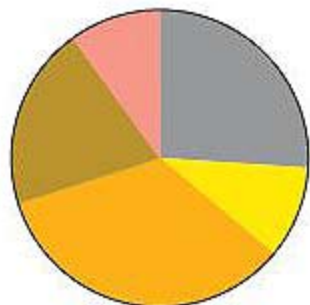


TRANSIT CORRIDOR

PROPOSED LAND USE PROFILE:



DENSITY:

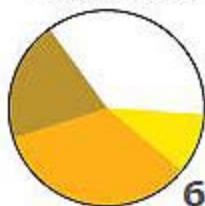
85 - units/hectare
160 - people/hectare
80 - jobs/hectare
1.2 - average net FAR

Key assumptions:

Low to high-density residential and commercial development located along bus routes to increase transit viability.

Mix of densities vary streetscape for context specific design.

RESIDENTIAL AND MIXED-USE



64%



ATTACHED HOUSING:
rowhouses,
2-3 stories
0.8 FAR



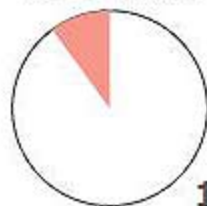
APARTMENTS:
3-4 stories
1.3 FAR



Mixed-use:
2-4 stories
1.3 FAR



COMMERCIAL AND INDUSTRIAL

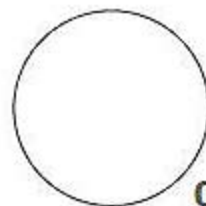


10%



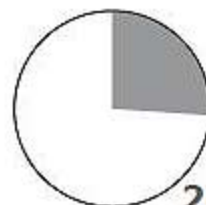
LOW-DENSITY COMMERCIAL:
retail, office, 1-2 stories
0.7 FAR

CIVIC AND OPEN SPACE



0%

PUBLIC R.O.W.



26%

