

2025 OCP - Growth Map

Based on the policies contained in the 2nd draft
For illustrative purposes only

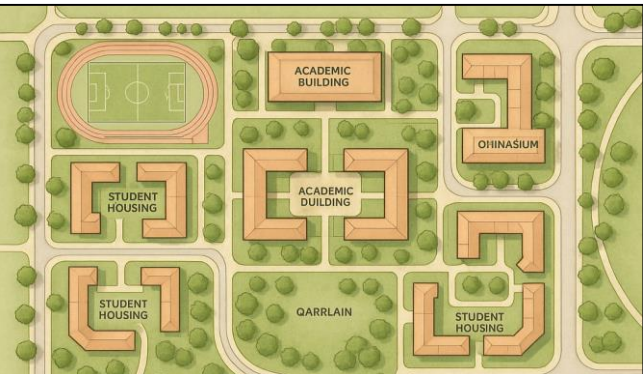
Major growth potential



- Downtown and Waterfront:**
- 2 to 5 storeys mixed-use in heritage downtown core (i.e. Baker Street)
 - 2 to 6 storeys mixed-use in other areas



- Railtown:**
- 2 to 6 storeys mixed-use



- Neighbourhood Planning Areas:**
- 10th Street Campus – up to 6 storeys
 - Granite Pointe – 4 storeys, or 5 for mixed-use

Minor growth potential



- Neighbourhood Nodes:**
- 2 to 4 storeys mixed-use
 - Contingent on OCP amendment & rezoning - Public Hearing required



- Affordable Housing:**
In all areas, except:
- small-scale residential (i.e. R1)
 - Lower Uphill (i.e. R3)
- Up to 6 storeys with a rezoning - No Public Hearing



- Institutional designation:**
- Mixed commercial/residential w/institutional
 - Up to 4 storeys within small-scale res. areas
 - Up to 6 storeys elsewhere

