











3.2 LAND USE STRATEGY

The Plan is centered on a vibrant mixed-use core, supported by a variety of commercial and civic uses. The highest densities are located around a future rapid transit station on King George Boulevard. Medium and lower density mixed-uses transition away from the centre and are located along arterial roads where frequent pedestrian traffic is expected. New land uses are supported by a finer-grained and pedestrian friendly street network which serves local businesses and services.

Land use designations define future land uses that the City will encourage over time. Each land use designation outlines what may be possible on sites with that designation. They provide a clear intent and development parameters to guide future growth.

Implementation of the Plan’s vision and planning principles is intended to take place through applications for rezoning and development permits. Zoning regulations specify permitted land uses and densities on a property-by-property basis and are intended to be generally consistent with the provisions outlined in this section. Not all sites/properties will be able to meet the maximums outlined in the designation due to limitations created by context (e.g. road dedications, adjacent uses) and site constraints (e.g. lot depth and shape, grade, riparian areas). New proposed zoning will be reviewed at the time of development application submissions on a case-by-case basis.

Table 3.1: Land Use Designation Summary

 Detached Residential	 Townhouse Residential	 Low Rise Residential	 Mid to High Rise Residential	 High Rise Residential
				
Detached single family homes on urban sized lots. Secondary suites are permitted for a maximum of two dwelling units per lot. Duplexes are permitted.	Ground-oriented townhouses, including row or stacked townhouses.	Low rise residential with street oriented ground floor units and apartments above.	Mid to high rise residential supported by a 2-4 storey podium with street oriented ground floor units.	High rise residential supported by a 4-6 storey podium with street oriented ground floor units.
BUILDING HEIGHT Up to 9.0 m (30 ft)	BUILDING HEIGHT Up to 15 m (50 ft)	BUILDING HEIGHT Up to 4 storeys along 134 St, 70B Ave, 135 St, and 68 Ave. Up to 6 storeys elsewhere.	BUILDING HEIGHT Minimum 2 storey podium, tower up to 20 storeys.	BUILDING HEIGHT Minimum 4 storey podium, tower up to 25 storeys.
DENSITY Up to 0.6 FAR or 14.75 uph (6 upa). Up to 18.5 uph (7.5 upa) with minimum 15% preservation of open space.	DENSITY Up to 1.0 FAR or 111 uph (45 upa). Up to 1.30 FAR for stacked townhouses.	DENSITY Up to 2.5 FAR	DENSITY Up to 3.5 FAR*	DENSITY Up to 4.0 FAR*

 Mixed Use	 Commercial	 Institutional	 Civic	 Parks and Natural Areas
				
Mixed used areas require a minimum of one floor of active commercial at grade and the corresponding residential designation above.	Retail and commercial development that requires a large floor plate and more prominent street presence. BUILDING HEIGHT Up to 4 storeys to a maximum height of 20 m DENSITY Up to 1.5 FAR	Non-profit facilities that support the social wellbeing and health of the community, such as education, affordable and supportive housing, and other community uses.	Public facilities such as education, recreation and culture. Secondary and supportive uses are permitted including affordable housing in coordination with civic uses.	Public open space that encourages social interaction and reinforces the public realm, supporting activities such as socializing, resting, and eating, and adding to the quality of urban living.

*Additional building height and density may be considered where additional community benefit is provided in accordance with the City’s Density Bonus Policy (Policy O-54). In such cases development is subject to urban design approval to ensure appropriate interface treatments and consistency with design guidelines.

Figure 3.1 Land Use Concept

Legend

Land Uses

- High Rise Mixed-Use
- High Rise Residential
- Mid to High Rise Mixed-Use
- Mid to High Rise Residential and/or Civic
- Mid to High Rise Residential
- Low Rise Mixed-Use
- Low Rise Residential and/or Civic
- Low Rise Residential
- Townhouse
- Detached Residential
- Commercial
- Civic
- Institutional
- Parks and Natural Areas
- Plaza

Other Features

- Road Network
Long Term Roads shown with dashed line
- Watercourses and Waterbodies
- Future Rapid Transit Station
Location TBD
- Future Rapid Transit Service
Route TBD

