

Core Area Neighbourhood (C-NHD)

Growth Strategy Role

[Core Area](#) Neighbourhoods will accommodate much of the city's growth through sensitive residential infill, some [low rise buildings](#) permitted in strategically located properties, and more opportunities for local commercial and institutional development. Except where located along a [Transit Supportive Corridor](#), new development would be largely in keeping with the existing scale and building orientation of the neighbourhood to maintain the overall feel, particularly in Heritage Conservation Areas. Residents of Core Area Neighbourhoods would have easier access to [Urban Centres](#) and [Village Centres](#) for many of their day-to-day shopping and employment needs while their alignment along [Transit Supportive](#) and [Active Transportation Corridors](#) would make it easier to reach other areas of the city without a car.

Supported Uses and Typologies

[Core Area](#) Neighbourhoods should support a variety of ground-oriented housing types, including small lot single detached housing, two-dwelling housing, secondary suites, carriage houses and [ground-oriented](#) multi-unit housing. Small-scale local commercial and institutional uses that serve the surrounding residents, like corner stores, daycares and places of worship, are also supported in [Core Area](#) Neighbourhoods.

Stacked townhouses and [low rise](#) apartments are supported adjacent to [Transit Supportive Corridors](#), with mixed use commercial and residential development supported by policy. Consideration for these uses and typologies in areas not adjacent to [Transit Supportive Corridors](#) may be considered strategically on larger sites where a project provides [affordable housing](#), amenity space, and parks, and transitions sensitively into adjacent neighbourhoods as guided by *Policy 5.3.3: Strategic Density*.

Table 3.3: Core Area Neighbourhood Summary

Supported Uses	Supported Forms	Density (FAR)	Other Characteristics
<ul style="list-style-type: none"> • Single and two dwelling residential • Secondary suites and carriage houses • Ground-oriented multi-unit residential • Small-scale commercial and institutional • Stacked townhouses* • Apartment housing* • Mixed use development* 	<ul style="list-style-type: none"> • Attached and detached buildings up to 3 storeys • Multi-unit buildings up to approximately 6 storeys* 	<ul style="list-style-type: none"> • Approximately 1.0 • Allow for up to approximately 1.8 along Transit Supportive Corridors and strategic locations 	<ul style="list-style-type: none"> • Sensitive infill in keeping with neighbourhood scale and orientation • Buildings oriented to Transit Supportive Corridor • Sensitivity to Heritage Conservation Areas