



## Location + Distribution

1. Mid Rise Apartment buildings should locate in the City's key activity centres, including:
  - a. The central area of the city, including Downtown, the Station Lands and Downtown North Edge;
  - b. Areas adjacent to LRT Stations;
  - c. At existing regional or community level shopping centre sites.
2. Subject to the development being able to achieve the applicable Large Infill Site Guidelines, Mid Rise Apartment buildings may be located:
  - a. On Large Residential Infill Sites, which are defined generally as sites over one hectare in size;
  - b. On other sites where the specific context of the site warrants consideration of Mid Rise buildings such as on sites that have direct access to an arterial or collector road, and are isolated from small scale residential development by other land uses such as existing medium/large scale residential development, commercial development, a large park site or natural area.
3. The preferred locations for Mid Rise Apartment buildings may be further defined through an Area Redevelopment Plan, Transit Oriented Development (TOD) Plan, or Site Vision and Context Plan.
4. Mid Rise Apartment sites should have direct access to an arterial or collector road, or a road with the demonstrated capacity to accommodate the development without undue impact on adjacent areas.

## Parking

1. Sufficient onsite parking for all units should be provided as required by the Zoning Bylaw.
2. All parking should be accessed from the adjacent lane.
3. Resident parking should be provided underground or in above ground parking structures.
4. Above ground parking structures should be fully screened with residential, commercial, or community uses to provide for active frontages.
5. Any surface visitor parking areas for Mid Rise Apartments should:
  - a. Be developed at the side or rear of the building;
  - b. Be separated from residential units by landscaped buffers;
  - c. Be accessed from the lane;
  - d. Cluster parking spaces and divide the clusters with landscaping; and,
  - e. Not impact the street or outdoor amenity areas.
6. The City should consider the relaxation of parking requirements for Mid Rise Apartments at TOD locations.

