Introduction

What is a Mid-Rise Building
Appropriate FSI Testing
How Mid-Rise Heights are Determined
Ideal Lot Conditions
Mid-Rise Urbanism

Where and How the Guidelines Apply
Land Use Designations & the Avenues
Character Areas
  Heritage Conservation Properties and Districts
  Retail Priority Corridors
Non-Avenues and Non-Mixed Use Locations
Large Sites and Irregular Lot Configurations
Exclusions

Alternative Solutions and Innovations

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1.1 Context Analysis and the Maximum Allowable Height
1.2 Minimum Building Height
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  1.3.1 Heights & Angular Planes
1.4 Rear Transition to Neighbourhoods
  1.4.1 Ideal Properties
  1.4.2 Extra Deep Properties
  1.4.3 To Apartment Neighbourhoods
  1.4.4 To Employment Areas
1.5 Shadow Testing
1.6 Character Areas
  1.6.1 Fine grain Fabric
  1.6.2 Consistent Cornice Lines
  1.6.3 Vertical Additions
  1.6.4 Other Considerations
1.7 Heritage Properties & Heritage Conservation Districts
  1.7.1 Development in a Heritage Conservation District
  1.7.2 Development Adjacent to Heritage Properties
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   2.2.1 Step-backs at Upper Storeys
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3.4 At-grade Uses
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3.5 Side Property Line
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3.8 Balconies & Projections
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3.10 Roof & Roofscapes

4.0 Pedestrian Realm

4.1 Minimum Sidewalk Zones
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Maps

Appendices