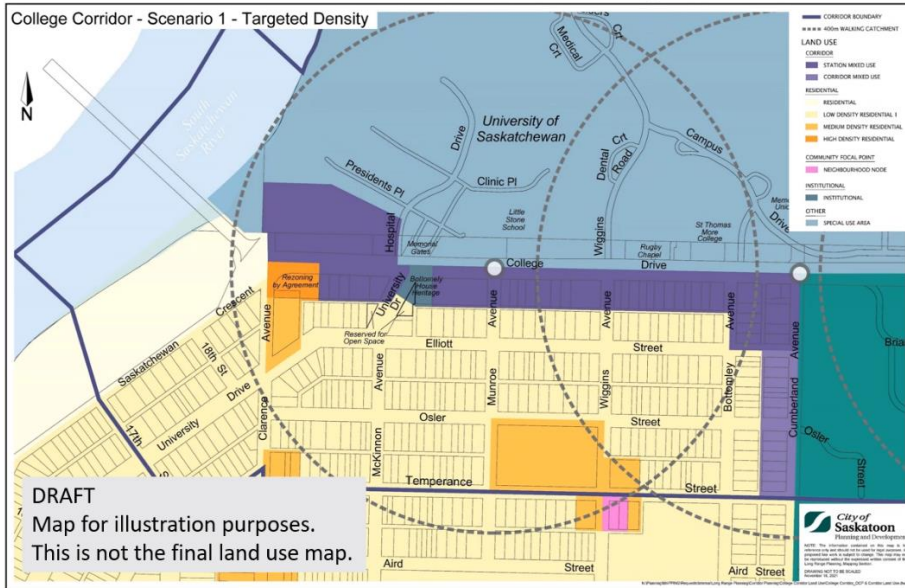


Corridor Land Use Designations

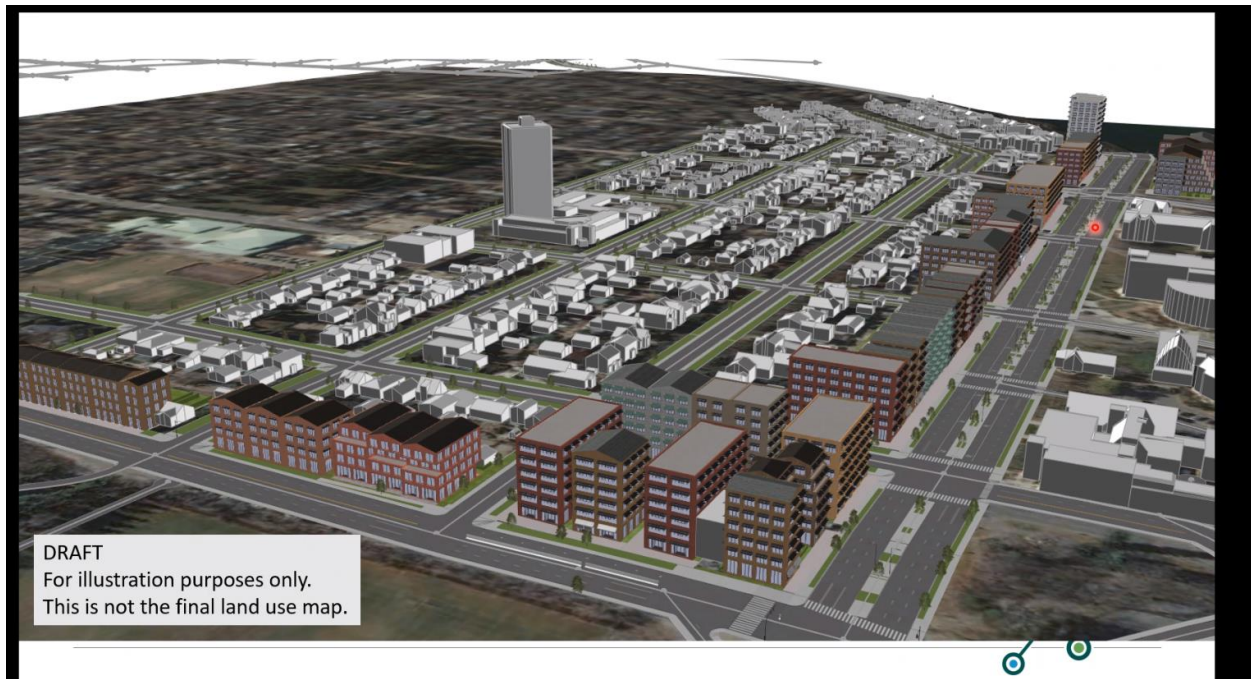
Land Use Designation	Station Mixed Use	Corridor Mixed Use	Corridor Residential
Examples of building types	<p>City Square (Vancouver)</p>  <p>922 Broadway Avenue, Nutana</p> 	<p>The Banks, Riversdale</p>  <p>208 19th Street West, Riversdale</p> 	<p>214 Avenue D South, Riversdale</p>  <p>128 Avenue O South, Pleasant Hill</p> 
Model image from Corridor Transformation Plan – see next page for full model			

Scenario 1 – Targeted Density

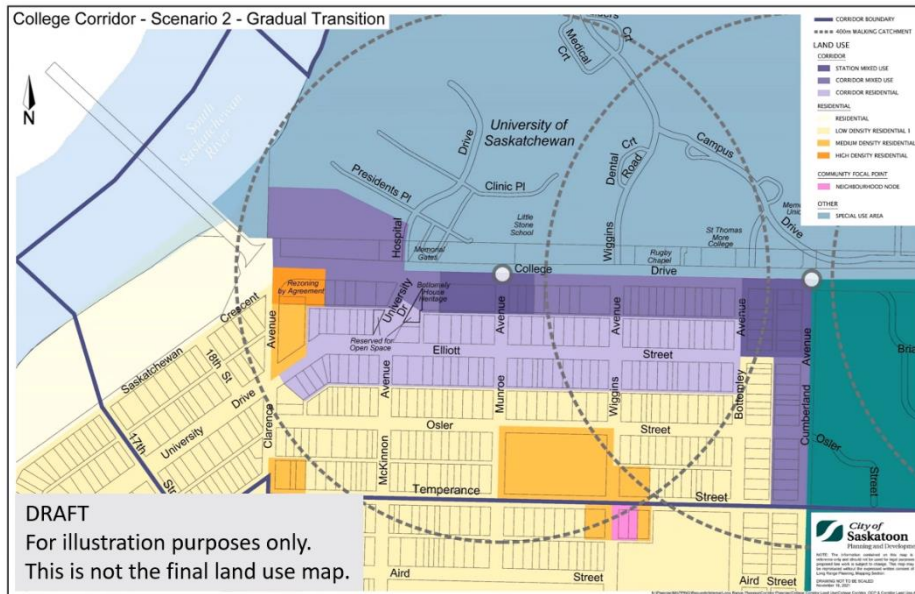


- Focused density along College Drive
- Station Mixed Use applied along College
- Corridor Mixed Use applied along Cumberland
- Heritage properties retained and preserved
- Open Space preserved (University Drive)
- Transition into the neighbourhood achieved through specific zoning districts

Plan for **GROWTH**



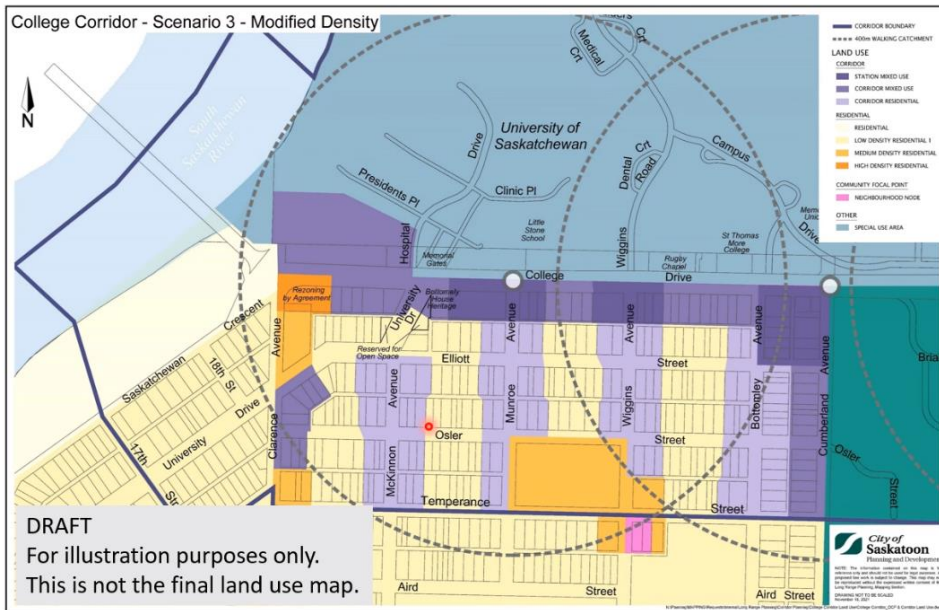
Scenario 2 – Gradual Transition



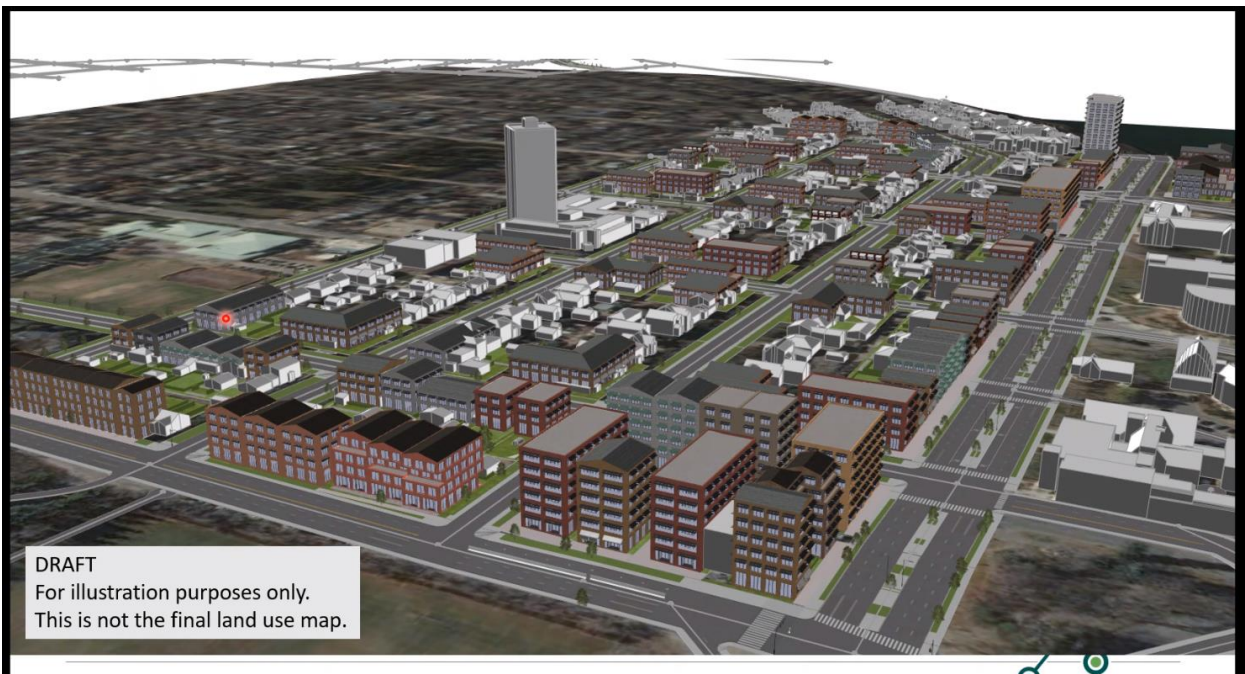
- Density along College Drive: Station Mixed Use applied at future stations
- Corridor Mixed Use applied in between stations
- Corridor Mixed Use applied along Cumberland
- Heritage properties retained and preserved
- Open Space preserved (University Drive)
- Corridor Residential for 2 blocks stepped back from College Drive



Scenario 3 – Modified Density



- Density along College Drive: Station Mixed Use applied at key intersections
- Corridor Mixed Use applied in between stations
- Corridor Mixed Use applied along Cumberland, Clarence
- Heritage properties retained and preserved
- Open Space preserved (University Drive)
- Corridor Residential oriented along Avenues – Avenue-facing development

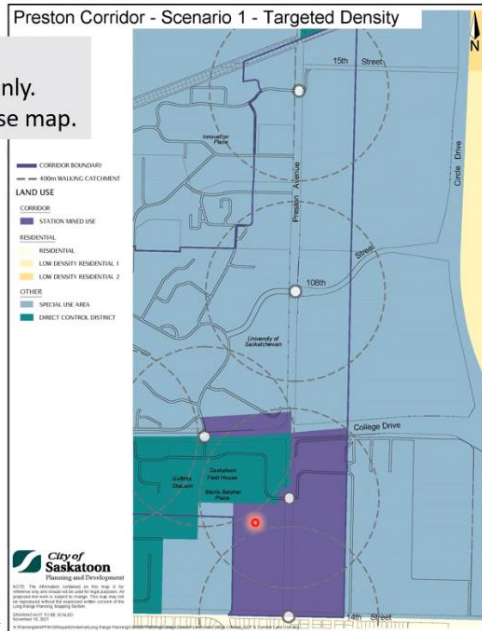


PRESTON AVENUE

Scenario 1 – Targeted Density

DRAFT

For illustration purposes only.
This is not the final land use map.

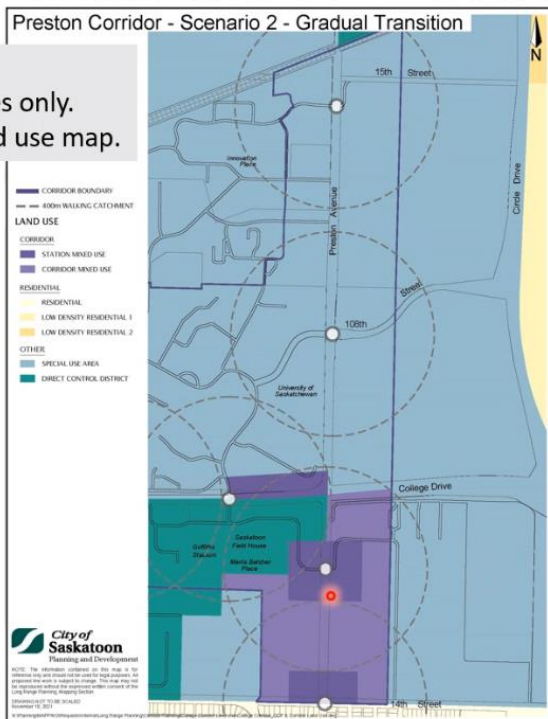


- Density along Preston Avenue: Station Mixed Use applied throughout Corridor



Scenario 2 – Gradual Density

For illustration purposes only.
This is not the final land use map.



- Density along Preston Avenue: Station Mixed Use applies near future Bus Rapid Transit stop
- Corridor Mixed Use applied along Preston Avenue in between future stations