

*624 Farnham Road
OCP - Guidelines*

Table 5-1: Land Use Designations

Land Use Designation	Description and Intent
Detached Residential	To permit single-detached dwellings, and duplex housing with a maximum floor space ratio (FSR) of 0.5 (generally 15 to 20 units per hectare).
Low Density Residential 1	To permit small lot single-detached dwellings, duplexes, cluster housing, or multi-unit housing in a single-detached building form with a FSR of 0.6 to a maximum FSR of 0.75 (generally 20 to 25 units per hectare).
Low Density Residential 2	To permit small lot single-detached dwellings, duplexes, cluster housing, townhouses, and multi-unit housing in a single-detached building form with a FSR of 0.75 to a maximum FSR of 0.9 (generally 25 to 40 units per hectare).
Multi-unit Residential Special Character	To permit single detached dwellings and multiple unit residential in a single-detached building form with a FSR of 0.5 to a maximum FSR of 0.75 (generally 20 to 25 uph for single-detached, and 25 to 40 uph for multiple unit residential). On the south-east side of Marine Drive between Beach Avenue and Jacks Lane, the residential use may be combined with compatible marine related uses.
Medium Density Residential	To permit townhouses, stacked townhouses and 2 to 4 storey apartments with a FSR of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare). <i>7 to 13 units</i>
High Density Residential	To permit multi-unit residential buildings (apartments and condominiums) greater than 3 storeys with a FSR of 1.2 to a maximum FSR of 1.4 (generally 60-110 uph). <i>10 to 19 units</i>
Live/Work	To allow mixed use development of small sized business units which incorporate living quarters for proprietors. The designation allows a residential use mixed with commercial or light industrial uses, provided the commercial and industrial uses are compatible with the residential uses on site and in adjacent areas. (floor space ratio of 0.7 to a maximum FSR of 1.0).
Mixed Use - Commercial	To allow for a wide range of retail and office use, restaurants, and visitor accommodations in a pedestrian oriented environment, and to allow residential uses as a secondary use, above or under a commercial use at ground level. <i>current designation</i>
Service Commercial / Business Centre	To encourage a mix of service commercial and service industrial activities, including such uses as distribution and warehouse uses, light industrial and manufacturing, automotive products and services, gas stations, and large-site retail uses (such as building supplies and offices associated with these uses).
Commercial Harbour	To support a wide range of marine uses including recreational, visitor-oriented activities such as marinas and associated upland uses, boat sales, charters and marine fuel sales, as well as marine industrial/transportation uses. All uses need to be environmentally benign and compatible with surrounding land uses.
Marine Recreation	To permit moorage buoys for the use of pleasure craft and seasonal swimming floats.
Public / Community Uses	To provide for uses and services to the community at large, including schools, places of assembly, recreation facilities, government offices, public care facilities, and utility services. This includes museums and botanical gardens.

