

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

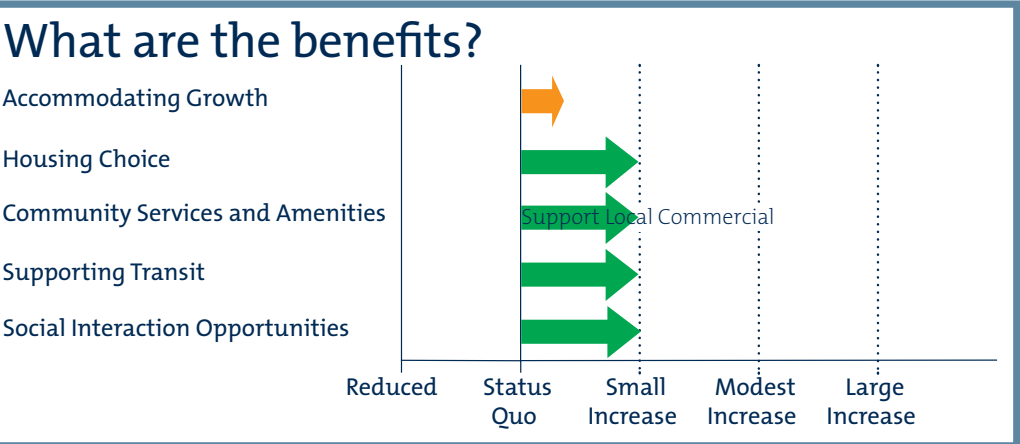
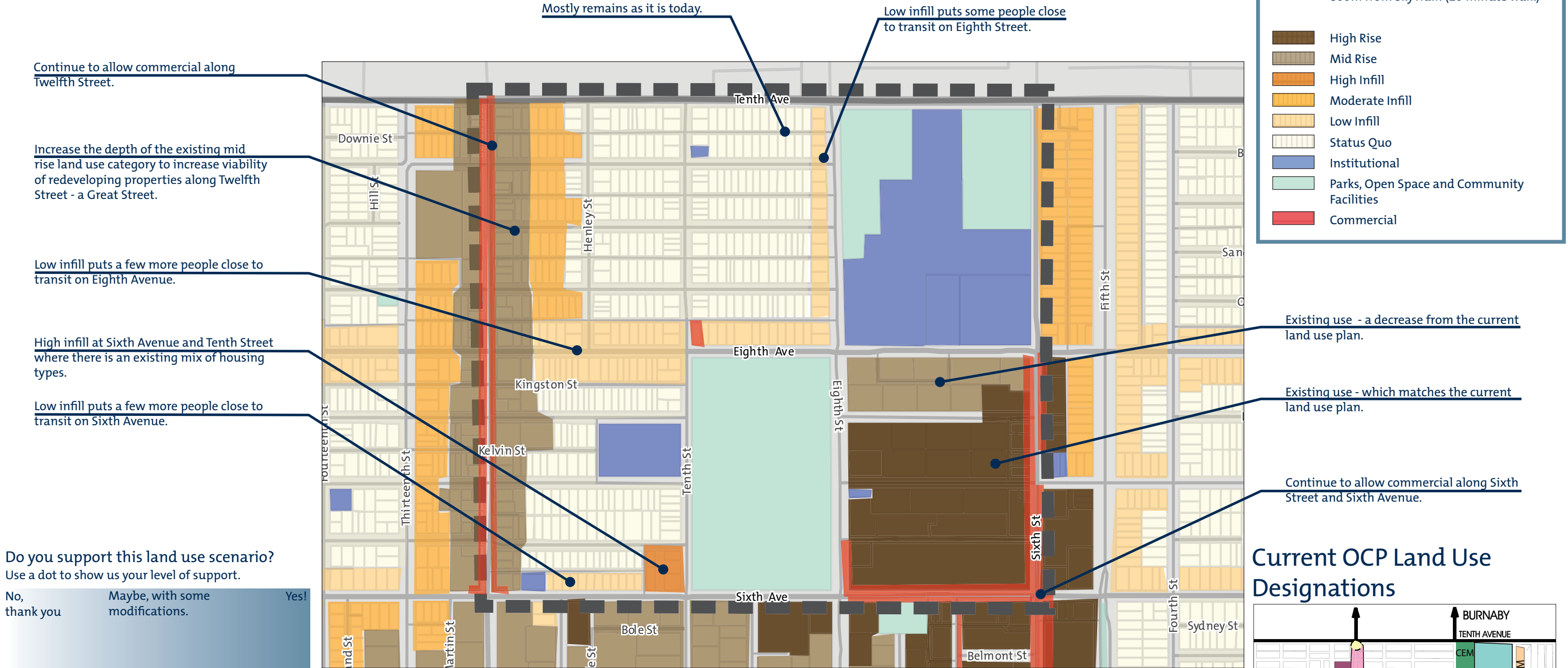
DUPLEX
SINGLE DETACHED DWELLING

HOUSING CHOICE

ACCOMMODATING GROWTH

MOODY PARK: 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.



Current OCP Land Use Designations



MOODY PARK: 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.

Continue to allow commercial along Twelfth Street.

Increase the depth of the existing mid rise land use category to increase viability of redeveloping properties on Twelfth Street - a Great Street.

High infill creates transition between higher and lower density, and supports commercial and transit along Twelfth Street. This land use category could continue below Eighth Avenue but some of the lots are smaller and lanes are less consistent.

Surround the existing commercial parcel with moderate infill to create a community corner.

Moderate infill puts more people close to transit on Eighth Avenue.

High infill at Sixth Avenue and Tenth Street where there is an existing mix of housing types.

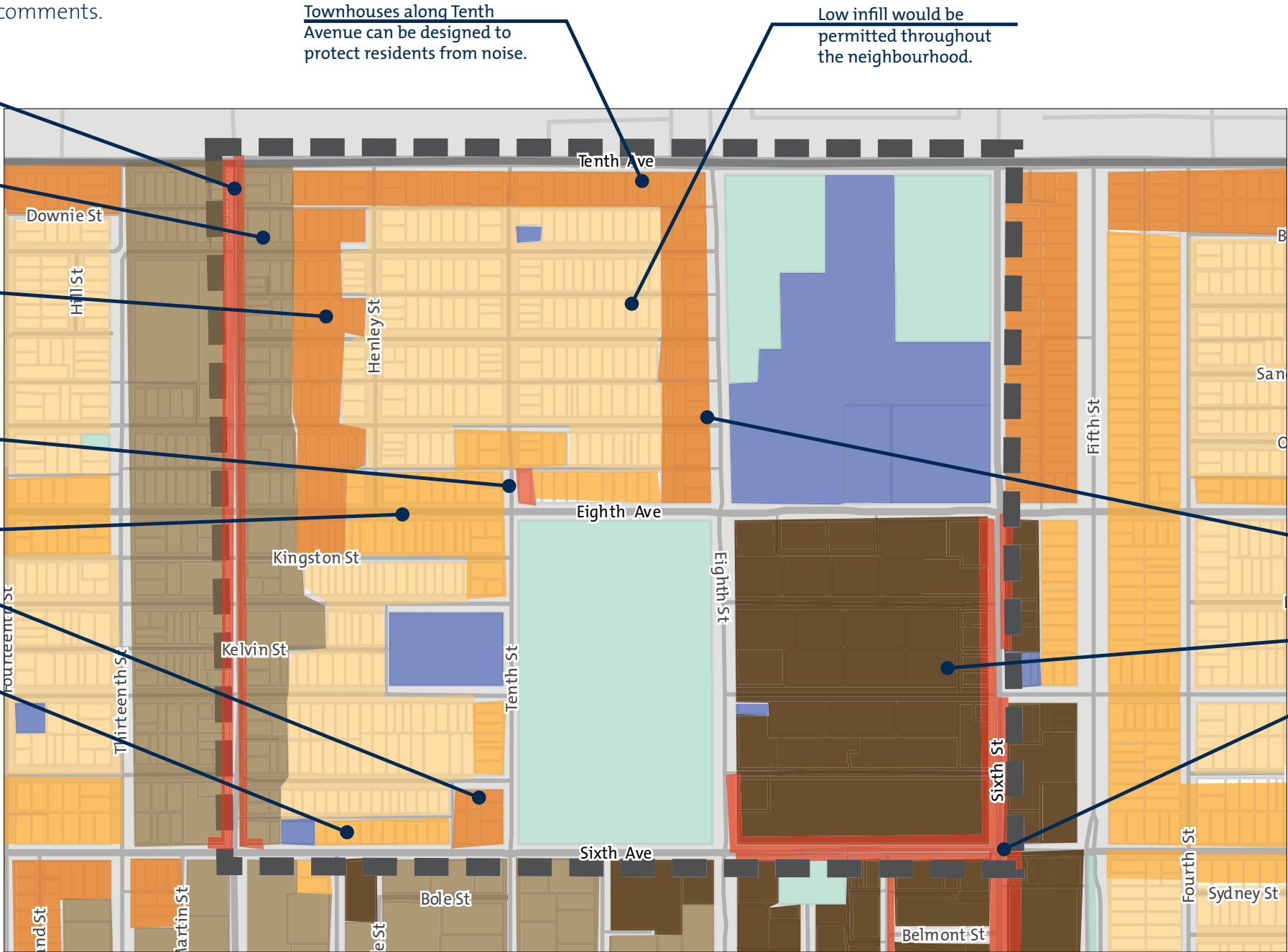
Moderate infill puts a more people close to transit on Sixth Avenue.

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!



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

CM

COMMERCIAL MARINE DISTRICT

CM

COMMERCIAL MAIN STREET

CH

COMMERCIAL HISTORIC AREA

C-LT

COMMERCIAL LOWER TWELFTH

UC

UPTOWN COMMERCIAL

RL

RESIDENTIAL - LOW DENSITY

RM

RESIDENTIAL - MEDIUM DENSITY

RH

RESIDENTIAL - HIGH DENSITY

R-M

RESIDENTIAL - MIXED DENSITY

R-BH

RESIDENTIAL - BROW OF THE HILL

R-LT

RESIDENTIAL - LOWER TWELFTH

CEM

CEMETERIES/OPEN SPACE

H/N

HABITAT / NATURAL

RL

RESIDENTIAL - LOW DENSITY

RM

RESIDENTIAL - MEDIUM DENSITY

RH

RESIDENTIAL - HIGH DENSITY

R-M

RESIDENTIAL - MIXED DENSITY

R-BH

RESIDENTIAL - BROW OF THE HILL

R-LT

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

UTILITIES

IBC

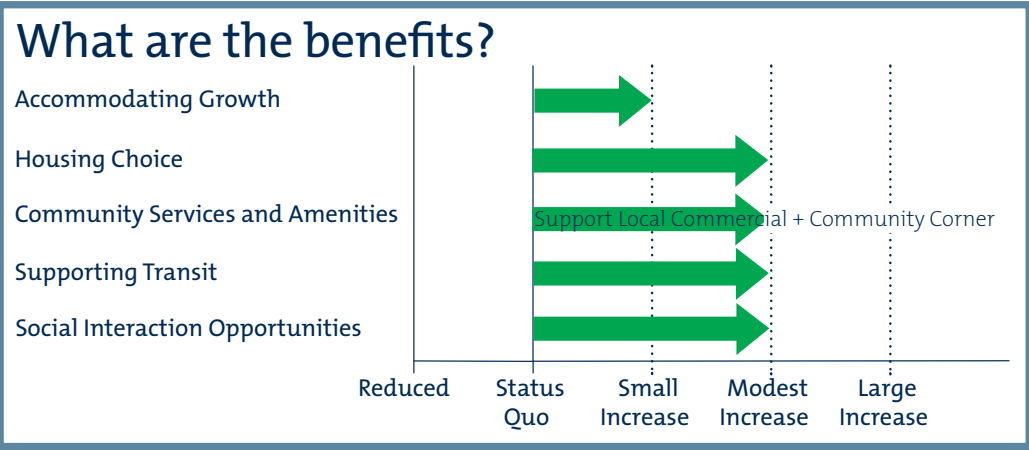
INDUSTRIAL BRUNETTE CREEK

MU

MIXED USE

MRCH

MIXED USE RESIDENTIAL, COMMERCIAL, & HEALTH CARE



MOODY PARK: 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.

Continue to allow commercial along Twelfth Street.

Increase the depth of the existing mid rise land use category to increase viability of redeveloping properties along Twelfth Street - a Great Street.

Surround the existing commercial parcel with high infill to create a community corner.

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

Mid rise at Sixth Avenue and Tenth Street where there is an existing mix of housing types.

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

Townhouses along Tenth Avenue can be designed to protect residents from noise.

Allow moderate infill throughout the neighbourhood.

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

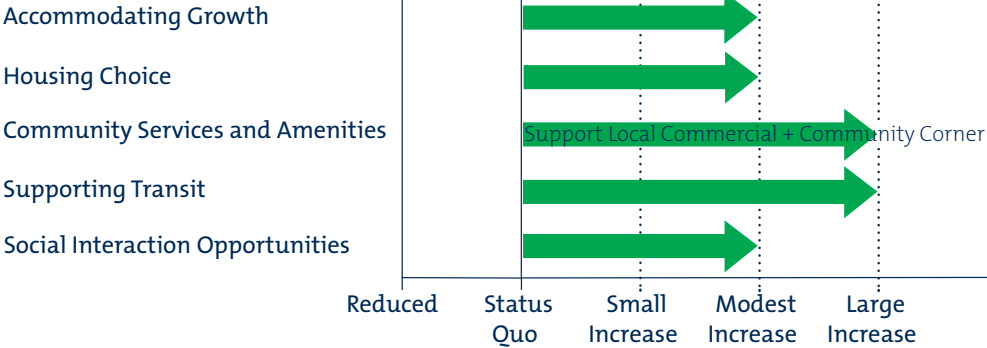
Do you support this land use scenario?
Use a dot to show us your level of support.

No, thank you

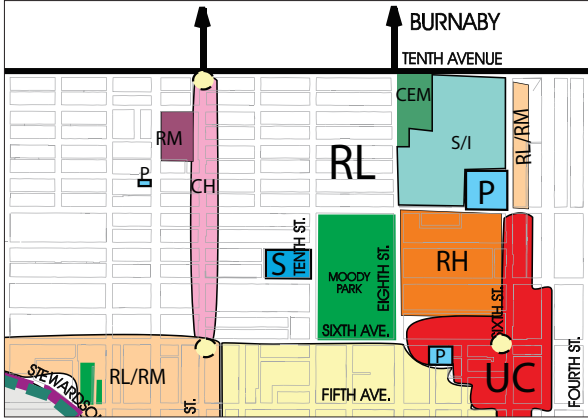
Maybe, with some modifications.

Yes!

What are the benefits?



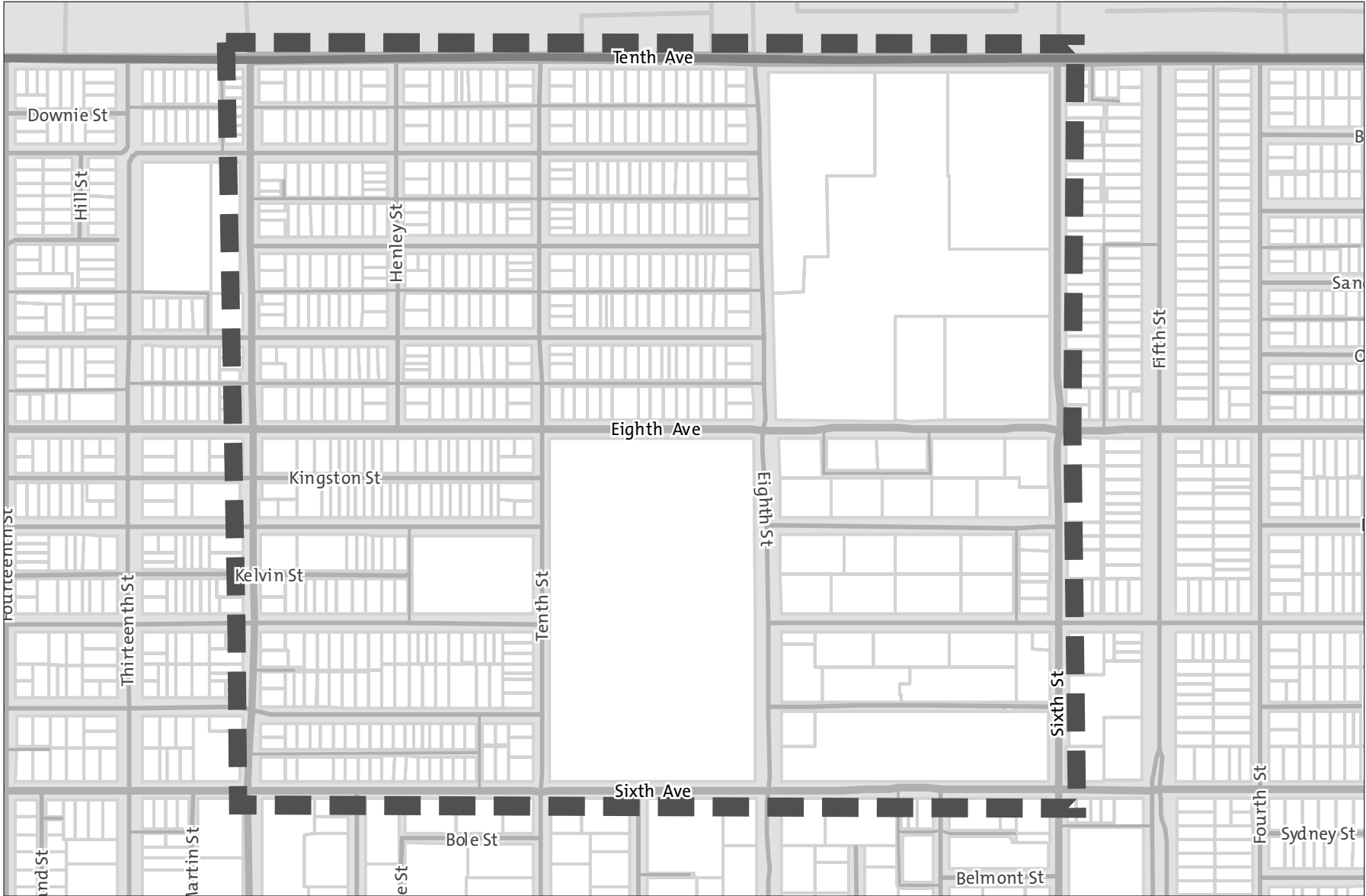
Current OCP Land Use Designations



- 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

MOODY PARK: 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

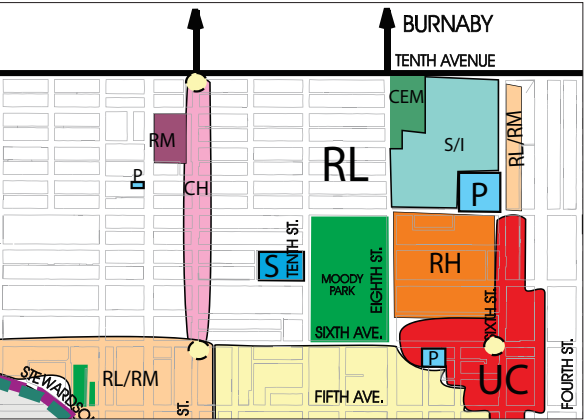
Status Quo

Institutional

Parks, Open Space and Community Facilities

Commercial

Current OCP Land Use Designations



CIVIC ART

WALKWAY SYSTEM

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