

3.2.3 Multi-Dwelling Residential

This designation increases the supply of smaller housing options to support opportunities for downsizing, ageing-in-place and greater affordability, while supporting the functionality and feasibility of village commercial uses.

Description

The Multi-Dwelling Residential designation allows for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums. Multi-Dwelling Residential building masses shall be designed to frame publically-accessible open space and community gathering areas throughout the Plan area. Residential parking shall be provided for primarily underground, with limited surface stalls for short term, visitor and accessible parking.

The Multi-Dwelling Residential designation accounts for approximately 3.42 hectares or 26%¹ of the Plan area.

Setbacks, massing, views, and form and character of buildings shall be further detailed through development approvals at the time of Zoning and Development Permit.

Final designs for the Schooner Cove Village shoreline redevelopment shall be subject to approval by the BC Ministry of Environment and the Department of Fisheries and Oceans.

Rationale

The Multi-Dwelling Residential designation supports the Regional Growth Strategy goals and objectives for a complete community, including: increased housing choice; more efficient infrastructure servicing; retention of natural areas; greater viability for public transit; and less driving for daily needs. Further, a diversity of housing adjacent to the mixed-use village is required to support a thriving neighbourhood commercial centre with local-serving shops and personal services. Well connected by walking and cycling paths to permit easy access to neighbourhood amenities and services, the Multi-Dwelling Residential designation fosters a liveable, pedestrian-scale neighbourhood.

The introduction of smaller unit types responds to community housing needs for an aging population, a diversity of lifestyles, and a broader range of affordability.

It is anticipated that Schooner Cove would be comprised of condominiums in low-rise building forms.

Multi-Dwelling Residential uses accommodate the required resident population to support the Village commercial program. Further, by clustering a significant number of units within a minimal footprint, the Multi-Dwelling Residential designation further minimizes the overall footprint of the residential development that will be required to meet growth demands regionally.

The Waterfront - Residential

A more exclusive residential edge to the Neighbourhood Plan area, The Waterfront lies on the east side of Schooner House and accommodates two waterfront condo buildings, separated from the mixed-use Village, but connected via the waterfront boardwalk and a forest path.

The Commons - Residential

The Commons residential units are organized around a central greenway and provide opportunities for more stand-alone residential and amenity programming with convenient connections to the Village.

¹ Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

Policies

- a. Approximately 310 residential dwelling units shall be permitted in the Multi-Dwelling Residential Land Use Designation to a maximum of 360 for the Neighbourhood Plan Area.
- b. Multi-Dwelling development at Schooner Cove will demonstrate consistency with the Vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan.
- c. The Multi-Dwelling Residential designation allows for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums.
- d. A maximum of five storeys total building height may be permitted, in accordance with DPA guidelines. Where underground parking is incorporated a maximum of two additional storeys may be considered for exposed basements/parkades.
- e. Residential parking shall be primarily underground.
- f. Accommodation of marina user parking with approximately 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site shall be provided. Upon redevelopment of the tennis court site (as shown on **Schedule A2 – Public Access & Open Space Plan**), these latter spaces would be accommodated underground within the Commons development.
- g. Provision of a variety of unit sizes to provide for a diverse population in support of ageing-in-place and greater affordability shall be encouraged.
- h. A portion of condominium units within the Multi-Dwelling Residential designation may be operated for tourist commercial/short-term accommodation purposes.
- i. Development of a waterfront and breakwater boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- j. Community amenities at Schooner Cove shall be secured as a condition of rezoning. Amenities may include publically accessible plazas, trails and boardwalks and may include public art and interpretive signage.
- k. The provision of universally accessible pathways along major streets shall be supported.
- l. No development of the 'tennis court' as shown on **Schedule A1 – Land Use Designations** shall occur until such time that the shared parking study is completed and alternative parking for The Marina has been identified and secured.