

## Attachment 2: Summary of Draft 2040 OCP Future Land Use Designations

Future Land Use Designation	Supported Uses	Supported Forms	Density	Other Characteristics
<b>Urban Centres (UC)</b>	<ul style="list-style-type: none"> <li>•Multi-dwelling residential</li> <li>•Apartment housing</li> <li>•Mixed use development</li> <li>•Commercial, including office, retail and visitor accommodation</li> <li>•Institutional</li> </ul>	<ul style="list-style-type: none"> <li>•Ground oriented multi-dwelling housing</li> <li>•Low, mid and high-rise buildings, as outlined in Chapter 4: Urban Centres</li> </ul>	<ul style="list-style-type: none"> <li>•Downtown: Approximately 9.0, where consistent with Urban Centre policy</li> <li>•Capri-Landmark: Approximately 4.5 and guided by the Capri Landmark Urban Centre Plan</li> <li>•Other Urban Centres: Approximately 2.5 and guided by Urban Centre policy.</li> </ul>	<ul style="list-style-type: none"> <li>•Guidance through Urban Centre Plans, other supplementary plans</li> </ul>
<b>Village Centres (VC)</b>	<ul style="list-style-type: none"> <li>•Multi-dwelling residential</li> <li>•Apartment housing</li> <li>•Mixed use development</li> <li>•Commercial, including small scale office, retail</li> <li>•Institutional</li> <li>•Tourist accommodation (Cook Truswell Village Centre only)</li> </ul>	<ul style="list-style-type: none"> <li>•Ground oriented multi-dwelling housing</li> <li>•Low-rise buildings</li> <li>•Mid-rise buildings (Cook / Truswell Village Centre only)</li> </ul>	<ul style="list-style-type: none"> <li>•Approximately 2.0 or as guided by policy.</li> <li>•Approximately 3,000 – 15,000 m<sup>2</sup> of commercial floor space. Core Area village centres are expected to be larger than</li> </ul>	<ul style="list-style-type: none"> <li>•Guidance through additional as outlined in Chapter 5: Core Area, Chapter 6, Gateway and Chapter 7: Suburban Neighbourhoods.</li> </ul>
<b>Core Area Neighbourhood (C-NHD)</b>	<ul style="list-style-type: none"> <li>•Single and two dwelling residential</li> <li>•Ground oriented multi-dwelling residential</li> <li>•Small-scale commercial and institutional</li> <li>•Stacked townhouses*</li> <li>•Apartment housing*</li> <li>•Mixed use development*</li> </ul>	<ul style="list-style-type: none"> <li>•Attached and detached buildings up to 3 storeys</li> <li>• Multi-dwelling buildings up to approximately 6 storeys*</li> </ul>	<ul style="list-style-type: none"> <li>•Approximately 1.0</li> <li>•Allow for up to approximately 1.8 along TSCs and strategic locations</li> </ul>	<ul style="list-style-type: none"> <li>•Sensitive infill in keeping with neighbourhood scale and orientation</li> <li>•Buildings oriented to Transit Supportive Corridor</li> <li>•Sensitivity to Heritage Conservation Areas</li> </ul>
<b>Core Area - Health District (C-HTH)</b>	<ul style="list-style-type: none"> <li>•Institutional (health services)</li> <li>•Ground oriented multi-dwelling residential</li> <li>•Small-scale commercial</li> <li>•Apartment housing</li> </ul>	<ul style="list-style-type: none"> <li>•Attached and detached buildings up to 3 storeys</li> <li>• Multi-dwelling buildings up to approximately 6 storeys*</li> </ul>	<ul style="list-style-type: none"> <li>•Approximately 1.5</li> <li>•Allow for up to approximately 1.8 for residential uses along TSCs and strategic location.</li> </ul>	<ul style="list-style-type: none"> <li>•Development should be consistent with the Hospital Area Plan.</li> </ul>

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<b>Suburban Residential (S-RES)</b>	<ul style="list-style-type: none"> <li>•Single and two dwelling residential</li> <li>•Secondary suites and carriage houses.</li> <li>•Small scale institutional uses.</li> </ul>	•Attached and detached buildings	•N/A	•Considerations for hillside and environmental context.
<b>Suburban Multiple Unit (S-MU)</b>	<ul style="list-style-type: none"> <li>•Single and two dwelling residential</li> <li>•Ground oriented multi-dwelling residential</li> <li>•Low rise apartments</li> <li>•Secondary suites and carriage houses.</li> </ul>	•Attached and detached buildings up to 4 storeys	<ul style="list-style-type: none"> <li>•Attached and detached buildings up to 4 storeys</li> <li>•Up to approximately 1.3.</li> </ul>	•Considerations for hillside and environmental context.
<b>Regional Commercial (RCOM)</b>	<ul style="list-style-type: none"> <li>•Commercial, including, retail, tourist accommodation and small scale office.</li> <li>•Service commercial</li> <li>•Apartment housing*</li> </ul>	•Buildings up to approximately 4 storeys	•N/A	•Considerations for transit orientation and pedestrian safety and comfort.
<b>Neighbourhood Commercial (NCOM)</b>	<ul style="list-style-type: none"> <li>•Retail commercial</li> <li>•Apartment housing above the first floor.</li> </ul>	•Buildings up to approximately 4 storeys	•Up to approximately 3,000 m2 of commercial space.	•Integration with surrounding neighbourhoods.
<b>Industrial (IND)</b>	<ul style="list-style-type: none"> <li>•Industrial uses including manufacturing, repair, processing, storage and distribution</li> <li>•Accessory retail and office space</li> </ul>	•Buildings up to approximately 4 storeys	•N/A	<ul style="list-style-type: none"> <li>•Sensitive transitions into adjacent neighbourhoods</li> <li>•Higher employment densities in Core Area, lower employment densities in the Gateway.</li> </ul>
<b>Educational / Institutional (EDINST)</b>	<ul style="list-style-type: none"> <li>•Schools and post secondary institutions</li> <li>•Government and not-for-profit offices and services</li> <li>•Health services</li> <li>•Cultural and recreation facilities</li> <li>•Places of worship</li> <li>•Shelters and supportive housing</li> </ul>	•Various	•N/A	•N/A

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<b>Rural Residential (R-RES)</b>	<ul style="list-style-type: none"> <li>•Single dwelling housing</li> <li>•Secondary suites and carriage houses.</li> <li>•Low impact complimentary uses</li> </ul>	<ul style="list-style-type: none"> <li>•Single detached homes</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•Limited urban services.</li> </ul>
<b>Rural - Agricultural and Resource (R-AGR)</b>	<ul style="list-style-type: none"> <li>•Single dwelling housing</li> <li>•Low impact complimentary uses</li> <li>•Agriculture</li> <li>•Resource extraction</li> </ul>	<ul style="list-style-type: none"> <li>•Single detached homes</li> <li>•Agricultural structures</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•Limited urban services.</li> </ul>
<b>Parks (PARK)</b>	<ul style="list-style-type: none"> <li>•Recreation and cultural services</li> <li>•Limited retail commercial to support park uses</li> </ul>	<ul style="list-style-type: none"> <li>•Variable to support parks uses</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•Designed for active uses.</li> </ul>
<b>Natural Areas (NAT)</b>	<ul style="list-style-type: none"> <li>•Recreation and cultural services</li> <li>•Natural open space</li> </ul>	<ul style="list-style-type: none"> <li>•Variable to support parks uses</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•Designed for passive uses.</li> </ul>
<b>Private Recreational (REC)</b>	<ul style="list-style-type: none"> <li>•Recreation and cultural services</li> <li>•Limited retail commercial to support recreational uses</li> </ul>	<ul style="list-style-type: none"> <li>•Variable to support recreational uses</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•Designed for active uses.</li> </ul>
<b>Public Services / Utilities (PSU)</b>	<ul style="list-style-type: none"> <li>•Utility and communication infrastructure</li> <li>•Airport and aviation uses</li> <li>•Transportation infrastructure</li> <li>•Landfill operations</li> <li>•Renewable energy infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>•Variable to support utility and transportation infrastructure uses</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•As guided by OCP policy.</li> </ul>
<b>Transportation Corridor (TC)</b>	<ul style="list-style-type: none"> <li>•Transportation infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•Automobile access and use discouraged.</li> </ul>

\* Where guided by OCP policy.