

Land Use Triple Mix – Residential, Retail/Commercial, Industrial/Manufacturing

In typical brownfield revitalization or redevelopment industrial land is sacrificed for residential and residential and commercial mixed development. The Manchester district will retain and enhance the industrial activity in a way that is compatible with other land uses.

The residential, commercial/retail and industrial/manufacturing land use mix will vary across the district, block-by-block and even building-by-building. Predominantly industrial activity will occur on the central east district of Manchester and as you move in a radial fashion east, north and south retail and residential activity increases. Residential development will be the dominant land use at the TOD nodes. Commercial development will be the dominant activity along transit corridors.

Across the district the triple mix will occur at different scales, district, sub-district, block and building. At the building scale for example a variety of live-work will be encouraged from office and professional to arts, craft, and light industrial fabrication where design, fabrication, retail and residential could locate in the same building. Examples of this live-work mode of mixed use can be found in east of Olympic Village in Vancouver's Brewery Creek area.

Land use compatibility issues will be dealt with by putting more compatible uses in transition zones – e.g. artist lofts, rental accommodation etc. adjacent to industrial lands; by locating light industrial in transition zones and by designing material and goods movement in the district to avoid excessive noise, dust, and heavy vehicle traffic. Enterprise recruitment to the industrial district will take into account compatibility criteria.

Land use mix will include a network of integrated green spaces and corridors and public plazas and institutional buildings sufficient for the population (schools, recreation, emergency services)