

Land Use



Corner Commercial

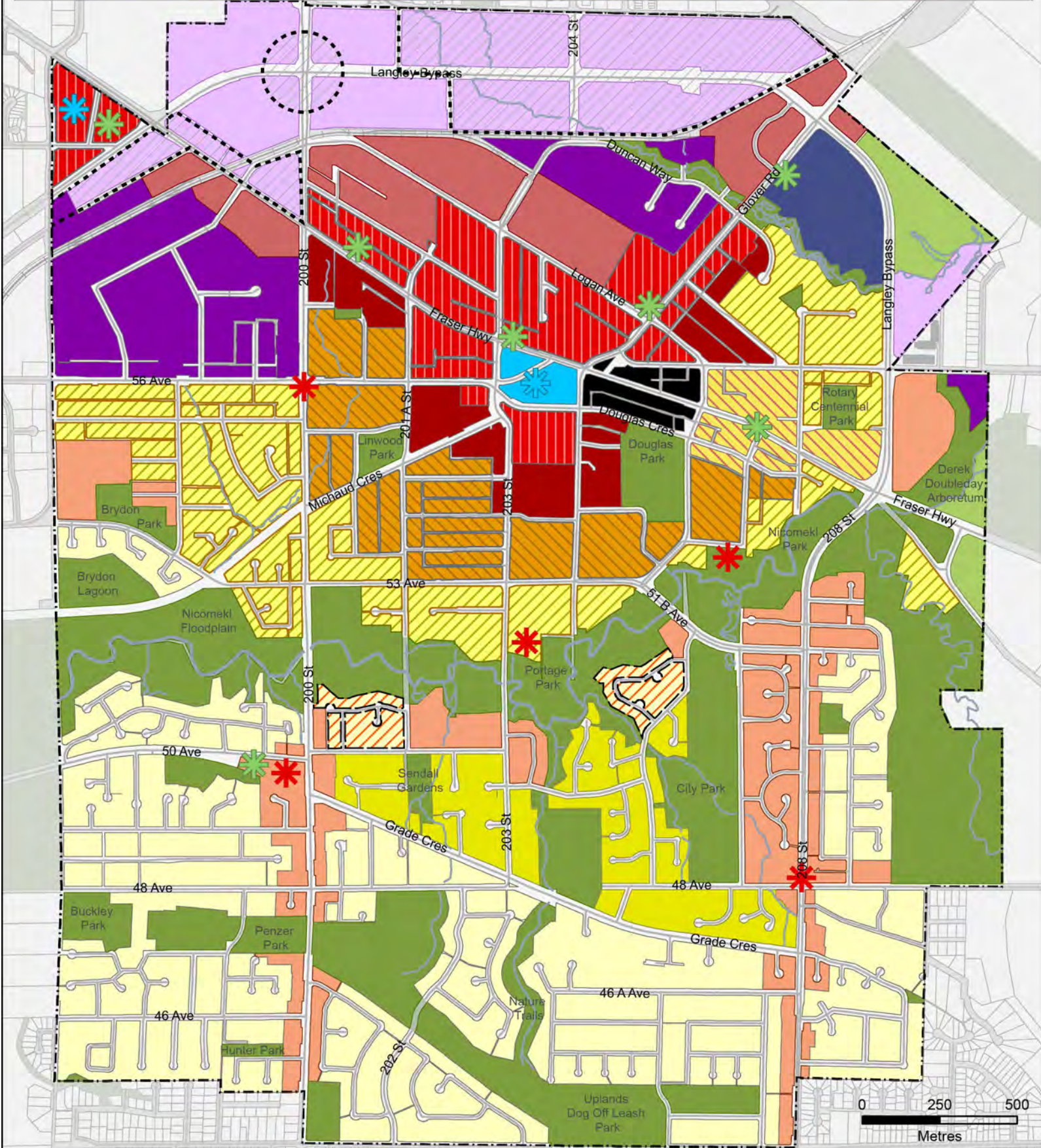


New Civic Facility



New Park / Open Space

Agriculture	Historic Downtown Core	Low Rise Residential	Parks and Open Space	Service Commercial	Transit-Oriented Residential
Civic Centre	Industrial	Mid Rise Residential	Potential Study Area for Ground Oriented	Suburban	University District
Ground Oriented	Mixed Use	Mixed Employment	Other Potential Study Area	Transit-Oriented Core	Urban Residential



Updates to the Land Use Plan

New Public Open Spaces

adds plazas and pocket parks to new growth areas

Updated Land Use

TRANSIT ORIENTED RESIDENTIAL

(up to 15 storeys) to leverage SkyTrain investment and create a vibrant gateway into the Downtown Core

Previous Uses

LOW RISE MIXED USE
MID RISE RESIDENTIAL

Height Adjustment

HISTORIC DOWNTOWN CORE

to allow buildings up to 4 storeys on Fraser Highway and 8 storeys on surrounding streets

Potential Study Area for Ground Oriented

REMOVED

maintains a broad range of housing types in the area

Updated Land Use

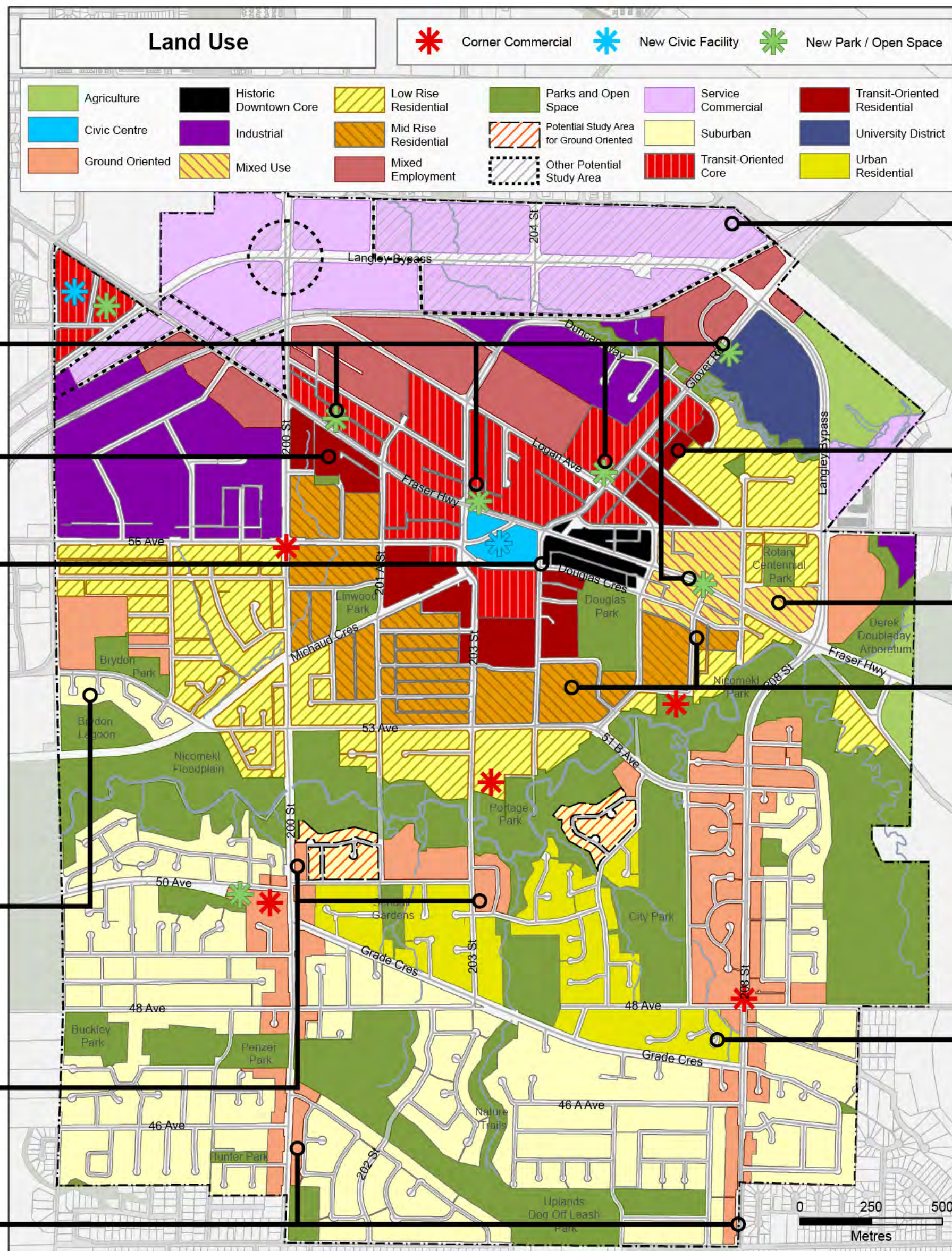
GROUND ORIENTED

adds townhomes, du/tri/quad plexes along the Nicomekl River

Minor Adjustments

GROUND ORIENTED

focuses townhomes, du/tri/quad plexes closer to major streets and transit



Potential Study Area for Industrial Uses

broadens future employment and land use flexibility

Updated Land Use

TRANSIT ORIENTED RESIDENTIAL

(up to 15 storeys) aligns with current OCP & zoning

Previous Use

LOW RISE RESIDENTIAL

Updated Land Use

MIXED USE

(up to 12 storeys) creates a vibrant gateway to the Downtown Core

Previous Use

LOW RISE RESIDENTIAL
LOW RISE MIXED USE

Updated Land Use

MID RISE RESIDENTIAL

(6 to 12 storeys) locates more residents near Downtown Core and SkyTrain, and creates a height transition between Core and Nicomekl River areas.

Previous Use

LOW RISE RESIDENTIAL

Lot Size Adjustments

URBAN RESIDENTIAL

allows smaller lot sizes and updates secondary suite requirements