


























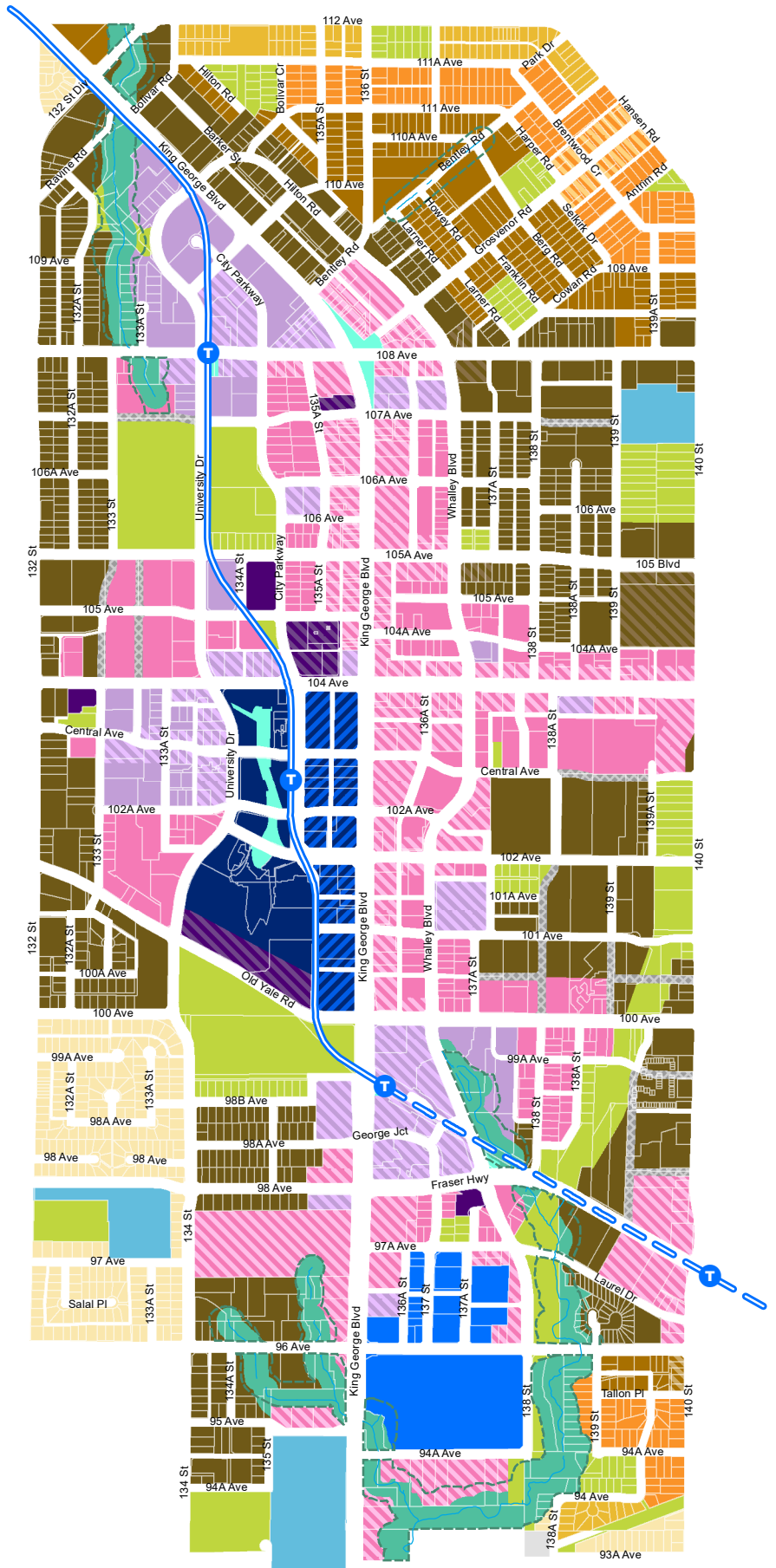


# City Centre Plan Addendum

## Updated Land Use Concept

### LEGEND

-  Urban Residential
-  Townhouse
-  Low Rise Residential - Type I
-  Low Rise Mixed-Use - Type I
-  Low Rise Residential - Type II
-  Low Rise Mixed-Use - Type II
-  Low to Mid Rise Residential
-  Low to Mid Rise Mixed-Use
-  Mid to High Rise Residential
-  Mid to High Rise Mixed-Use
-  High Rise Residential - Type I
-  High Rise Mixed-Use - Type I
-  High Rise Residential - Type II
-  High Rise Mixed-Use - Type II
-  High Density Employment
-  Central Business District - Area 1
-  Central Business District - Area 2
-  School
-  Park
-  Plaza
-  Creek Buffer
-  Utilities
-  Long Term Road
-  SkyTrain Stations
-  SkyTrain
-  Watercourses
-  Top of Bank Buffer



## Development Parameters

Designation	Intent	Base Density	Building Height
Urban Residential	Single-detached and duplex housing with or without accessory dwellings	0.6 FAR	Varies up to 11 metres depending on building form and zone
Townhouse	Ground-oriented townhouses, including stacked townhouses	1.0 FAR	3 storeys (4 storeys for stacked townhouses with underground parking)
Low Rise Residential Type I	Ground floor townhouse units with front door access to the street and apartments above	1.3 FAR	4 storeys
Low Rise Residential Type II		1.85 FAR	4-6 storeys
Low Rise Mixed-Use Type I	Low rise building with street-level commercial and offices or apartments above	1.5 FAR	4 storeys (with potential recessed 5 <sup>th</sup> storey)
Low Rise Mixed-Use Type II		2.0 FAR	4-6 storeys
Low to Mid Rise Residential	Low to mid rise apartment building	2.5 FAR	6 storeys
Low to Mid Rise Mixed-Use	Low to mid rise building with street-level commercial and offices or apartments above	2.5 FAR	6 storeys
Mid to High Rise Residential	Mid to high rise apartment tower with podium at base	3.5 FAR	Heights to be in-keeping with the principles of the City Centre Building Height Concept
Mid to High Rise Mixed-Use	Mid to High rise tower and podium with street-level commercial and offices or apartments above	3.5 FAR	
High Rise Residential Type I	High rise apartment tower with podium at base	5.5 FAR	
High Rise Residential Type II		7.5 FAR	
High Rise Mixed-Use Type I	High rise tower and podium with street-level commercial and offices or apartments above	5.5 FAR	
High Rise Mixed-Use Type II		7.5 FAR	
High Density Employment	High density office, institutional and/or commercial uses	7.5 FAR	
Central Business District Area 1	High density development, providing significant employment space, in the form of a mixed-use building and/or separate standalone residential and non-residential buildings	7.5 FAR* including: - 3.5 FAR non-residential - 4.0 FAR residential	
Central Business District Area 2		7.5 FAR† including: - 2.0 FAR non-residential - 5.5 FAR residential	

\* Within the Central Business District Area 1, the non-residential base density may be reduced from 3.5 FAR down to 3.0 FAR and the residential base density increased from 4.0 FAR to 4.5 FAR, if the non-residential floor space is delivered in a standalone building of at least 200,000 square feet and 15 storeys.

† Within the Central Business District Area 2, the non-residential base density may be reduced from 2.0 FAR down to 1.5 FAR and the residential base density increased from 5.5 FAR to 6.0 FAR, if the non-residential floor space is delivered in a standalone building of at least 100,000 square feet and 10 storeys.