



SOCP DIRECTION

Land Use Map updates:

- Designated existing large lot, semi-rural areas as 'Estate'
- Designated future development areas (currently developed or planned subdivisions or other areas appropriate for residential development and infill) as 'Neighbourhood'
- Removed the 'Village Centre' designation. Instead, the 'Neighbourhood' designation will allow for a few local shops (should the market support it).

Transportation updates:

- Designated Evergreen (from Petersen to Dogwood) as a 'potential future' minor arterial
- Designated Walworth (from Willis to Mercroft) as a 'potential future' residential collector

Quinsam Heights Concept Plan:

A neighbourhood concept plan was integrated into the Sustainable Official community Plan to provide clear guidance for future development in the neighbourhood.

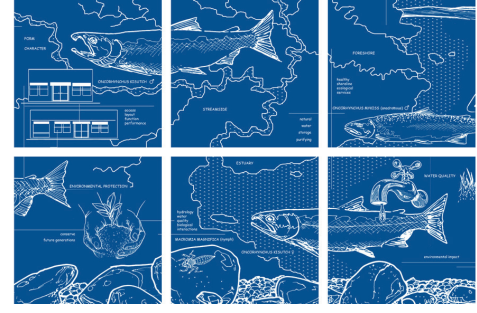
Updated relevant policies:

- Updated the 'Estate' designation to reinforce the unique semi-rural character of Quinsam Heights with minimum 1 acre lots
- Updated the 'Neighbourhood' designation to allow and encourage cluster development
- Updated transportation policy to ensure new roads are paid for by new development.



The Quinsam Heights neighbourhood currently contains a mix of larger lot semi-rural lots and small farms as well as newer suburban style developments and subdivisions.





PROPOSED ZONING UPDATES

1 REZONING:

- Based on the Quinsam Heights Concept Plan, a number of properties may be rezoned to achieve the community's vision for this neighbourhood.

2 SEMI-RURAL AREAS:

- Semi-rural areas may fall into the existing 'Rural 3' zone; however, this zone is intended for larger rural properties (1 hectare or larger).
- A new zone may need to be created to better reflect the unique character of these semi-rural areas.

3 FUTURE RESIDENTIAL DEVELOPMENT AREAS:

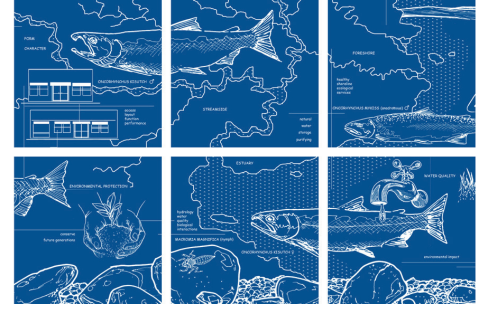
- Appropriate zoning will need to be identified for areas designated for future residential development and infill.
- During the SOCP engagement process, we asked community members about the type of housing they thought would be suitable for Quinsam Heights. Most people suggested larger single family homes or single family homes with garage/laneway suites rather than smaller lot homes or denser options like rowhouses.



*Neighbourhood Designation
(areas for future residential
development and infill)*

*Estate Designation
(semi-rural areas)*

What do you think?



1 REZONING

Currently the **RM-1 zone** permits up to three units on one lot - this could be a tri-plex or a single house with a secondary suite and a secondary residence. The Zone also permits low-rise apartments.

What residential uses do you think should be allowed in this zone?

add your
comments

If your property was rezoned to a different zone, how many units would you like to be permitted?

| Single family home | Single family home with a secondary suite | Single family home with a secondary suite and secondary residence |
|--------------------|---|---|
| VOTE HERE | VOTE HERE | VOTE HERE |

2 SEMI-RURAL AREAS

Currently the **RM-1 zone** permits up to three units on one lot - this could be a tri-plex or a single house with a secondary suite and a secondary residence. The Zone also permits low-rise apartments.

What do you think is an appropriate size for lots in the semi-rural Estate area?

| 1 Acre (1/2 Hectare) | 2.5 Acres (1 Hectare) | 5 Acres (2 Hectares) |
|-------------------------|--------------------------|-------------------------|
| VOTE HERE | VOTE HERE | VOTE HERE |

What residential uses do you think should be allowed in this area?

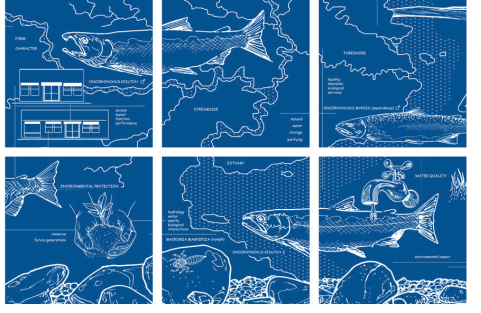
| Single family home | Single family home with a secondary suite | Single family home with a secondary suite and secondary residence |
|--------------------|---|---|
| VOTE HERE | VOTE HERE | VOTE HERE |



What do you think?



Zoning Bylaw
REVIEW



3 FUTURE RESIDENTIAL AREAS

What type of housing do you think is an appropriate for of infill housing in the “neighbourhood areas” of Quinsam heights?

Traditional Single Family



VOTE HERE

Single Family with Garage Suites



VOTE HERE

Larger Single Family Homes



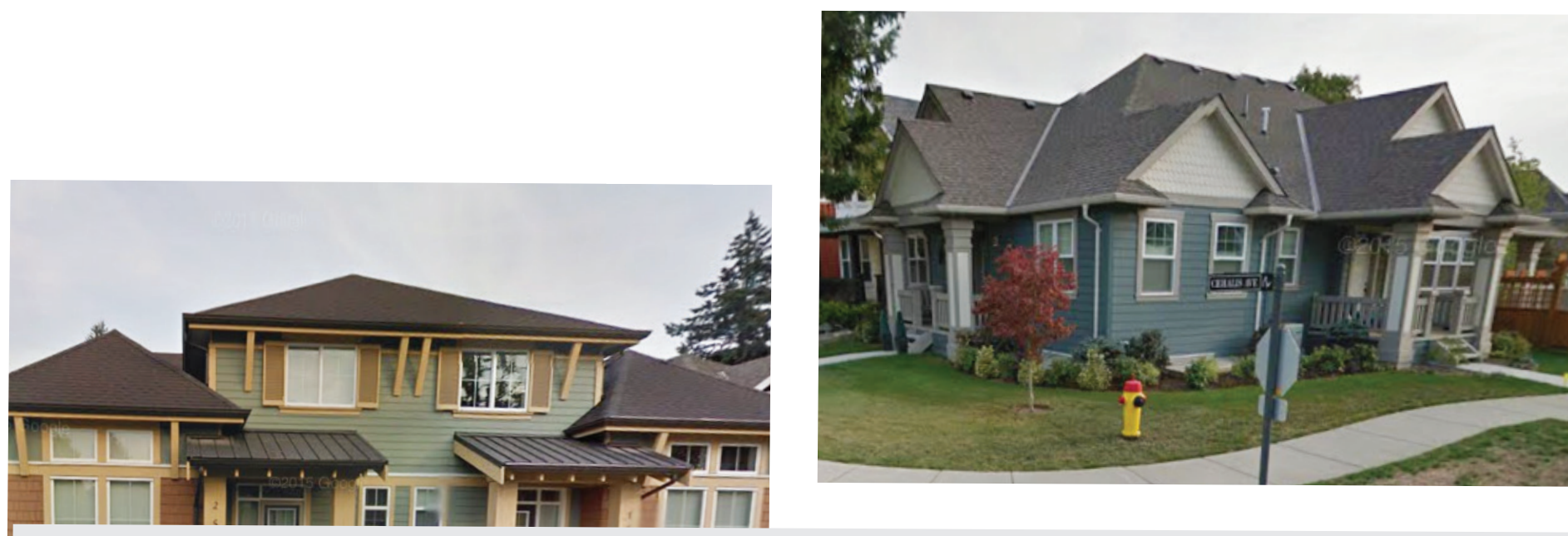
VOTE HERE

Small Lot Single Family



VOTE HERE

Duplexes



VOTE HERE

Triplexes & Rowhouses



VOTE HERE

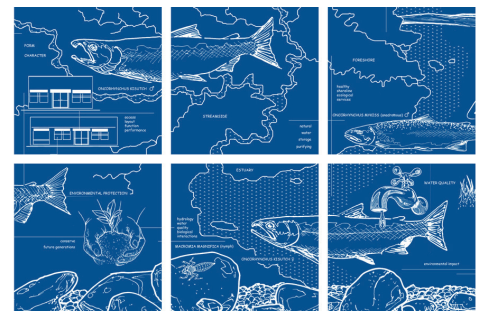
add your
comments



Quinsam Heights Concept Plan

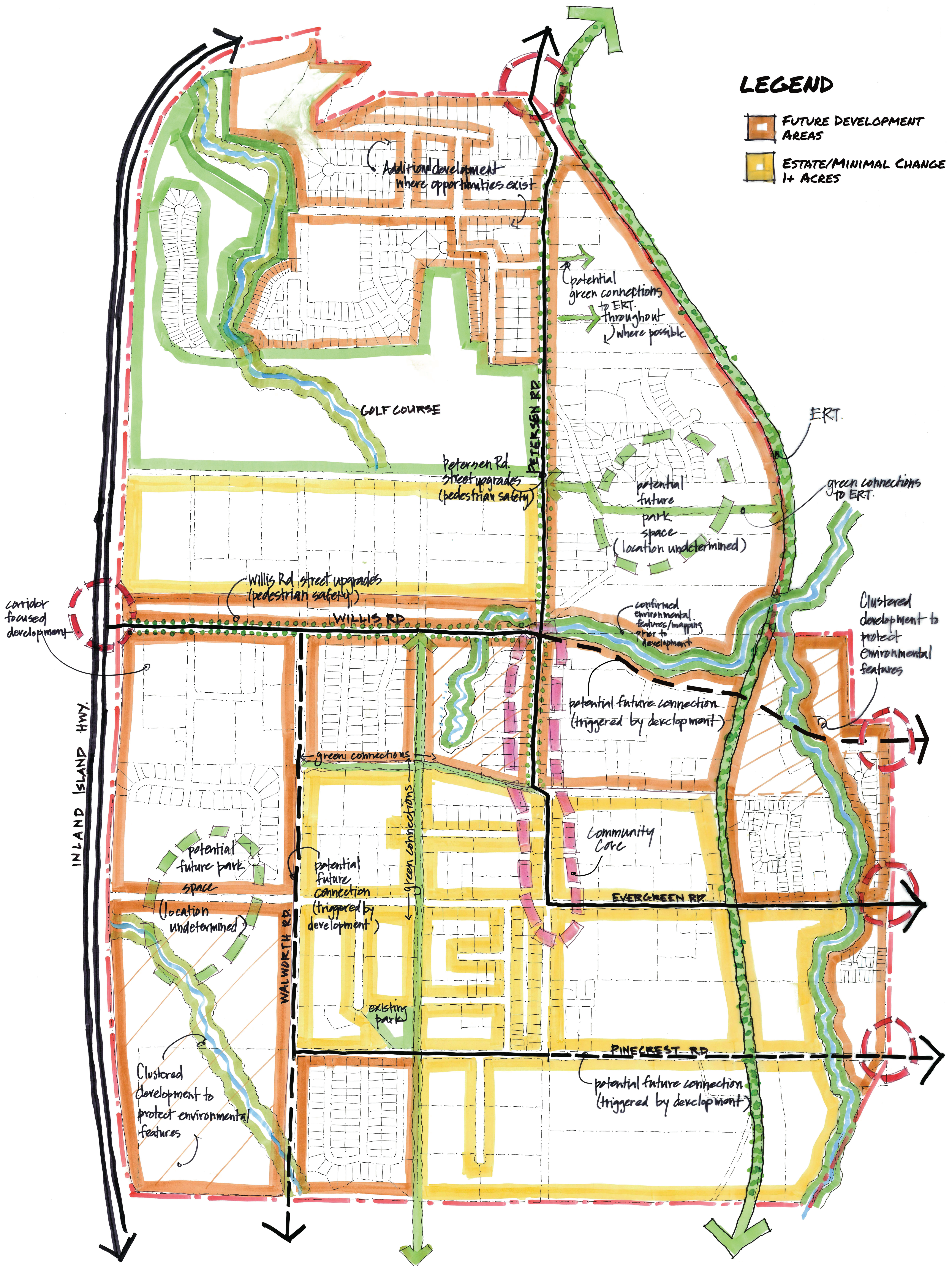


Zoning Bylaw
REVIEW



LEGEND

- FUTURE DEVELOPMENT AREAS
- ESTATE/MINIMAL CHANGE 1+ ACRES



Map 2c - Proposed Land Use (Quinsam)

Intended Growth Areas

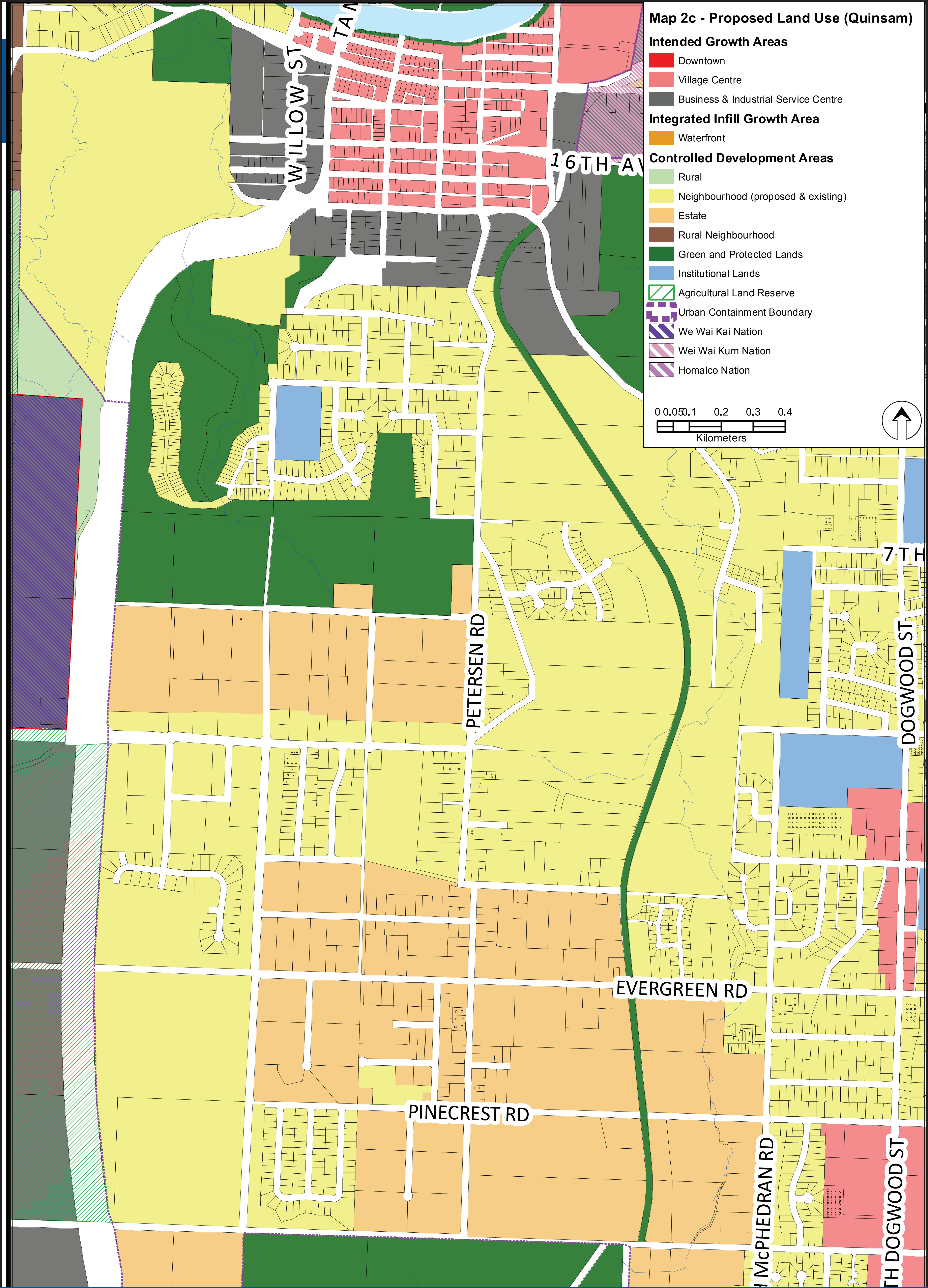
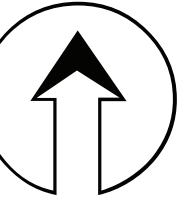
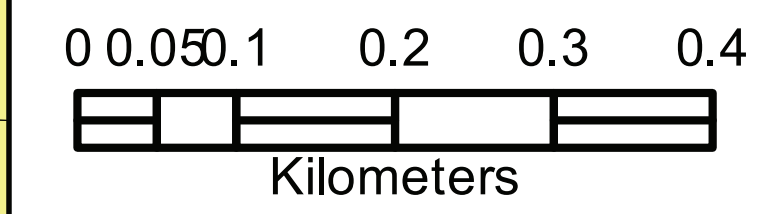
- Downtown
- Village Centre
- Business & Industrial Service Centre

Integrated Infill Growth Area

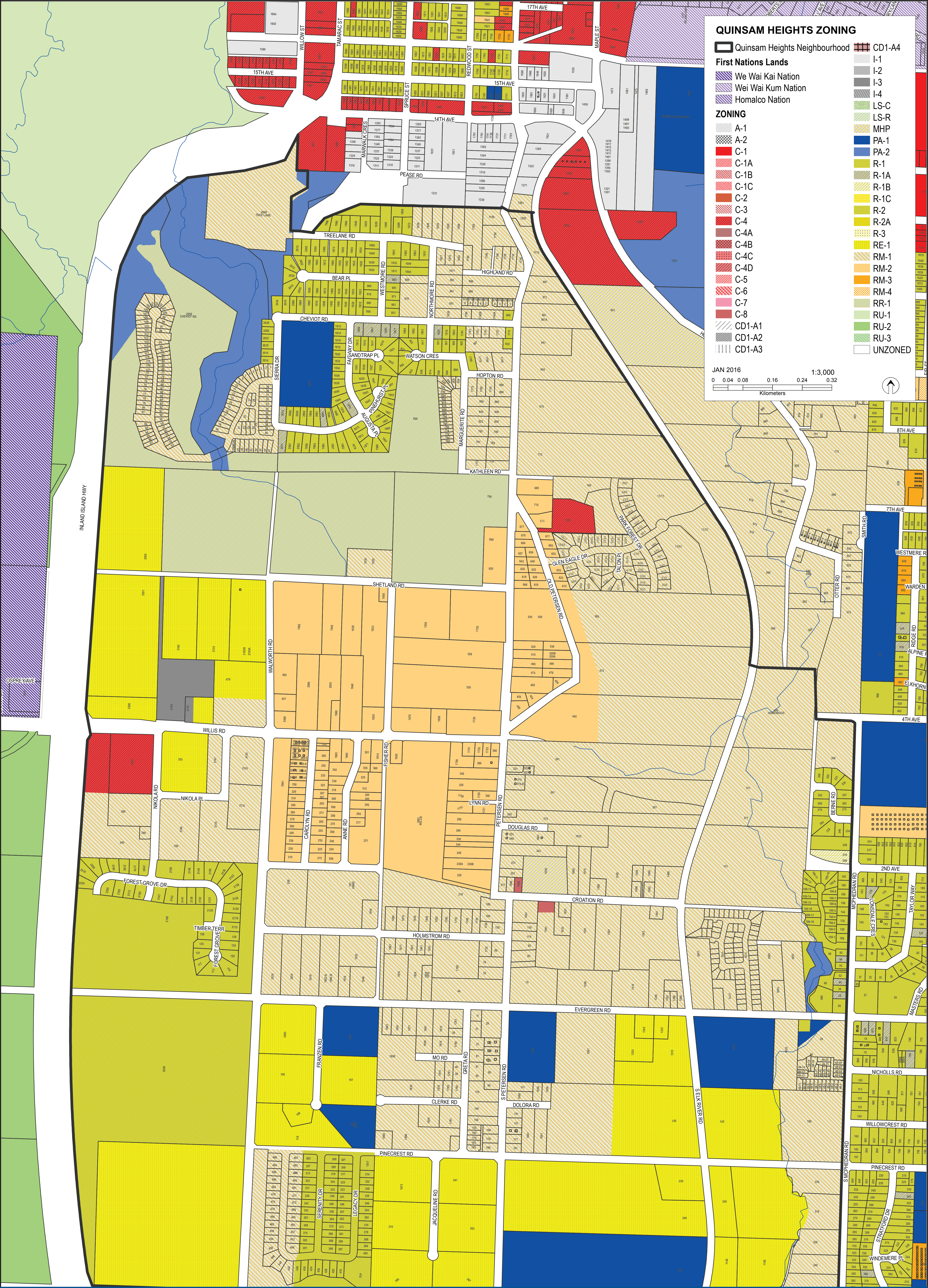
- Waterfront

Controlled Development Areas

- Rural
- Neighbourhood (proposed & existing)
- Estate
- Rural Neighbourhood
- Green and Protected Lands
- Institutional Lands
- ▨ Agricultural Land Reserve
- Urban Containment Boundary
- ▨ We Wai Kai Nation
- ▨ Wei Wai Kum Nation
- ▨ Homalco Nation



SOCP Land Use Map - Quinsam Heights



QUINSAM HEIGHTS ZONING

- Quinsam Heights Neighbourhood
- First Nations Lands**
 - We Wai Kai Nation
 - Wei Wai Kum Nation
 - Homalco Nation
- ZONING**
 - A-1
 - A-2
 - C-1
 - C-1A
 - C-1B
 - C-1C
 - C-2
 - C-3
 - C-4
 - C-4A
 - C-4B
 - C-4C
 - C-4D
 - C-5
 - C-6
 - C-7
 - C-8
 - CD1-A1
 - CD1-A2
 - CD1-A3
 - I-1
 - I-2
 - I-3
 - I-4
 - LS-C
 - LS-R
 - MHP
 - PA-1
 - PA-2
 - R-1
 - R-1A
 - R-1B
 - R-1C
 - R-2
 - R-3
 - RE-1
 - RM-1
 - RM-2
 - RM-3
 - RM-4
 - RR-1
 - RU-1
 - RU-2
 - RU-3
 - UNZONED

JAN 2016
 0 0.04 0.08 0.16 0.24 0.32
 Kilometers
 1:3,000

Current Zoning in Quinsam Heights