

# HOUSING CATEGORIES

## GENERAL CHARACTERISTICS

This housing category will play a strong role in accommodating growth. This housing type should be located Downtown, Uptown, near SkyTrain stations and in limited context specific locations (e.g. at Eighth and McBride).

These housing categories will play a role in accommodating growth and should be located near important transit routes and Great Streets. They can also be used to transition between high rises and lower density forms of housing.

These housing categories will play a role in increasing housing choice. Because they would be implemented very gradually on individual lots, they would play a very limited role in accommodating growth. These land uses would be located in existing single detached dwelling neighbourhoods.

This housing category will play a role in increasing housing choice and no role in accommodating growth. These land uses would be located in existing single detached dwelling neighbourhoods.

This housing category will apply to existing single detached dwelling neighbourhoods that the community wants to stay the same. This category does not play a role in increasing housing choice or accommodating growth.

HOUSING CATEGORIES

HOUSING TYPES

HIGH RISE

OVER 6 STOREY APARTMENT

LOW RISE

UP TO 6 STOREY APARTMENT  
STACKED TOWNHOUSE

HIGH INFILL

TOWNHOUSE  
ROWHOUSE

MODERATE INFILL

QUADRAPLEX  
CLUSTER HOUSE  
COMPACT LOT  
TRIPLEX

LOW INFILL

SMALL LOT DUPLEX  
SMALL LOT SINGLE DETACHED  
LANEWAY HOUSE

STATUS QUO

DUPLEX  
SINGLE DETACHED DWELLING

HOUSING CHOICE

ACCOMMODATING GROWTH

# BROW OF THE HILL: Scenario One

The lowest density scenario keeps the neighbourhood more like it is today, but doesn't offer a lot of housing choice or many improved neighbourhood services and amenities. What do you like about this scenario? Use post-it notes to add your comments.

Continue to allow commercial in the Uptown but require less than is required in the current land use plan (e.g. on Belmont Street).

- Moderate infill puts more people close to transit on Sixth Avenue. This is lower than the current plan.
- Existing mid rise sites have been identified - these match the current land use plan.
- Existing industrial use.
- Existing commercial has been identified.
- Low infill would be permitted on single detached dwelling properties that are surrounded by apartments.
- Pockets of single detached dwellings mostly remain as they are today.
- Existing high rise sites have been identified - these are an increase from the current land use plan.
- Existing auto-oriented commercial could remain.

Do you support this land use scenario?  
Use a dot to show us your level of support.

No, thank you

Maybe, with some modifications.

Yes!

### Legend

Neighbourhood Boundary

SkyTrain Line

400m from SkyTrain (5 minute walk)

800m from SkyTrain (10 minute walk)

High Rise

Mid Rise

High Infill

Moderate Infill

Low Infill

Status Quo

Institutional

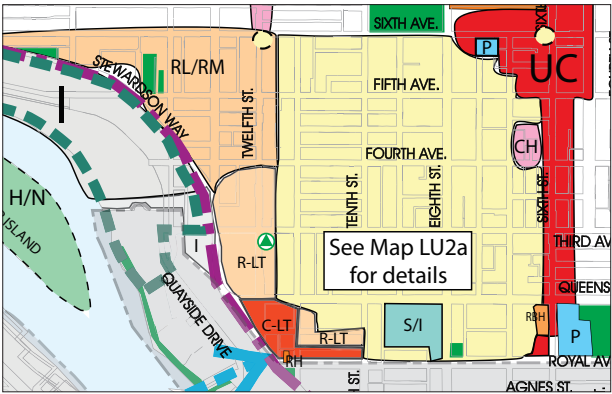
Parks, Open Space and Community Facilities

Commercial

Industrial

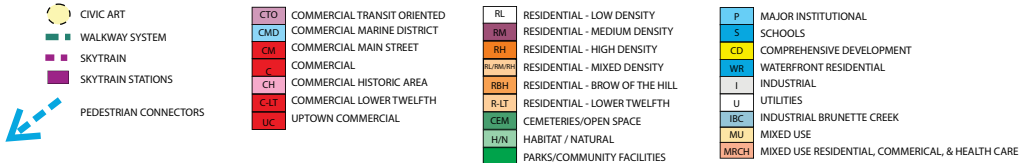
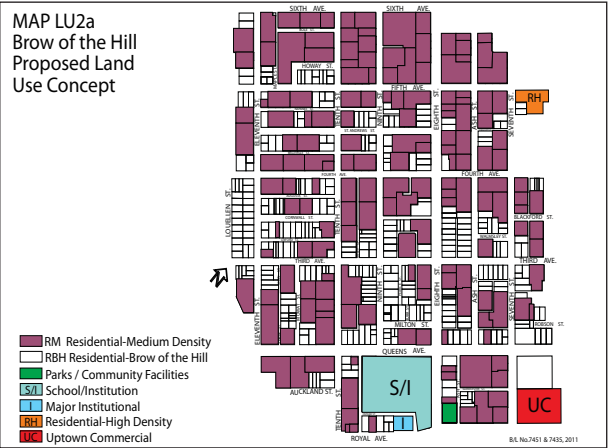
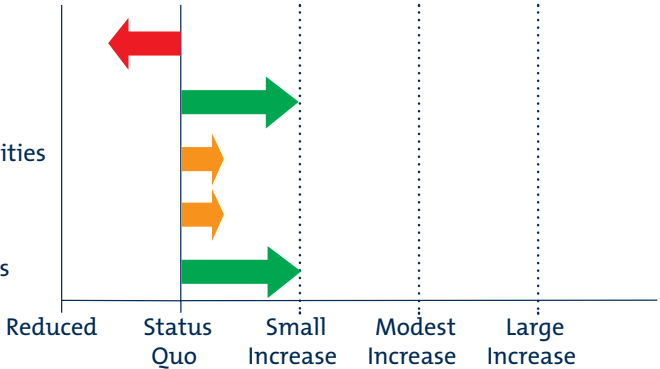
- Existing use - which matches the current land use plan.
- Moderate infill on Bent Court- which is lower than the current land use plan and existing zoning - to protect heritage buildings.
- Moderate infill puts more people close to transit on Eighth Street.
- Low infill puts a few more people close to transit on Sixth Street.

## Current OCP Land Use Designations



## What are the benefits?

- Accommodating Growth
- Housing Choice
- Community Services and Amenities
- Supporting Transit
- Social Interaction Opportunities



# BROW OF THE HILL: Scenario Two

The middle density scenario explores one option within the high-to-low range. It blends growth, choice, and some improved neighbourhood services and amenities. What other ways could you see doing this? Use post-it notes to add your comments.

High infill puts more people close to transit on Sixth Avenue.

Existing mid rise sites have been identified - these match the current land use plan.

Industrial converted to mid rise.

High infill puts more people close to transit on Twelfth Street.

Existing commercial has been identified.

Moderate infill would be permitted on single detached dwelling properties that are surrounded by apartments.

Low Infill would be permitted in pockets of single detached dwellings.

Existing high rise sites have been identified - these are an increase from the land use current plan.

Study Area which requires a detailed Master Plan that explores how to achieve a creative district.

Continue to allow commercial in the Uptown but require less than is required in the current land use plan (e.g. on Belmont Street).

## Legend

- Neighbourhood Boundary
- SkyTrain Line
- 400m from SkyTrain (5 minute walk)
- 800m from SkyTrain (10 minute walk)
- High Rise
- Mid Rise
- High Infill
- Moderate Infill
- Low Infill
- Status Quo
- Institutional
- Parks, Open Space and Community Facilities
- Commercial
- Industrial
- Study Area

Expand high rise in Uptown, including Bent Court, which would eliminate heritage buildings.

High infill puts more people close to transit on Eighth Street.

Moderate infill puts more people close to transit on Sixth Street.

Do you support this land use scenario?  
Use a dot to show us your level of support.

No, thank you      Maybe, with some modifications.      Yes!

## What are the benefits?

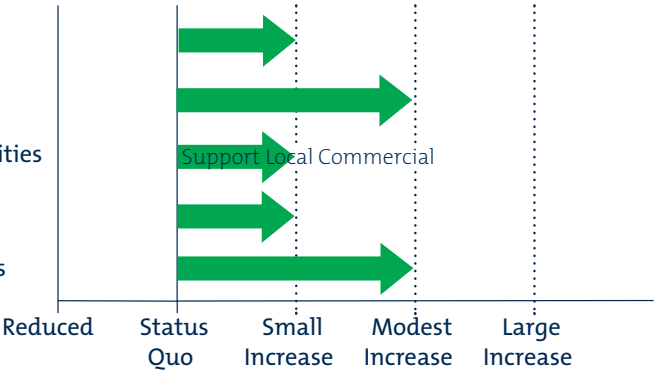
Accommodating Growth

Housing Choice

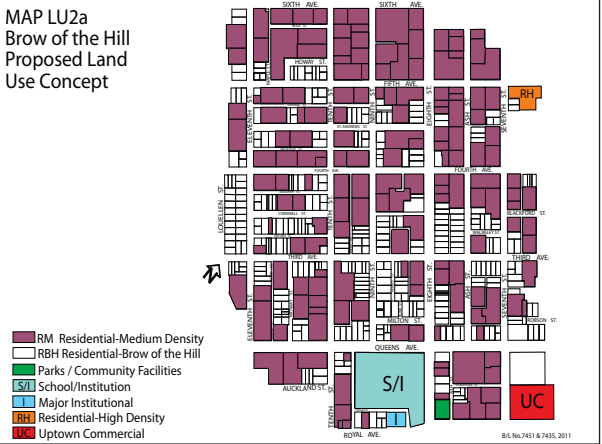
Community Services and Amenities

Supporting Transit

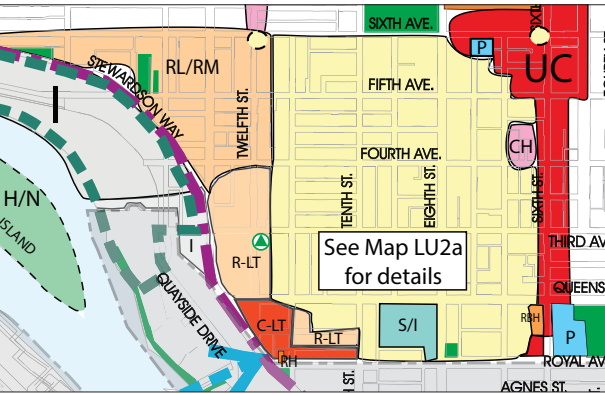
Social Interaction Opportunities



MAP LU2a  
Brow of the Hill  
Proposed Land  
Use Concept



## Current OCP Land Use Designations





# BROW OF THE HILL: Scenario Three

The highest density scenario explores how to maximize choice and the benefits of growth which are improved neighbourhood services and amenities. You may not like it all, but are there parts you could see blending with other scenarios? Use post-it notes to add your comments.

Mid rise puts more people close to transit on Sixth Avenue.

Existing mid rise sites have been identified - these match the current land use plan.

Industrial converted to mid rise.

High infill puts more people close to transit on Twelfth Street.

Existing commercial has been identified.

High infill would be permitted on single detached dwelling properties that are surrounded by apartments.

Moderate Infill would be permitted in pockets of single detached dwellings.

Existing high rise sites have been identified - these are an increase from the current land use plan.

Study Area which requires a detailed Master Plan that explores how to achieve a creative district. This could include high rise south of Queens Avenue and mid rise north of Queens Avenue.

Do you support this land use scenario?  
Use a dot to show us your level of support.

No, thank you      Maybe, with some modifications.      Yes!

## What are the benefits?

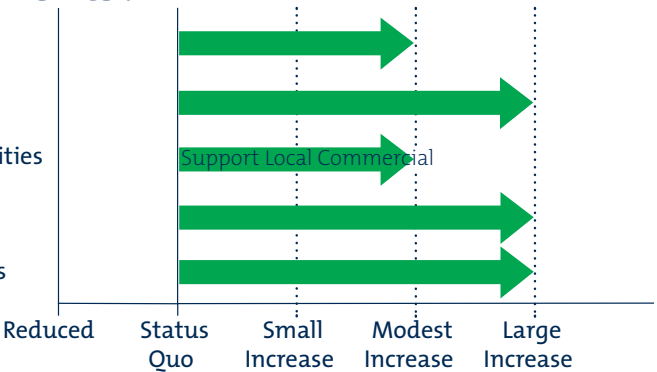
Accommodating Growth

Housing Choice

Community Services and Amenities

Supporting Transit

Social Interaction Opportunities



Continue to allow commercial in the Uptown but require less than is required in the current land use plan (e.g. on Belmont Street).

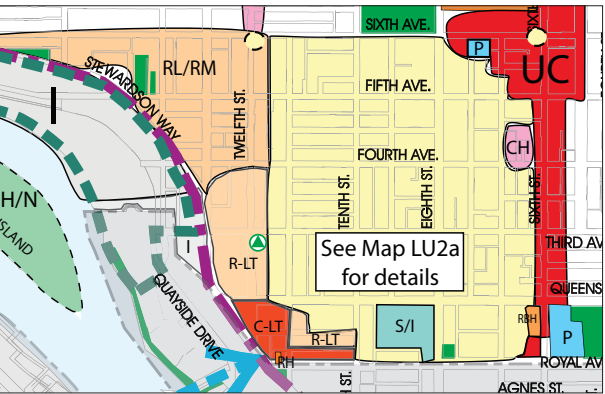
## Legend

- Neighbourhood Boundary
- SkyTrain Line
- 400m from SkyTrain (5 minute walk)
- 800m from SkyTrain (10 minute walk)
- High Rise
- Mid Rise
- High Infill
- Moderate Infill
- Low Infill
- Status Quo
- Institutional
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- Commercial
- Industrial
- Study Area

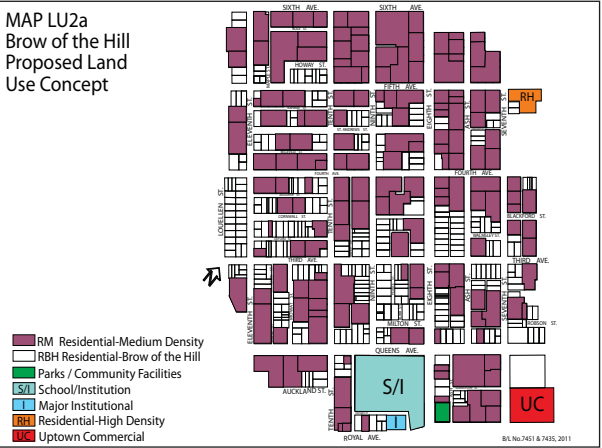
Expand high rise in Uptown, including Bent Court, which would eliminate the heritage buildings.

Mid rise puts more people close to transit on Eighth Street.

## Current OCP Land Use Designations



MAP LU2a  
Brow of the Hill  
Proposed Land  
Use Concept



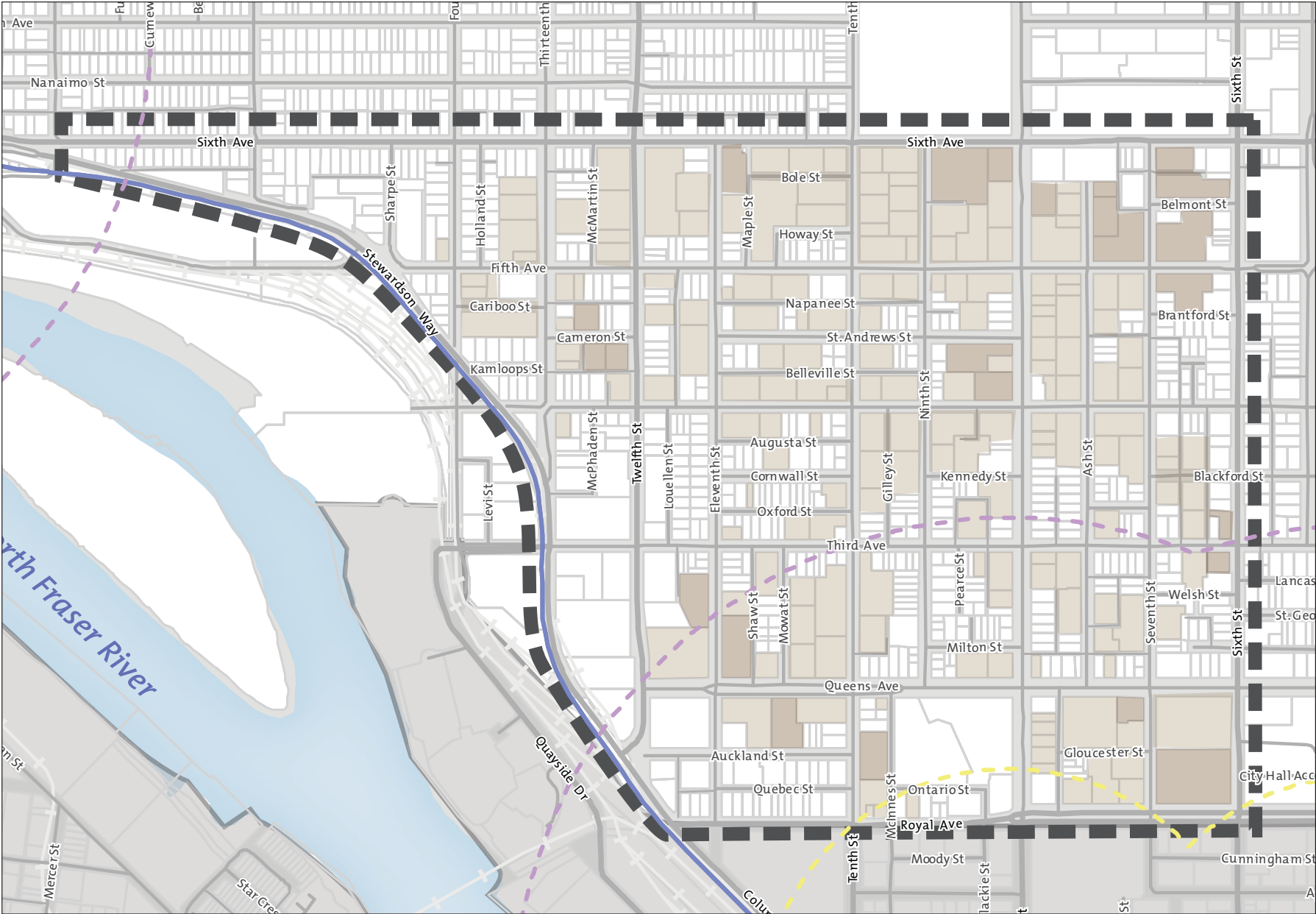
- CIVIC ART
- WALKWAY SYSTEM
- SKYTRAIN
- SKYTRAIN STATIONS
- PEDESTRIAN CONNECTORS

- CTO COMMERCIAL TRANSIT ORIENTED
- CMD COMMERCIAL MARINE DISTRICT
- CM COMMERCIAL MAIN STREET
- CH COMMERCIAL HISTORIC AREA
- CLT COMMERCIAL LOWER TWELFTH
- UC UPTOWN COMMERCIAL

- RL RESIDENTIAL - LOW DENSITY
- RM RESIDENTIAL - MEDIUM DENSITY
- RH RESIDENTIAL - HIGH DENSITY
- RMH RESIDENTIAL - MIXED DENSITY
- RLT RESIDENTIAL - LOWER TWELFTH
- CEM CEMETERIES/OPEN SPACE
- H/N HABITAT / NATURAL
- P MAJOR INSTITUTIONAL
- S SCHOOLS
- CD COMPREHENSIVE DEVELOPMENT
- WR WATERFRONT RESIDENTIAL
- I INDUSTRIAL
- U INDUSTRIAL BRUNETTE CREEK
- MU MIXED USE
- MRCH MIXED USE RESIDENTIAL, COMMERCIAL, & HEALTH CARE

# BROW OF THE HILL: Create Your Own Scenario

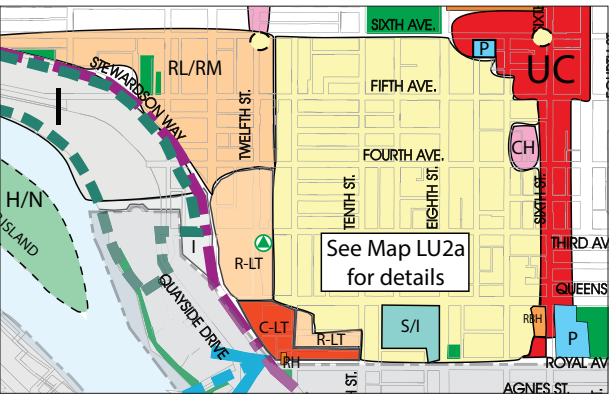
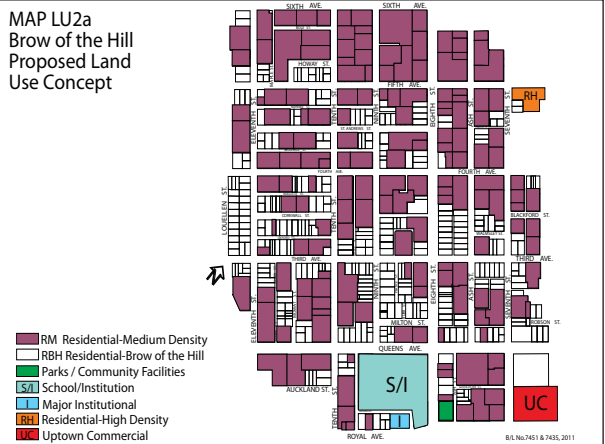
We’ve showed you three possible scenarios. Now take the parts you liked, add your own new ideas, and create another scenario.



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## Current OCP Land Use Designations



- CIVIC ART
- WALKWAY SYSTEM
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- CEM CEMETERIES/OPEN SPACE
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- MU MIXED USE
- MBCH MIXED USE RESIDENTIAL, COMMERCIAL, & HEALTH CARE