Land Use Concept



Using the input from a Housing Forms Workshop held on November 27 and after further analysis, a potential land use concept was developed. This concept will be adapted and modified as input and feedback is provided throughout this process.

Service Commercial

Regional commercial, retail, and office



Industrial A range of industrial and tech uses



Civic Centre

Civic and mixed uses that support a vibrant Downtown and Core area



Transit-Oriented Core

Highest density and greatest mix of uses
Residential, commercial, office
15+ storeys



Transit-Oriented Residential

High density residential uses with some ground level commercial/retail 15+ storeys



Mid Rise Residential

Medium density residential uses 6-12 storeys

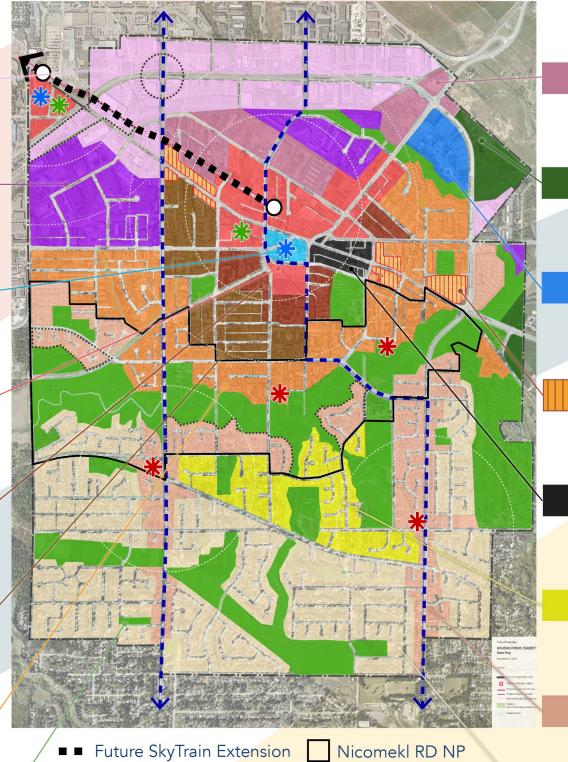


Low Rise Residential

Mix of low rise apartments & ground oriented Ground oriented along Nicomekl floodplain 3-6 storeys



Park & Open Space



- Future Rapid Bus Line

* New Corner Commercial * New Civic Facility * New Park

Potential Study Area



Mixed Employment

Light industrial, commercial, office



Agriculture

Agricultural Land Reserve



University District

Educational, research, and supporting uses, with student housing and tourist accommodation



Low Rise Mixed Use

Mixed use commercial and residential 4-6 storeys



Historic Core

Mixed use commercial and residential Retain historic character and identity



Urban Residential

Single detached form with potential for gentle infill secondary accessory units (garden suites, coach homes)



Ground Oriented

Townhomes and du-tri-four-plexes - 3 storeys.

Potential study areas are conceptual and require further review prior to changing existing OCP land use



Suburban

Single detached homes