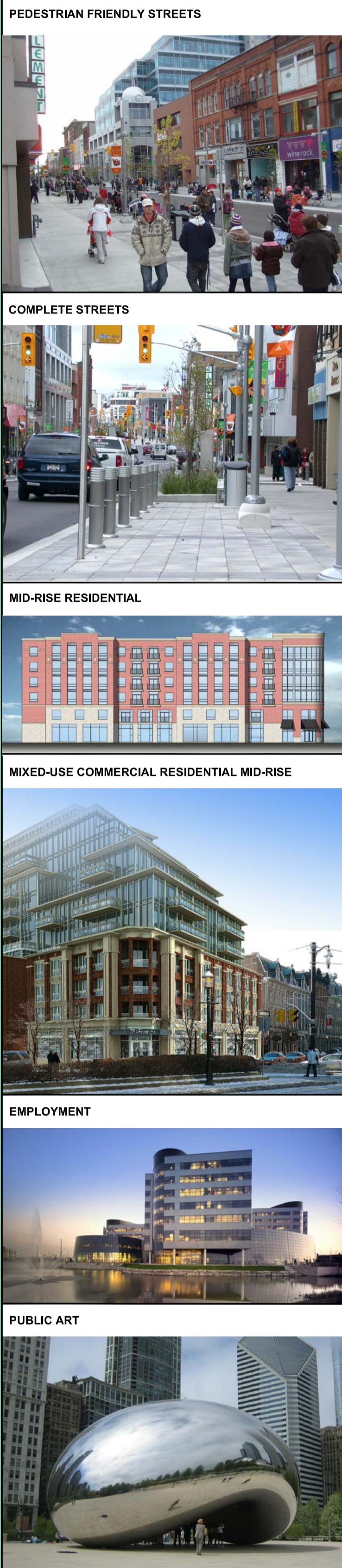


PRECEDENT IMAGES



LAND USE LEGEND:

- URBAN GROWTH CENTRE BOUNDARY
- EXISTING BUILDINGS
- APPROVED PROPOSED DEVELOPMENT
- CONCEPTUAL BUILDING ENVELOPES

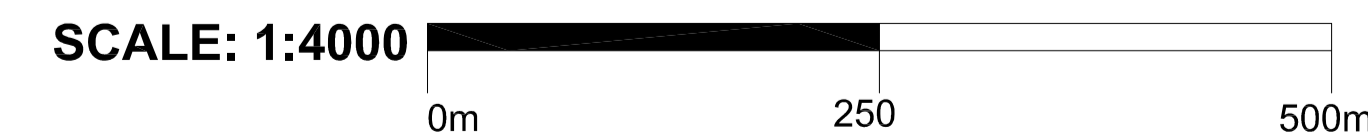
MIXED USE RESIDENTIAL

- UP TO 6 STOREYS
- 7-15 STOREYS
- 16+ STOREYS

- OFFICE
- RETAIL / COMMERCIAL
- GO STATION
- HOTEL & CONVENTION CENTRE
- CIVIC USE
- PARK
- PUBLIC OPEN SPACE OUTSIDE OF DOWNTOWN BOUNDARY
- PRIVATE OPEN SPACE
- STRUCTURED PARKING

URBAN GROWTH CENTRE POPULATION & JOB PROJECTIONS

	People + Jobs	Ratio	Population
	Ha	People: Jobs	People + Jobs
Existing	66	1:1	8,500
Within the Next 20 Years to 2031	210	2:1	26,870
Full Build-out Post Year 2031	400	1:1	51,150



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