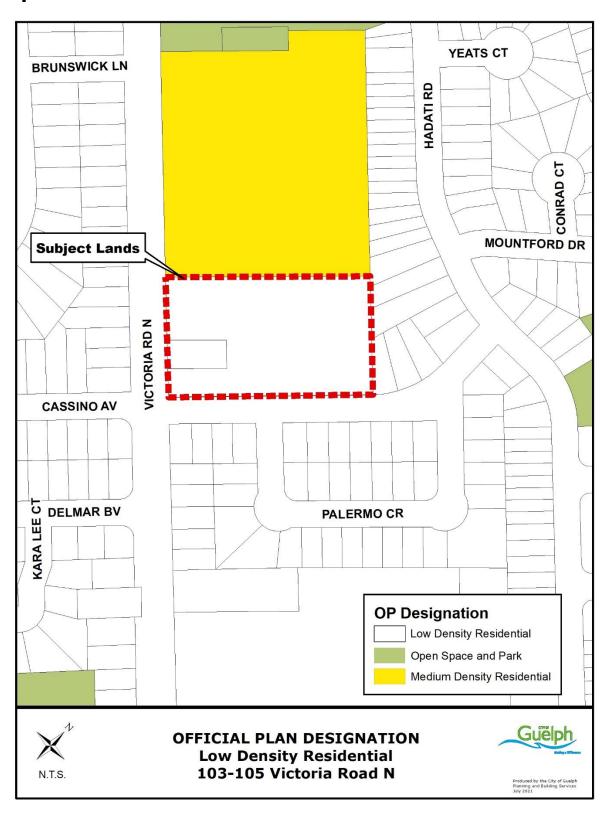
Attachment 3 – Existing Official Plan Land Use Designation Map and Policies



Attachment 3 (continued) - Existing Official Plan Land Use Designation Map and Policies

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the city which are currently low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

- 1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation.

- 1. The minimum height shall be three (3) storeys.
- 2. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.
- 3. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this plan.