

## land use + built form

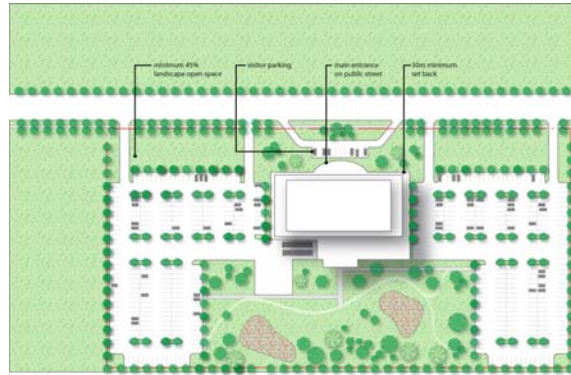
A flexible land use framework accommodates a range of employment uses, but also encourages a concentration of “prestige” uses (e.g. corporate office, research and development) in key locations. An integration of Prestige and Industrial will provide for a mixture of activities that will ensure the short and long term health of the Park. Balance is guided by the land use designations and design guidelines, which ‘showcase’ prestige uses and locate more industrial uses in less visible areas.



- prestige employment 1
- prestige employment 2
- open space networks
- mixed use/ commercial corridor
- light industrial



Prestige Employment 1



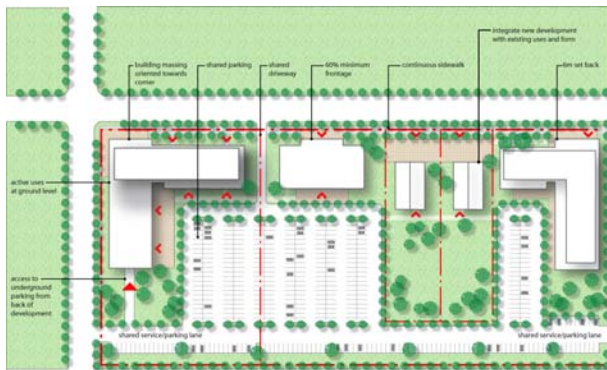
Prestige Employment 1



Prestige Employment 2



Light Industrial



Mixed Use Corridor

**Prestige Employment 1 Uses**

- Office buildings
- Research and development facilities
- University or college
- Enclosed commercial and technical schools
- Hotels and convention centres
- Ancillary and commercial uses

**Prestige Employment 2 Uses**

- Office buildings
- Research and development facilities
- University or college
- Enclosed commercial and technical schools
- Hotels and convention centres
- Recreational uses
- Ancillary uses
- Day care centre
- Light industrial uses (with outside storage space, 25% of total gross building area)

**Light Industrial Uses**

- Business offices
- Research and development facilities
- Light industrial uses (with outside storage space, 25% of total gross building area)
- Data processing centres
- Accessory uses
- Ancillary uses

**Mixed Use Corridor Uses**

- Residential uses
- A wide range of retail, service, commercial and personal service uses
- Professional offices
- Mixed use buildings
- Community facilities
- Research and university facilities
- Hotels and convention centres

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The Science and Technology Business Park Secondary Plan contains the following land use designations: Prestige Employment Areas are located in high-visibility areas and are subject to more stringent landscaping and façade treatment guidelines. Prestige Employment 2 designation supports a high-order of development, creating a strong and distinctive identity, yet to a lesser degree than those found in Prestige Employment 1 areas. Prestige Employment 2 will accommodate smaller lots and a smaller percentage of landscaping than Prestige Employment 1. Light Industrial designations are found in less visible areas of the site. They accommodate uses with low employment density or, which generate significant truck traffic, such as large warehouses, outside storage areas, trucking depots and storage units (generally associated with General Industrial designations). The area designated Mixed Use Corridor is an appropriate location for higher-order employment and commercial ancillary uses that will benefit from a high profile along Highway 2. This is an area with a mix of existing and new development forms. Care will be given to ensure built form provisions are compatible with existing uses, and of a quality to enhance the image of the Science and Technology Business Park.