

How is this different from the current plan?

The area around the 22nd St Station has been identified as a *future* Frequent Transit Development Area where more work is required before any redevelopment can be pursued. Land use options for this area have been created based on past feedback to facilitate further discussion.

Commercial designation on 20th St would allow for auto oriented services. Residential would no longer be permitted.

The amount of land designated for commercial/mixed use on 12th St would be reduced. The focus would be on providing commercial nodes at the intersections with 6th Ave and at 8th Ave. The zoning in place means that the existing commercial can remain (and even redevelop). However, if this change were adopted land owners would have the opportunity to apply rezone to allow a residential only development.

Some sites that are currently designated "Major Institutional" would now have a non-institutional designation. This is especially true for residential housing types (such as assisted living). They would now have a land use designation that matches their built form (e.g. a high rise, a low rise).

The land use designations in the area sometimes referred to as the Rousseau Triangle would be changed. The properties fronting Braid St would be designated "Mixed Use - High Rise." The properties fronting Rousseau St would be designated "Residential - Townhouse". The remainder to the area would be designated "Mixed Employment: which is similar to the current "Mixed Use" designation but more clear that no residential uses would be permitted (other than caretaker suites).

MAP LU2 Proposed Land Use Concept



- CTO** COMMERCIAL TRANSIT ORIENTED DISTRICT
- CMD** COMMERCIAL MARINE DISTRICT
- CM** COMMERCIAL MAIN STREET
- C** COMMERCIAL
- CH** COMMERCIAL HISTORIC AREA
- C-LT** COMMERCIAL LOWER TWELFTH
- UC** UPTOWN COMMERCIAL
- RL** RESIDENTIAL - LOW DENSITY
- RM** RESIDENTIAL - MEDIUM DENSITY
- RH** RESIDENTIAL - HIGH DENSITY
- RL/RM/RH** RESIDENTIAL - MIXED DENSITY
- RBH** RESIDENTIAL - BROW OF THE HILL
- R-LT** RESIDENTIAL - LOWER TWELFTH
- CEM** CEMETERIES/OPEN SPACE
- H/N** HABITAT / NATURAL
- P** PARKS/COMMUNITY FACILITIES
- S/I** SCHOOL/INSTITUTION
- P** MAJOR INSTITUTIONAL
- CD** COMPREHENSIVE DEVELOPMENT
- WR** WATERFRONT RESIDENTIAL
- I** INDUSTRIAL
- U** UTILITIES
- IBC** INDUSTRIAL BRUNETTE CREEK
- MU** MIXED USE
- MRCH** MIXED USE RESIDENTIAL, COMMERCIAL, & HEALTH CARE

The land use designations, including the titles, have been revised. The titles now better reflect the types of uses within the designation.

"Residential - Townhouse" is a new land use designation that would only allow rowhouses or townhouses to increase the likelihood of getting new townhouses in the city. This designation has been applied to sites based on proximity to frequent transit, proximity to amenities, and feedback from previous consultation.

The Lower Twelfth Street Area has been identified as a study area. The next steps will explore how to achieve a creative mix of non-traditional approaches to all land uses (e.g. 'ultra-light' industrial, commercial, residential) throughout the area.

The amount of commercial/mixed use on 6th St would be reduced. The intent is to focus commercial in Uptown and Downtown rather than spreading commercial along the length of 6th St. The zoning in place means that the existing commercial can remain (and even redevelop). However, if this change were adopted land owners would have the opportunity to apply rezone to allow a residential only development.

The area around the Royal Columbian Hospital has been identified as a Special Employment area. The purpose of adding this overlay on the Land Use Designation Map is to help implement the work being completed by the Mayor's Economic Health Care Cluster Task Force (IDEA Centre). A new designation, "Commercial and Health Care," would be applied to a portion of East Columbia St in order to support more health related office space within a five minute walk of the hospital. No residential uses would be permitted.

"(RM) Residential - Medium Density" would be replaced by "Residential - Multi-Unit Building." "(RH) Residential High Density" replaced by "Residential - High Rise." Both new designations allow the same housing forms as what is permitted now. However, in some circumstances, some small scale commercial (e.g. a corner store) could be considered. However, incorporating small scale commercial would require a rezoning.

MAP LU2a Brow of the Hill Proposed Land Use Concept



The new "Residential - Ground Oriented Housing" designation is similar to (and will replace) the existing "(RBH) Residential - Brow of the Hill" designation. Many of the same uses will be permitted. However, triplexes, quadplexes (and other similar three of four units forms) would be now be permitted instead of townhouses or rowhouses.

The designation "Residential - Detached and Semi Detached Housing" would replace the "RL - Residential Low Density" and would include laneway and carriage houses as a permitted use. It would no longer permit detached townhouses and low density multi-unit uses.