

Mixed Use Centres

OCP Updates | More housing & shopping in key destinations



CITY CENTRE

The City Centre Core & Residential designations allow the highest intensity of uses within the OCP, together making up the city's mixed-use and residential heart. Buildings are regulated with floor area limits and design, but do not have a height maximum, allowing highrises.

What's new?

- New City Centre Residential properties to align with Provincial Transit-Oriented Area requirements
- Increased density to improve viability and design outcomes

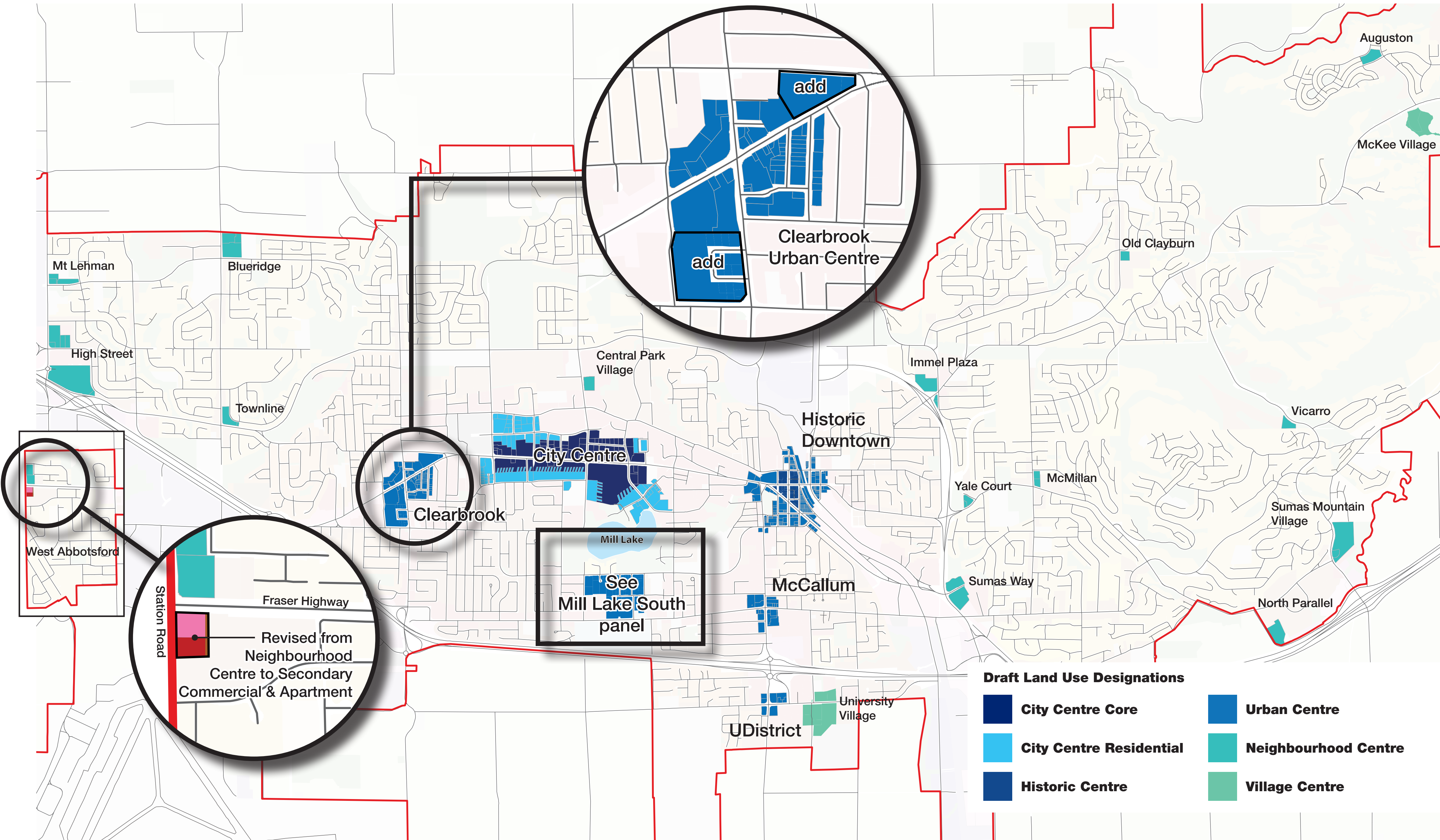


URBAN CENTRES

Urban Centre lands are secondary to the City Centre in terms of scale and are connected by Transit Corridors. They include a mix of housing, shopping, and office space to strengthen existing city hubs and support surrounding neighbourhoods.

What's new?

- Remove 6 storey height limit and allow more building area through density bonusing to enable more housing/jobs.
- Expand Clearbrook Urban Centre and new Urban Centre and add new Urban Centre lands south of Mill Lake Park



NEIGHBOURHOOD & VILLAGE CENTRES

These Centres are secondary to Urban Centres in terms of scale, and are intended to provide daily needs and services within a short walking distance. McKee Village and University Village are similar to Neighbourhood Centres, but include institutional uses.

What's new?

- Add Institutional use to McKee Village and modestly increase floor area (+0.5 FSR)
- Increase Neighbourhood Centre height limit from 4 to 6 storeys and allow additional density to support reinvestment

Tell us what you think!

In the previous phase of engagement, we heard support for more development potential in Mixed Use Centres (City Centre, Urban Centre and Neighbourhood & Village Centres), particularly near transit.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all
☐	☐	☐	☐	☐

Please tell us more about your perspective ...