

Cluster Conservation Development

Cluster Conservation Development (CCD) method for residential subdivision and development provides for residential and mixed-use precincts in neighbourhood areas. They also retain, restore and enhance the natural character and significant conservation habitat along side new buildings and streets. CCDs are an alternative to conventional residential developments that typically result in substantial loss of natural features and habitat. In contrast, CCD approaches allow and/or require denser clusters of dwellings in one part of the proposed project area, in exchange for permanently preserving natural areas and features on the other park.

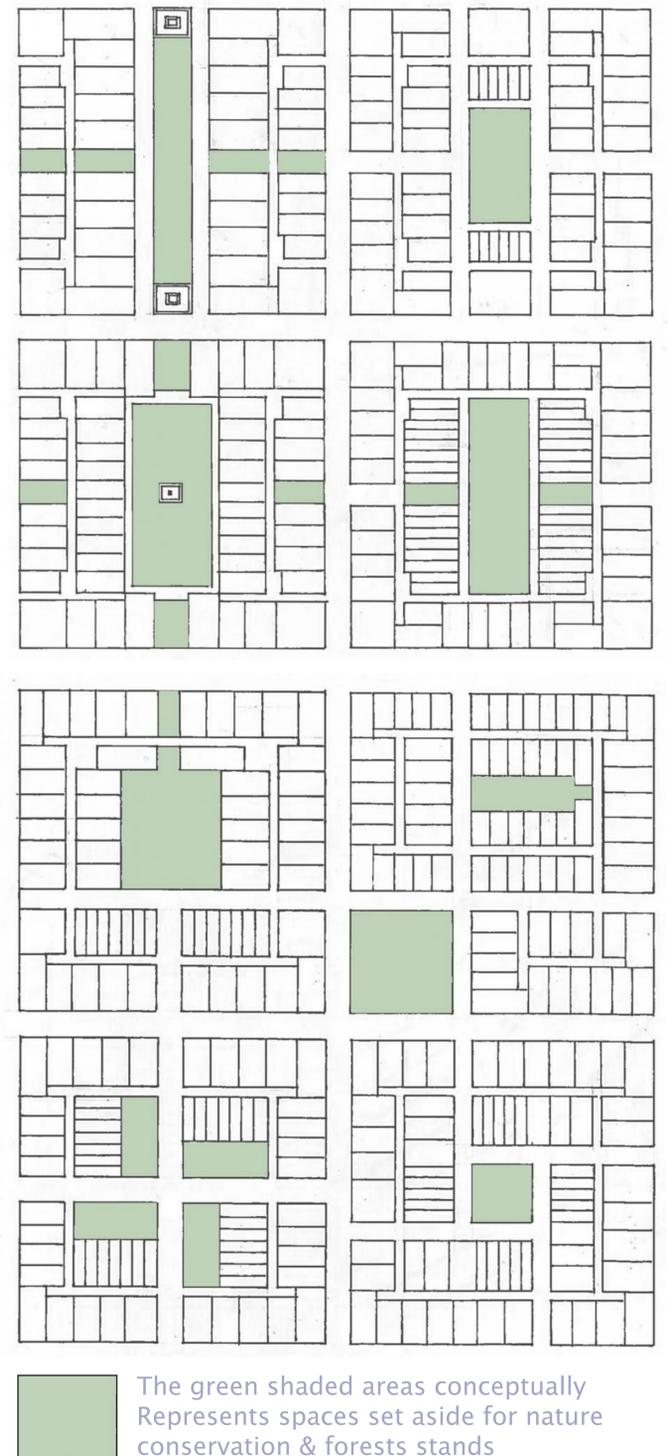
What are the benefits of CCDs?

- ✓ Preserves open spaces and habitat for wildlife and increased biodiversity;
- ✓ Preserves open spaces to allow natural areas to provide ecosystem and infrastructure services (i.e. GHG emissions capture, air purification, rainwater and stormwater management, soil retention); and,
- ✓ Often increases the assessed property values for homes because of their proximity to and design with nature; and,
- ✓ Contributions to small town character, from the site scale to the neighbourhood and community scales.

Emerging Policy Directions

1. **Design and develop pedestrian scale blocks** (defined to be between two cross streets) with a maximum targeted length of 200 metres (measured between the outside curb faces of two cross streets) and on average between 160 and 180 metres (see Block Patterns Guidelines Diagram - bottom right). Design and orient the block to be within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west axis to facilitate both active and passive solar optimized development.
2. **Provide Mid-Block Links that are barrier-free and clearly identifiable from the street** to increase block permeability for active transportation modes and support walkable neighbourhoods. These Links may be located adjacent to strata roads or vehicle lanes, where applicable, or exclusive vehicle-free mobility corridors, and would bisect blocks to achieve a sub-block active mobility grid that is situated approximately 80 to 100 metres of cross streets.
3. **Blocks that front arterial streets can extend beyond this maximum block size length** provided they incorporate Mid-Block Links between the arterial street and local and collector roads at a spacing similar to the average block length of between 160 and 180 metres.
4. **Avoid subdivision layouts that incorporate single-access block and street patterns** (cul-de-sacs and P-loops), and/or include crescent and T-intersection road configurations.
5. **Provide north-south oriented Mid-Block Links in blocks** for single family, duplex, semi-detached, and rowhome forms of housing developments, that are barrier-free and clearly identifiable from the street to increase block permeability for active transportation modes and support walkable neighbourhoods. These Links may be located adjacent to strata roads or vehicle lanes, where applicable, or exclusive vehicle-free mobility corridors, and would bisect blocks to achieve a sub-block active mobility grid that is situated approximately 80 to 100 metres of cross streets.
6. **Design and orient the lotting pattern in blocks** for single family, duplex, semi-detached, and rowhome forms of housing developments, where a minimum of 80 percent of the lots for the southern-facing front or rear property line of the lot is within plus or minus 30 degrees (determined as the maximum deviation) or less (5 to 15 degrees is determined as optimal for solar sequestration) of the true east-west axis. The longest dimension of the lot is also aligned to the true east-west axis as well.

Example CCD Block Patterns



Block Patterns Guideline Diagram

