

Land Use Designation

This map should be viewed in conjunction with the provisions of Sections 2.1 and 2.2 of Chapter 1

OCF
Density
(FSR)

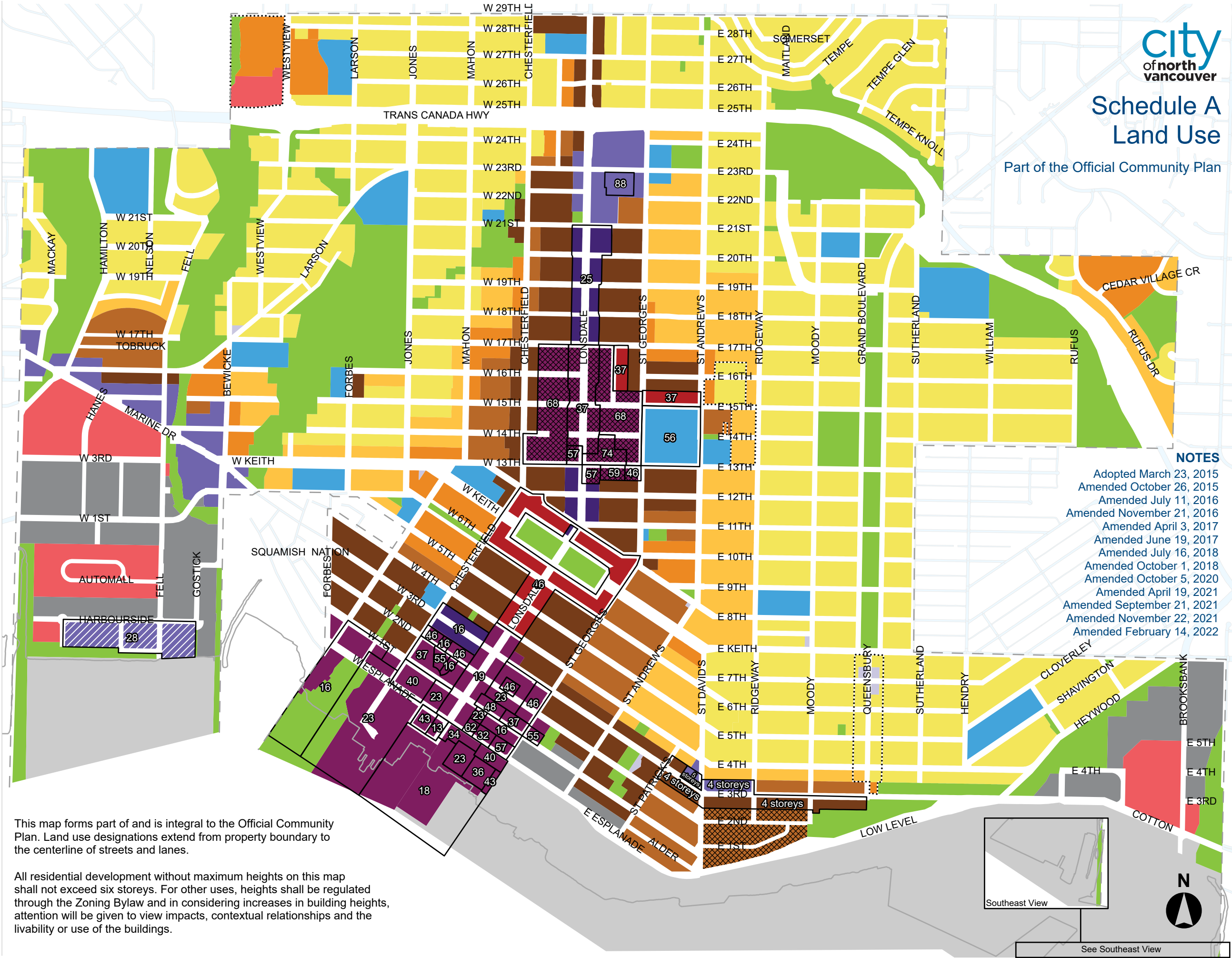
Maximum
Bonus
(FSR)

Residential			
	Residential Level 1 (Low Density)	0.5	
	Residential Level 2 (Low Density)	0.5	
	Residential Level 3 (Low Density)	0.75	
	Residential Level 4A (Medium Density)	1.0	
	Residential Level 4B (Medium Density)	1.25	
	Residential Level 5 (Medium Density)	1.6	up to 1.0
	Residential Level 6 (High Density)	2.3	up to 1.0
Mixed Use	Mixed Use Level 1 (Low Density)	1.0	-
	Mixed Use Level 2 (Medium Density)	2.0	up to 0.5
	Mixed Use Level 3 (Medium Density)	2.3	up to 0.5
	Mixed Use Level 4A (High Density)	2.6	up to 1.0
	Mixed Use Level 4B (High Density)	3.0	up to 1.0
	Harbourside Waterfront (Mixed Use)	2.05	up to 0.15

- Parks, Recreation & Open Space
- School & Institutional
- Commercial
- Mixed Employment
- Industrial
- Maximum Building Heights in Metres
- Special Study Area
- City Boundary

Example Height Equivalencies

Metres	Approx. Storeys
12-13	4
18-19	6
23-25	8
37	12
46	15
55-56	18
68	22
74	24
88	30



Schedule A
Land Use

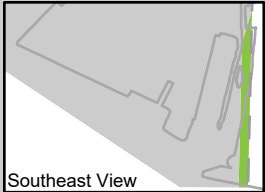
Part of the Official Community Plan

NOTES

- Adopted March 23, 2015
- Amended October 26, 2015
- Amended July 11, 2016
- Amended November 21, 2016
- Amended April 3, 2017
- Amended June 19, 2017
- Amended July 16, 2018
- Amended October 1, 2018
- Amended October 5, 2020
- Amended April 19, 2021
- Amended September 21, 2021
- Amended November 22, 2021
- Amended February 14, 2022

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.



Southeast View

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See Southeast View