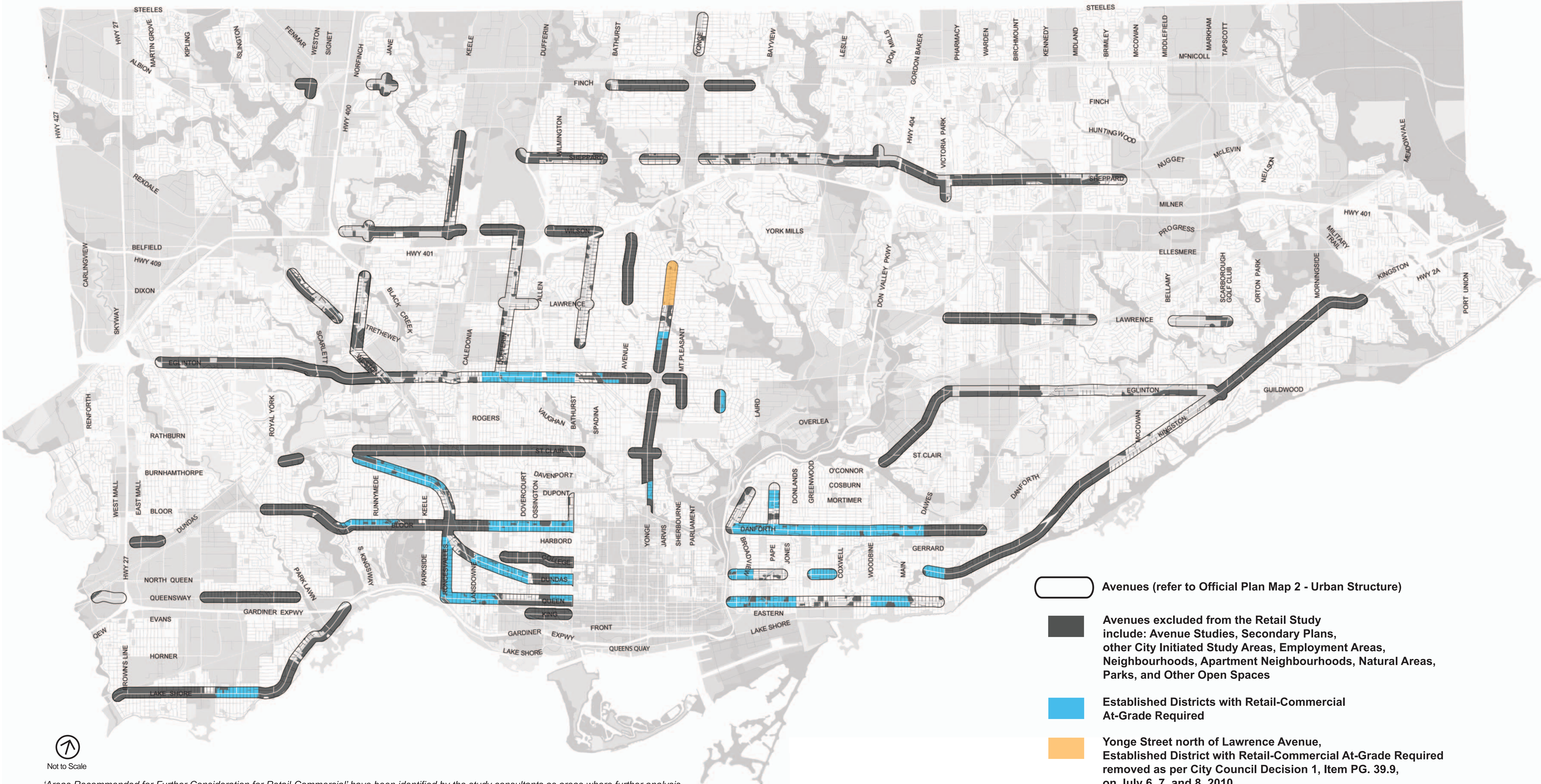


Avenues & Retail-Commercial At-Grade • Revised July 2010



Not to Scale

'Areas Recommended for Further Consideration for Retail-Commercial' have been identified by the study consultants as areas where further analysis is warranted to determine if mid-rise buildings should be required to include retail-commercial space on the ground floor (Retail Encouraged), based on factors such as the existing commercial character of the area and future prospects for successful pedestrian-oriented commercial development. It should be noted that the Commercial Residential (CR) Zone that will apply to all Mixed Use Areas will permit retail/commercial uses. See Appendix B for further detail.