

10.0 Intensification Areas



EXISTING:

- Railway
- Arterial road
- Collector road
- Property line
- Driveway easement
- Parkland
- Institutional (church and school)
- Commercial (includes museum and theatre)
- Low density residential (RL3 and RL4 zones with up to 3 units allowed per property through provincial legislation)
- Medium density residential Area E (3 storeys for apartments through RH2 exception zone)
- High density residential west of Herbert Street (3 storeys allowed for seniors residence; no storey maximum for other apartments in the RH2 zone; 125 units/ha maximum)
- Vacant land with RH2 zoning
- Non-conforming single detached residence with RH2 zoning

PROPOSED:

- Parkland
- Pedestrian promenade
- Institutional (community or cultural building with small first storey commercial space allowance and apartment allowance for upper storeys)
- Medium density residential - Area D (3 units per property minimum requirement and 4 units maximum)
- High density residential with first storey commercial requirement - Area B
- High density residential - Areas B, C, and F
- Off-site parking for Area C
- Mixed housing (affordable/market) - Area E

Notes:

Storey numbers indicate allowances and proposals, and not necessarily what is built.

Commercial and institutional storeys are taller than residential storeys.

Density categories in the Official Plan are:

- Low density: 25 units per net hectare and under
- Medium density: 26-75 units per net hectare
- High density: 76-150 units per net hectare