

Proposed Amendments to Urban Place Designations to Urban Village, Urban Residential or Traditional Residential

ATTACHMENT A

Amend Traditional Residential designation to support commercial uses where an existing house is retained and reused

Expand the "Small Urban Village" designation to support commercial, mixed use or multi-unit buildings up to 3 storeys and approx. 1.5 FSR

Amend Traditional Residential designation to support townhouses and small apartment buildings up to 3 storeys, and limited ancillary commercial or community-serving uses

Change from Traditional Residential to Urban Residential to support multi-unit or mixed-use buildings up to approx. 2.0 FSR*

** All Large Urban Village and Urban Residential in Vic West:* Amend the OCP to support 10% additional density above the maximum specified, where a development includes on-site affordable housing secured by a housing agreement.

All Traditional Residential uses except for those permitting 3 storey buildings: Amend the OCP to support development up to 2.5 storeys (rather than 2 storeys) where appropriate.

Change from Traditional Residential to Urban Residential to support development up to four storeys and 2.0 FSR*

Amend Traditional Residential designation to support townhouses or "houseplexes" up to 3 storeys

Amend Traditional Residential designation to support townhouses or apartment buildings up to 3 storeys and 1.5 FSR*

Change from Traditional Residential to Small Urban Village for properties with existing commercial uses, to support mixed use development up to 3 storeys and 1.5:1 FSR*.

Add opportunities for one or more buildings higher than 6 storeys on Westside Shopping Centre site; and at corner of Tye Road and Bay Street

Amend Traditional Residential designation to support townhouses or apartment buildings up to 3 storeys and 1.2 FSR*

Change from Traditional Residential to Urban Residential to support multi-unit residential, up to approx. 2.0 FSR*

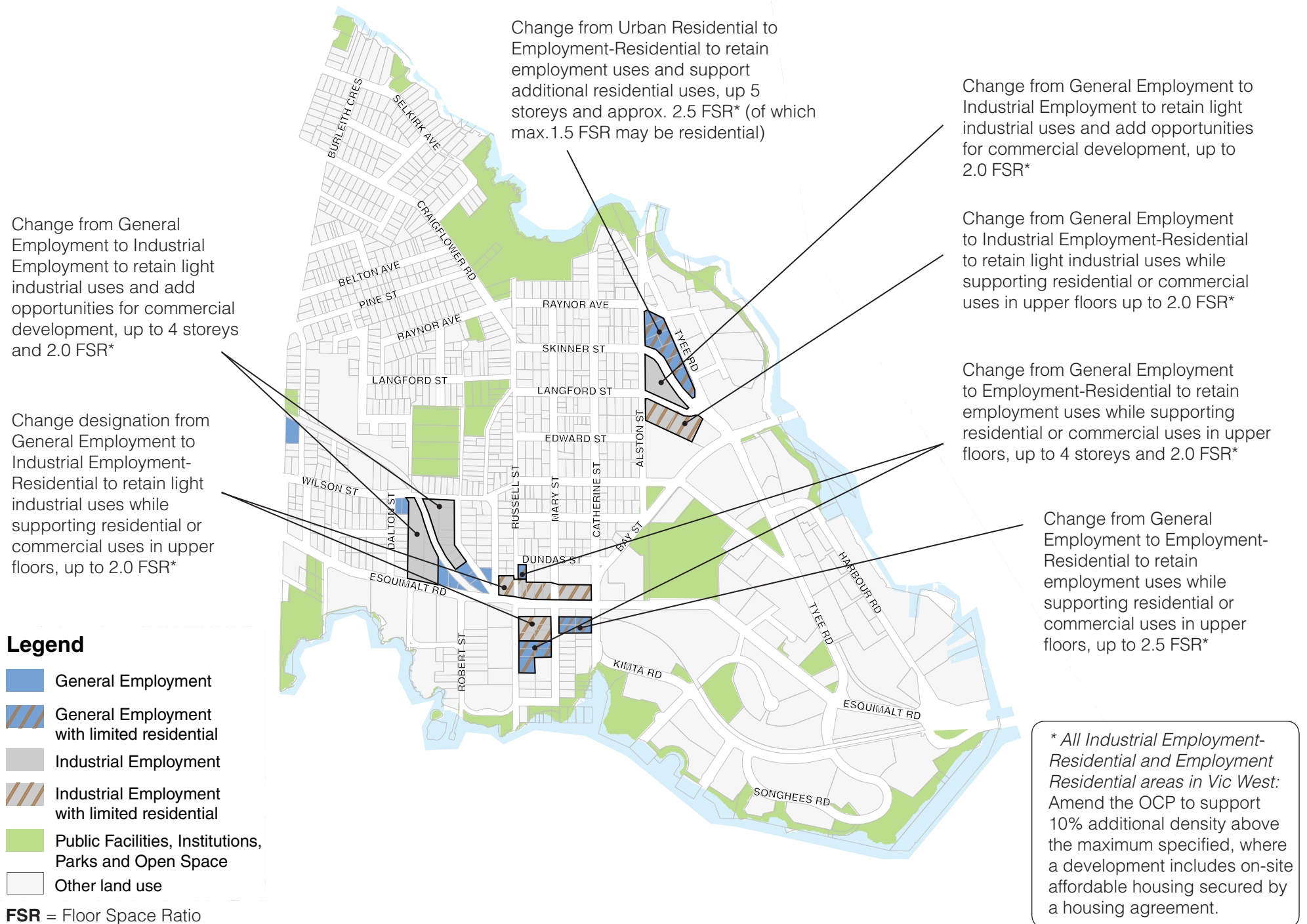


Legend

- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Other land use

FSR = Floor Space Ratio

Proposed Amendments to Urban Place Designations to Employment Designations



Proposed Amendments to Development Permit Areas

Expand DPA 6A: Small Urban Villages to include the entire areas designated as Craigflower Small Urban Village. Apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 6A: Small Urban Villages to include the proposed Catherine Street at Edward Street Small Urban Village and the adjacent lots as shown, and apply the *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 7A: Corridors to include this corridor, and apply *Revitalization Guidelines for Corridors, Villages and Town Centres*, and content specific to this corridor*

* For area-specific content, see Attachment B.

All Traditional Residential Areas in Vic West: Designate these areas as part of Development Permit Area 15F: Intensive Residential - Townhouse and Rowhouse to apply to entire neighbourhood (see Attachment C).



Expand DPA 7A: Corridors to include these blocks of Skinner Street, and apply *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 7A: Corridors to include these two blocks fronting Skinner Street, and apply *Revitalization Guidelines for Corridors, Villages and Town Centres* with content specific to this area*

Expand DPA 5: Large Urban Villages – Victoria West Village to include property south of Langford Street and east of Alston Street, as well as property at the corner of Wilson Street and Bay Street adjacent to Vic West Park. Apply *Revitalization Guidelines for Corridors, Villages and Town Centres*, and content specific to this area*