



Attachment 1

Proposed Transit Oriented Development Area Extension Analysis

Transit Oriented Development Area Extensions Analysis

The application of the Transit Oriented Development Areas to properties did not consider local conditions such as lot patterns, roadways, existing buildings or topography. A new land use designation “Residential – Limited Mid Rise” has been introduced to properties and supported by Council that permits up to eight storey development, in alignment with Tier 3 of the Transit Oriented Development Areas.

Staff have explored extending the new “Residential – Limited Mid Rise” land use designation to properties on the outer edges of the Provincial Transit Oriented Development Areas to enable a smoother transition in density and improve development potential for Transit Oriented Development Area properties.

The principles used to identify which additional properties would be designated “Residential – Limited Mid Rise” are:

- Extend the “Residential – Limited Mid Rise” land use designation to the remaining properties on the block when the majority of the block was already included in a Transit Oriented Development Areas to enable consolidation and the comprehensive redevelopment of a block (e.g. avoiding individual properties being ‘left behind’ by adjoining developments).
- Maintain the current Transit Oriented Development Area edge when only a small number of properties in the block are included, and the overall block would be better suited for the Townhouse program (e.g. due to lot depth, grade). Townhouse is a proposed permitted land use in the “Residential – Limited Mid Rise” which means the entire block could be included in a future townhouse project.
- Extend the “Residential – Limited Mid Rise” land use designation when there is a clear geographical break, such as a major or collector road, to create a clear transition in density.
- Extend “Residential – Limited Mid Rise” land use designation to additional properties when there are only a few properties included in the Transit Oriented Development Areas, if this would improve the development viability (e.g. facilitating lane access near major streets). However, the higher density designations have not been extended in areas with existing constraints (e.g. lot depth, grade).

Land Use Designation Map Revisions Made Since Community Consultation

The proposed edge properties are outlined in the figures below. The figures identify which properties were presented to during community consultation in Spring 2025 (outlined in Blue), and which additional properties were identified to be added (outline in Green) or removed (outlined in Red) after further analysis following the consultation.

Figure 1: Proposed Transit Oriented Development Area Extensions in Sapperton Neighbourhoods

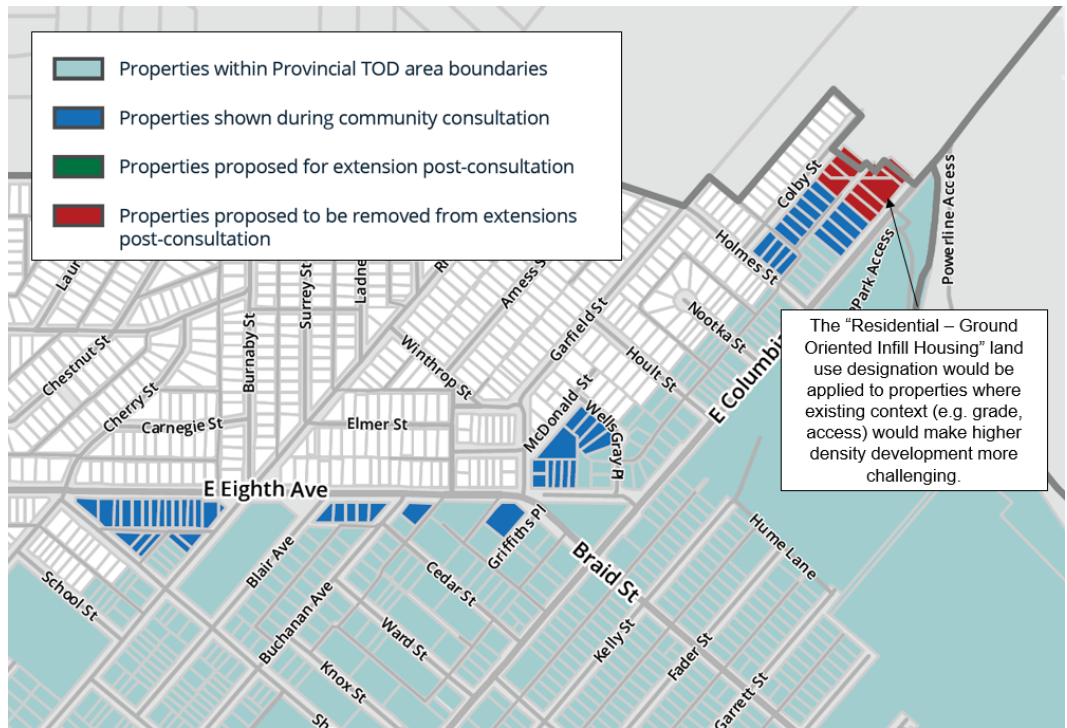


Figure 2: Proposed Transit Oriented Development Area Extensions in Sapperton and Victory Heights Neighbourhoods

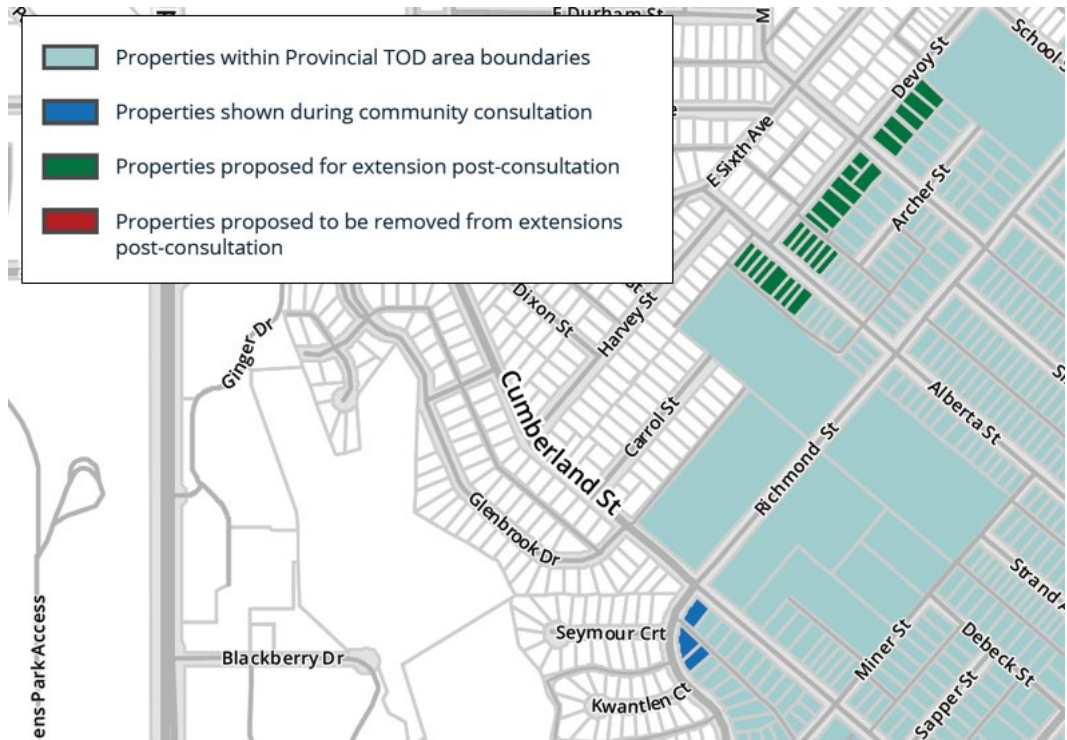


Figure 3: Proposed Transit Oriented Development Area Extensions in Brow of the Hill and Uptown Neighbourhoods

