

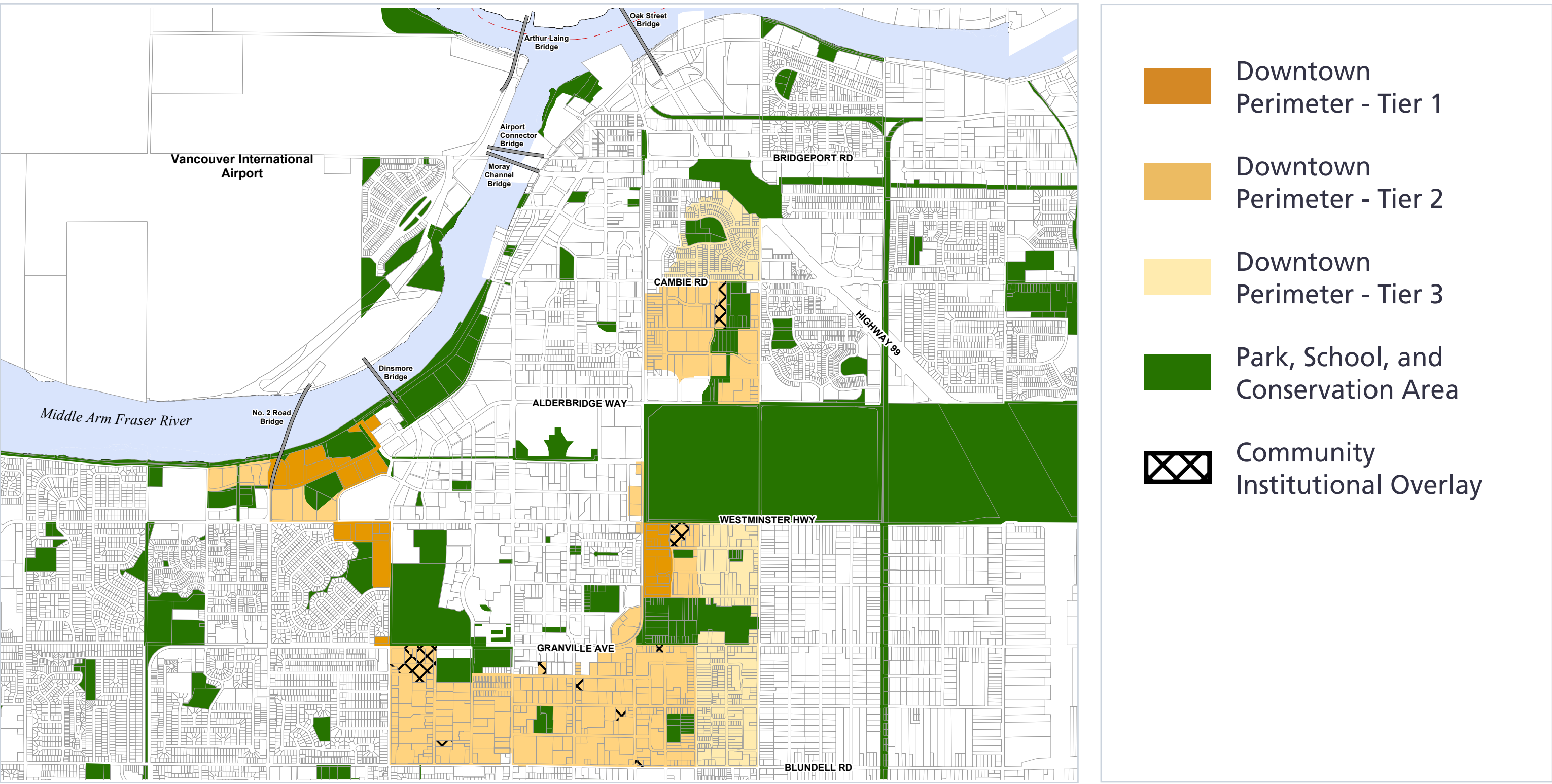
# Neighbourhood Type: Downtown Perimeter

## What is the Downtown Perimeter?

Those areas adjacent to the **Downtown Mixed-Use** area where varied uses and built forms are encouraged to provide a transition between the city’s higher and lower density areas and deliver attractive housing options in walkable neighbourhoods near existing and planned parks, schools, jobs and amenities for existing and future residents.

## Why?

This area on the edge of downtown comprises a variety of new and established medium-density neighbourhoods, with existing schools and amenities, generally within a 20-minute walk or 10-minute bike ride (1.6 km) of the Canada Line. Encouraging these areas to become more complete, connected and walkable neighbourhoods with a greater range of housing choices will help to reduce greenhouse gas (GHG) emissions, enhance accessibility and equity, support public life and culture, encourage job growth, and increase housing supply and affordability options.



Sub-Types	Tier 1	Tier 2	Tier 3
Predominant uses	<ul style="list-style-type: none"><li>Mixed use</li><li>Apartment <sup>(1)</sup></li><li>Commercial <sup>(2)</sup></li></ul>	<ul style="list-style-type: none"><li>Apartment <sup>(1)</sup></li><li>Commercial <sup>(2)</sup></li></ul>	<ul style="list-style-type: none"><li>Townhouse</li><li>Multiplex</li></ul>
Typical heights	Up to 15 storeys	Up to 4 storeys	Up to 2-3 storeys
Typical density	3.0 FAR including 1.0 FAR commercial	1.2 FAR	+/-0.6 FAR
Purpose-built rental buildings	Encouraged	Up to 6 storeys with increased affordability	Up to 4 storeys with increased affordability

(1) Includes below-market and market rental housing. Small projects may pay cash in-lieu.  
(2) Along designated “High-Streets”, pedestrian-oriented shops and restaurants are encouraged at grade to contribute to a vibrant public realm. (Uses requiring privacy, such as medical offices are discouraged.)



## Downtown Perimeter 2050 Vision Highlights

- New housing, including market and below-market rental, typically will be cost-effective 4-6 storey wood construction.
- Walkable neighbourhood nodes will improve access to shops/services and enhance economic viability.
- Enhanced accessibility will be provided throughout.
- New buildings and infrastructure will be energy efficient and use low carbon district energy where financially feasible.
- The urban forest will be expanded and enhanced.
- An expanded network of trails, pedestrian-friendly streets and privately owned/ publicly accessible spaces and natural areas will put everyone in easy reach of parks, schools and amenities.
- Developer-funded amenities will help meet growth-driven demand for new community facilities.
- Priority will be placed on transit, walking, rolling, cycling, accessibility and other ways to help people meet more of their daily needs without a car.

## Future Study: Parks, Trails, Open Space and Amenities Strategy

**Purpose:** To provide a framework for the distribution, acquisition and enhancement of existing and future public spaces and places (e.g., community centres, natural areas, sports facilities), on City and private lands, in response to local and city-wide growth, demographics, climate change and other factors.