

2 3.5 - Queen Mary Park

MAP 8
Downtown North Edge
Development Concept



Legend

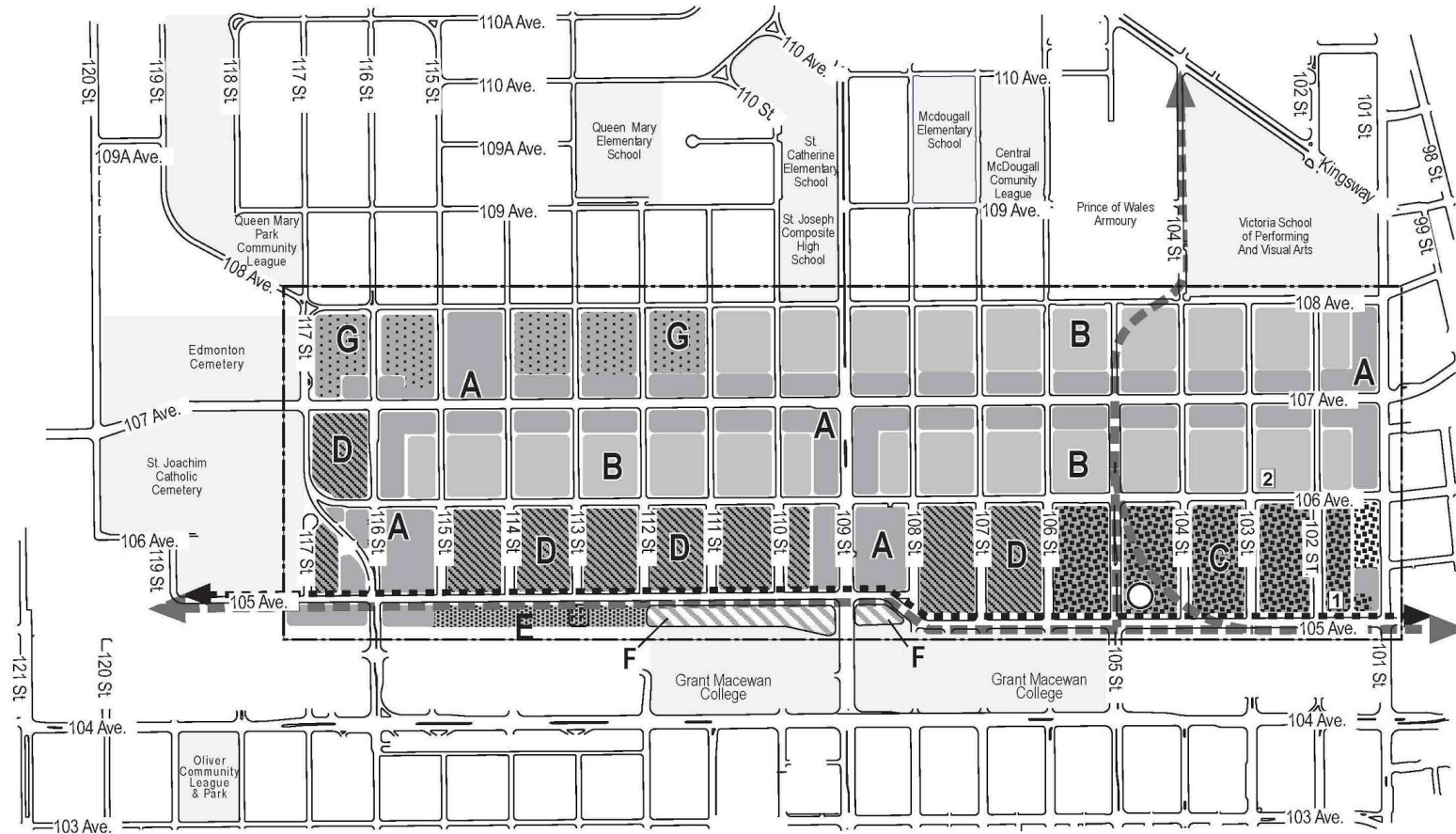
- Existing Park
- Multi Use Trail Corridor
- Study Area Boundary
- Potential High Speed Transit Corridor
- Potential Transit Station

Historical/Architectural Significant Site

- 1 A. MacDonald Building
- 2 Carter Residence

- A Mainstreet Commercial**
maximum F.A.R. = 3.5
maximum bldg. height = 4 storeys (14.0m)
- B Medium Rise Apartments**
maximum F.A.R. = 1.5
maximum bldg. height = 6 storeys (23.0m)
maximum density = 225 units/ha
- C Transit-Oriented Development / High Density Residential**
maximum F.A.R. = 4.0
maximum bldg. height = 15 storeys (45.0m or not to exceed A.P.O.)
maximum density = 500 units/ha
- D Business Residential Mixed Use**
maximum F.A.R. = 3.0
maximum bldg. height = 6 storeys (23.0m)
maximum density = 300 units/ha
- E High Rise Apartments**
maximum F.A.R. = 3.0
maximum bldg. height = 9 storeys (28.0m)
maximum density = 300 units/ha
- F Urban Institutional**
- G Low Rise Apartments**
maximum F.A.R. = 1.3
maximum bldg. height = 4 storeys (14.0m)
maximum density = 125 units/ha

Precincts



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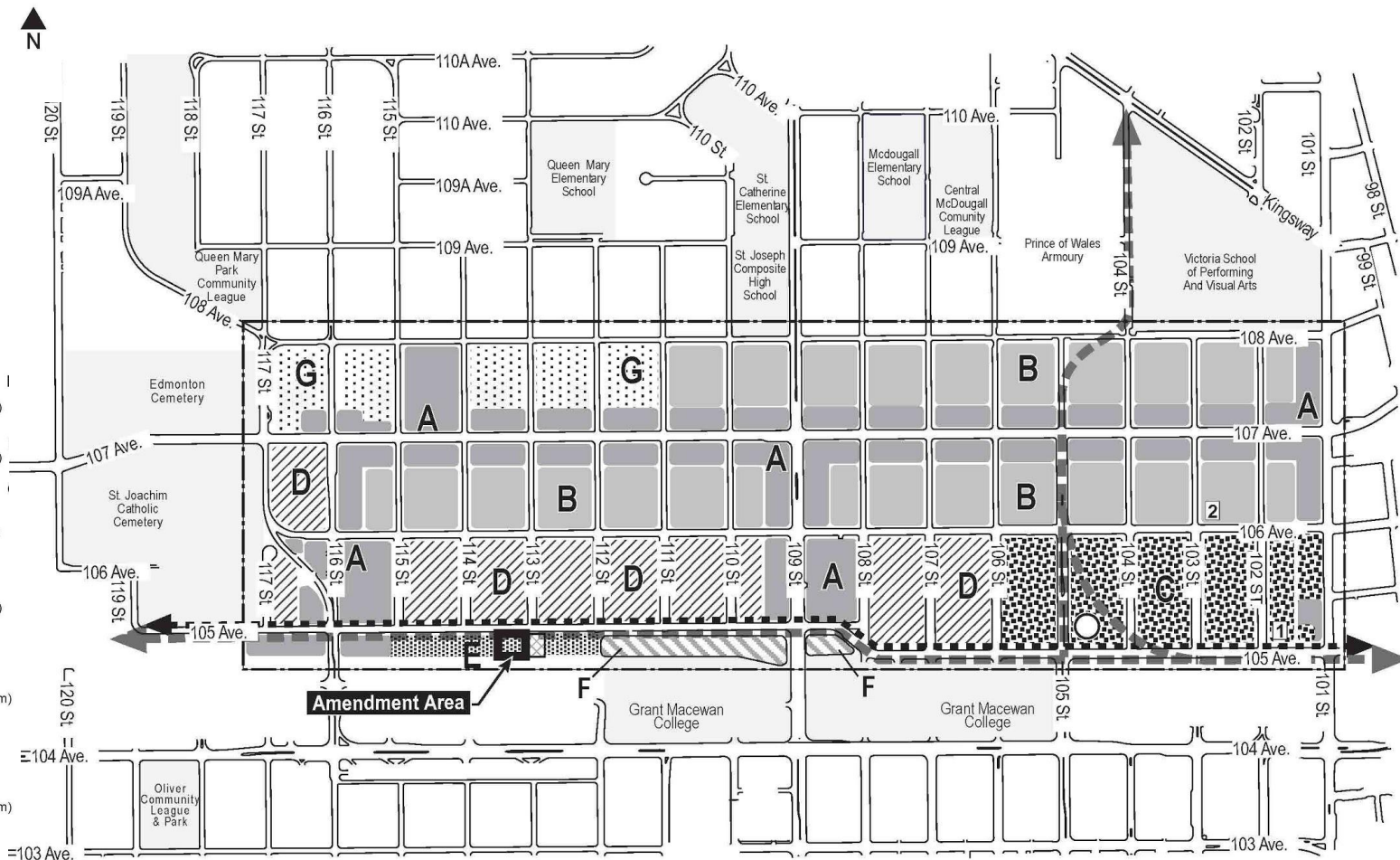
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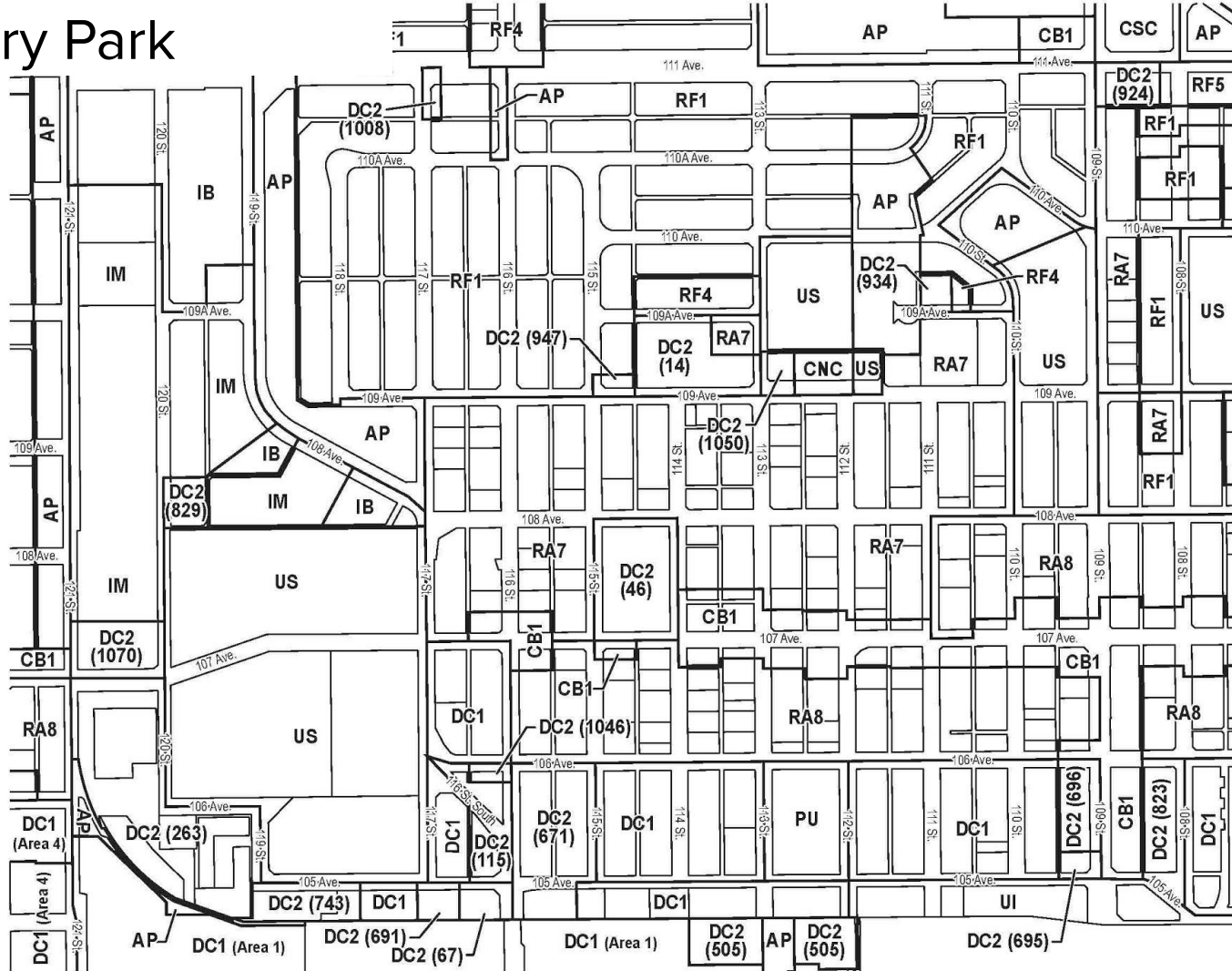


3.5 - Queen Mary Park

Map 12 - Queen Mary Park - Zoning

Zones

- RF1** Single Detached Residential District
- RF4** Semi Detached Residential District
- RA7** Low Rise Apartment District
- RA8** Medium Rise Apartment District
- CNC** Neighbourhood Convenience Commercial District
- CB1** Low Intensity Business District
- IB** Industrial Business District
- IM** Medium Industrial District
- US** Urban Services District
- PU** Public Utility District
- AP** Public Parks District
- DC2** Site Specific Development Control District



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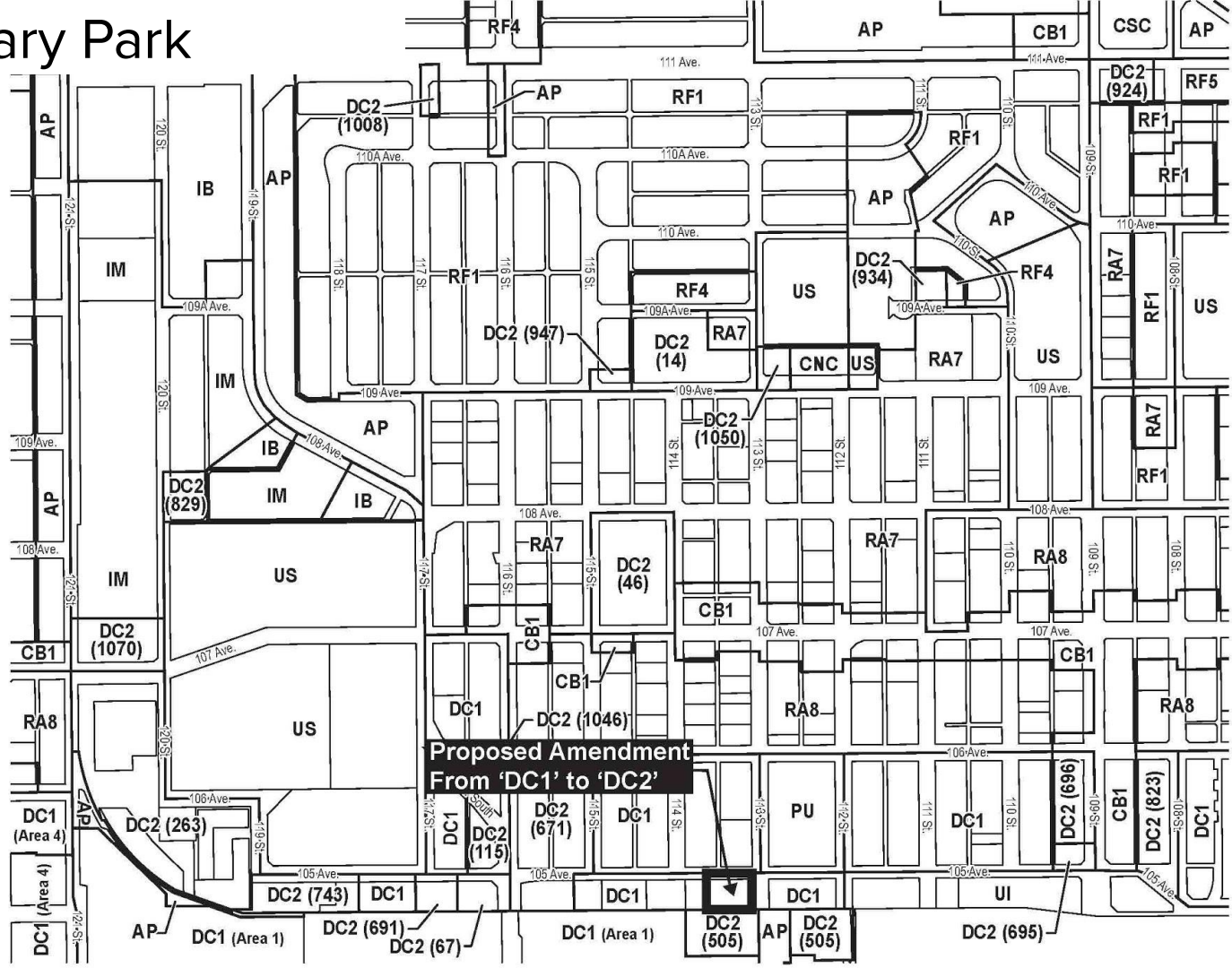
Proposed Amendment to

Map 12 - Queen Mary Park - Zoning

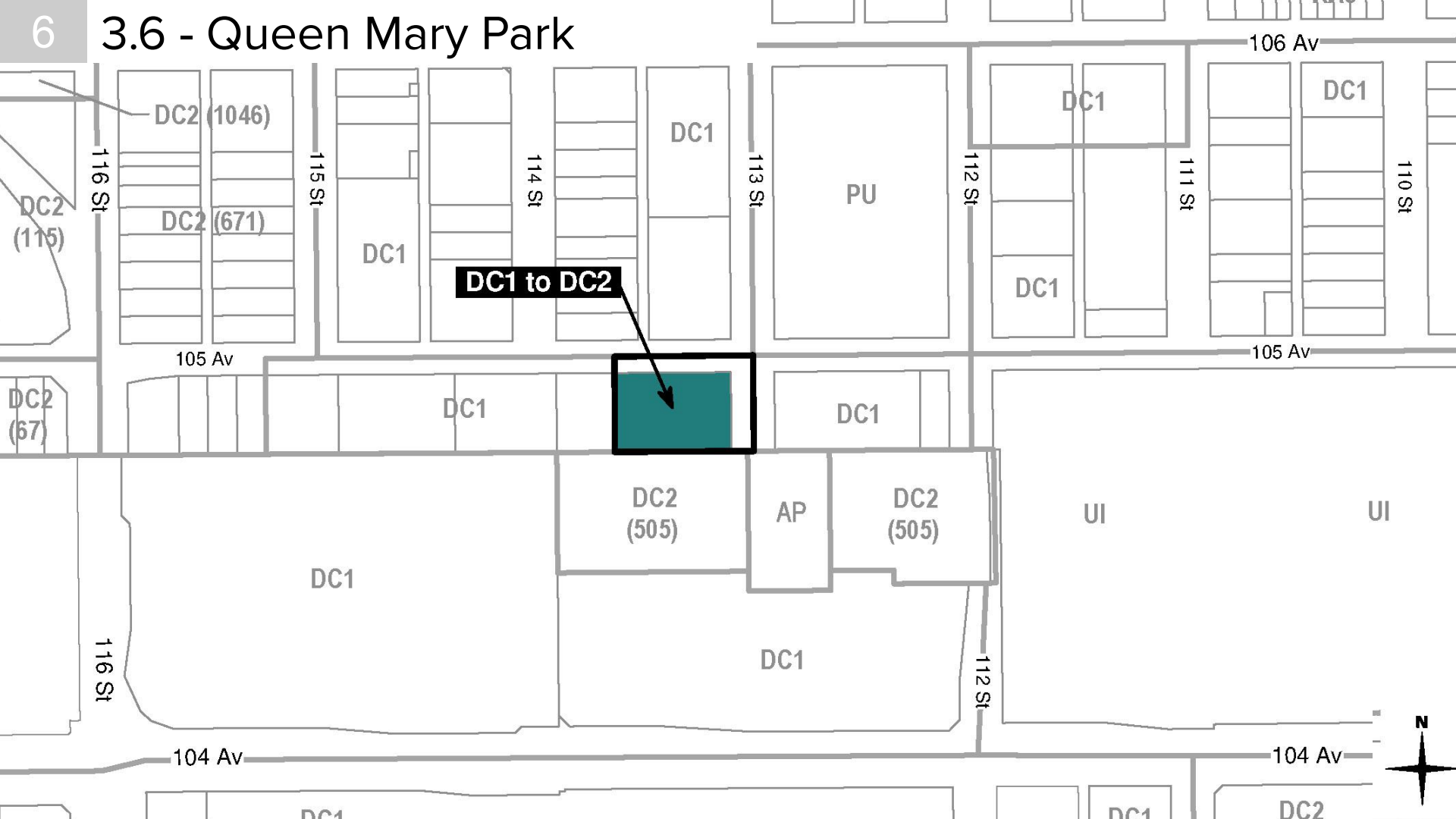
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- | | |
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Amendment Area



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