

# 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

# CONNAUGHT HEIGHTS: 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.

Away from SkyTrain mostly remains as it is today.

Existing use.

Townhouses create transition between higher and lower density.

Up to six storey apartment buildings puts some people close to transit but doesn't fund amenities like a community centre or park expansion.



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?

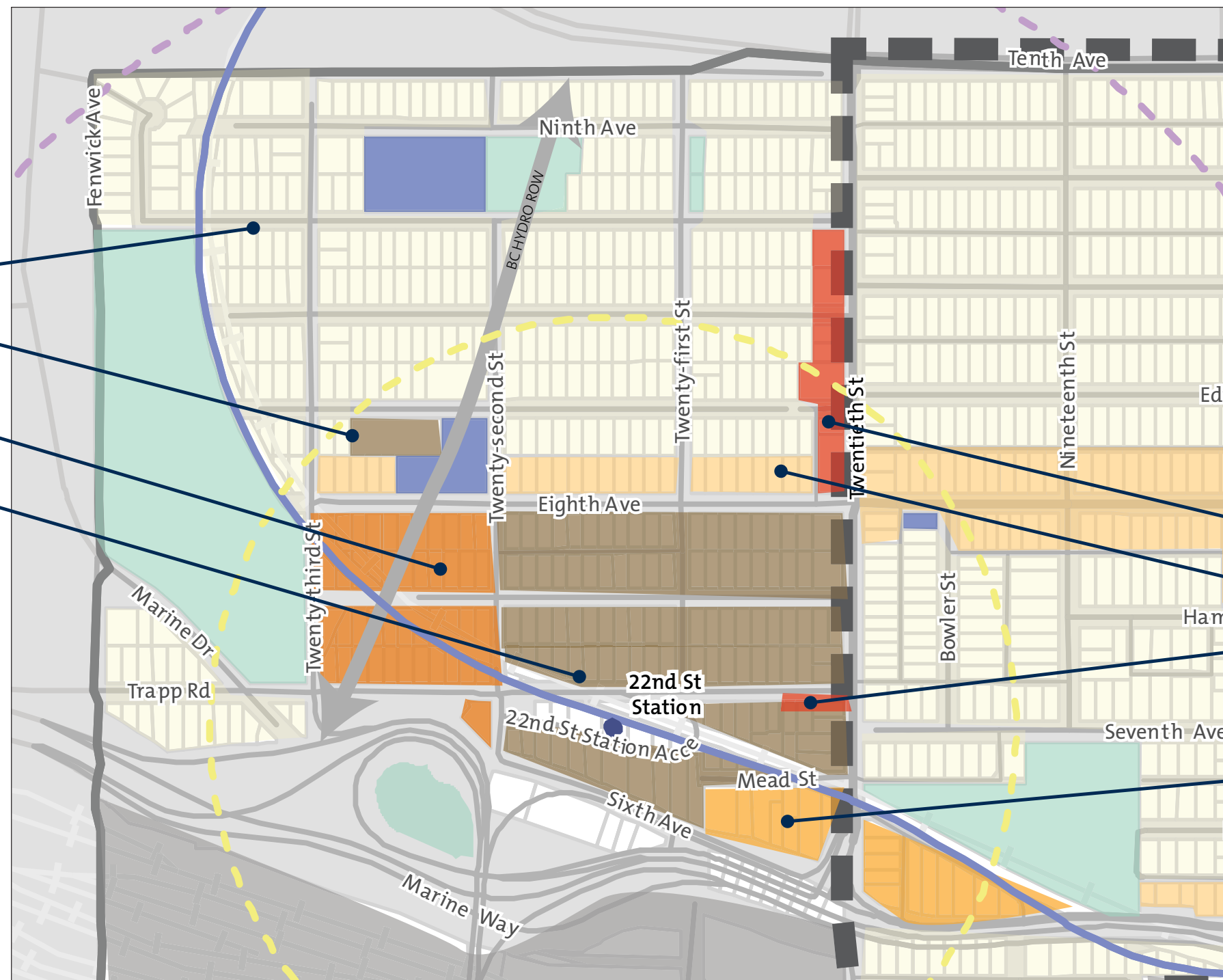
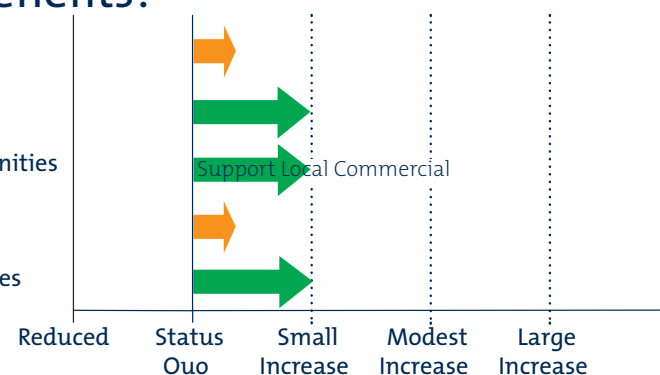
Accommodating Growth

Housing Choice

Community Services and Amenities

Supporting Transit

Social Interaction Opportunities



## 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

Existing auto-oriented commercial could remain.

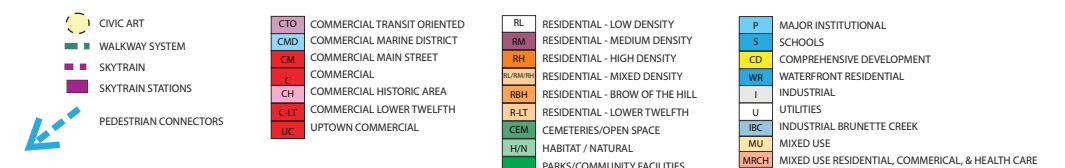
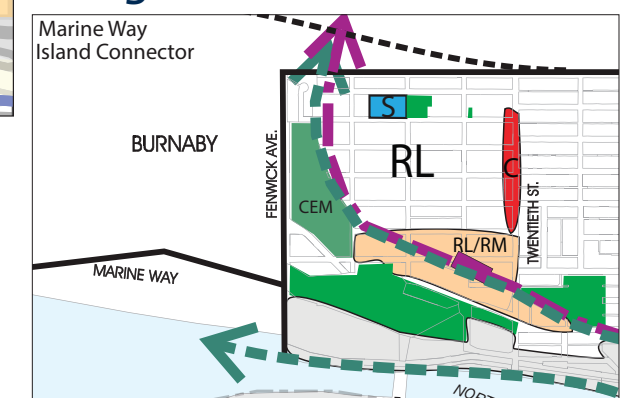
Low infill puts a few more people close to transit on Eighth Avenue.

Some density means some services and shops.

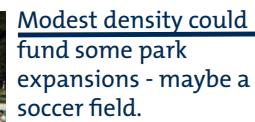


Moderate infill would help keep these heritage buildings.

## Current OCP Land Use Designations



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.

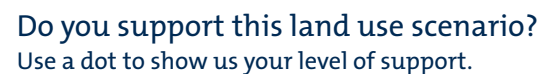


Away from SkyTrain mostly remains as it is today.

With no lanes, only corner lots have ability for laneway houses.

Existing use.

Up to six storey apartment buildings  
create transition between higher and  
lower density.



No,  
thank you

Maybe, with some modifications.

Yes!

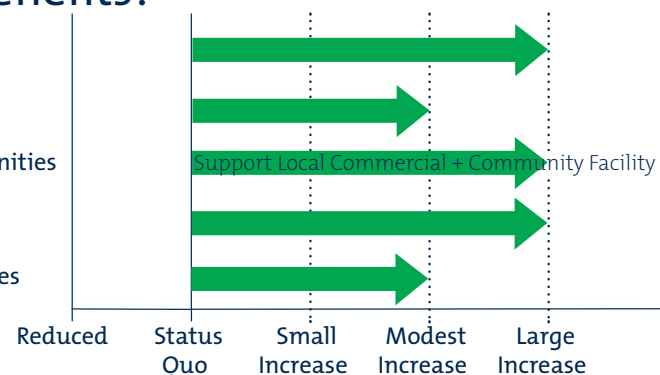
## Accommodating Growth














## Housing Choice

## Community Services and Amenities

## Supporting Transit

## Social Interaction Opportunities



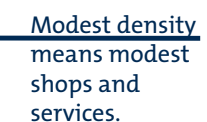
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-  Moderate Infill
-  Low Infill
-  Status Quo
-  Institutional
-  Parks, Open Space and Community Facilities
-  Commercial

Townhouses along Twentieth Street can be designed to protect residents from noise.

Low infill puts a few more people close to transit on Eighth Avenue.

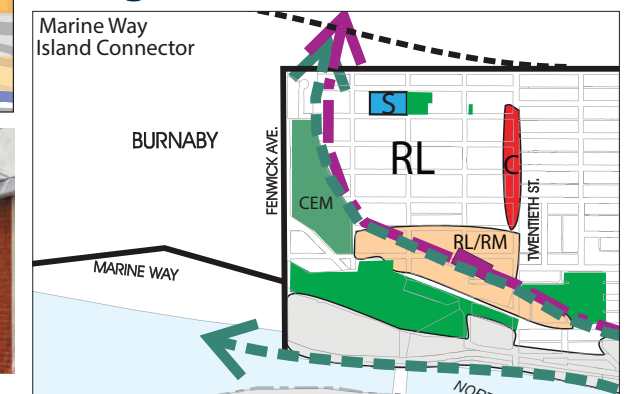
Some high rise towers around the station.

High rise towers around the station. Towers would be skinny, well spaced, and have townhouses and commercial podiums.



## Current OCP Land Use Designations

Marine Way  
Island Connector



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

- |          |                                |
|----------|--------------------------------|
| RL       | RESIDENTIAL - LOW DENSITY      |
| RM       | RESIDENTIAL - MEDIUM DENSITY   |
| RH       | RESIDENTIAL - HIGH DENSITY     |
| RL/RM/RH | RESIDENTIAL - MIXED DENSITY    |
| RBH      | RESIDENTIAL - BROW OF THE HILL |
| R-LT     | RESIDENTIAL - LOWER TWELFTH    |
| CEM      | CEMETERIES/OPEN SPACE          |
| H/N      | HABITAT / NATURAL              |
|          | PARKS/COMMUNITY FACILITIES     |

- |      |  |
|------|--|
| P    | MAJOR INSTITUTIONAL                              |
| S    | SCHOOLS  |
| CD   | COMPREHENSIVE DEVELOPMENT                        |
| WR   | WATERFRONT RESIDENTIAL                           |
| I    | INDUSTRIAL                                       |
| U    | UTILITIES  |
| IBC  | INDUSTRIAL BRUNETTE CREEK                        |
| MU   | MIXED USE  |
| MCHC | MIXED USE RESIDENTIAL, COMMERCIAL, & HEALTH CARE |



# CONNAUGHT HEIGHTS: 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.



Higher density would make park expansion possible - including a soccer field - and greenway development.

Carriage houses or small lot duplexes would be permitted.

With no lanes, only corner lots have ability for moderate infill.

Townhouses create transition between higher and lower density, and put people near transit on Eighth Avenue.

Up to six storey apartment buildings create transition between higher and lower density.



Higher density means more shops and services.

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?

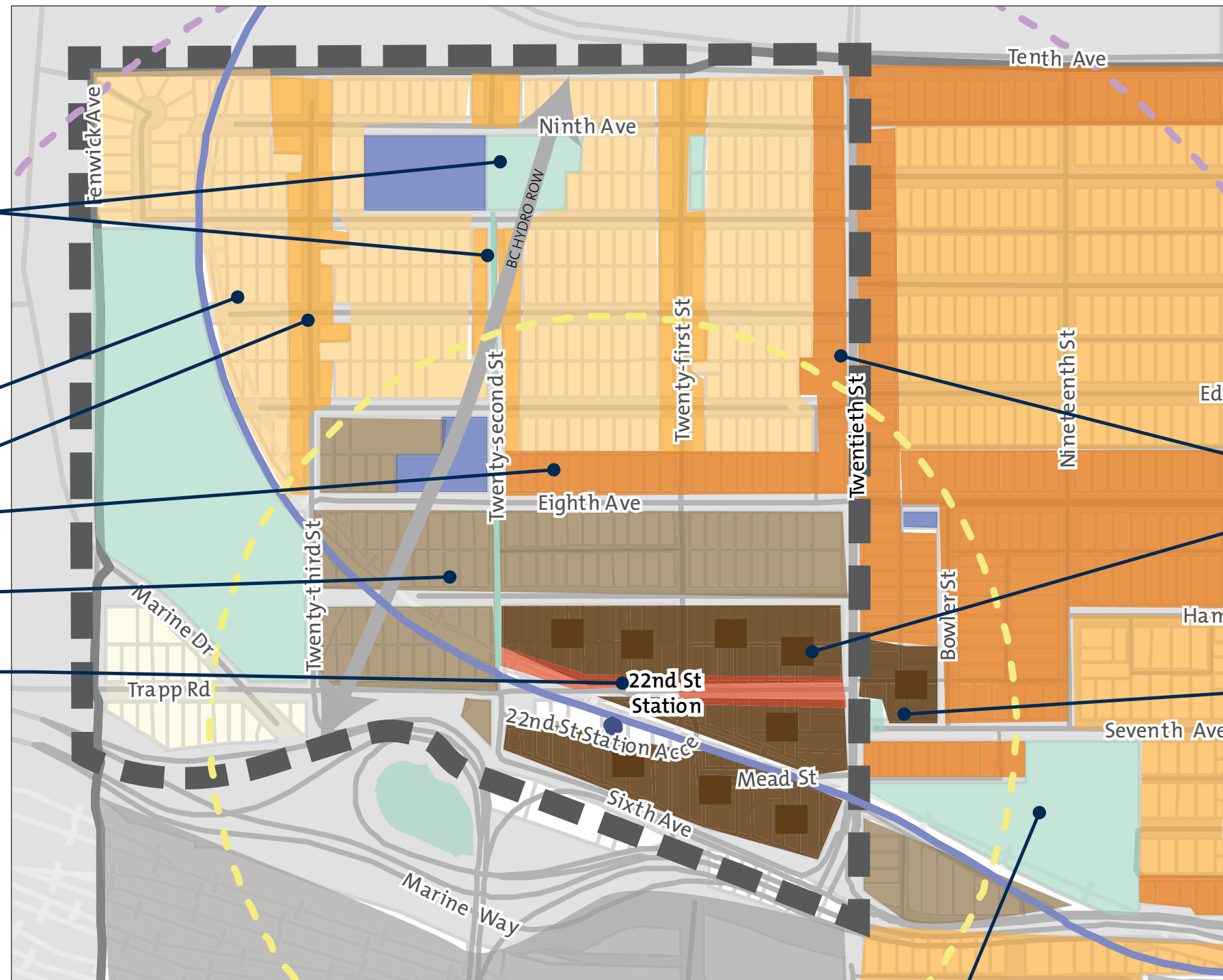
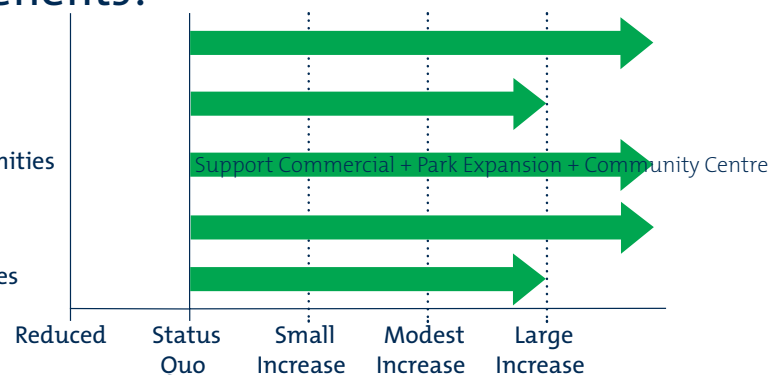
Accommodating Growth

Housing Choice

Community Services and Amenities

Supporting Transit

Social Interaction Opportunities



## Legend

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- Parks, Open Space and Community Facilities
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Townhouses along Twentieth Street can be designed to protect residents from noise.

High rise towers around the station. Towers would be skinny, well spaced, and have townhouses and commercial podiums.



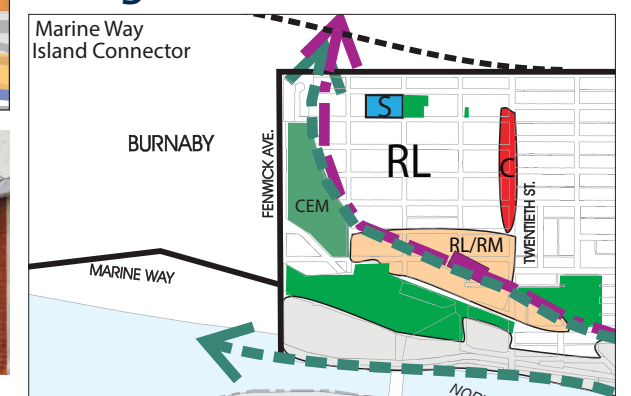
A high rise here would help fund a public plaza.



High density would make park expansion and a new community centre possible.



## Current OCP Land Use Designations



- CIVIC ART
- WALKWAY SYSTEM
- SKYTRAIN
- SKYTRAIN STATIONS
- PEDESTRIAN CONNECTORS
- COMMERCIAL TRANSIT ORIENTED
- COMMERCIAL MARINE DISTRICT
- COMMERCIAL MAIN STREET
- COMMERCIAL
- COMMERCIAL HISTORIC AREA
- COMMERCIAL LOWER TWELFTH
- UPTOWN COMMERCIAL
- RESIDENTIAL - LOW DENSITY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL - HIGH DENSITY
- RESIDENTIAL - MIXED DENSITY
- RESIDENTIAL - BROW OF THE HILL
- RESIDENTIAL - LOWER TWELFTH
- CEMETERIES/OPEN SPACE
- HABITAT / NATURAL
- PARKS/COMMUNITY FACILITIES
- MAJOR INSTITUTIONAL SCHOOLS
- COMPREHENSIVE DEVELOPMENT
- WATERFRONT RESIDENTIAL
- INDUSTRIAL
- UTILITIES
- INDUSTRIAL BRUNETTE CREEK
- MIXED USE
- MIXED USE RESIDENTIAL, COMMERCIAL, & HEALTH CARE

# CONNAUGHT HEIGHTS: 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.



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

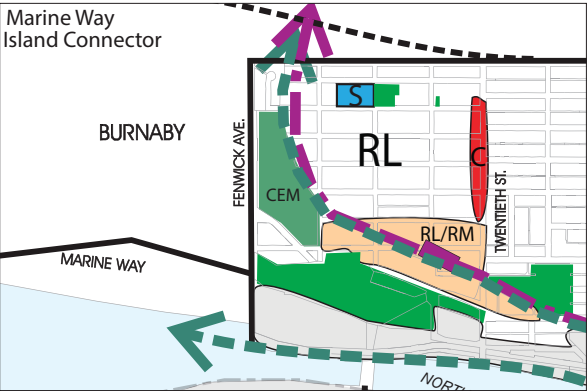
Status Quo

Institutional

Parks, Open Space and Community Facilities

Commercial

## Current OCP Land Use Designations



CIVIC ART

WALKWAY SYSTEM

SKYTRAIN

SKYTRAIN STATIONS

PEDESTRIAN CONNECTORS

CTO

COMMERCIAL TRANSIT ORIENTED

CMD

COMMERCIAL MARINE DISTRICT

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