

Land use and character precincts

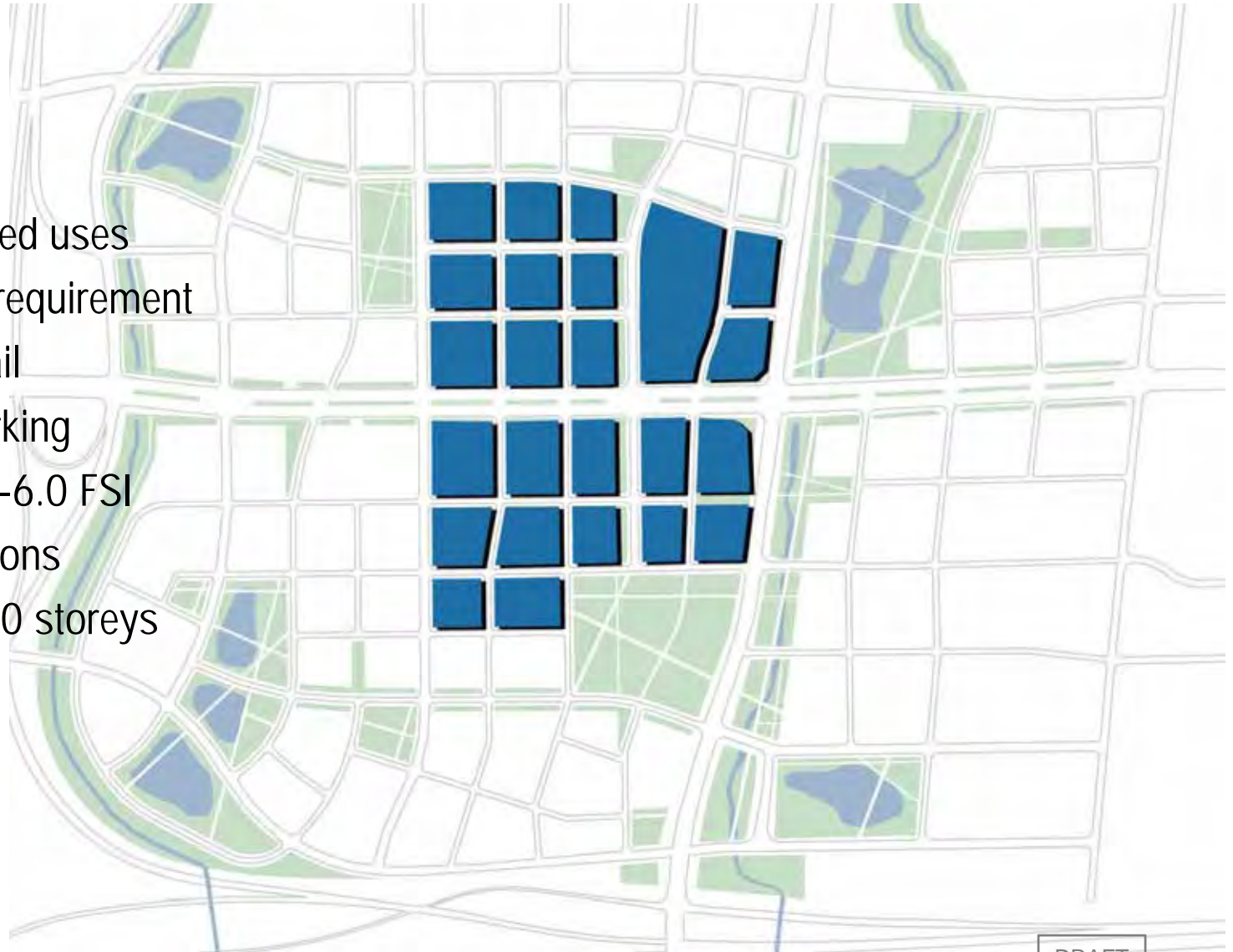
- 01 station precinct
- 02 portage precinct
- 03 exchange precinct
- 04 west neighbourhood
- 05 east neighbourhood
- 06 west employment
- 07 east employment



station precinct

Policy Directions

- Range of permitted uses
- Minimum office requirement
- Ground floor retail
- Underground parking
- Max. density 4.0-6.0 FSI
- Bonusing provisions
- Height range 6-30 storeys



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portage precinct

Policy Directions

- Range of permitted uses
- Main street retail
- Underground and structured parking
- Max. net density 3.0-4.5 FSI
- Bonusing provisions
- Height range 4-20 storeys



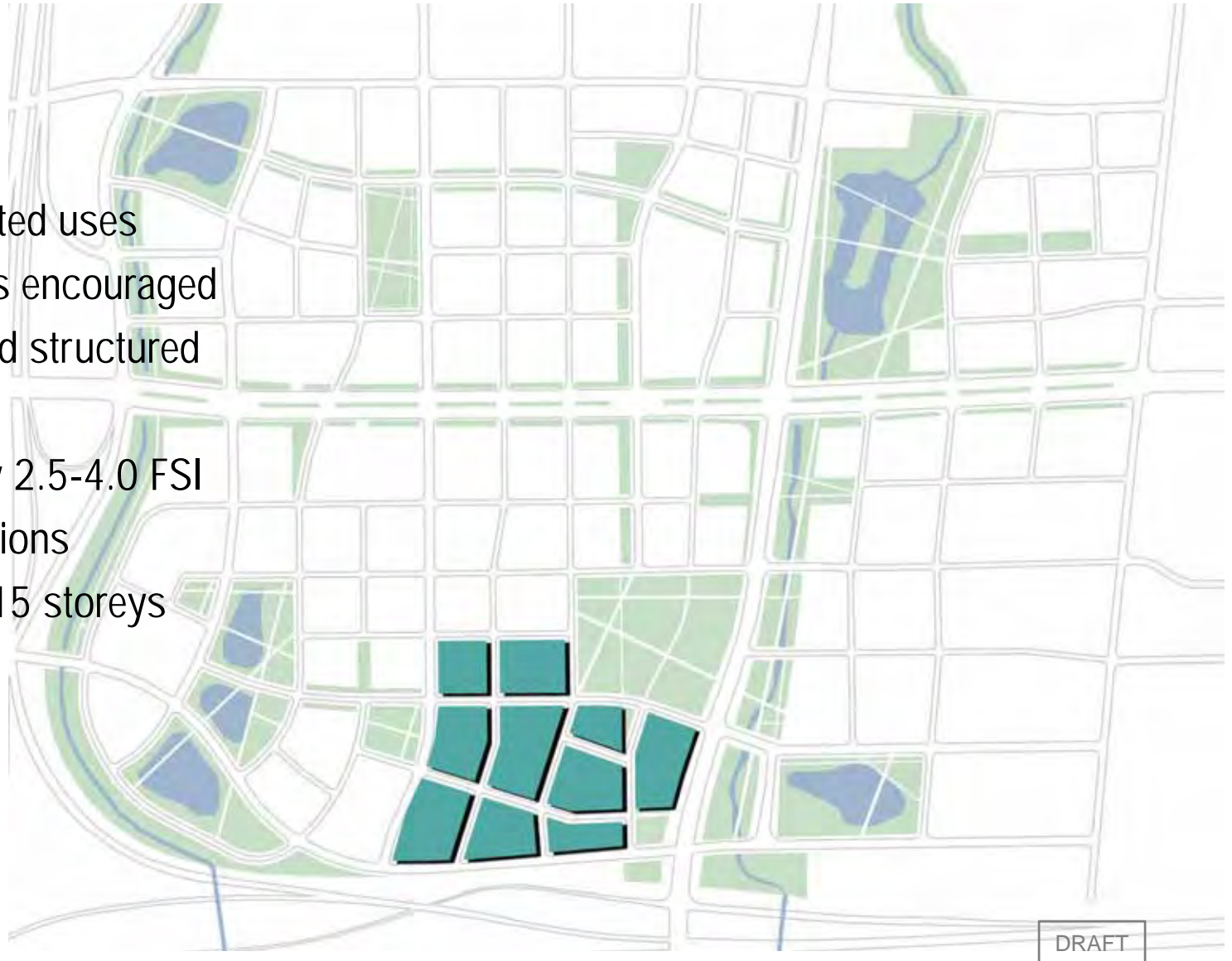




exchange precinct

Policy Directions

- Range of permitted uses
- Institutional uses encouraged
- Underground and structured parking
- Max. net density 2.5-4.0 FSI
- Bonusing provisions
- Height range 4-15 storeys





the neighbourhoods

Policy Directions

- Primarily residential
- Convenience commercial
- Housing mix
- Max. net density
2.0-3.5 FSI
- Bonusing provisions
- Height range
3-15/20 storeys



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employment precincts

Policy Directions

- Primarily office uses
- Underground, structured and surface parking
- Max. net density 2.0-3.0 FSI
- Height range 3-8 storeys





retail structure

