

NOTE: Specific locations for non-market housing and market rental housing are not shown on the General Land Use Map as they would be permitted uses on all residentially designated sites.

NOTE: Specific locations for new institutional uses are not shown on the General Land Use Map as they would be considered on a site-by-site basis on any site designated for mixed-use.

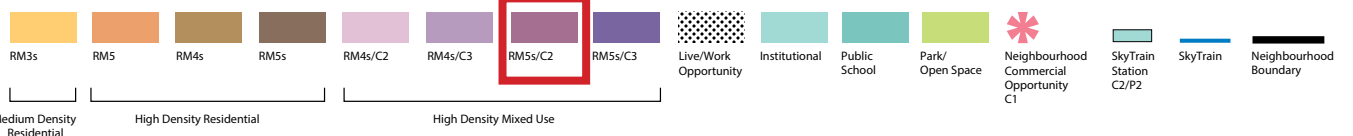
NOTE: The proposed streets, lanes, and linkages are diagrammatic and may be adjusted to reflect development proposals and/or specific consolidation sites. For information on specific dedication requirements, contact the Planning Department.



Metrotown

GENERAL LAND USE

LEGEND





Gross Floor Area (GFA):

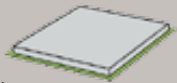
The total floor area contained within a building measured to the external face of the external walls.

Floor Area Ratio (FAR):

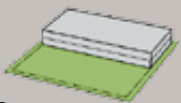
The ratio of a building's gross floor area to the area of the site upon which it is built.

GFA / Site Area = FAR

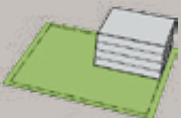
Example: 1 FAR



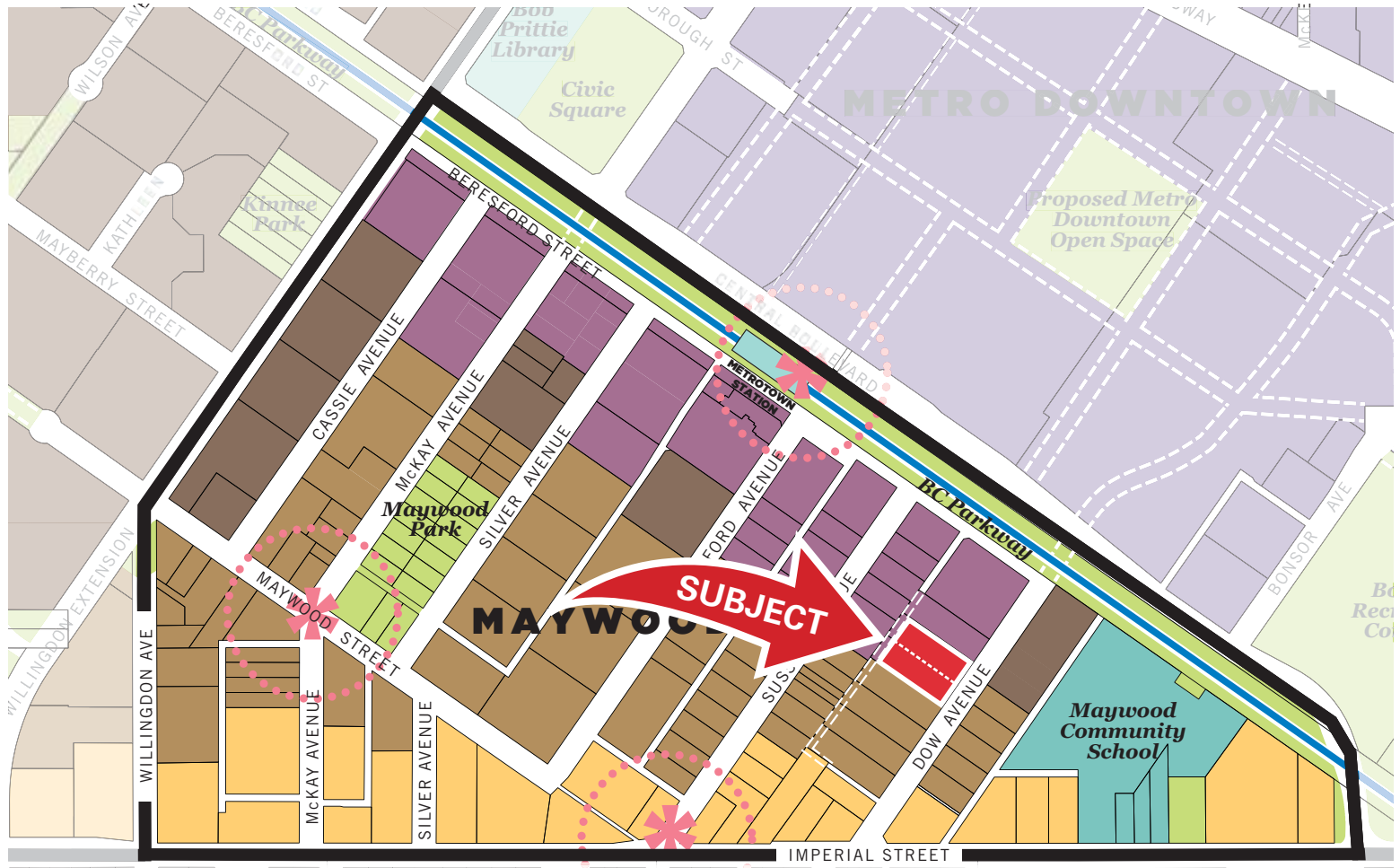
1 Storey
100% Site Coverage



2 Storey
50% Site Coverage



4 Storey
25% Site Coverage



LAND USE FRAMEWORK

LAND USE CATEGORIES	GENERAL LAND USE MAP DESIGNATIONS	MAXIMUM RESIDENTIAL FAR	MAXIMUM COMMERCIAL FAR	MAXIMUM TOTAL FAR	LAND USE AND BUILT FORM
High Density Mixed-Use	RM5s / C3	5.0	6.0	11.0	Commercial podiums (office, retail, and/or service uses) and high-rise office or residential building forms
	RM4s / C3	3.6	6.0	9.6	
	RM5s / C2	5.0	1.3	6.3	Commercial podiums (office, retail, and/or service uses) and high-rise residential building forms
	RM4s / C2	3.6	1.3	4.9	