

### KEY LAND USE DIRECTIONS

The following list summarizes the key land-use directions envisioned in the community plan.

1. Locate new housing opportunities close to services, amenities and transit. Focus the majority of new development in two key areas:

- key arterial streets (Hastings, Dundas, East 1st, Nanaimo and Broadway)
- the vicinity of transit stations (Broadway/Commercial and VCC Clark)

2. Retain the existing zoning and building heights currently allowed along the majority of Commercial Drive - while allowing for increased height at key locations (Hastings, Venables, Elst and selected sites south of E 5th)

3. Maintain current commercial uses along East Hastings (between Victoria and Nanaimo) while allowing for additional height and opportunities for residential development. Introduce residential and commercial opportunities between Clark and Victoria, with higher buildings located at the western edge of the neighbourhood.

4. Create a new higher-density transit-oriented community in the Broadway/Commercial sub-area - including new high-rise and mid-rise residential and office space, public realm improvements, retail and commercial services.

5. Maintain all other multi-family (RM-zoned) apartment areas; allow for gradual and modest increases in height in select locations.

6. Maintain the majority of the existing single-family and duplex housing zones; continue to allow 'gentle' forms of densification via laneway houses, coach houses, secondary suites.

7. Provide modest increases to retail and commercial space at key commercial nodes on Nanaimo Street and Dundas Street, and along portions of Broadway and E Hastings.

8. Increase office space along high streets and in the vicinity of transit stations.

9. Maintain industrial areas ("I" and "M"-zoned) as job space, with the exception of areas zoned MC-1 and MC-2.

10. Maintain current school and other institutional space.

11. Allow for long-term expansion of key community facilities (including Britannia Community Centre)

#### LEGEND

- schools
- park
- Britannia
- commercial required at grade
- apartment (up to 12 storeys)
- apartment (up to 8 storeys)
- apartment (up to 6 storeys)
- apartment (up to 4 storeys)
- stacked townhouse
- townhouse/rowhouse (3-4 storeys)
- mixed-use (12-15 storeys)
- mixed-use (up to 12 storeys)
- mixed-use (up to 10 storeys)
- mixed-use (up to 8 storeys)
- mixed-use (up to 6 storeys)
- mixed-use (up to 4 storeys)
- industrial / mixed employment
- Commercial Drive where no change is expected
- A

**Core Commercial/Broadway TOD area:**  
Mixed-use, mixed scale (27-36 storeys)  
*Core TOD area in the immediate vicinity of the station is the most significant in scale and consists of a combination of highrise and midrise buildings, with taller forms organized closer to the station. Lower forms transition away from station.*
- B

**Secondary Commercial/Broadway TOD area:**  
Mixed-use, mixed scale (22-26 storeys)  
*Secondary TOD area with of a combination of highrise and midrise buildings of transit-supportive densities but lower in height than core TOD area.*
- C

**Transitional Commercial/Broadway TOD area:**  
Mixed-use, mixed scale (up to 22 storeys)  
*Transitional TOD area that reflects the character of the station area and includes a mix of highrises and midrise buildings. These are lower in height than the other TOD designated areas and acts as a transition between the identity of the station precinct and the surrounding neighbourhood.*

