

MULTIPLE UNIT RESIDENTIAL NEAR BRT STATIONS

In November 2023, City Council directed Administration to bring back amendments to permit four storey residential development in the Transit Development Area.

HOW WILL THIS BE DONE?

This will be done in three distinct areas:

- **Station Mixed Use / Corridor Mixed Use Land Use (dark purple areas)**
 - Up to six storeys or 22m in height and minimum site width of 15m
 - Located closest to the BRT station and high-frequency transit routes
- **Corridor Residential Land Use (light purple areas)**
 - Up to four storeys or 15m in height and minimum site width of 15m
 - Within the Corridor Growth Area. Located closest to the BRT station and high-frequency transit routes
 - Will be required to provide measures to mitigate massing when next to low density residential development
- **All others areas within the Transit Development Area that are located along an arterial or collector street (properties along the green streets shown)**
 - Up to four storey or 15m in height and minimum site width of 21m
 - Will be required to provide measures to mitigate massing when next to low density residential development

DESIGN GUIDELINES

- The Corridor Growth Design Guidelines will provide overall guidance for development; however, they are not regulations and are not required.
- This includes built environment design components such as building massing, connectivity, building and site access and safety and security.



MULTIPLE UNIT RESIDENTIAL NEAR BRT STATIONS

STATION MIXED USE AND CORRIDOR MIXED USE LAND USES

Areas are shown in dark purple

- Minimum site width is 15m
- Maximum height is 22m (six storeys)



CORRIDOR RESIDENTIAL LAND USES

Areas shown in light purple

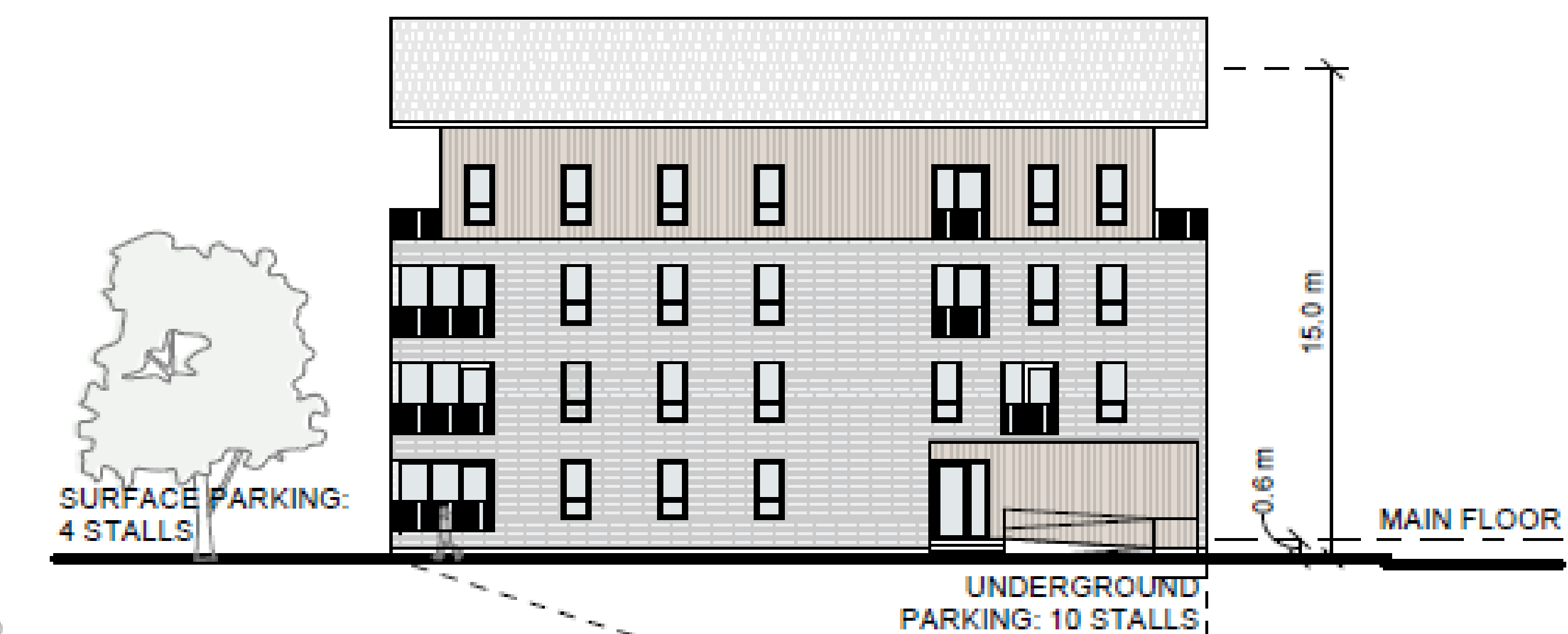
- Minimum site width is 15m
- Maximum height is 15m (four storeys)
- Requirement to mitigate massing when next to low density development.



CORRIDOR RESIDENTIAL LAND USES ALL OTHER AREAS WITHIN THE TDA THAT ARE LOCATED ALONG AN ARTERIAL OR COLLECTOR STREET

Sites located along streets shown in green on the map

- Minimum site width is 21m
- Maximum height is 15m (four storeys)
- Requirement to mitigate massing when next to low density development.



COMMUNITY EXAMPLES OF MULTIPLE UNIT DEVELOPMENT

Six and Four Storey Residential Development



Four Storey Residential Development



Four Storey Development with Building Stepback



Four Storey Residential Development

