

MIXED RESIDENTIAL AREAS

- 6.16 **Mixed Residential** consists of multi-unit residential in both ground-oriented and low-rise apartment forms, serving as a transition between Traditional Residential and Urban Residential areas. Mixed Residential areas are envisioned to be diverse in housing type and tenure. Incentives and flexibility in height and density may be considered to encourage tenures beyond market strata. Commercial and mixed use in select locations as described in this plan or other City policy.



Urban Place Designation Guidance Mixed Residential

A. Built Form

A mix of missing middle housing, ground-oriented and low-rise multi-unit buildings, envisioned to provide a transition between lower and higher residential densities with diverse building forms.

Heights may generally range from three to five 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, or small scale retail 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.
- Home occupations.

C. Density Guidance

Low to medium density residential (approximately 1.6:1 FSR).

Flexibility in height and density may be considered to encourage diverse housing types and tenures.