

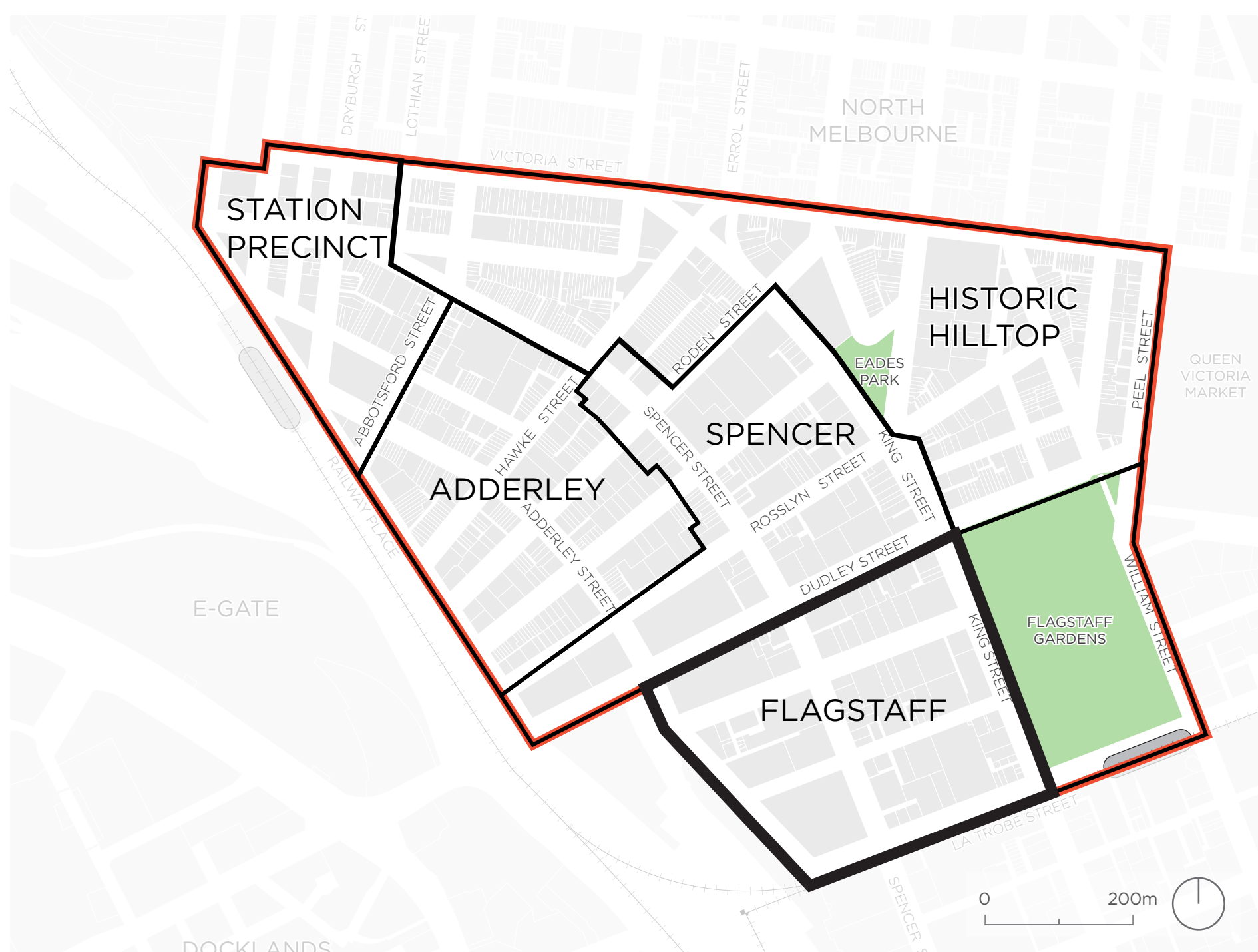
FLAGSTAFF

PRECINCT SPOTLIGHT

Flagstaff Precinct Aerial



Location in Structure Plan Area



Density and built form in the Flagstaff Precinct

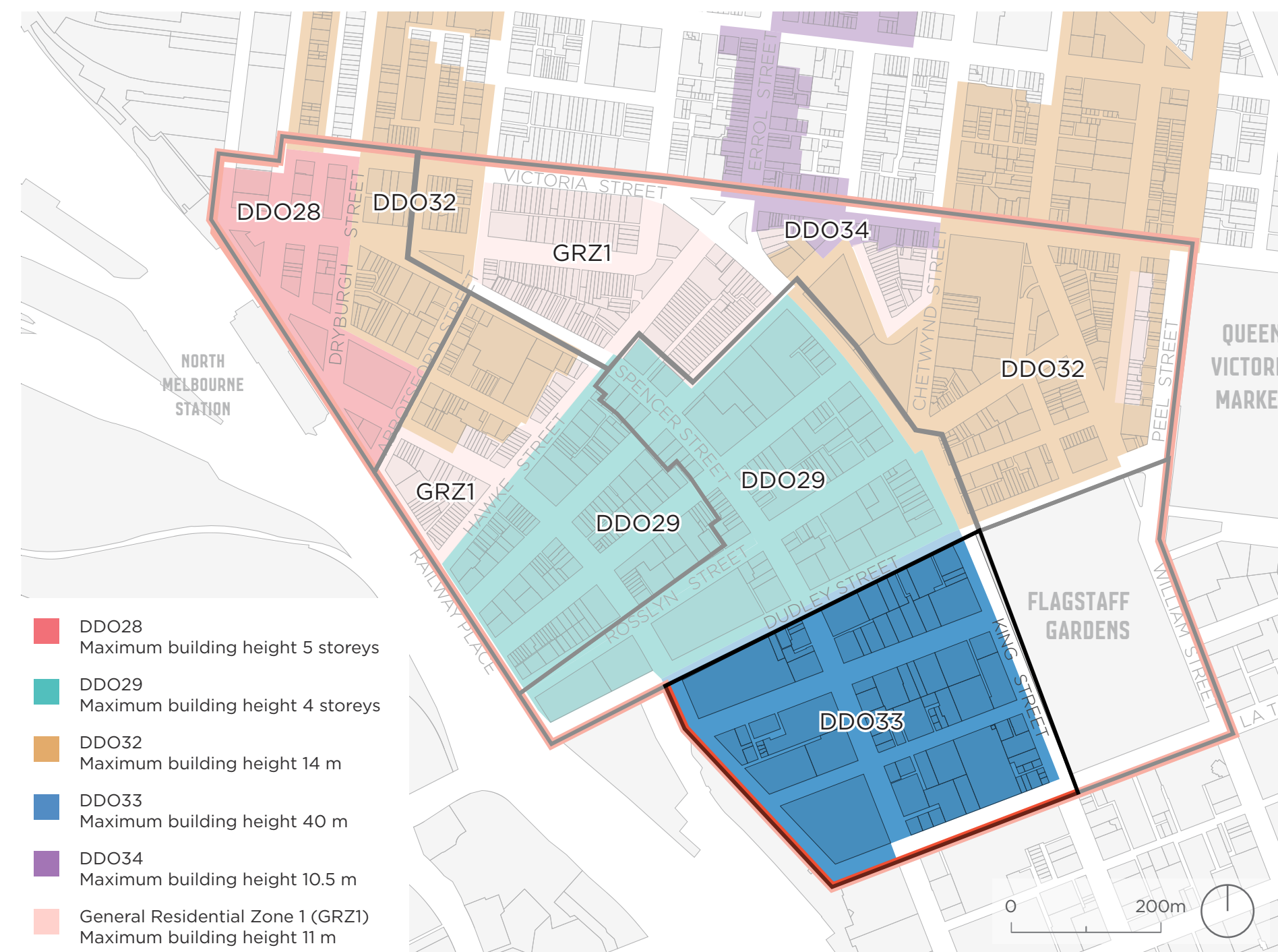
Flagstaff will continue to evolve as a central city fringe precinct with a mix of tower and podium development with a range of other building typologies. The tallest buildings will be around 16 storeys, with smaller sites and mid-block sites accommodating a lower built form.

Activities and land uses in the Flagstaff Precinct

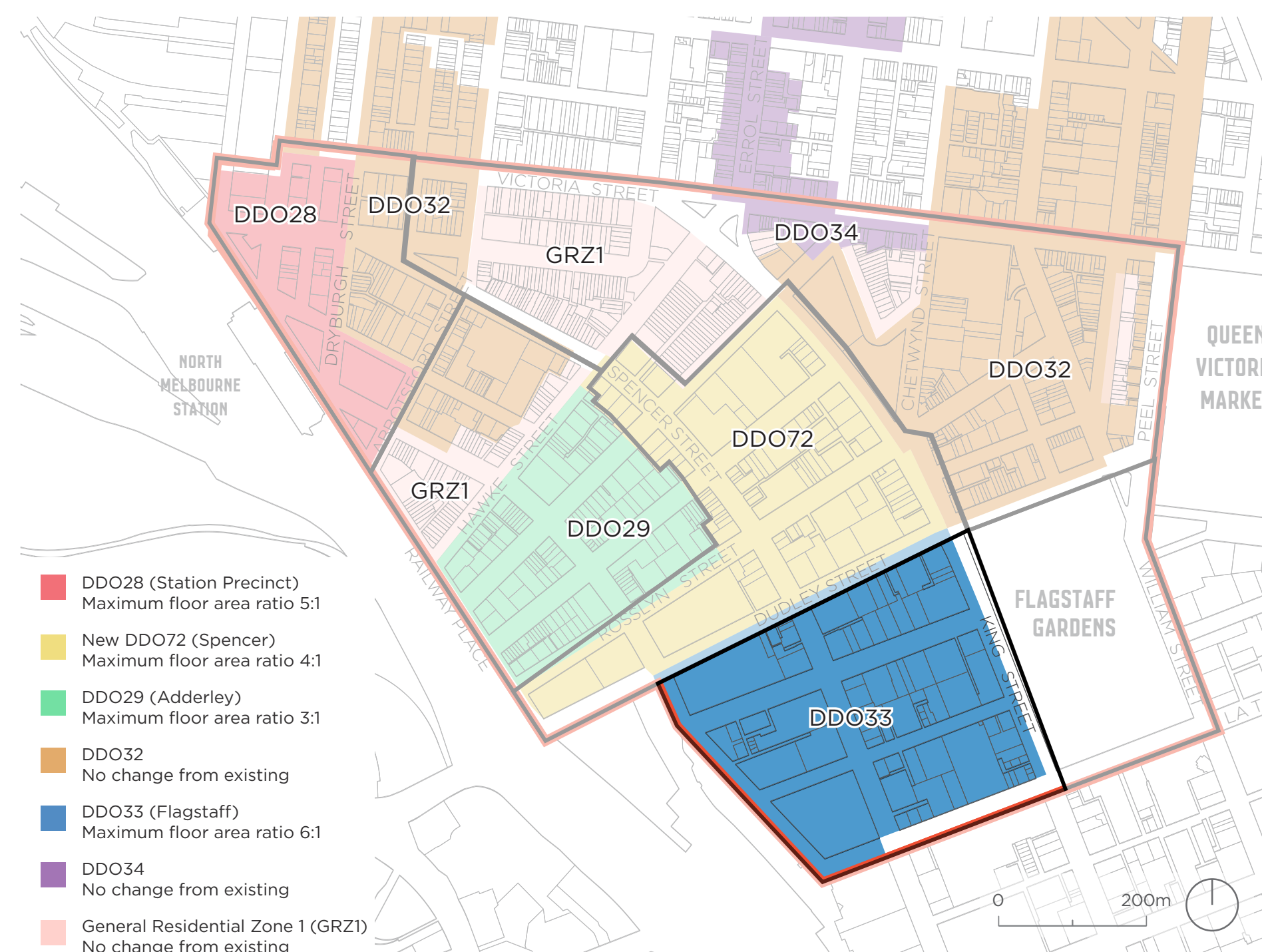
Flagstaff will have a mix of uses including residential, businesses, institutions, schools, and higher education colleges, as well as community facilities. Rezoning the area from mixed use zone to special use zone, and minimum requirements for employment floor space, will ensure the area continues to create local employment opportunities.

DENSITY & BUILT FORM

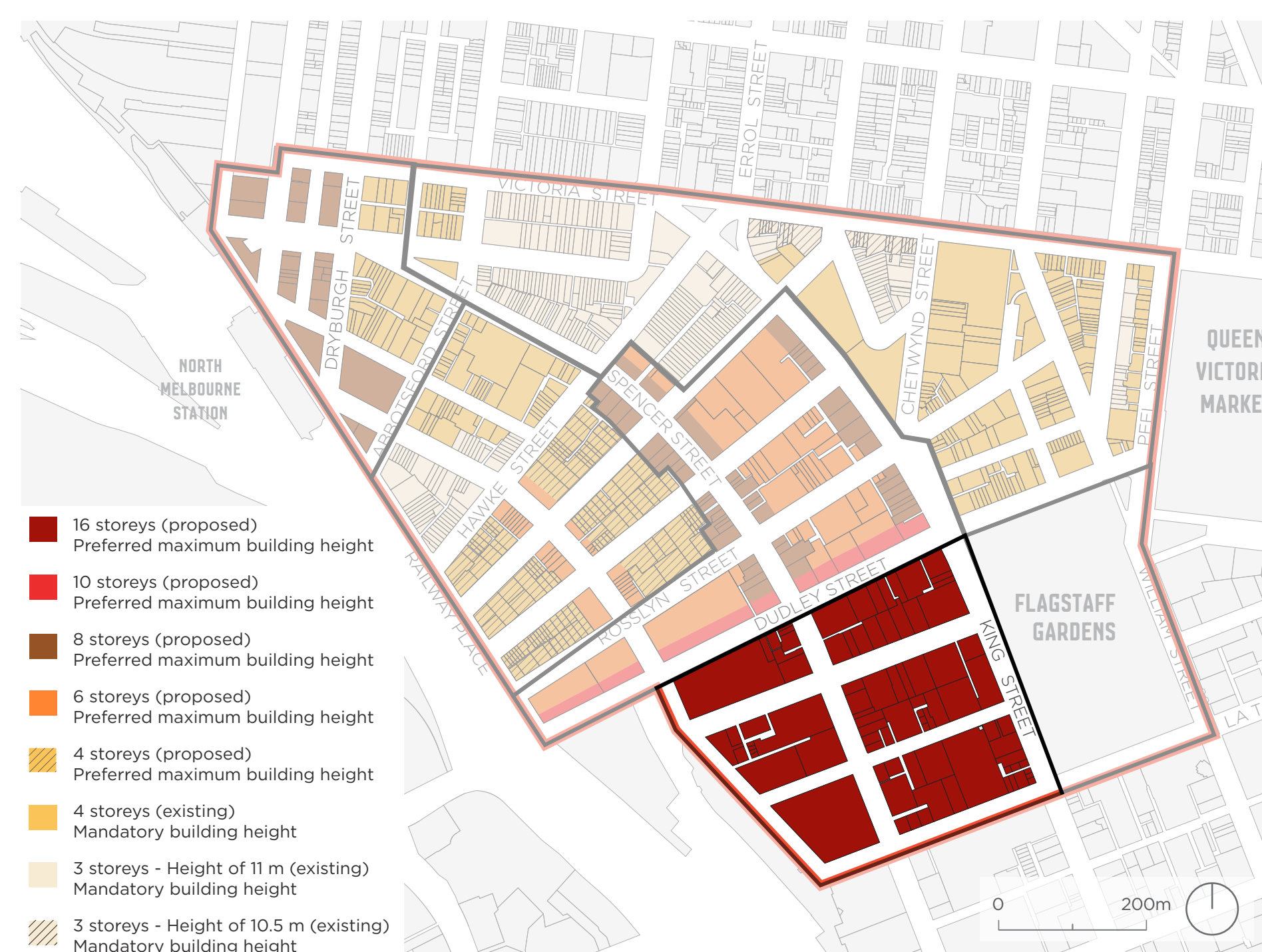
Existing Design and Development Overlay



Proposed changes to the Design and Development Overlay



Proposed and existing building heights

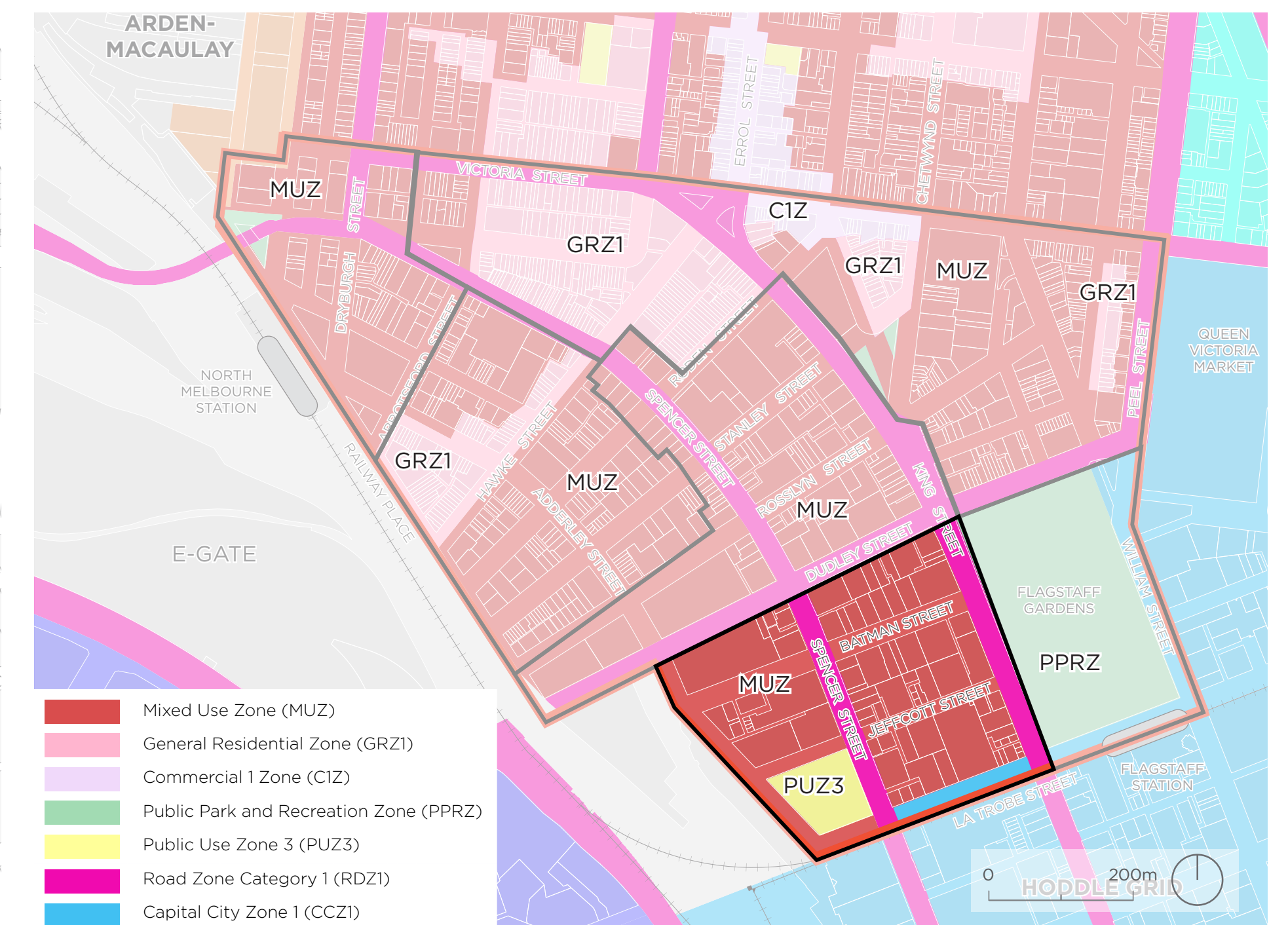


Character buildings

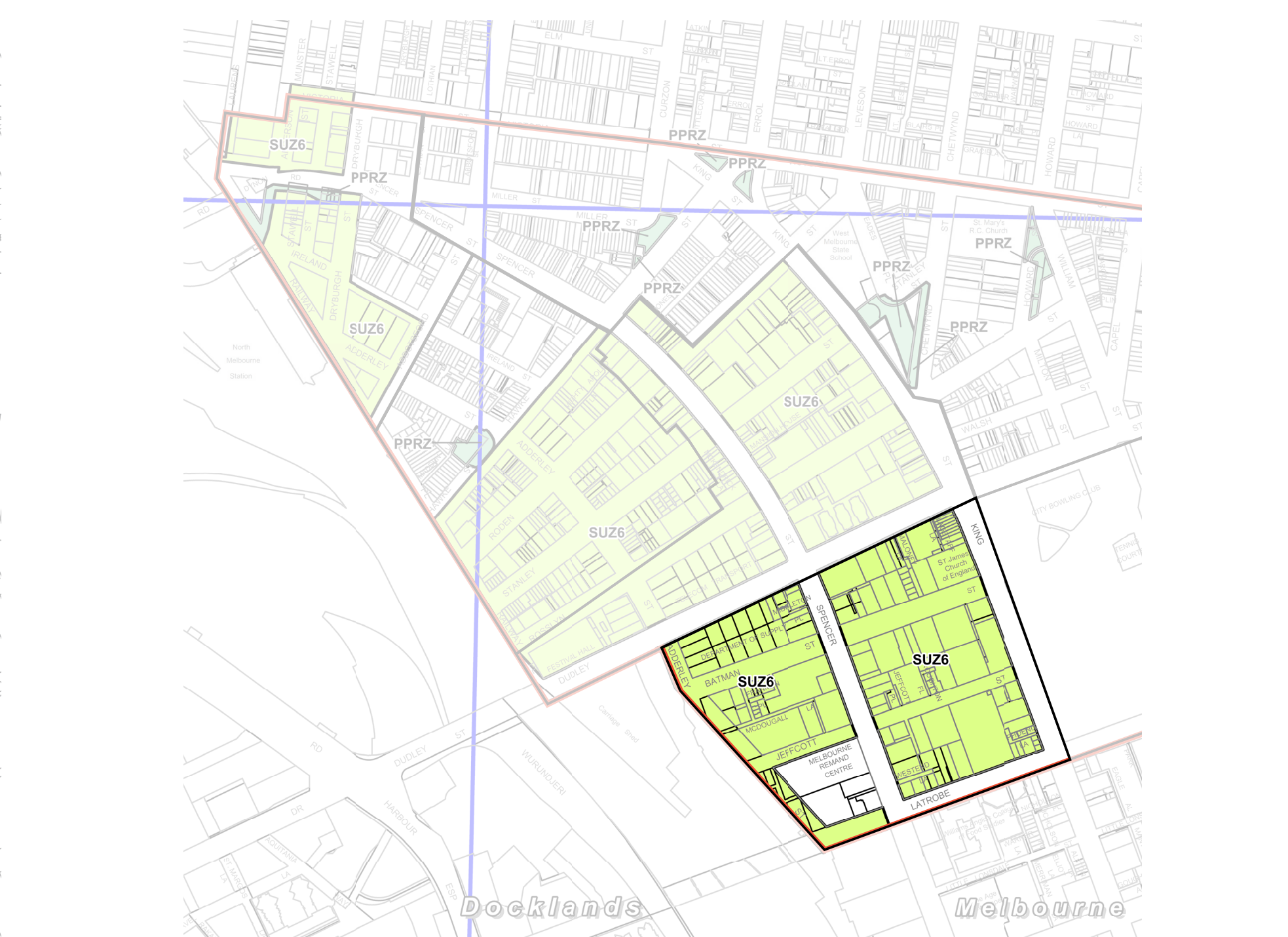


ACTIVITIES & LAND USE

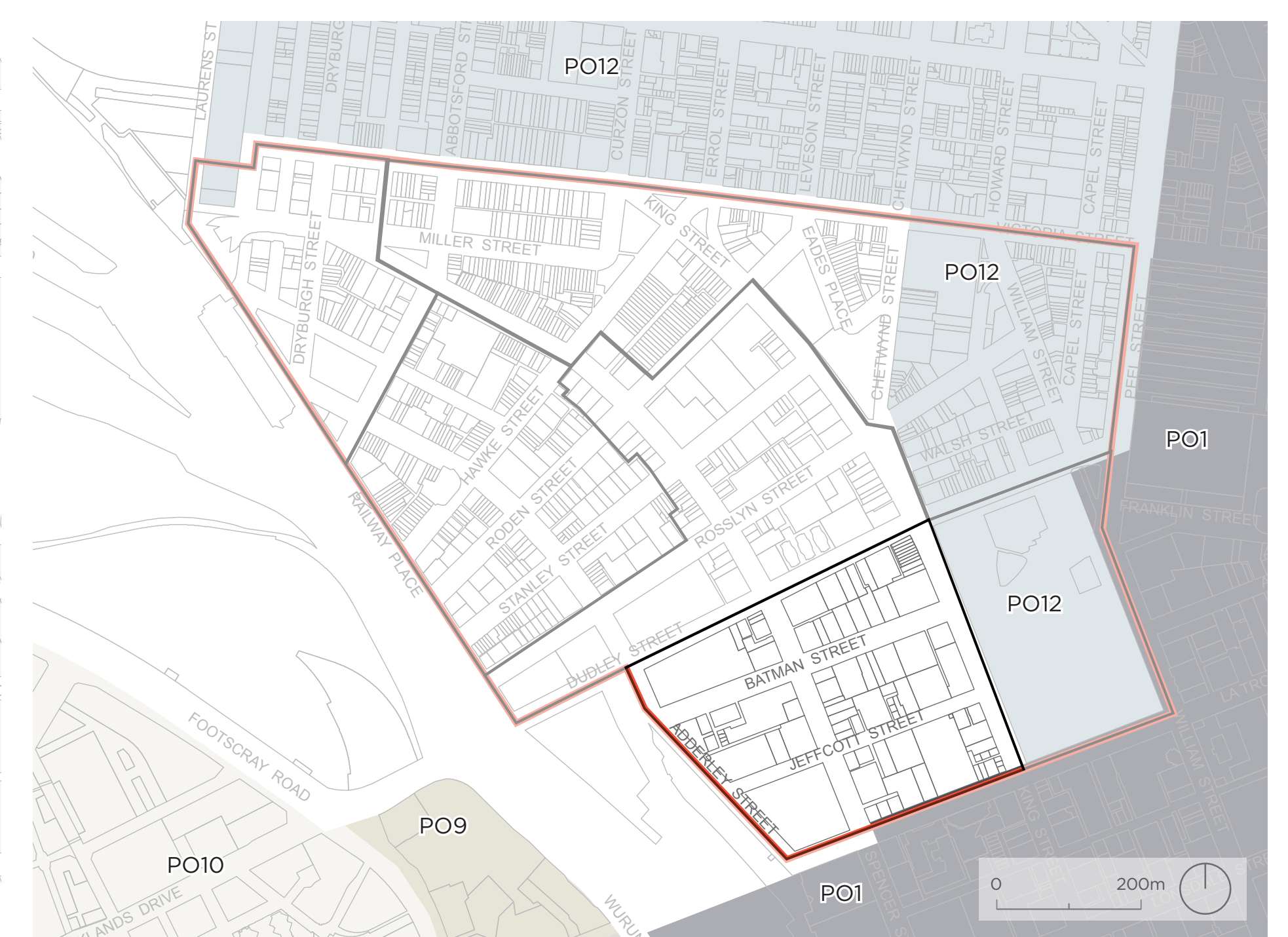
Existing Zones



Proposed changes to Zones



Existing Parking Overlay



Proposed changes to the Parking Overlay

