



MCKEE | NEIGHBOURHOOD PLAN

Concept Land Use

Stage 2 Report | Excerpt

4.2 Land Use

Land use is one of the most powerful tools at the disposal of the City in realizing community goals in the McKee NP area. The following map outlines the proposed land use concept for the McKee NP. Land use designations shown are subject to adjustment as the planning process advances to Stage 3.

Green and Purple asterisks show the general location of proposed park and school locations, respectively. The exact location and sizes of these land uses will be determined at the time of development. The underlying land use designation shown on the map will be used in the event the exact location of a school or a park shifts throughout the planning process.

A significant portion of the plan area is within geotechnical risk areas, as identified in Stage 1. Community engagement results identified the benefit of designating lands with challenging topography for townhouse development. Therefore, lands with more development potential within the geotechnical risk areas have been designated as Urban 2. However, due to the overall development uncertainty, lands identified as Urban 2 or Urban 4 with Geotechnical Risk Area Overlay (hatching), must provide a geotechnical report at the time of development, in support of development on those lands. Land not suitable for development will be transferred to the City as Open Space at the time of development application.



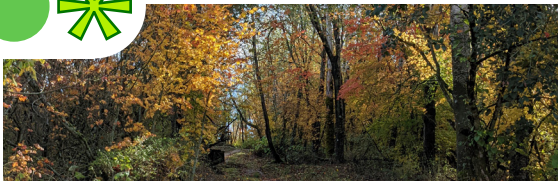
Urban 2 - Ground Oriented

These are areas where the Urban 2 - Ground Oriented OCP land use designation would be retained or applied.



Urban 4 - Detached

These are areas where the Urban 4 - Detached OCP land use designation would be retained or applied.



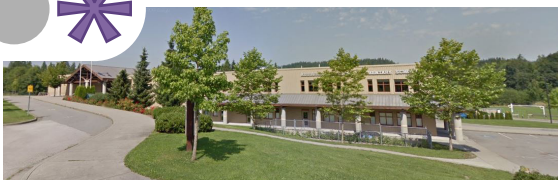
Parks and Open Space

These are areas where the Open Space OCP land use designation would be retained or applied.



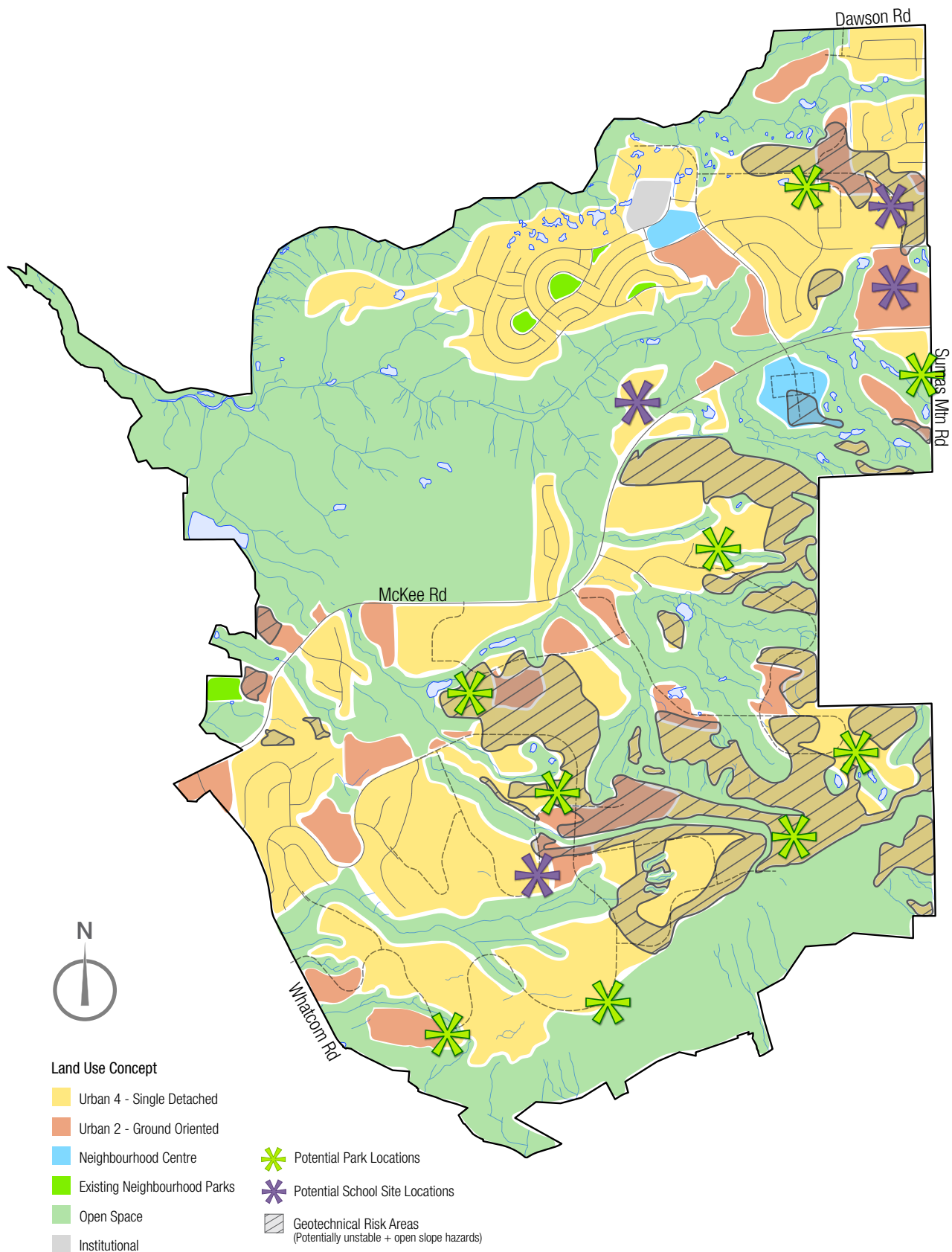
Neighbourhood Centre

These are areas where the Neighbourhood Centre OCP land use designation would be retained or applied.



Institutional

These are areas where the Institutional OCP land use designation would be retained or applied.



Map 13. Land Use Concept