



Boldest (Residential Zoning Approach 2)
Broad Acceleration of Rental

- Permissive of ground oriented residential citywide.
- Permissive of mid-rise rental citywide.
- *Areas shown are generalized and would be refined through planning process.*

Residential Zones

Housing Opportunity Areas (potential)
 Ground oriented or
 For 100% secured rental, up to 2.0 FSR | 6 storeys
 With affordability, up to 2.5 FSR | 6 storeys

Centre and Village Zones
(not planned for pre-zoning to max density / height)

- Town Centre
- Community Village
- Local Village
- Potential Community Village
- Potential Local Village

Transit Oriented Areas
(Legislatively prescribed; details to be confirmed)

- Transit Oriented Area Inner Core**
3.5 FSR | 10 storeys
- Transit Oriented Area Outer Core**
2.5 FSR | 6 storeys

Note: Park, Institutional, Industrial, Employment, Downtown Core, Songhees, and Legislative Districts are not considered.