

# Hillsdale

# Neighbourhood Plan

Options For Future Development

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*Planning Terms - Defined*

## **Terms Defined Here:**

- 1 *Land-Use and Built-Form***
- 2 *Land-Use Classifications***
- 3 *Building Examples  
(type and height)***
- 4 *Density Classifications***

**Land-Use**

**What does  
'Land Use' mean?**

Land use identifies what can be built in an area and how the land is used.



***Residential***



***Commercial***

**Built-Form**

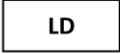
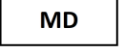
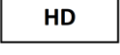
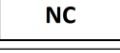

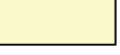

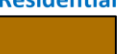


**What does 'Built Form' mean?**

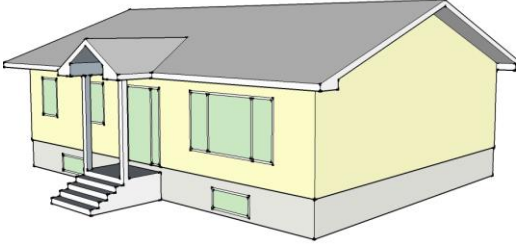


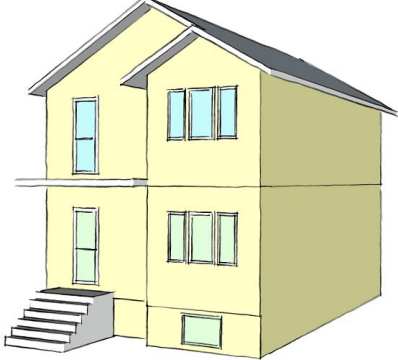




- ▶ The design, shape and character of the built elements in your neighbourhood
- ▶ How different buildings fit into their surroundings, such as:
  - How does the height fit along streets and within the neighbourhood?
  - Where do shadows fall?
  - Are there gateways into the neighbourhood that should be emphasized?
  - Are there areas or buildings that are unique or special?



## Land-Use Classifications

These classifications and associated definitions relate to the proposed Land-Use Maps (“Residential Ideas” and “Commercial/ Flexible Ideas”) that form part of the Survey.

Definitions for Existing Land-Uses	
Definitions for Existing Land-Uses	<p><b>Low-Density Residential</b> </p> <p>The intent of the existing <b>Low-Density Residential</b> area is to preserve existing character by limiting residential dwellings to single-detached dwelling only. This area is currently zoned R1.</p>
Definitions for Existing Land-Uses	<p><b>Med-Density Residential</b> </p> <p>The intent of the existing <b>Medium-Density Residential</b> area is to preserve existing character by limiting residential dwellings to tri-plex, four-plex, townhouse and 3-storey apartments only.</p>
Definitions for Existing Land-Uses	<p><b>High-Density Residential</b> </p> <p>The intent of the existing <b>High-Density Residential</b> area is to preserve existing character by limiting residential dwellings to apartment buildings that are 3-4 stories in height.</p>
Definitions for Existing Land-Uses	<p><b>Neighbourhood Commercial</b> </p> <p>The intent of the existing <b>Neighbourhood Commercial</b> nodes is to reserve these areas for “local” commercial services and amenities that cater to neighbourhood residents and surrounding areas.</p>
Definitions for Existing Land-Uses	<p><b>Commercial Corridor</b> </p> <p>The intent of the existing <b>Commercial Corridor</b> is to reserve this area for larger-scale commercial uses (e.g. grocery stores, large-format retail, etc.) that cater to city residents, as well as uses that cater to the “travelling public” (e.g. drive-thru restaurants, gas stations, etc.).</p>
Definitions for Proposed Land-Uses	
Definitions for Proposed Land-Uses	<p><b>Low-Density B Residential</b> </p> <p>The intent of the proposed <b>Low-Density B Residential</b> area is to accommodate single-detached, semi-detached and single detached dwellings on narrower lots (min. width - 8.5m).  These areas will help support housing opportunities and will take advantage of transit service, while ensuring that most of the neighbourhood is reserved for single-detached dwellings.</p>
Definitions for Proposed Land-Uses	<p><b>Med-Density Residential</b> </p> <p>The intent of the proposed <b>Medium-Density Residential</b> area is to accommodate a range of housing types: tri-plex, four-plex, townhouse and 3-storey apartments.  These areas will help support housing opportunities and diversity, as well as a transition from low-density areas to high-density and commercial corridors.</p>
Definitions for Proposed Land-Uses	<p><b>High-Density Residential</b> </p> <p>The intent of the proposed <b>High-Density Residential</b> area is to accommodate apartment-style (multi-unit) housing opportunities.  These areas will be limited to existing high-density areas and along Albert St. and Wascana Parkway. Height limits will ensure appropriate transitions.</p>
Definitions for Proposed Land-Uses	<p><b>Flex-Area 2</b> </p> <p>The intent of the <b>Flex-Area 2</b> area is to accommodate either medium-density housing types or small-scale, neighbourhood-oriented commercial development, or a combination of all.  Flex Area 2 allows for flexibility within areas that have the potential for different possibilities; however, the scale of development would be neighbourhood-oriented.</p>
Definitions for Proposed Land-Uses	<p><b>Flex-Area 3</b> </p> <p>The intent of the <b>Flex-Area 3</b> is to accommodate either medium or high-density housing types or larger-scale commercial development, or a combination of all.  The Flex-Area 3 allows for flexibility within areas that have the potential for different possibilities. As development will be more intense than Flex-Area 2, these areas are located by major corridors.</p>

<b>Buildings – Examples</b>			
<b>Low-Density</b>			
	<b>Single-Detached</b>	<b>6.5 m. Height</b>	<b>Single-Detached</b>
			
	<b>Semi-Detached</b>	<b>7.5 m. Height</b>	<b>Semi-Detached</b>
<b>Medium &amp; High-Density</b>			
	<b>3-Storey Apt.</b>	<b>11 m. Height</b>	<b>4-Storey Apt.</b>
<b>Mixed-Use</b>			
	<b>3-Storey Mixed-Use Building</b>	<b>5-Storey Mixed-Use Building</b>	

**Density – Examples**

*Low-Density*

- Maximum two principal dwelling units per lot



Single-Detached



Semi-Detached



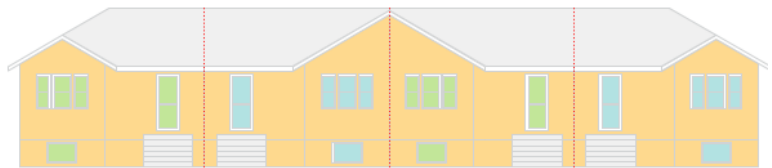
Duplex

*Medium-Density*

- Multiple units per building
- Maximum 3-storey



Triplex



Townhouse

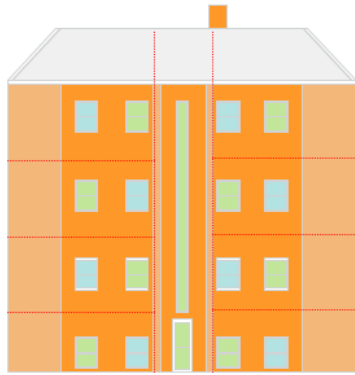


3-storey Walk-up Apartment

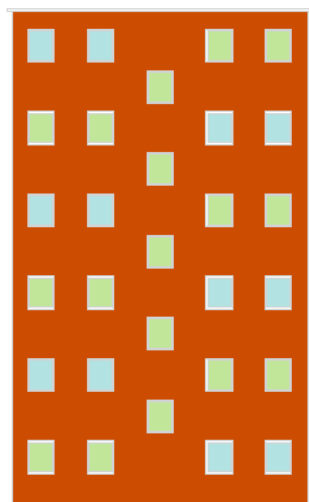
**Density – Examples**

*High-Density*

- Multiple units per building
- Minimum 4-storey



4-storey Walk-up Apartment



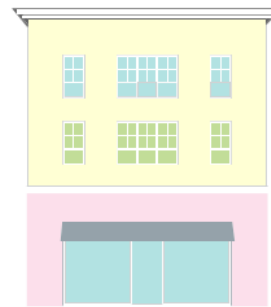
5+storey Highrise Apartment

*Mixed-use*

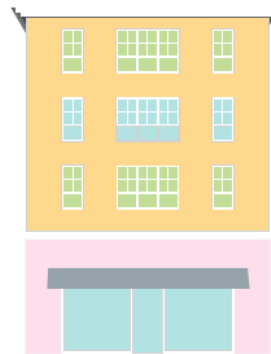
- Commercial at main-level with residential above
- Minimum 2-storey



Live/Work



3-storey Mixed-use



4-storey Mixed-use