improve road, cycle and pedestrian connections

- 5.24.1 Provide accessibility or pedestrian connection to major community amenities and schools, adjacent pedestrian networks and natural areas; and delineation of open space, landscaping and edge treatment at site boundaries, providing transitional buffers as required from existing housing in an area;
- 5.24.2 Assess the pedestrian system in neighbourhoods to identify gaps with a view to infilling or mitigating deficiencies.

5.25 Foster sense of place through pedestrian-oriented design for neighbourhood commercial or mixed use developments.

- 5.25.1 Commercial buildings will support pedestrian activity by including windows, awnings, canopies, lighting and signage to enliven the public realm and make it more comfortable. Outdoor seating, patios, wide sidewalks and landscaping are encouraged where the context is appropriate.
- 5.25.2 Commercial signage should be small in scale and designed and oriented to pedestrians.
- 5.25.3 Off-street parking and loading areas should be located to the rear or side of buildings.