VILLAGES EMERGING DIRECTIONS | **DRAFT LAND USE PLAN**



COMMERCIAL ST & E 20TH AVE

LEGEND

Land Use

- Existing Mixed-Use Zoning (up to 6 storeys)*
- Draft Retail Expansion Area (up to 6 storeys)
- Draft Residential Area (3 to 6 storeys)
- Large or Unique Site
- No Change Proposed
- Provincial Transit-Oriented Area**

Amenities

- School
- Community Centre
- Library
- Neighbourhood House
- Place of Worship
- Non-Market Housing
- Rapid Transit Line
- Park

* Some sites can build up to 6 storeys under existing zoning. Other sites may be considered for up to 6 storeys through the Villages Planning Program

** Sites within Provincial Transit Oriented Areas can be considered up to 8 storeys

Additional Notes:

- Some sites can already be considered up to 6 storeys through rezoning under the City's Secured Rental Policy
- Citywide solar access policy might limit allowable max height on some sites



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