

## URBAN RESIDENTIAL AREAS

- 6.17 **Urban Residential** consists primarily of multi-unit residential in a wide range of detached and attached building forms, including townhouses and row-houses, low and **mid-rise** apartments, with a residential character **public realm** featuring landscaping and street tree planting, and mixed-uses in select locations as described in this plan or other City policy.



### Urban Place Designation Guidance **Urban Residential**

#### **A. Built Form**

Low- and mid-rise multi-unit buildings.

Heights may generally range from three to six storeys depending on site conditions and the existing and envisioned context of the area.

#### **B. Uses**

- Primarily residential and accessory residential.
- Mixed-use residential-commercial may be considered in areas that support the growth management concept and mobility objectives in this plan, such as along transit priority corridors, or as otherwise identified in City policy, including local area plans.
- Visitor accommodation in pre-existing locations or as identified in local area plans.
- Home occupations.

#### **C. Density Guidance**

Low to medium residential (base of approximately 1.2:1 FSR).

Additional density may be considered in locations that support the growth management concept in this plan, such as in proximity to Urban Villages, Town Centres and Transit Priority Corridors, where public benefit is provided consistent with the objectives of this plan and other City policies, including local area plans (max of approximately 2:1 FSR).

SEE SECTION 3: VISION, VALUES, AND GOALS FOR MORE ABOUT THE GROWTH MANAGEMENT CONCEPT