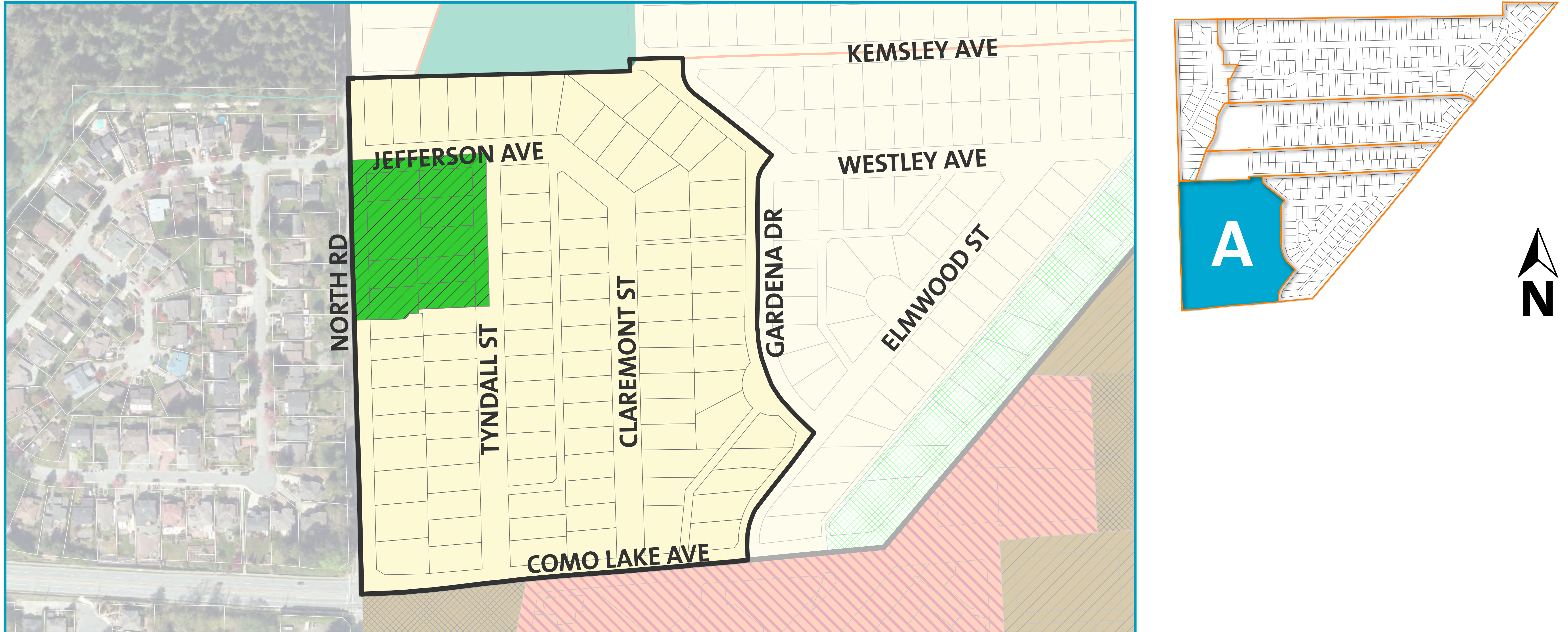


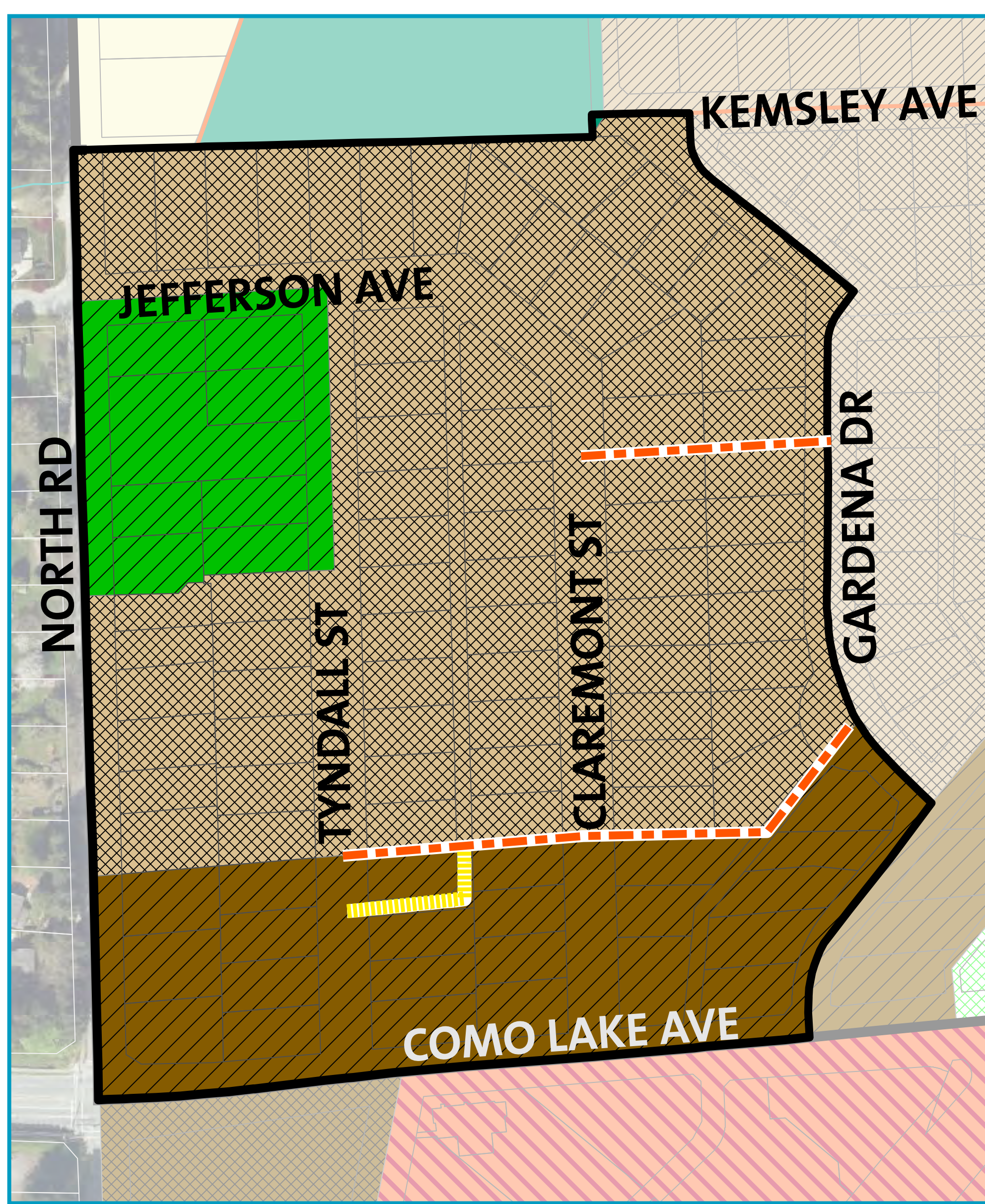
Sub-Area A

Current Land Use



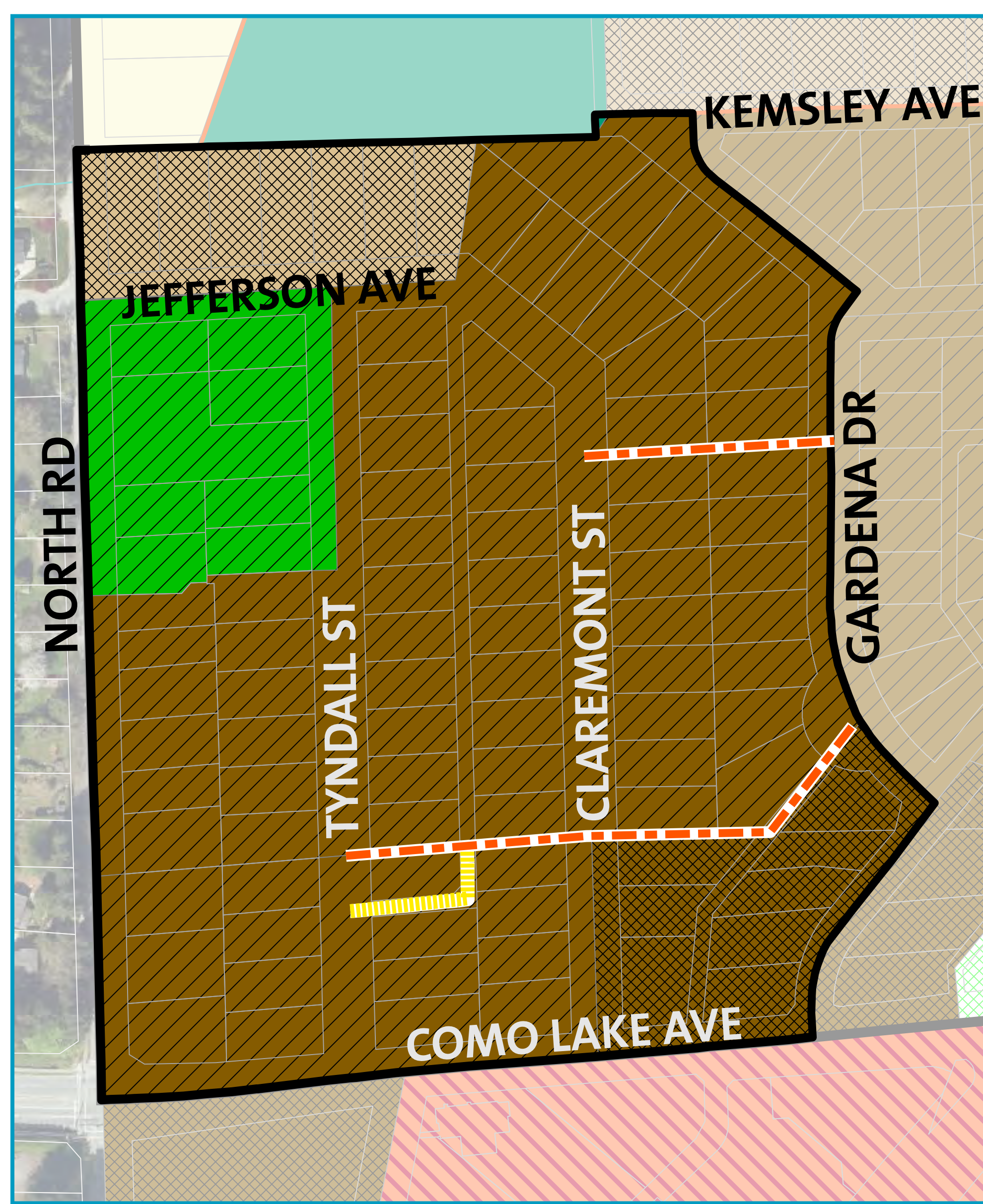
All Options:

- > Improved land use transition along Como Lake Ave
- > Expanded Oakdale Park
- > New east-west local streets
- > Closure of Como Lake Ave. access for lane west of Elmwood St
- > Conversion of Como Lake Ave. accesses at Tyndall St. & Elmwood St. into right-in/right-out only



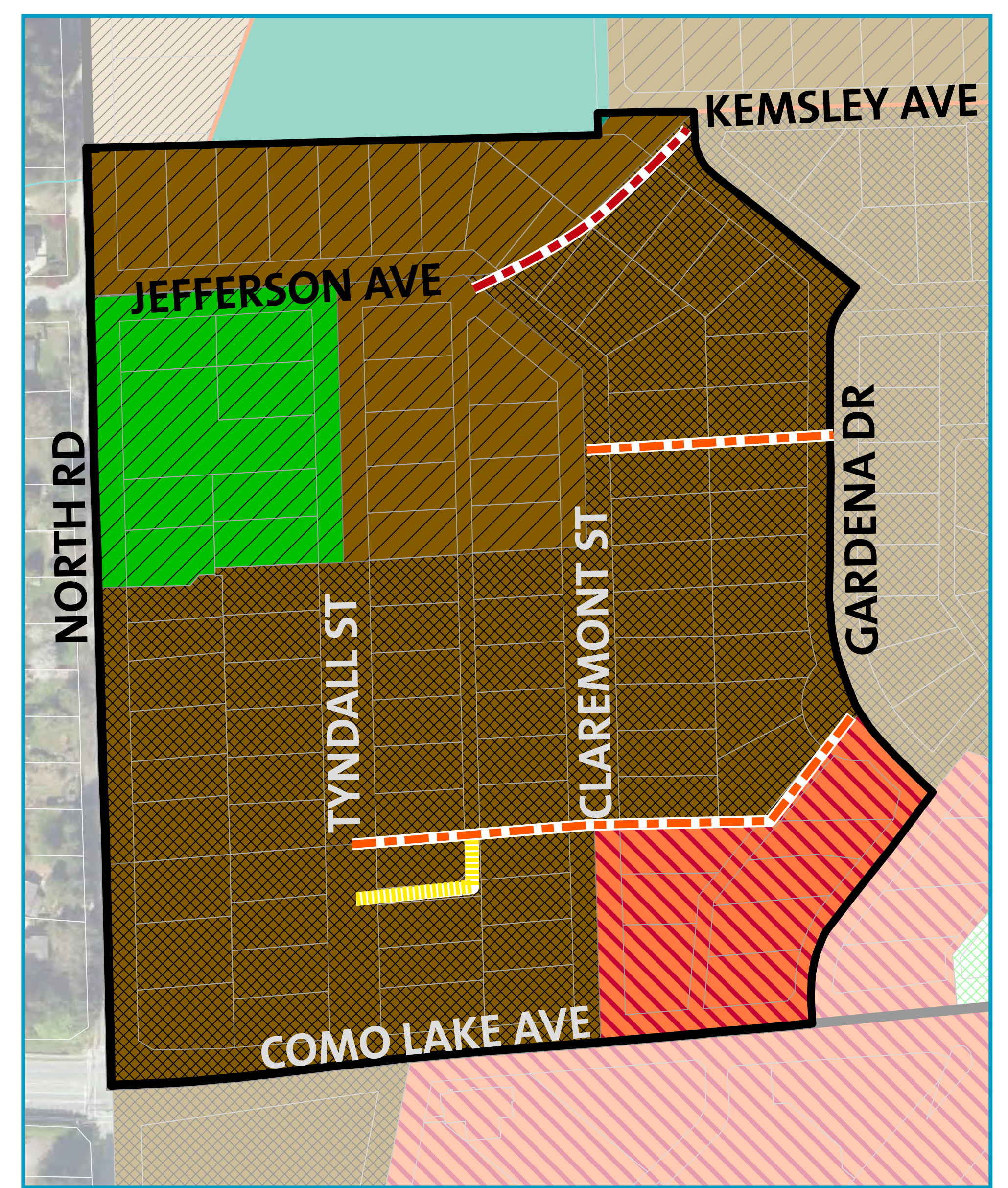
Option 1:

- > Townhousing & Medium Density Apartment Residential



Option 2:

- > Townhousing, Medium Density Apartment Residential & High Density Apartment Residential



Option 3:

- > Medium Density Apartment Residential, High Density Apartment Residential & Transit Village Commercial
- > Reclassification of Jefferson Ave. to collector street
- > New connection between Jefferson Ave. & Kemsley Ave.

Legend

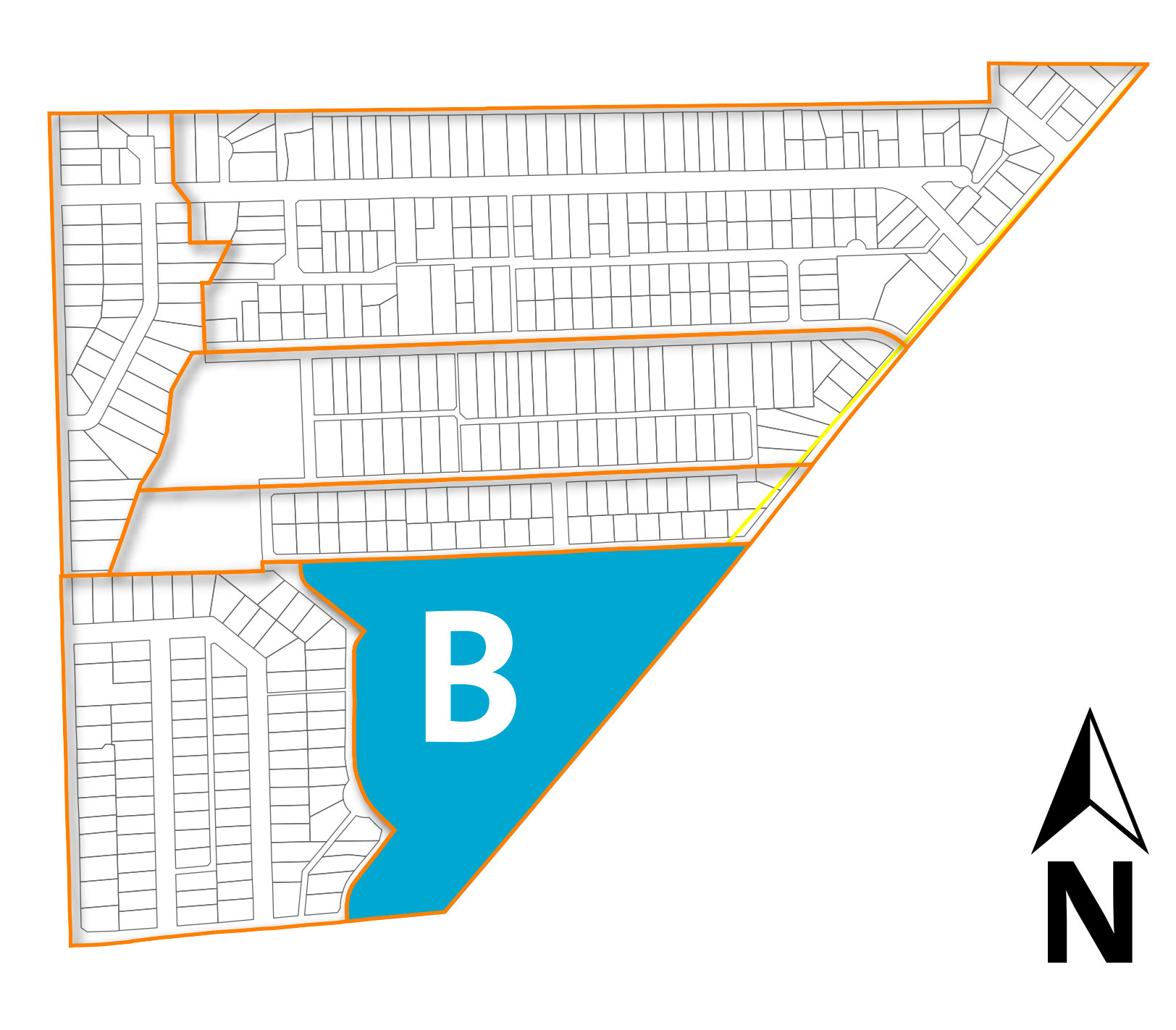
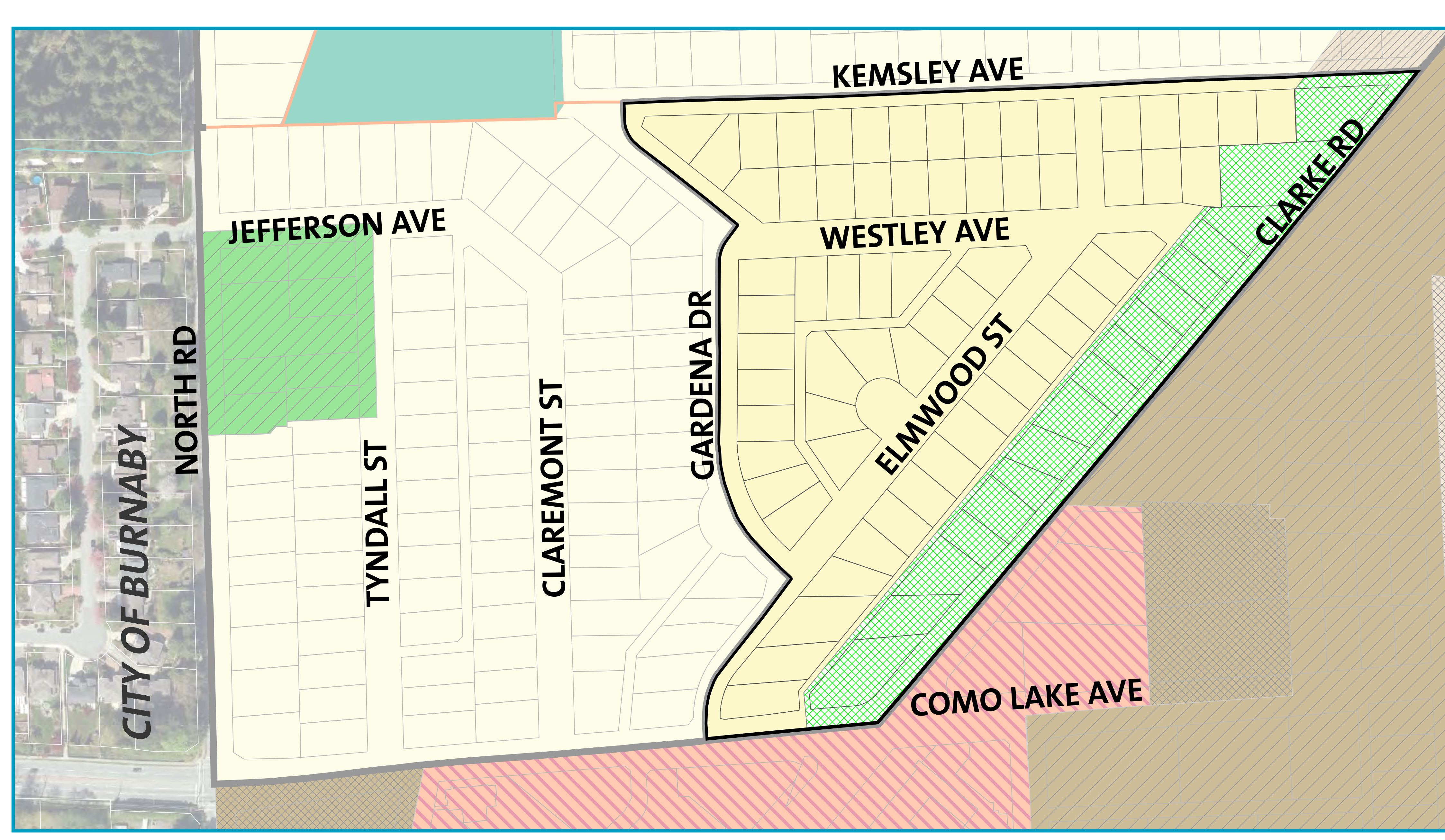
New Collector Street	One Family Residential	Parks and Recreation	Townhousing
New Higher Density Local Street	School	Transit Village Commercial	Medium Density Apartment Residential
New Narrow Street	Civic and Major Institutional	Neighbourhood Attached Residential	High Density Apartment Residential
New Primary Access Lane			
Lane Closure			

	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 1					
OPTION 2					
OPTION 3					

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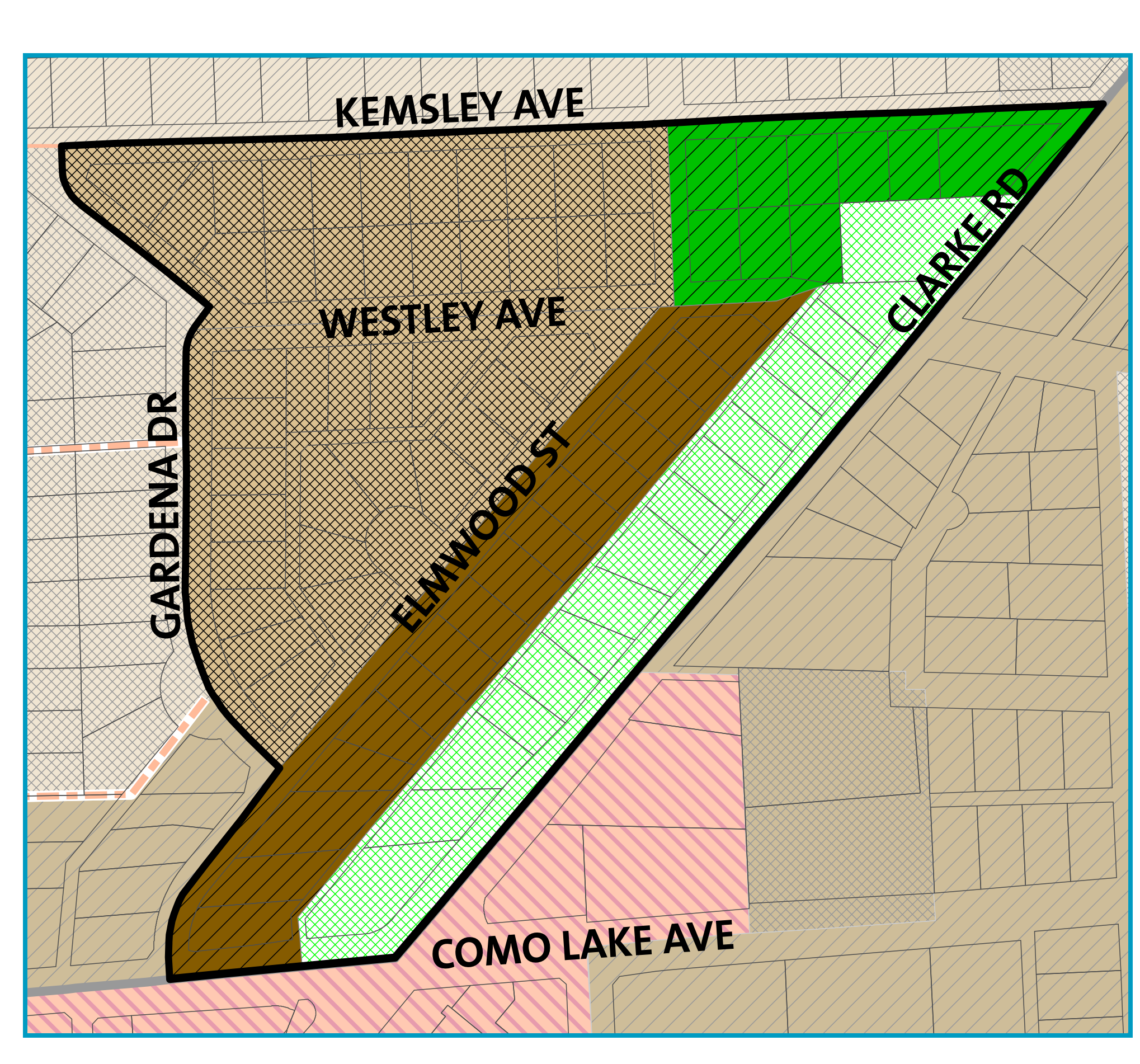
Sub-Area B

Current Land Use



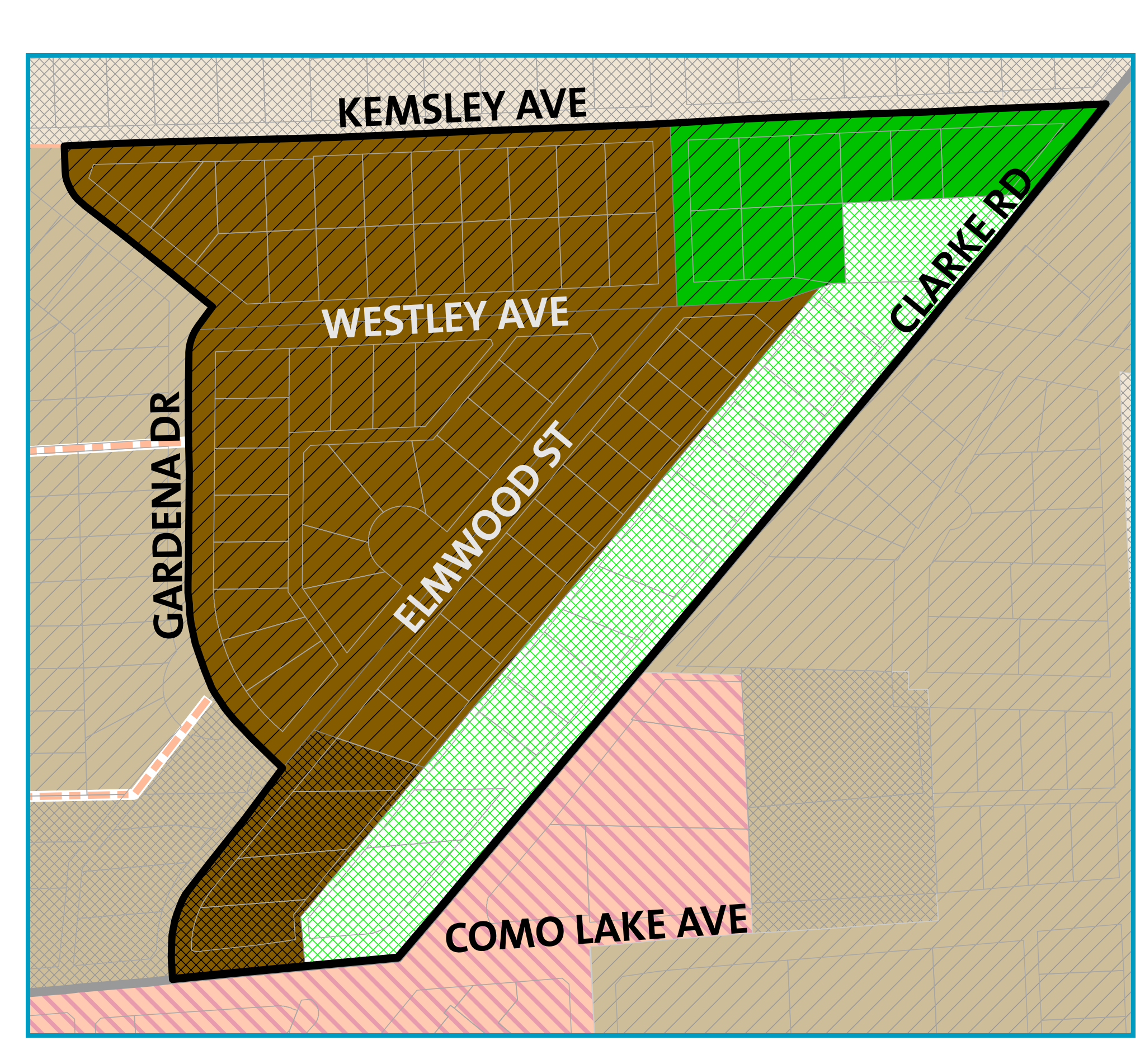
All Options:

- > Improved land use transition along Como Lake Ave
- > New park near Kemsley Ave./Clarke Rd. intersection
- > Civic & Major Institutional land use along Clarke Rd. (SkyTrain tracks)
- > Closure of Como Lake Ave. access for lane east of Elmwood St
- > Conversion of Como Lake Ave. access at Elmwood St. into right-in/right-out only
- > Intersection geometry improvements at Westley Ave./Elmwood St.



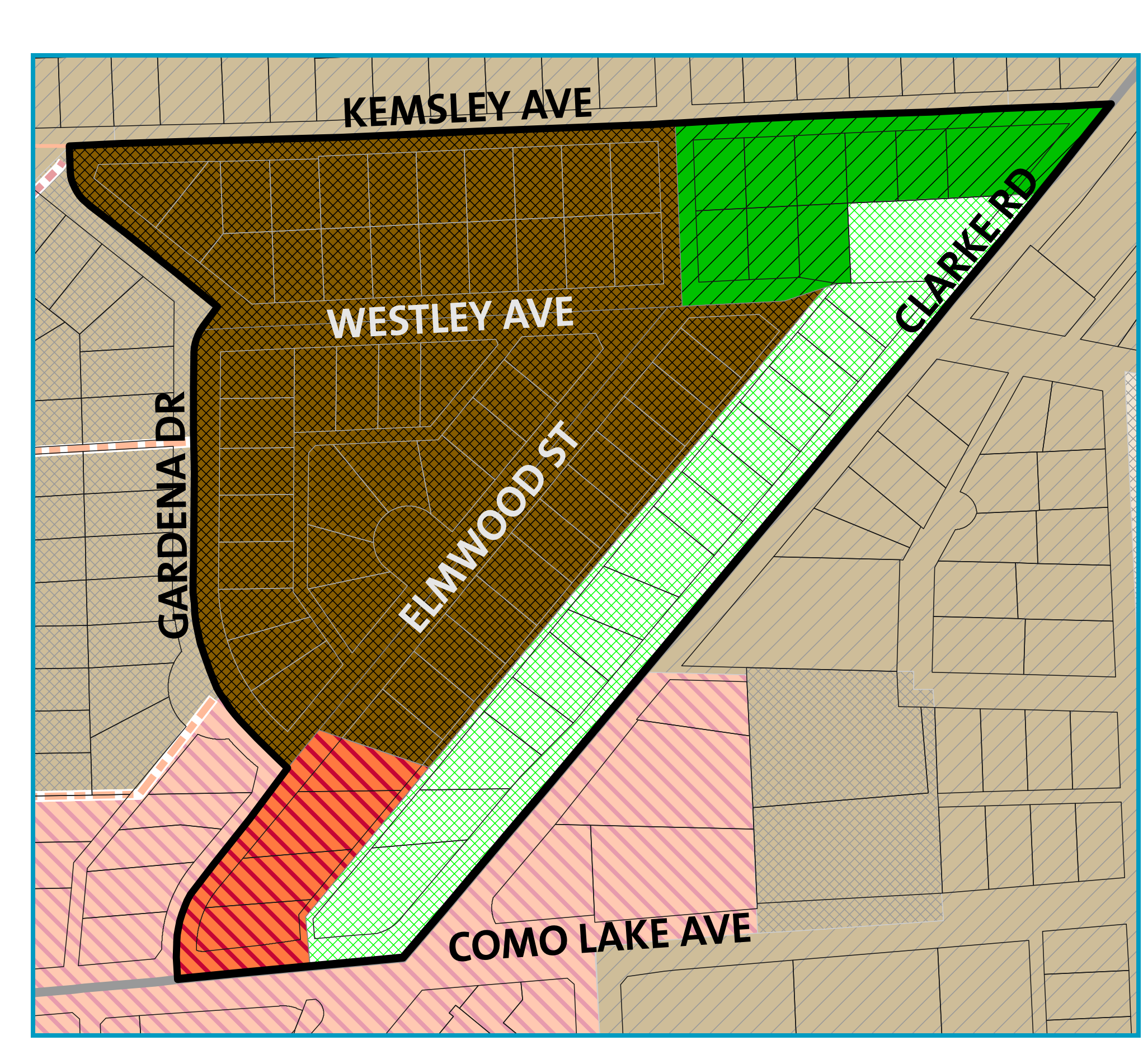
Option 1:

- > Townhousing & Medium Density Apartment Residential



Option 2:

- > Medium Density Apartment Residential & High Density Apartment Residential



Option 3:

- > High Density Apartment Residential & Transit Village Commercial
- > Reclassification of Kemsley Ave. to collector street

Legend

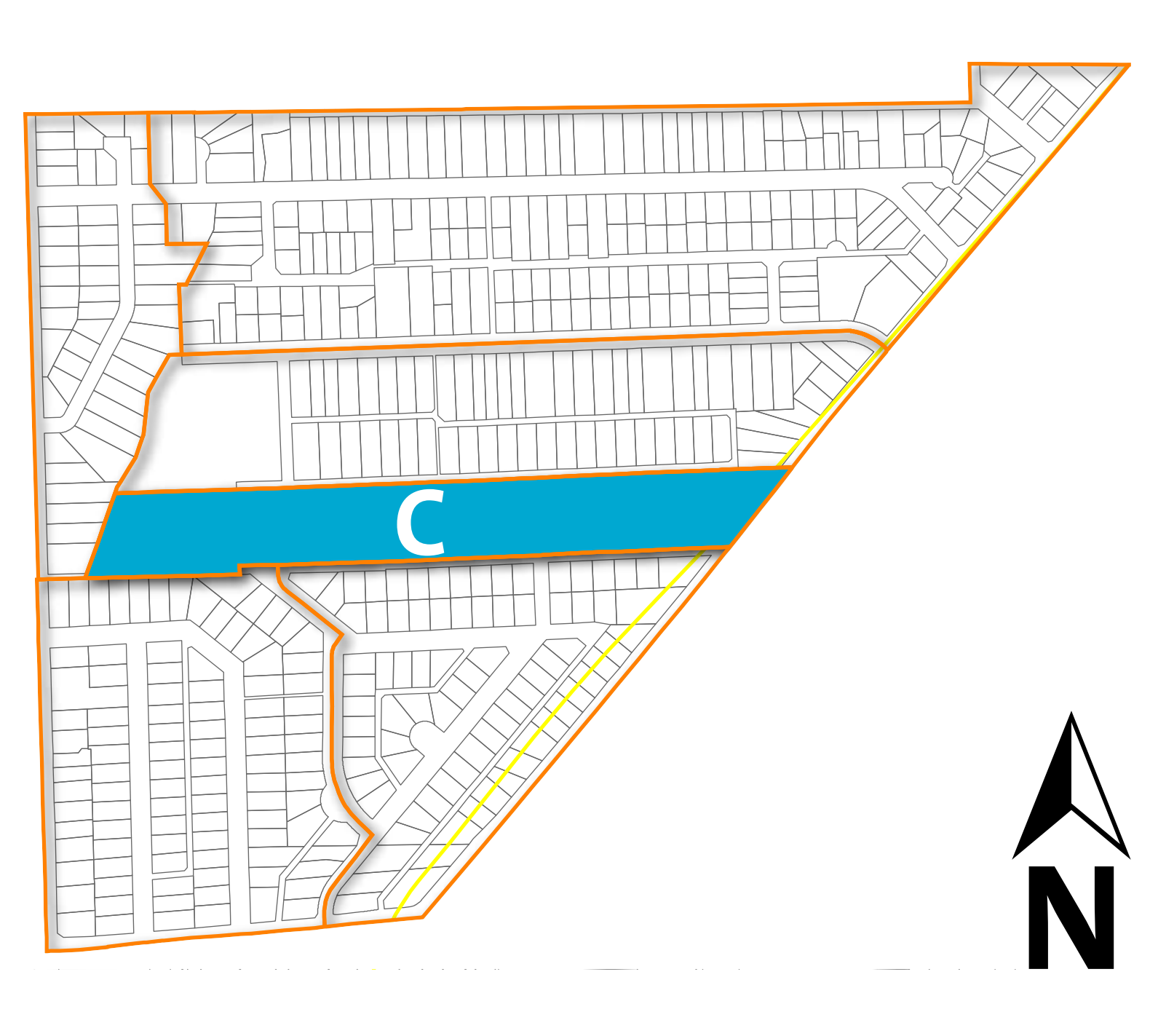
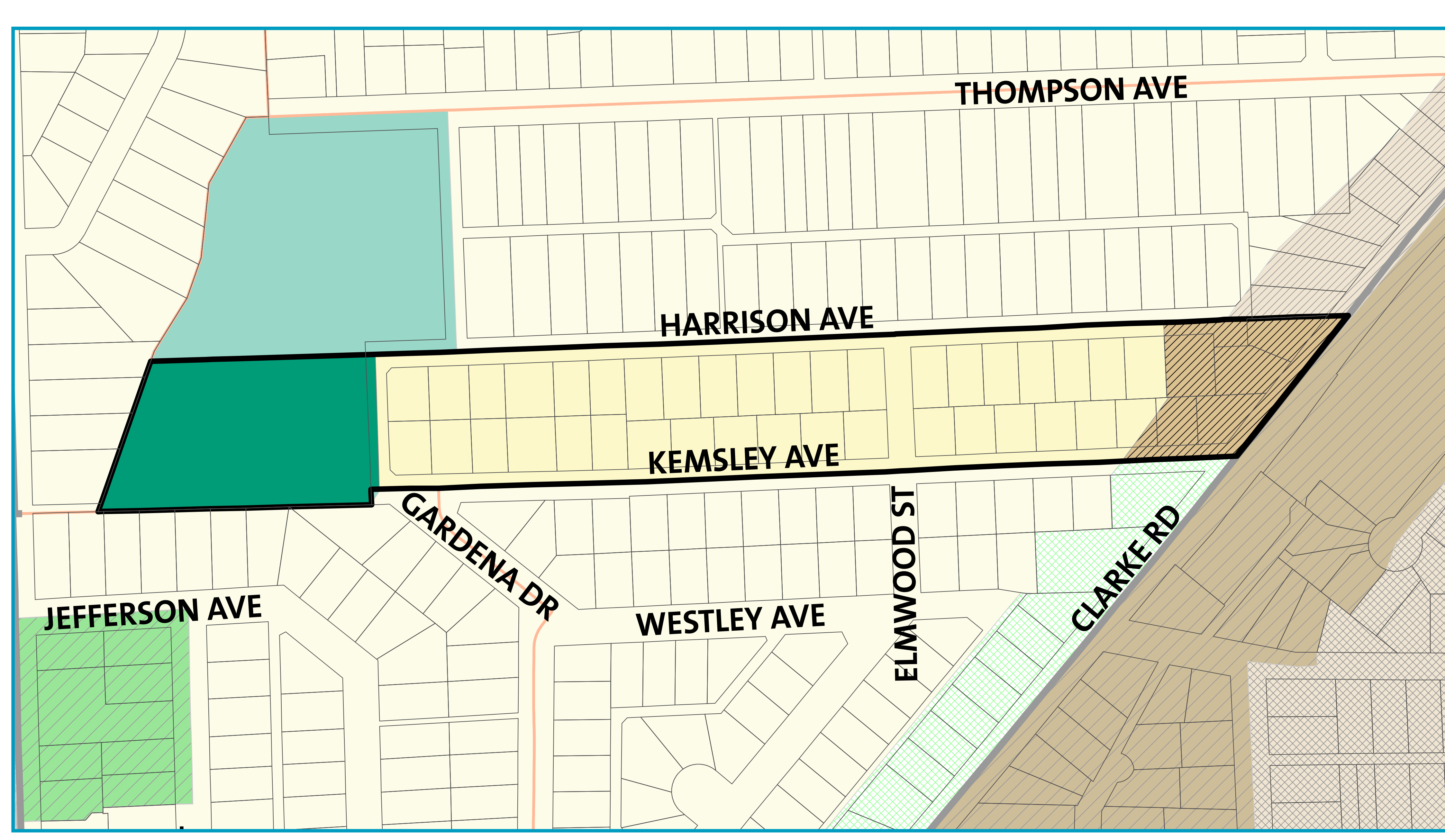
New Collector Street	One Family Residential	Parks and Recreation	Townhousing
New Higher Density Local Street	School	Transit Village Commercial	Medium Density Apartment Residential
New Narrow Street	Civic and Major Institutional	Neighbourhood Attached Residential	High Density Apartment Residential
New Primary Access Lane			
Lane Closure			

OPTION 1	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 2	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 3	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed

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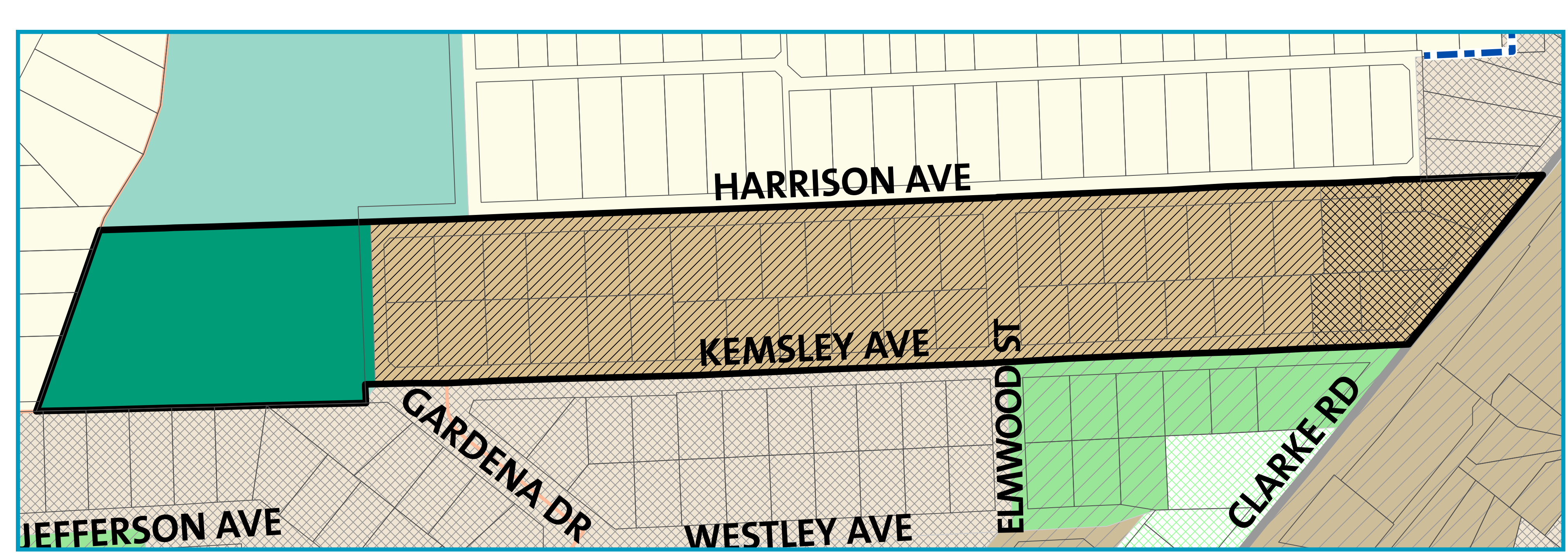
Sub-Area C

Current Land Use



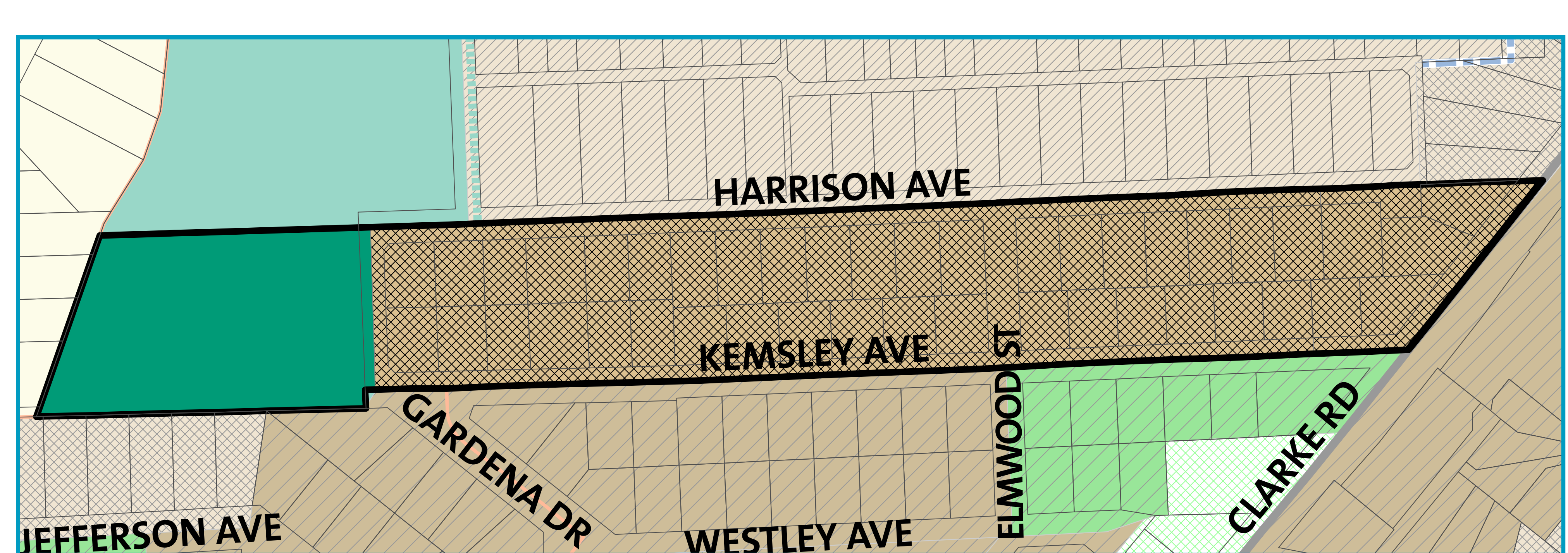
All Options:

- > Improved land use transition along Clarke Rd
- > School land use in west side of sub-area



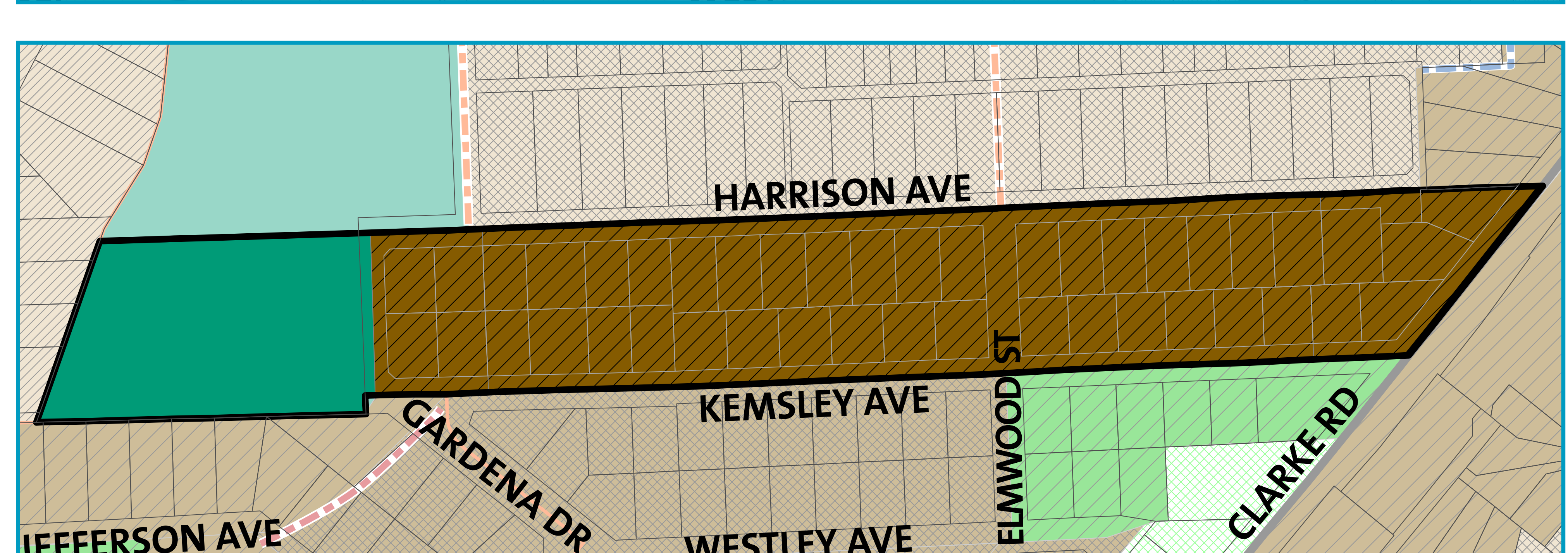
Option 1:

- > Neighbourhood Attached Residential & Townhousing



Option 2:

- > Townhousing



Option 3:

- > Medium Density Apartment Residential

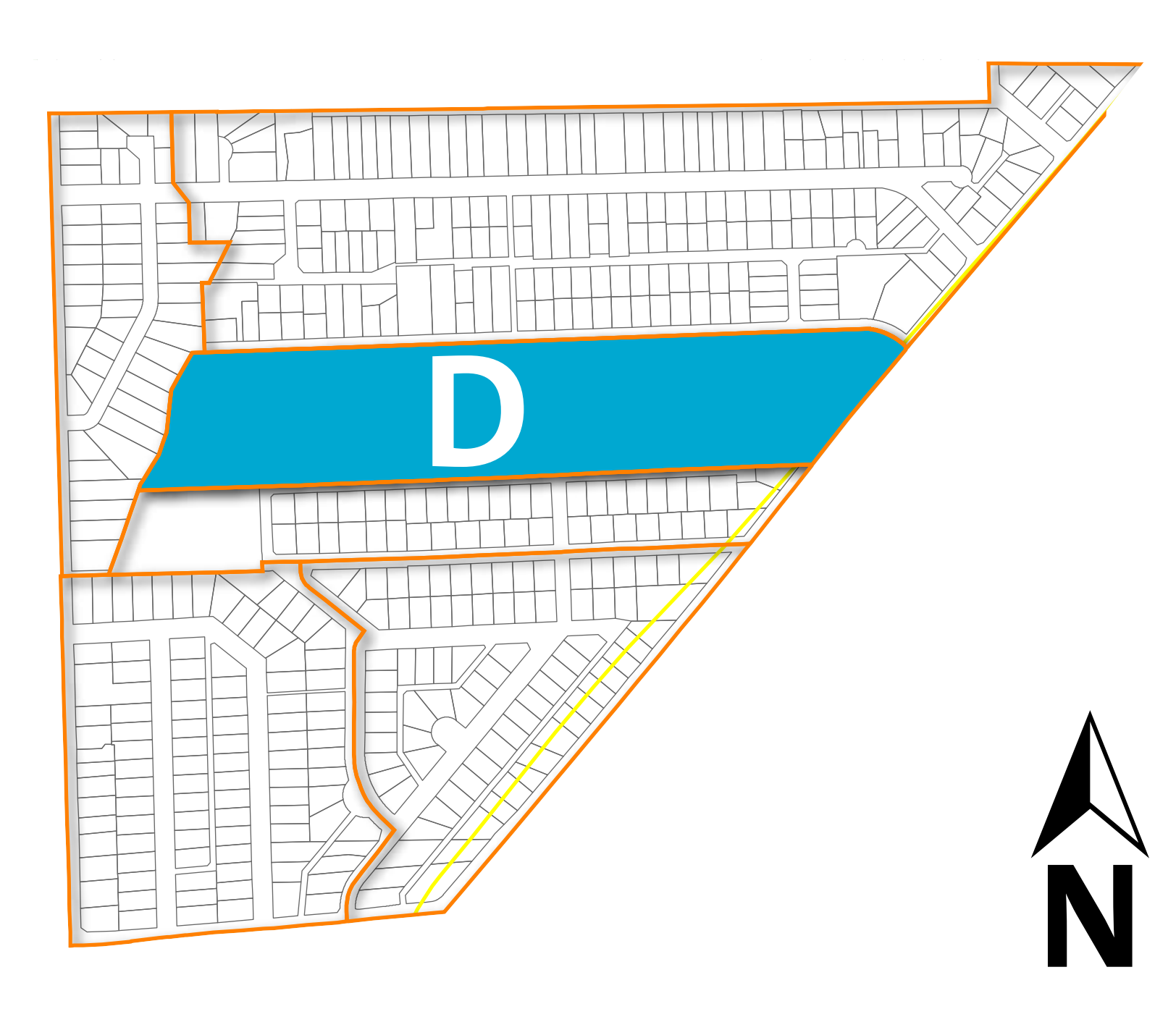
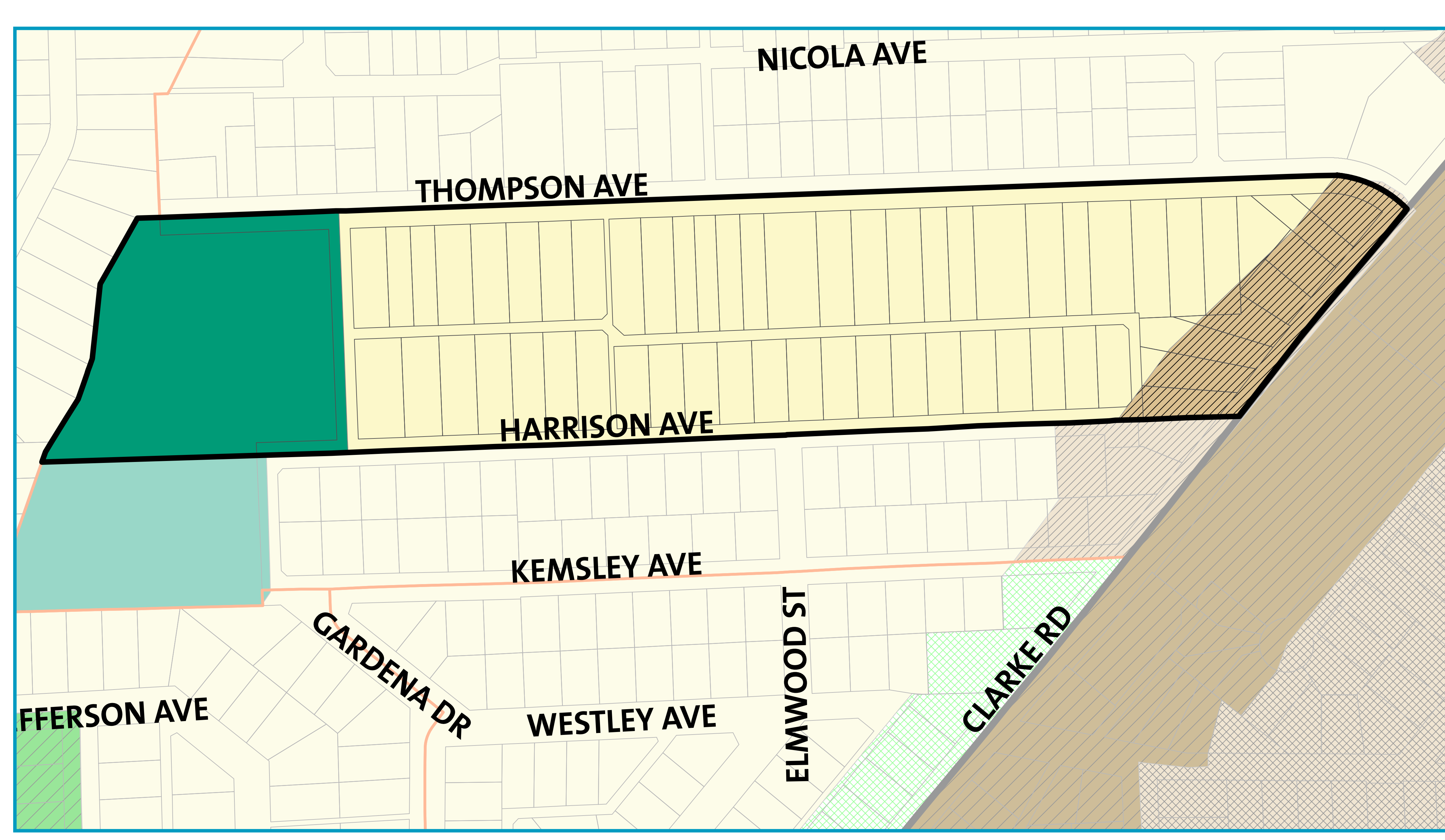
Legend			
--- New Collector Street	One Family Residential	Parks and Recreation	Townhousing
--- New Higher Density Local Street	School	Transit Village Commercial	Medium Density Apartment Residential
--- New Narrow Street	Civic and Major Institutional	Neighbourhood Attached Residential	High Density Apartment Residential
--- New Primary Access Lane			
--- Lane Closure			

	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 1					
OPTION 2					
OPTION 3					

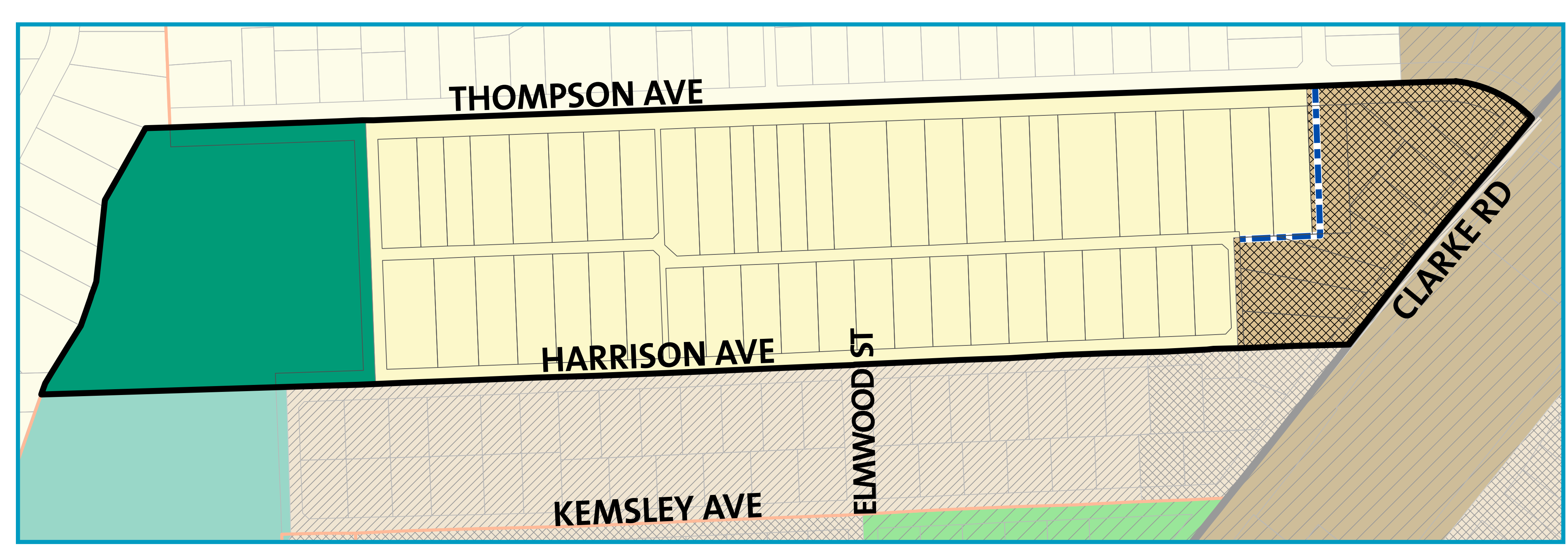
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 Phone: 604-927-3430

Sub-Area D

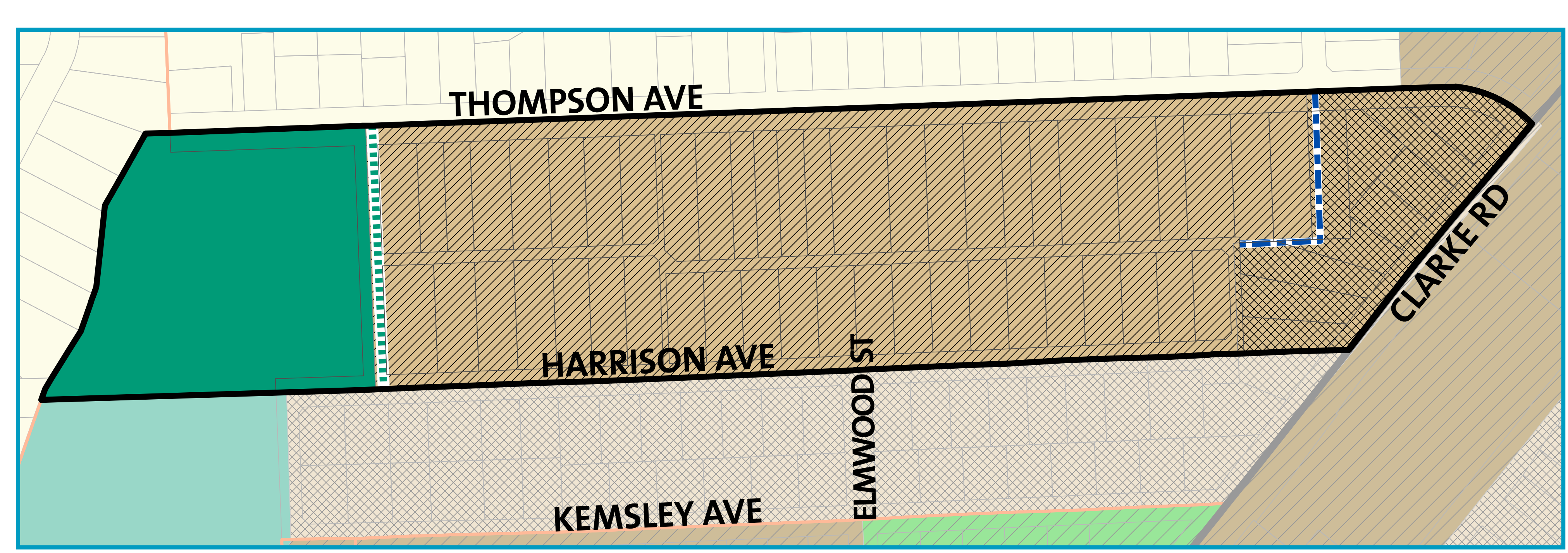
Current Land Use



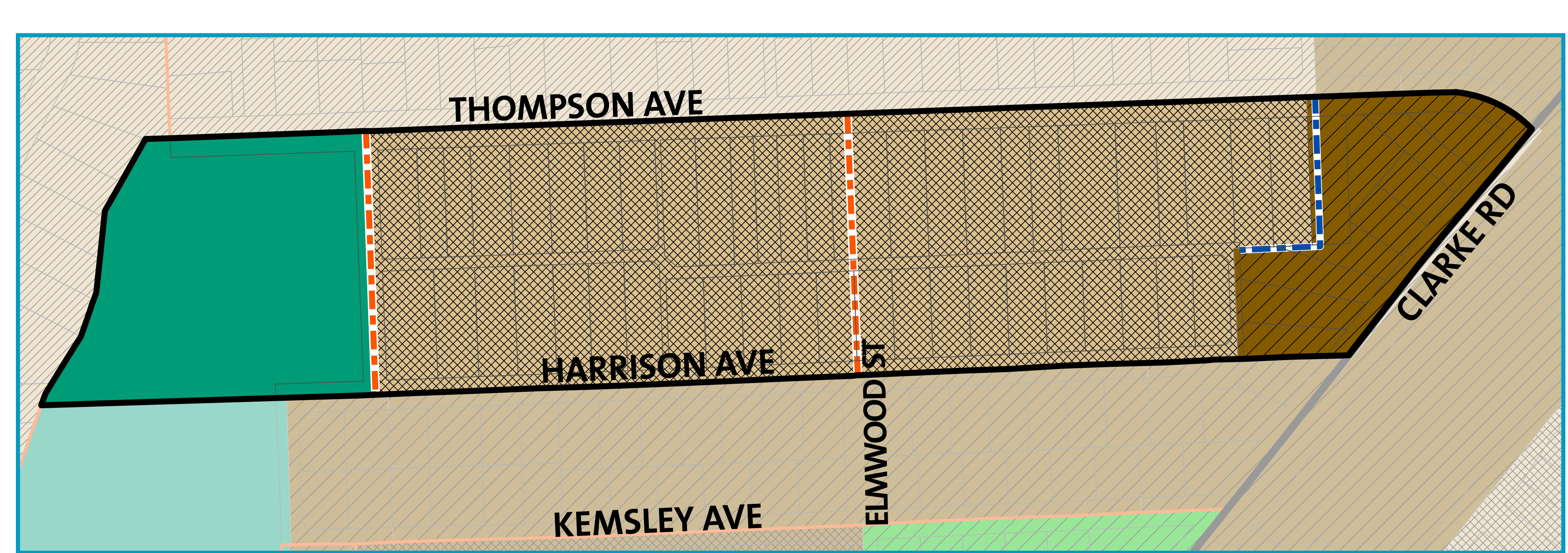
- All Options:**
- > Improved land use transition along Clarke Rd
 - > School land use in west side of sub-area
 - > New primary access lane south of Bowron St. to provide access for lots fronting Clarke Road



- Option 1:**
- > Single Family & Townhousing



- Option 2:**
- > Neighbourhood Attached Residential & Townhousing
 - > New north-south narrow street between Thompson Ave. and Harrison Ave. (in west side of sub-area near the school)



- Option 3:**
- > Townhousing & Medium Density Apartment Residential
 - > New north-south local street between Thompson Ave. and Harrison Ave. (in west side of sub-area near the school)
 - > Northward extension of Elmwood St. to Thompson Ave.

Legend

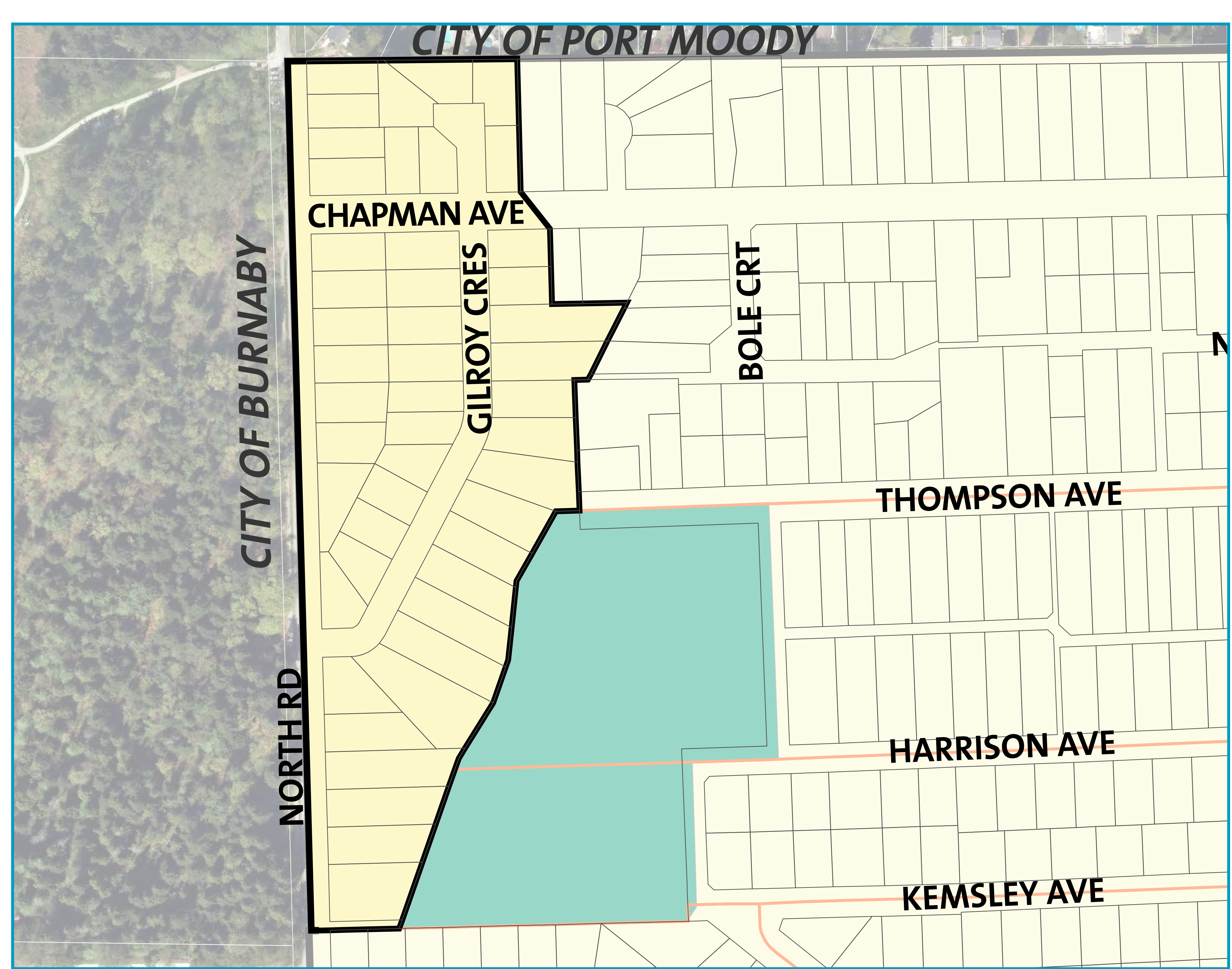
New Collector Street	One Family Residential	Parks and Recreation	Townhousing
New Higher Density Local Street	School	Transit Village Commercial	Medium Density Apartment Residential
New Narrow Street	Civic and Major Institutional	Neighbourhood Attached Residential	High Density Apartment Residential
New Primary Access Lane			
Lane Closure			

OPTION 1	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 2	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 3	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed

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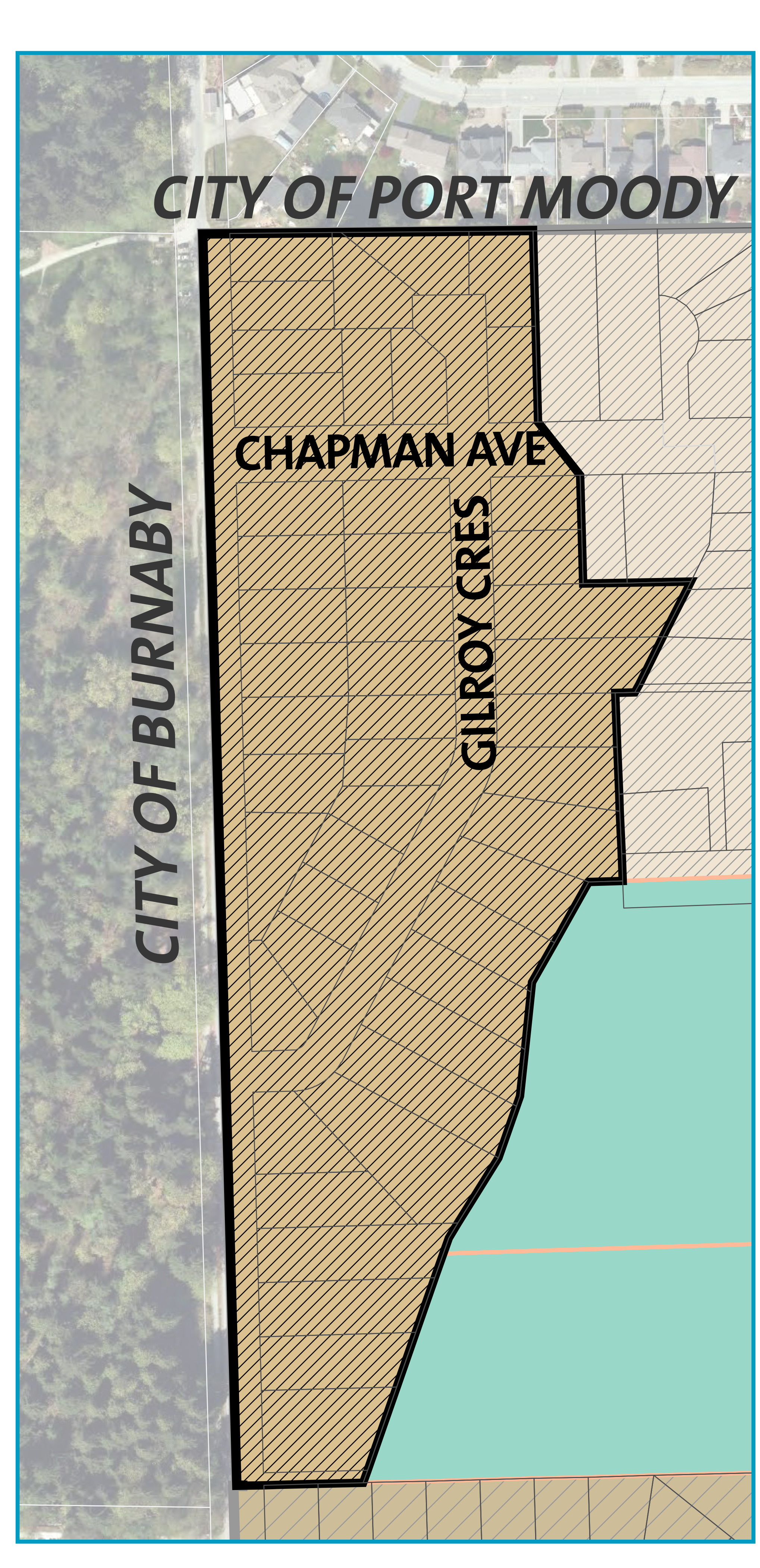
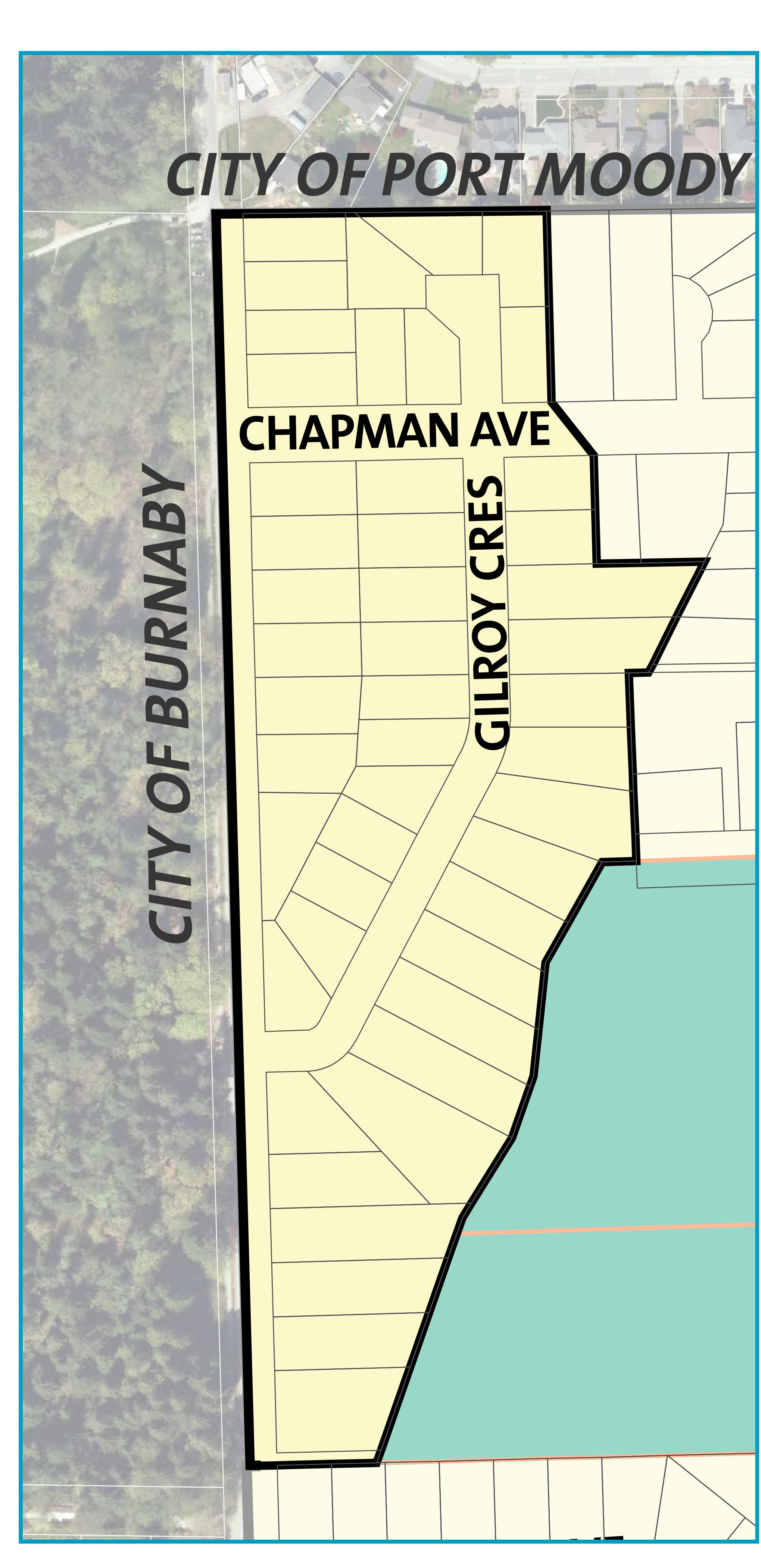
Sub-Area E

Current Land Use



Option 1+2

- > Maintains current Single Family uses



Option 3:

- > Neighbourhood Attached Residential

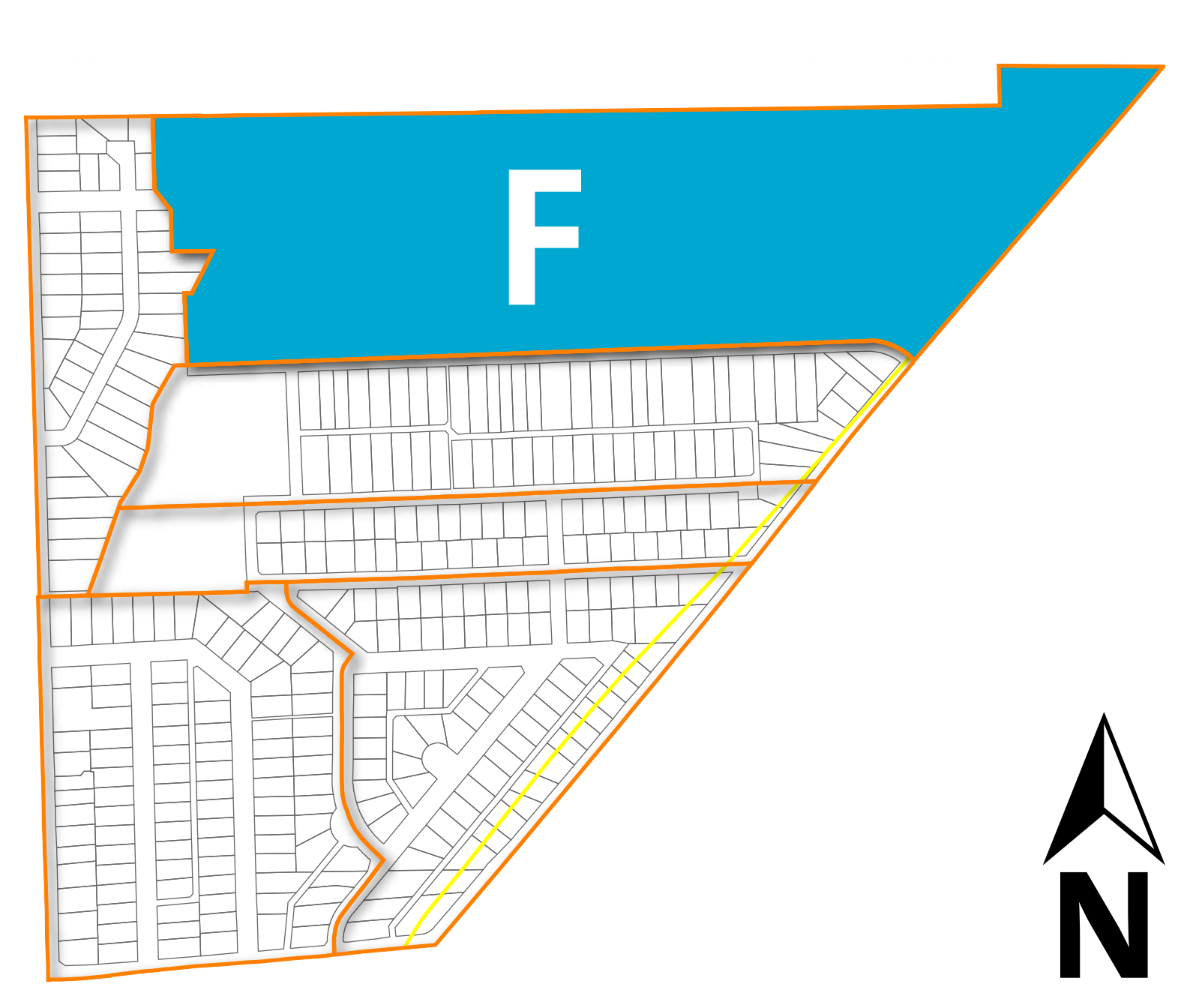
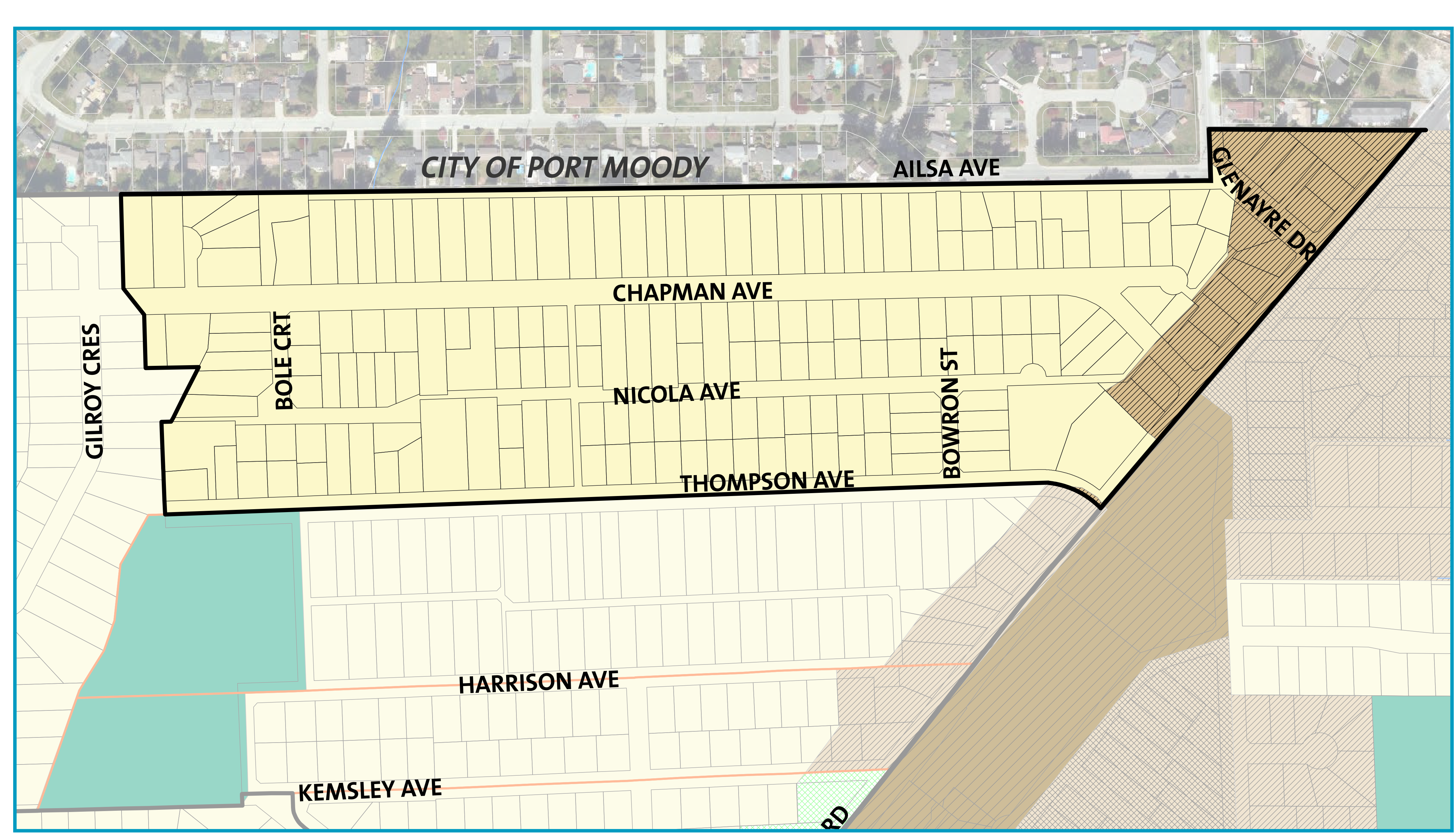
Legend			
	New Collector Street		One Family Residential
	New Higher Density Local Street		School
	New Narrow Street		Civic and Major Institutional
	New Primary Access Lane		Parks and Recreation
	Lane Closure		Transit Village Commercial
			Neighbourhood Attached Residential
			Townhousing
			Medium Density Apartment Residential
			High Density Apartment Residential

	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 1 + 2					
OPTION 3					

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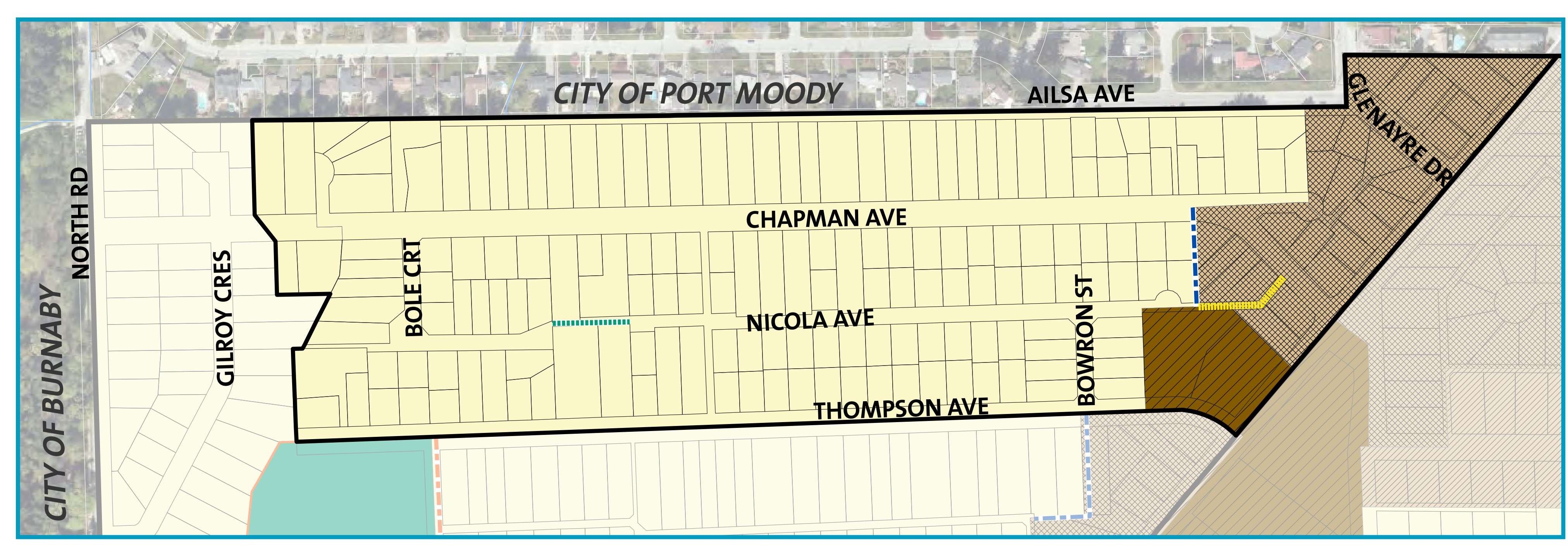
Sub-Area F

Current Land Use



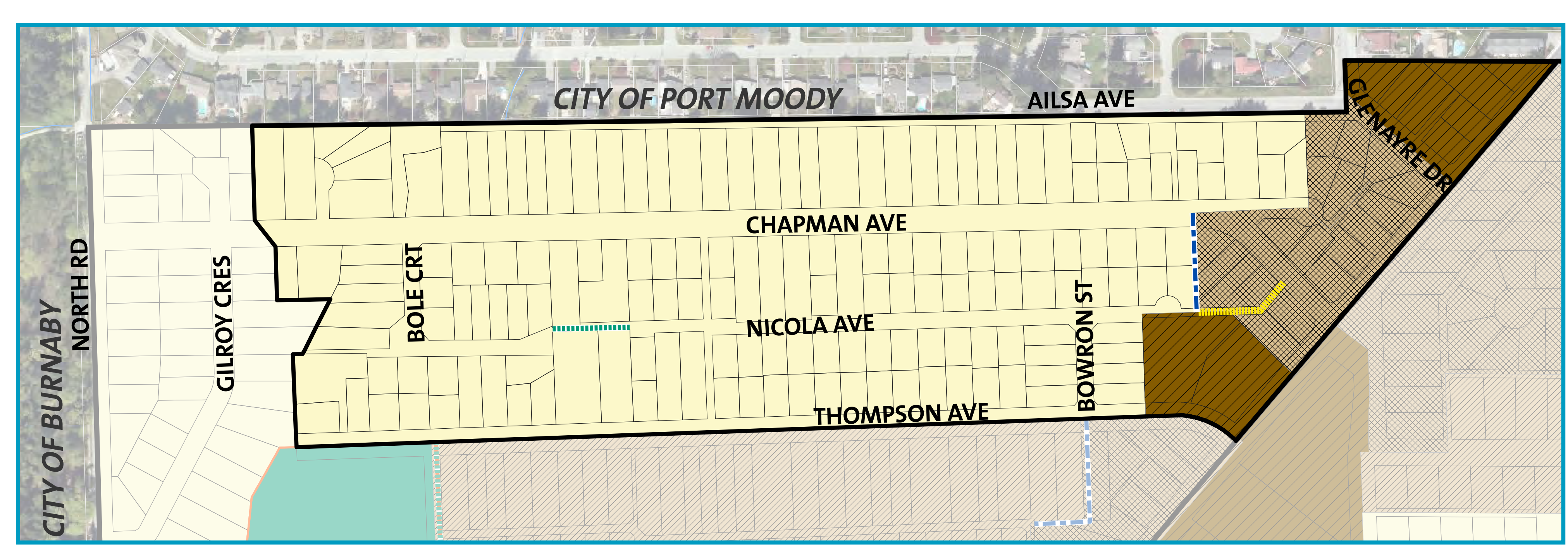
All Options:

- > Improved land use transition along Clarke Rd.
- > New primary access lane at the eastern end of Nicola Ave. to provide access for lots fronting Clarke Rd.
- > Extension of Nicola Ave. to link existing dead-end stubs



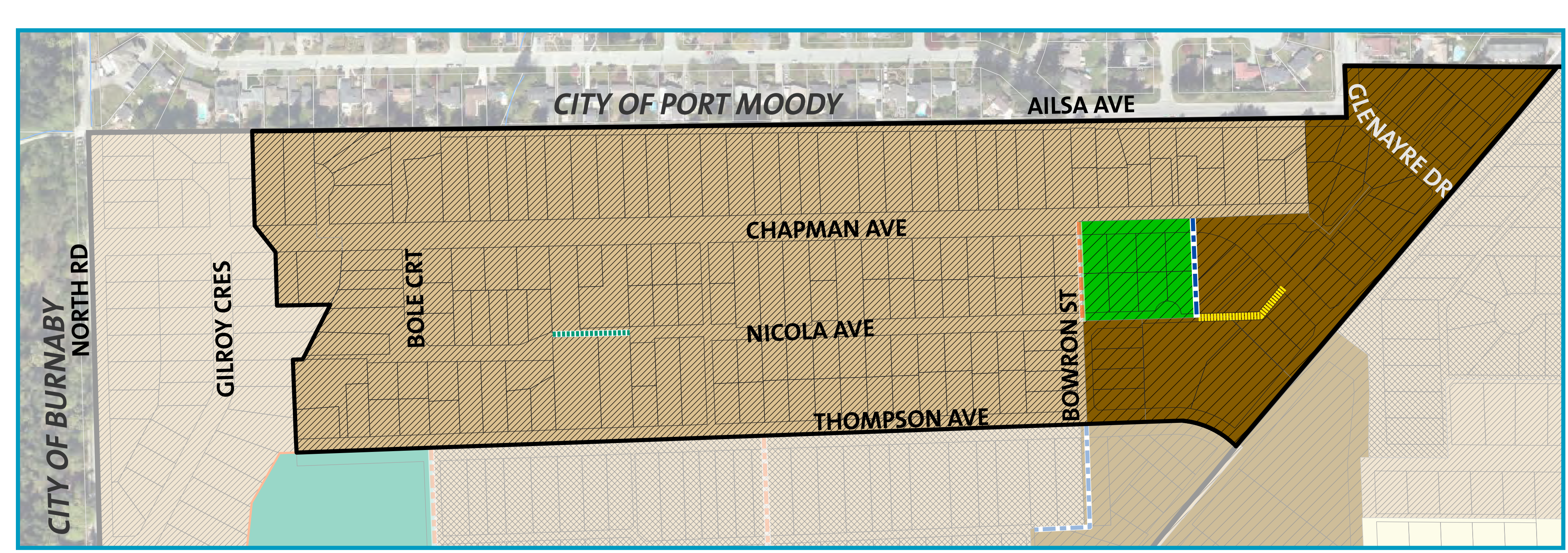
Option 1:

- > Single Family, Townhousing & Medium Density Apartment Residential



Option 2:

- > Single Family, Townhousing & Medium Density Apartment Residential



Option 3:

- > Neighbourhood Attached Residential & Medium Density Apartment Residential
- > New Park near Nicola Ave./Bowron St. intersection
- > Northward extension of Bowron St. to Chapman Ave.

Legend

	Support	Somewhat Support	Neutral/Undecided	Somewhat Opposed	Opposed
OPTION 1					
OPTION 2					
OPTION 3					

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