

Draft Land Use Plan

Excerpts from Stage 3 Report & Draft OCP

abbotsfwd 2050

Spring 2025 Stage 3 Engagement

DRAFT 2050 LAND USE PLAN

Mixed-Use Centres serve as key destinations within the city, with a mix of land uses and higher residential densities, including the concentration of commercial retail and offices in the city.



Residential Neighbourhoods include diverse housing types, with midrise and ground-oriented multi-unit housing within the UDB, as well as single-detached dwellings with suites or coach house options outside the UDB.



Employment Lands are in addition to the job related uses within Mixed Use Centres, comprising commercial and industrial uses, as well as Airport, Hospital, and Agricultural lands.

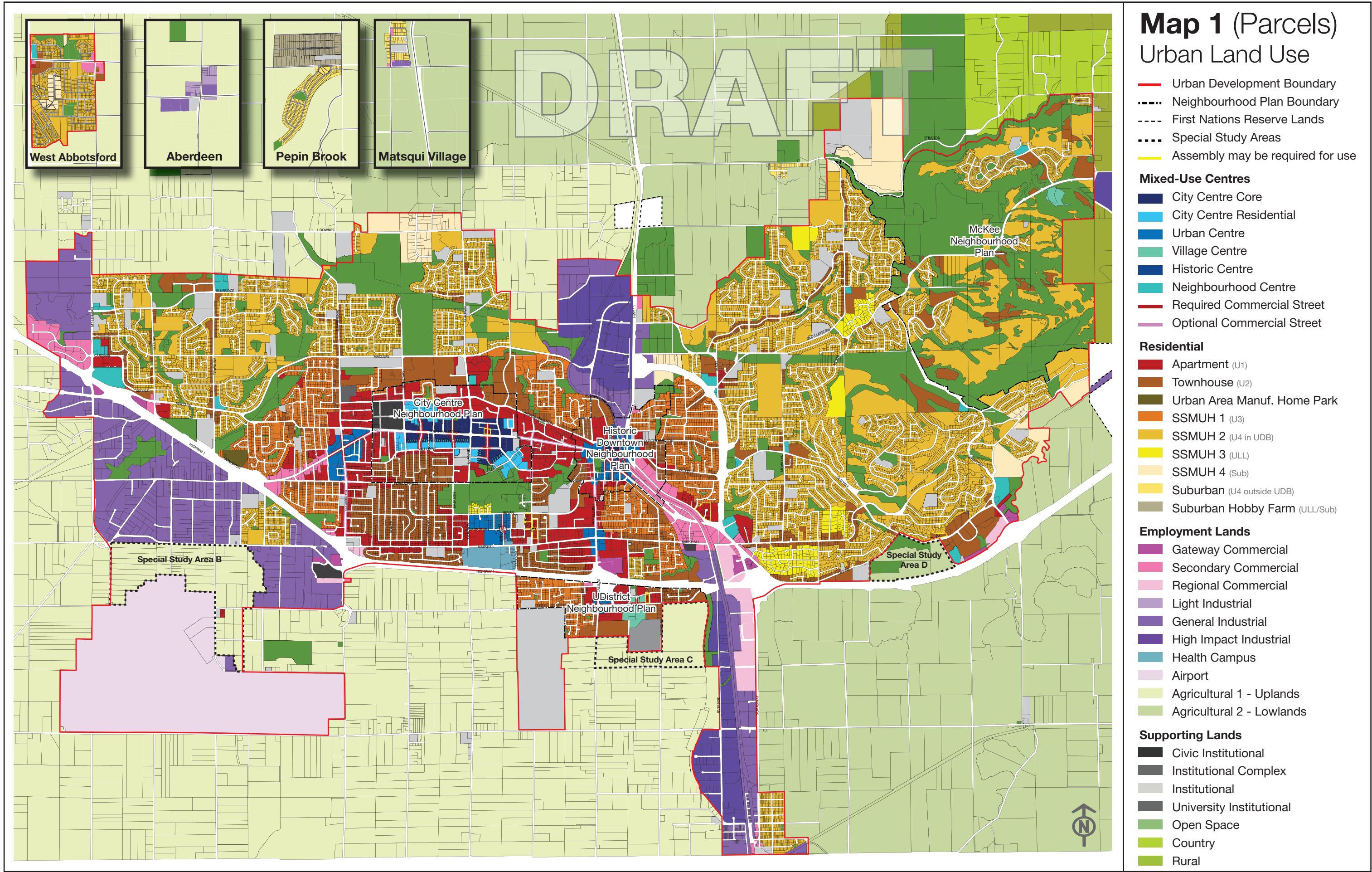


Supporting Lands - These are Institutional lands, open spaces, and other rural uses.



The OCP Land Use Plan plays a central role in guiding the type, location, and intensity of future development as the city grows. It guides staff recommendations and Council decision making.

A more detailed purpose and description of each land use is provided in Section 4 of the draft OCP (see Attachment A)



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Map 3A

City Centre Neighbourhood Plan Land Use

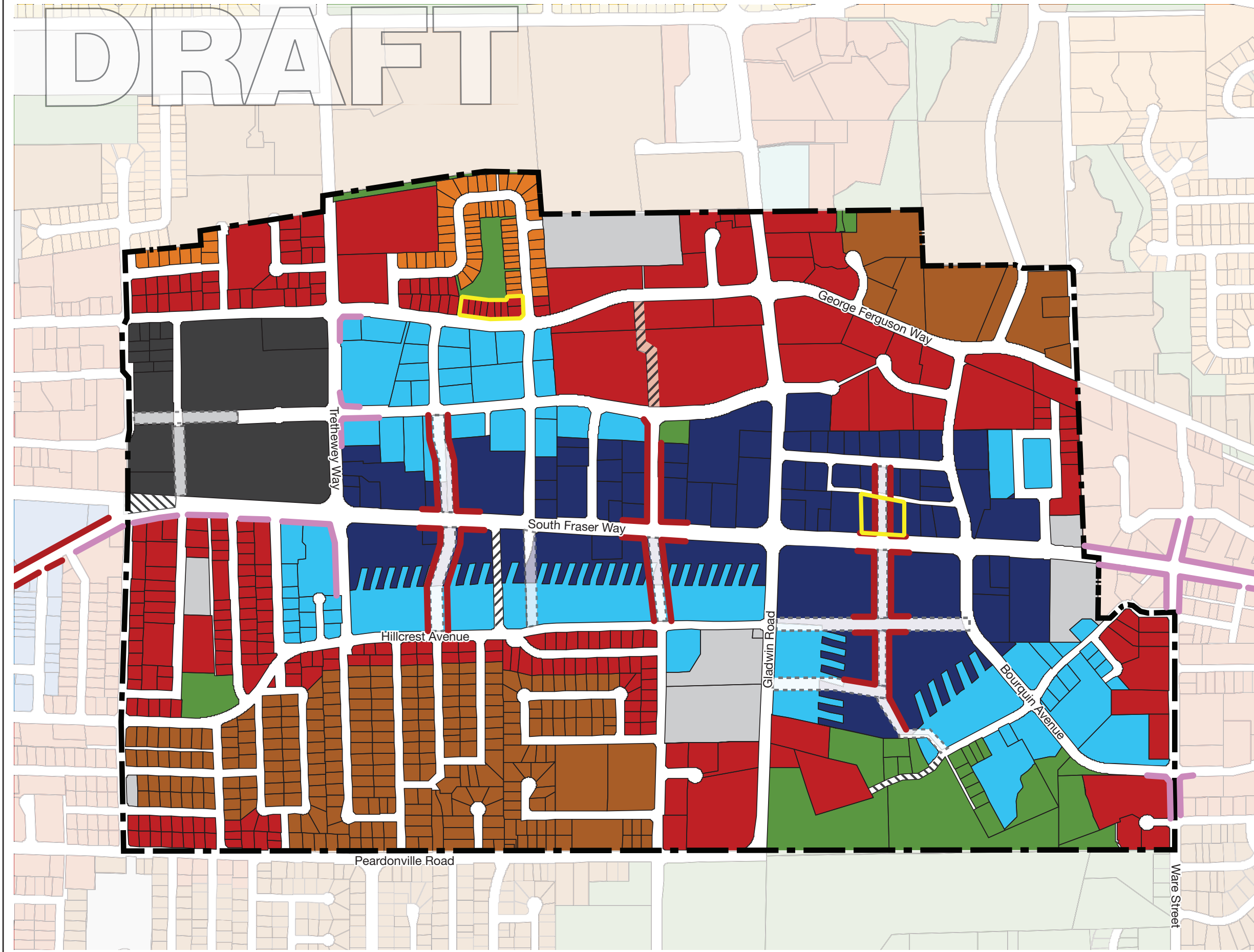
LEGEND

- Mixed-Use Centres**
- City Centre Core
 - City Centre Residential
 - Urban Centre
 - Required Commercial Street
 - Optional Commercial Street

- Residential**
- Apartment (U1)
 - Townhouse (U2)
 - SSMUH 1 (U3)

- Supporting Lands**
- Civic Institutional
 - Institutional
 - Open Space
 - Future Street Closure
 - Future Street
 - Lots may require assembling to incorporate park expansion or road dedication
 - Neighbourhood Plan Boundary

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Map 3B

UDistrict Neighbourhood Plan Land Use

LEGEND

Mixed-Use Centres

- Village Centre
- Urban Centre
- Required Commercial Street

Residential

- Apartment (U1)
- Townhouse (U2)
- SSMUH 1 (U3)

Employment Lands

- Secondary Commercial

Supporting Lands

- University Institutional
- Institutional
- Open Space
- Office/Tourist Accommodation

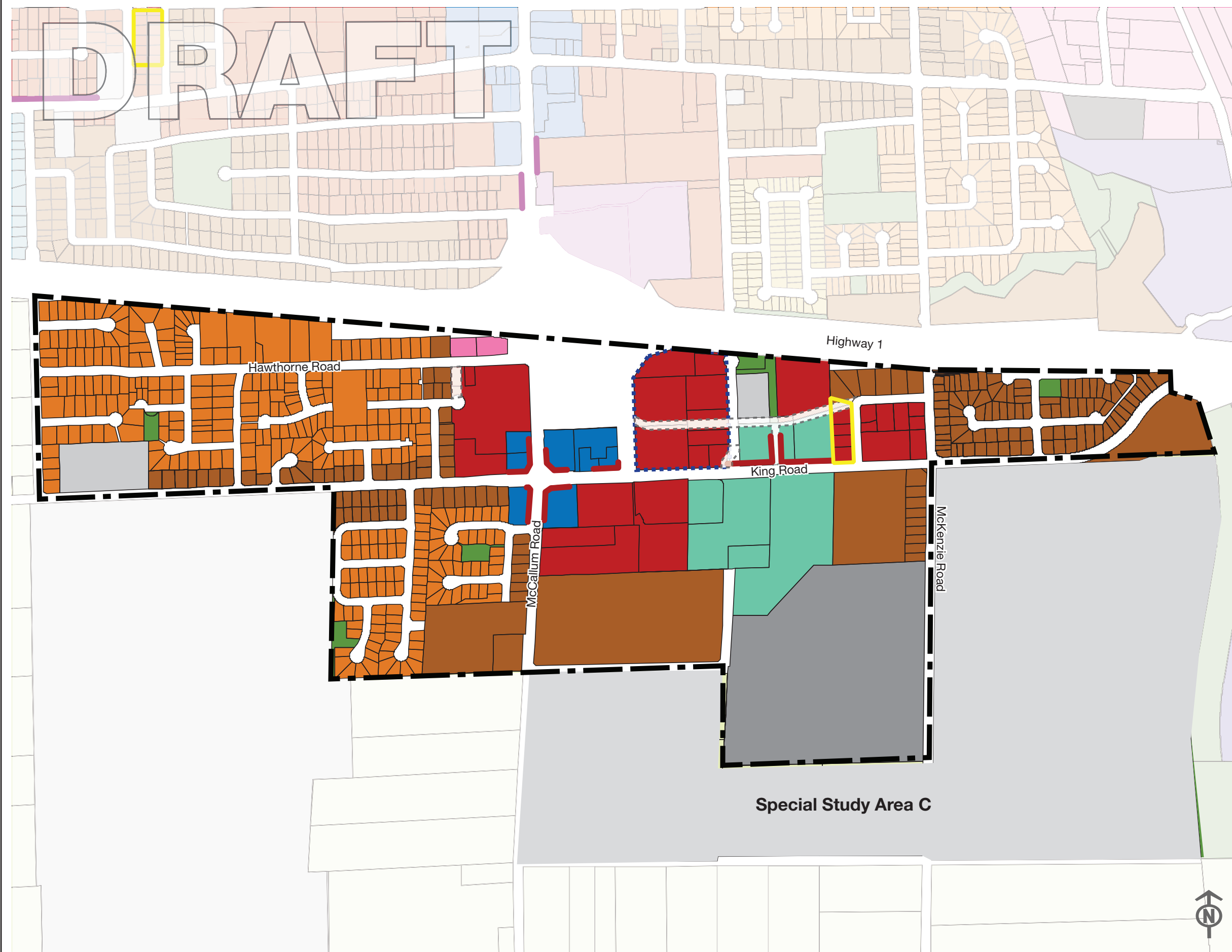
Future Street

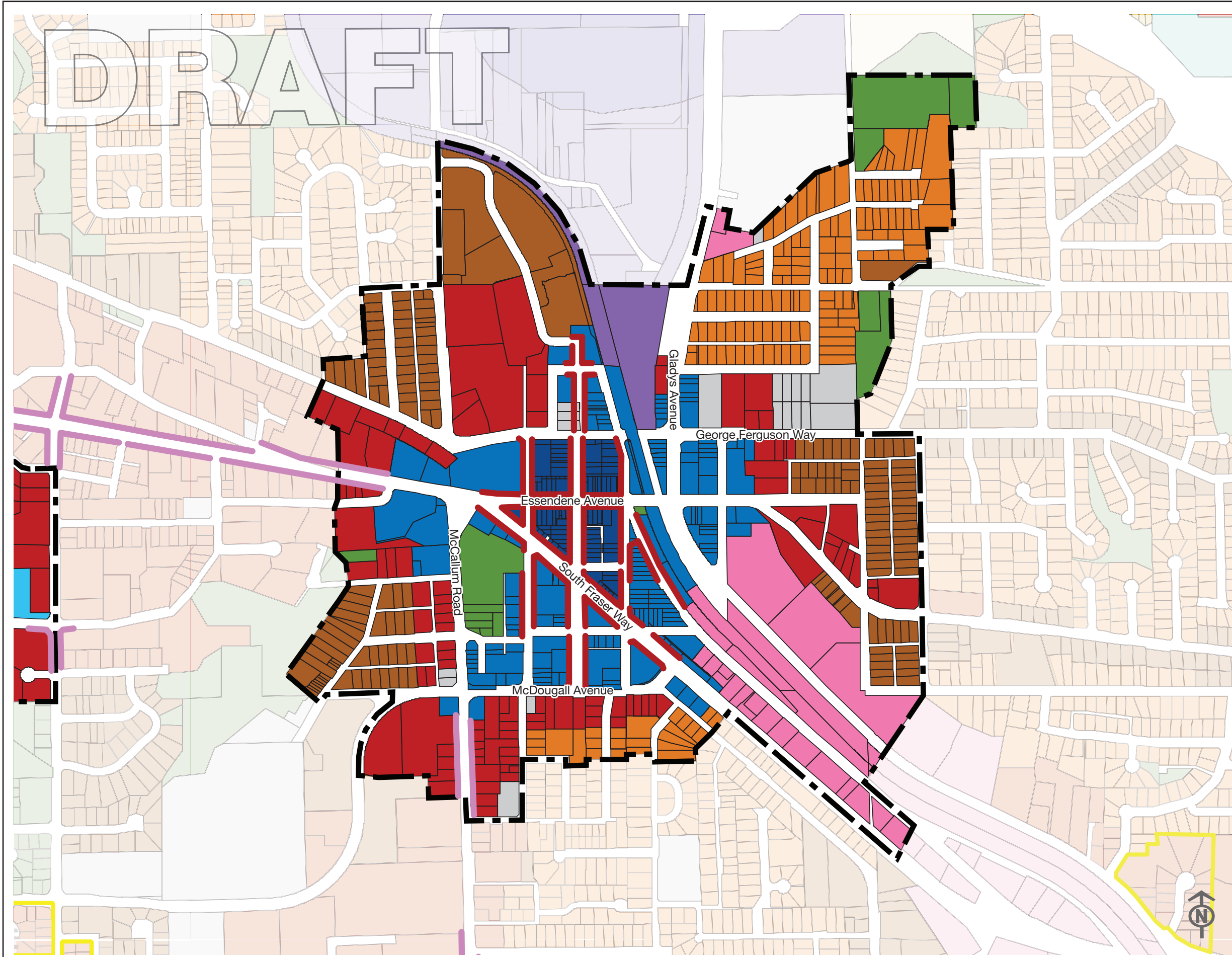
- Lots must be assembled for Apartment development

Special Study Area C

- Neighbourhood Plan Boundary

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Map 3C

Historic Downtown Neighbourhood Plan Land Use

LEGEND

- Mixed-Use Centres**
 - Historic Centre
 - Urban Centre
 - Required Commercial Street
 - Optional Commercial Street
- Employment Lands**
 - Secondary Commercial
 - General Industrial
- Residential**
 - Apartment (U1)
 - Townhouse (U2)
 - SSMUH 1 (U3)
- Supporting Lands**
 - Institutional
 - Open Space
- Neighbourhood Plan Boundary

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SEE MCKEE NEIGHBOURHOOD PLAN
FOR GEOTECHNICAL RISK AREAS &
PROPOSED PARK LOCATIONS



Map 3D

McKee Neighbourhood Plan Land Use

LEGEND

Mixed-Use Centres

- Village Centre
- Neighbourhood Centre

Residential

- Townhouse
- SSMUH 2 (U4)

Supporting Lands

- Institutional
- Open Space

- Neighbourhood Plan Boundary



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