



LEGEND

MIXED LAND USES

- **Transit-Oriented Core**
Highest density & greatest mix of uses
Residential, commercial, office
up to 15 storeys
- **Transit-Oriented Residential**
High density residential uses with some
ground level commercial
up to 15 storeys
- **Historic Downtown Core**
Mixed use commercial & residential
Retain historic character & identity
- **Civic Centre**
Civic and mixed uses that support a vibrant
Downtown & Core area
- **Low Rise Mixed Use**
Mixed use commercial & residential
4-6 storeys

EMPLOYMENT LAND USES

- **Mixed Employment**
Light industrial, commercial, office
- **Service Commercial**
Regional commercial, retail, & office
- **Industrial**
A range of industrial & tech uses
- **University District**
Educational, research, and supporting
uses, with student housing & tourist
accommodation
- **Agriculture**
Agricultural Land Reserve

RESIDENTIAL LAND USES

- **Mid Rise Residential**
Medium density residential uses
6-12 storeys
- **Urban Residential**
Single detached form with
potential for gentle infill
secondary accessory units
(garden suites, coach homes)
- **Low Rise Residential**
Mix of low rise apartments & ground
oriented along Nicomekl floodplain
3-6 storeys
- **Suburban**
Single detached homes
- **Ground Oriented**
Townhomes & du-tri-four-plexes
3 storeys

■ **Potential Study Area for Ground Oriented**

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

OTHER LAND USES

- **Parks & Open Space**
- ✱ **New Park / Open Space**
- ✱ **Corner Commercial**
- ✱ **New Civic Facility**
- **Future SkyTrain Extension**
- **Future High Frequency Transit**
- **Nicomekl River District NP**
- **Other Potential Study Area**
- **Building Height Review Area**