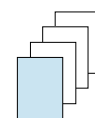


A. Land Use & Density



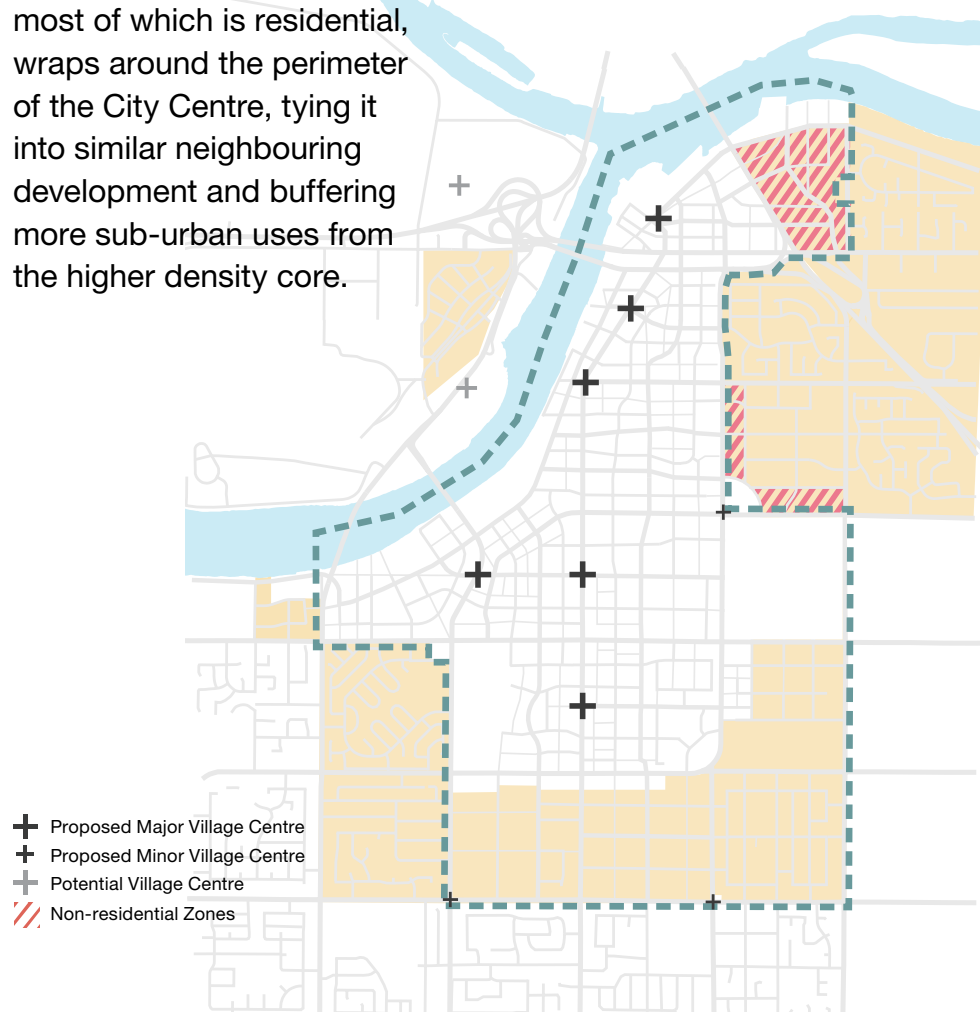
Objective: Provide a framework for a “transit-oriented community” made up of distinct and dynamic, mixed-use, urban villages.

Low-to medium-density uses ring the downtown core, accommodating lower density housing and employment precincts and buffering sub-urban areas outside the City Centre.

Low Density

T3 Sub-Urban Zone

Low density development, most of which is residential, wraps around the perimeter of the City Centre, tying it into similar neighbouring development and buffering more sub-urban uses from the higher density core.

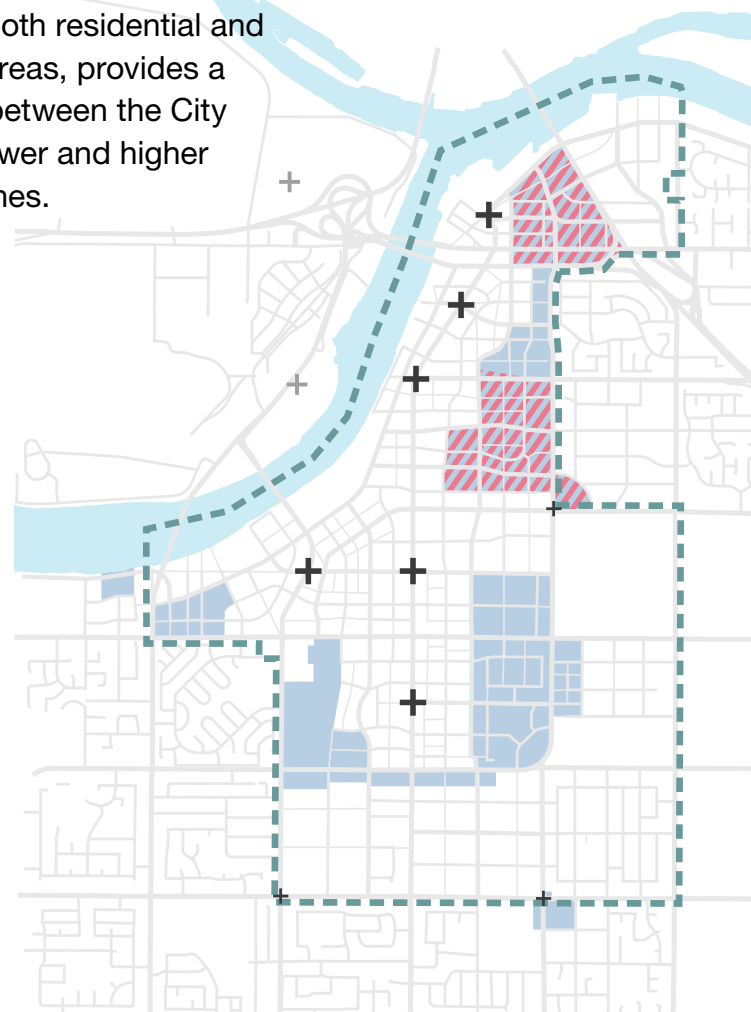


- + Proposed Major Village Centre
- + Proposed Minor Village Centre
- + Potential Village Centre
- /// Non-residential Zones

Medium Density

T4 General-Urban Zone

Medium density development, including both residential and business areas, provides a transition between the City Centre's lower and higher density zones.



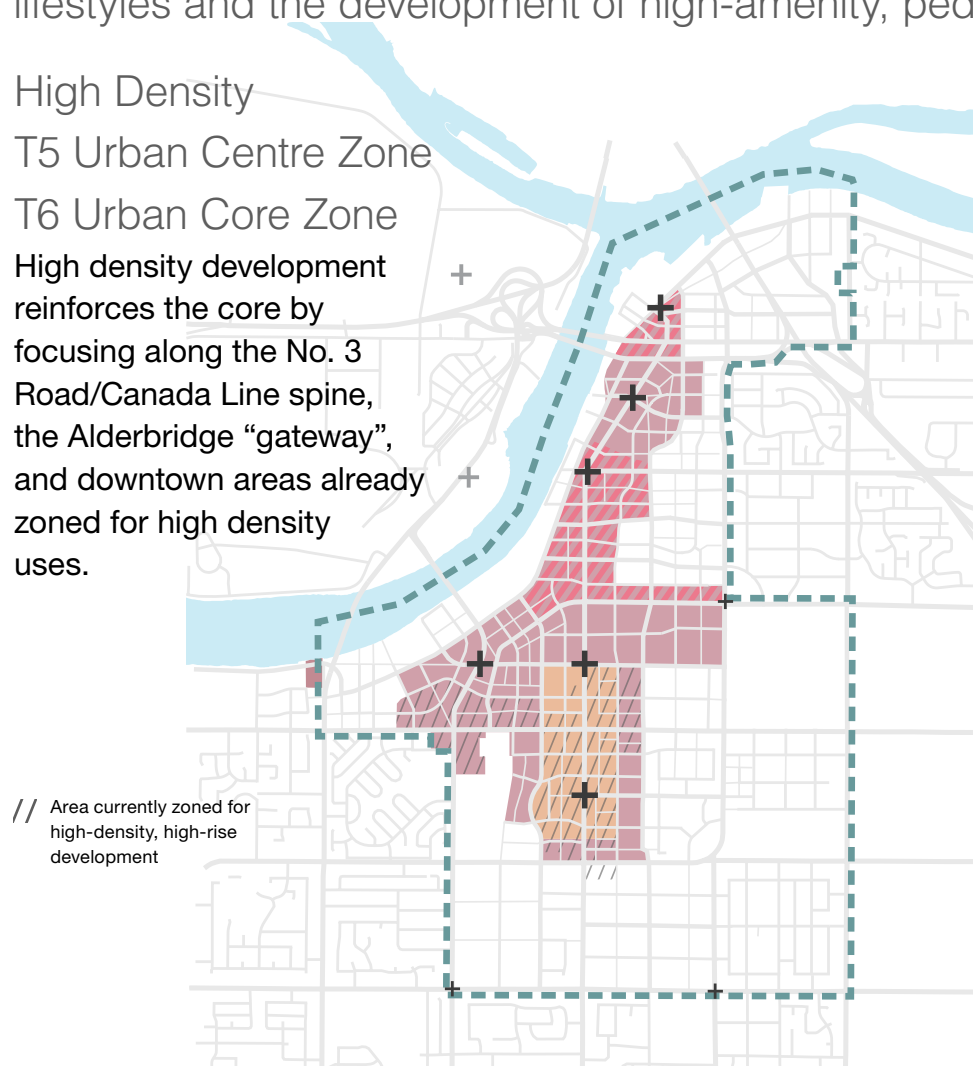
Medium-to high-density uses define the downtown core, promoting transit-oriented lifestyles and the development of high-amenity, pedestrian-friendly, urban environments.

High Density

T5 Urban Centre Zone

T6 Urban Core Zone

High density development reinforces the core by focusing along the No. 3 Road/Canada Line spine, the Alderbridge “gateway”, and downtown areas already zoned for high density uses.

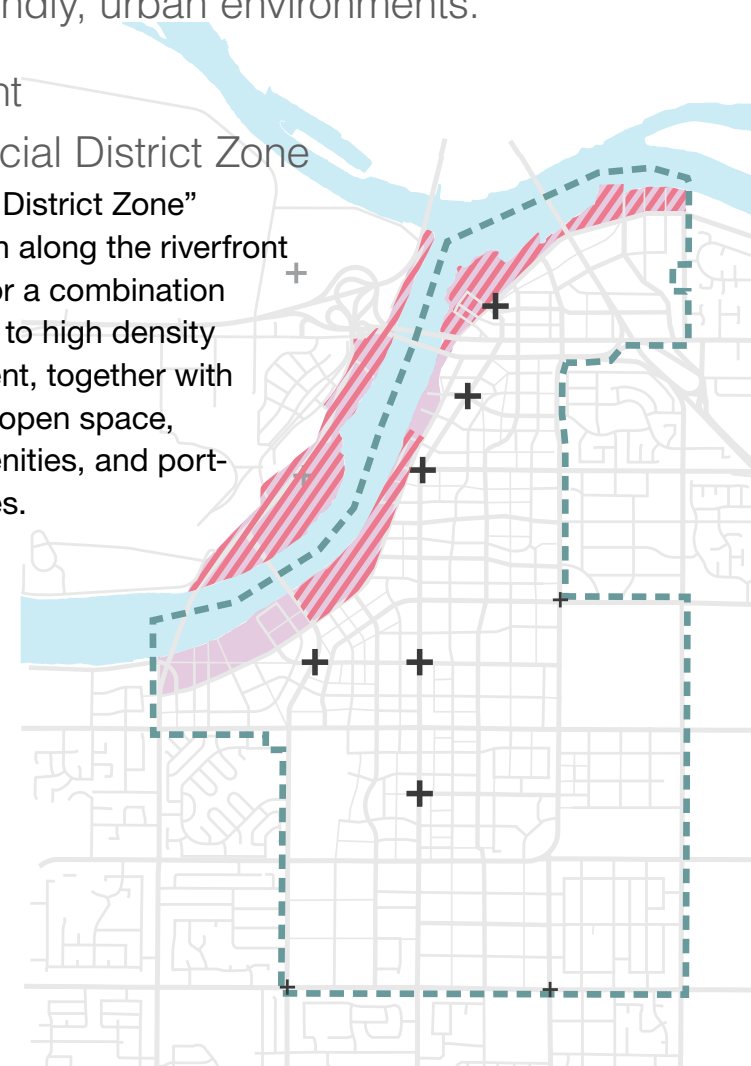


// Area currently zoned for high-density, high-rise development

Riverfront

SD. Special District Zone

A “Special District Zone” designation along the riverfront provides for a combination of medium to high density development, together with significant open space, public amenities, and port-related uses.



A. Land Use & Density



To provide for a range of high-quality, urban uses that are responsive to their proximity to transit and adaptable to the downtown's varied village landscape.

Low Density (T3 Sub-Urban Zone)

Quiet residential areas predominantly made up of street-oriented townhouses and low-rise apartment buildings on somewhat larger blocks.



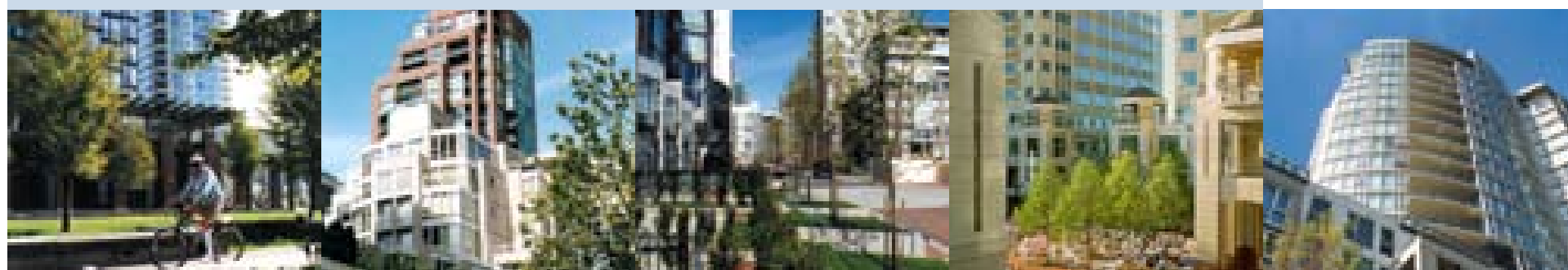
Medium Density (T4 General Urban Zone)

Animated, mixed-use areas predominantly made up of low- and mid-rise, street-oriented, urban residential uses on medium sized blocks.



High Density (T5 Urban Centre Zone & T6 Urban Core Zone)

Bustling, high-density, mixed-use areas with buildings set close to the street on a tight network of streets and pedestrian routes.

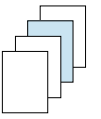


Riverfront (SD Special District Zone)

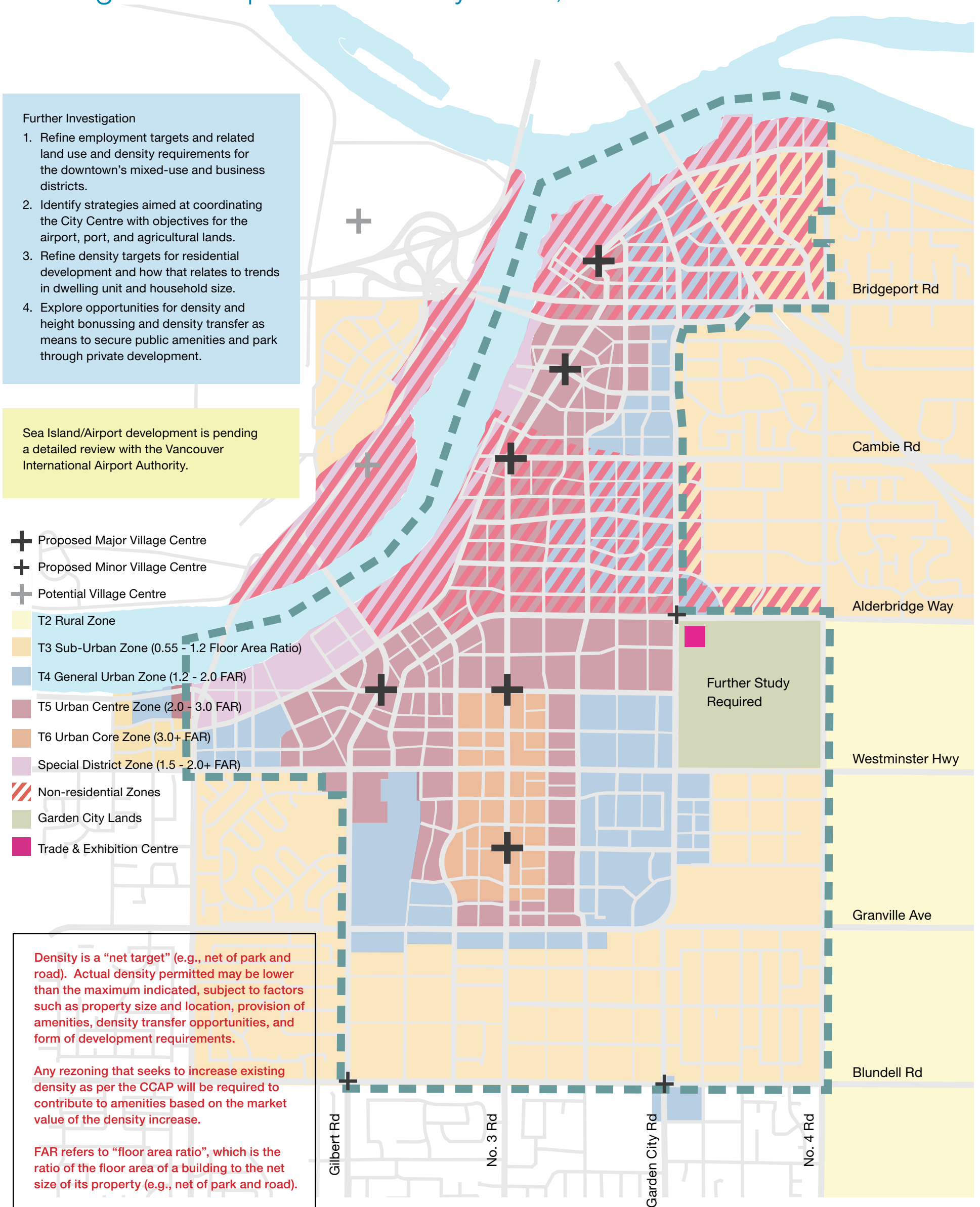
Animated urban waterfront & downtown uses combine to create a series of typically medium-density, maritime, mixed-use, and open space experiences.



A. Land Use & Density



The framework proposes an approach centred on the establishment of a network of distinct, yet complementary, mixed-use transit villages, each of which will provide an attractive, livable environment and together will provide for a dynamic, sustainable downtown.



- Further Investigation**
1. Refine employment targets and related land use and density requirements for the downtown's mixed-use and business districts.
 2. Identify strategies aimed at coordinating the City Centre with objectives for the airport, port, and agricultural lands.
 3. Refine density targets for residential development and how that relates to trends in dwelling unit and household size.
 4. Explore opportunities for density and height bonussing and density transfer as means to secure public amenities and park through private development.

Sea Island/Airport development is pending a detailed review with the Vancouver International Airport Authority.

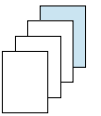
- ⊕ Proposed Major Village Centre
- ⊕ Proposed Minor Village Centre
- ⊕ Potential Village Centre
- T2 Rural Zone
- T3 Sub-Urban Zone (0.55 - 1.2 Floor Area Ratio)
- T4 General Urban Zone (1.2 - 2.0 FAR)
- T5 Urban Centre Zone (2.0 - 3.0 FAR)
- T6 Urban Core Zone (3.0+ FAR)
- Special District Zone (1.5 - 2.0+ FAR)
- Non-residential Zones
- Garden City Lands
- Trade & Exhibition Centre

Density is a "net target" (e.g., net of park and road). Actual density permitted may be lower than the maximum indicated, subject to factors such as property size and location, provision of amenities, density transfer opportunities, and form of development requirements.



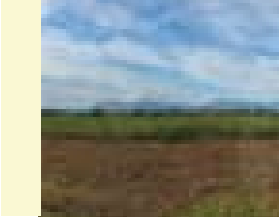

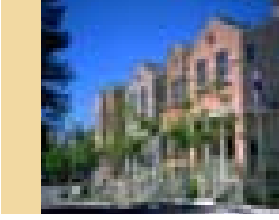

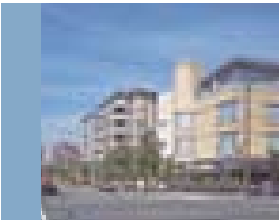
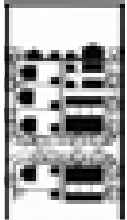
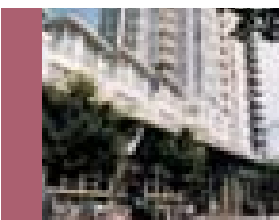
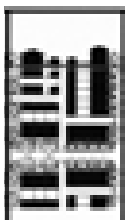

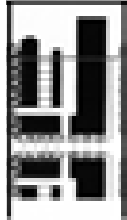


Any rezoning that seeks to increase existing density as per the CCAP will be required to contribute to amenities based on the market value of the density increase.

FAR refers to "floor area ratio", which is the ratio of the floor area of a building to the net size of its property (e.g., net of park and road).

A. Land Use & Density



A framework pattern of land use/density based on the Urban Transect.

Type	General Areas (Housing Permitted)	Non Residential Areas (No Housing Permitted due to high airport noise)	
T1 Natural Zone 	 <p>Not applicable to the City Centre This zone would typically apply to lands approximating a wilderness condition, such as the Richmond Nature Park</p>	<p>*Density is a “net target” (e.g., net of park and road). Actual density permitted may be lower than the maximum indicated, subject to factors such as property size and location, provision of amenities, density transfer opportunities, and form of development requirements.</p> <p>Any rezoning that seeks to increase existing density as per the CCAP will be required to contribute to amenities based on the market value of the density increase.</p> <p>FAR refers to “floor area ratio”, which is the ratio of the floor area of a building to the net size of its property (e.g., net of park and road).</p>	
T2 Rural Zone 	 <p>Not applicable to the City Centre This zone would typically apply to open or cultivated lands</p>		
T3 Sub-Urban Zone 	 <p>Use Suburban residential (e.g., small-lot single family houses, townhouses, and low-rise apartment buildings), allowing home occupations</p> <p>Density Low density - Typically 0.55 to 1.2 FAR*</p> <p>Setbacks Buildings are setback to provide for significant informal planting along the frontage</p> <p>Blocks Larger and defined by a less regular street network</p>		<p>Urban business/office park uses, allowing limited retail, restaurant, and recreation uses</p>
T4 General Urban 	 <p>Use Mixed-use, but primarily urban residential uses (e.g., row houses, stacked townhouses, and low- and mid-rise apartment buildings, plus limited high-rise apartment buildings)</p> <p>Density Medium to high density – Typically 1.2 to 2.0 FAR*</p> <p>Setbacks Buildings are setback to provide for significant informal planting along the frontage</p> <p>Blocks Medium sized blocks defined by a regular street network</p>		<p>Non-residential mixed-use, primarily incorporating business/office, hospitality, and education uses together with complementary, grade-level commercial and recreation uses</p>
T5 Urban Centre 	 <p>Use Mixed-use, incorporating business/office, shopping, hospitality, entertainment, civic, education, recreation, and cultural uses, together with urban residential uses</p> <p>Density Medium to high density – Typically 2.0 to 3.0 FAR*</p> <p>Setbacks Buildings are set close to frontages except at designated outdoor public areas (e.g., transit plazas, greenways, etc.)</p> <p>Blocks Tight network of streets and blocks</p>		<p>Non-residential mixed-use, incorporating business/office, hospitality, entertainment, civic, education, recreation, and cultural uses with commercial at grade along key frontages</p>
T6 Urban Core Zone 	 <p>Use Mixed-use, incorporating business, shopping, hospitality, entertainment, civic, education, recreation, and cultural uses, together with urban residential uses</p> <p>Density High density – Typically 3.0 FAR* with higher densities permitted where they contribute to the provision of public amenities and developments demonstrate a high standard of design</p> <p>Setbacks Buildings are set close to frontages except at designated outdoor public areas (e.g., transit plazas, greenways, etc.)</p> <p>Blocks Tight network of streets and blocks</p>		<p>Not Applicable</p>
Special District Zone 	 <p>Use Riverfront-oriented mixed-use, together with marinas, boating facilities, and related marine uses (including float homes and live-aboard vessels north of Cambie Road)</p> <p>Density Medium to high density – Typically 1.5 to 2.0 FAR* with higher densities permitted where increased densities do not impair public access to or enjoyment of the riverfront, contribute to the provision of public amenities, and are accommodated with a high standard of building and urban design.</p> <p>Setbacks Buildings are set close to frontages except at designated outdoor public areas (e.g., greenways, etc.) and along the river's edge (+/-30 m river setback, except in the case of required marine operations and related commercial and public uses).</p> <p>Blocks Tight network of streets and blocks providing public access continuously along the river's edge and at frequent intervals between the river and upland (e.g., non-riverfront) areas</p>	<p>Riverfront-oriented non-residential mixed-use, including business/office, hospitality, entertainment, civic, education, recreation, and cultural uses with commercial at/near grade along key frontages, plus marinas, boating facilities, and related marine uses</p>	

Transect Diagrams after Duany, Wright and Sorlien: *Smart Code & Manual*