

Attachment D - Summary of Proposed Land Use Designations

Land Use Designation	Summary
Ground-Oriented Residential	To support a range of ground-oriented housing types and home-based businesses. This land use designation will help provide housing that is compatible with the form and character of existing residential neighbourhoods in the Lougheed Transit Corridor, including family-friendly housing with larger unit sizes and accessory suites.
Lougheed Apartment	To support low-rise and mid-rise residential apartments with a range of tenures, including market housing, purpose-built rental, and non-market rental housing. This land use designation will help provide more affordable types of housing with included amenities in areas along Lougheed Highway, Dewdney Trunk Road, and near the Town Centre.
Lougheed Mixed-Use	To support low-rise and mid-rise residential apartments with commercial, assembly, civic, light industrial, and/or institutional uses at ground level. This land use designation will help create mixed-use hubs near Bus Rapid Transit stations with housing, employment, shopping, and services.
Lougheed Transit Core	To support high-rise residential apartments with commercial, assembly, civic, light industrial, and/or institutional uses contained within a building's podium. This land use designation will help maximize both housing supply and economic growth in select areas near Bus Rapid Transit stations that are located between Lougheed Highway and Dewdney Trunk Road.
Commercial	To support commercial and other non-residential uses that are business-focused, including commercial retail units, office buildings, and hotels. This land use designation will help create new spaces for businesses and employment on lots where residential development may not be feasible due to the size, shape, and/or location of the lots.
Institutional	To support assembly, civic, and institutional uses that provide important community services and cultural opportunities to residents. This designation will help provide the necessary facilities to support a growing population and promote the continuation of existing uses in these areas.
Park	To provide publicly accessible areas for recreation, leisure, and programmed activities. This land use designation also supports the expansion of the City's urban forest to provide greater tree canopy cover.
Conservation and Open Space	To reserve areas for the protection of ecologically sensitive lands and significant natural features that are essential to maintain and enhance the ecological diversity within the City. This land use designation also identifies areas for open space that will remain undeveloped.