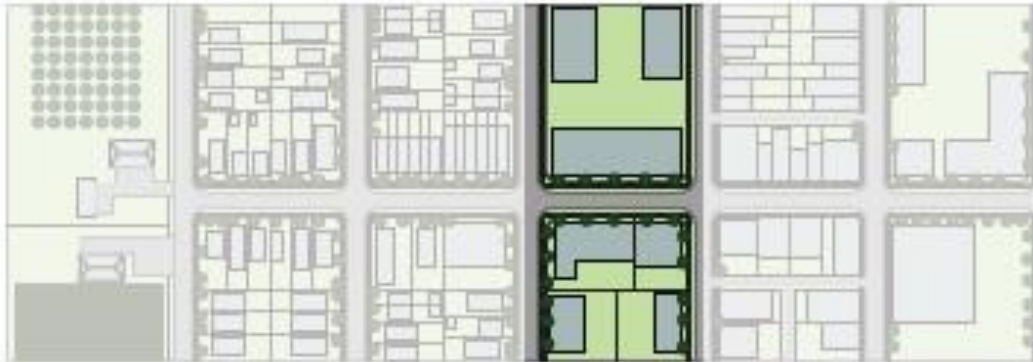


8.4 DOWNTOWN CORRIDOR ZONE



8.4.1 Permitted Uses

- a) Apartment dwellings;
- b) Bakery;
- c) Cultural use;
- d) Daycare centre;
- e) Drive-thru service facility;
- f) Dwelling unit(s) above a commercial use;
- g) Gymnasiums/fitness centre;
- h) Hotel;
- i) Institutional use;
- j) Micro brewery;
- k) Office use;
- l) Retail use;
- m) Parking facility;
- n) Parks and urban square;
- o) Places of entertainment;
- p) Restaurant;
- q) Service shop;
- r) Shopping centre;
- s) Short term accommodation;
- t) Vehicle fuel station (gas bar); and
- u) Uses, buildings and structures accessory to the foregoing uses

8.4.2 Zone Requirements for Short Term Accommodation

Please refer to Section 3.29

8.4.3 Zone Requirements

Building Height	The building height shall be a minimum of 8.0m and 2 storeys. The building height shall be a maximum of 20.0m and 6 storeys, whichever is less.
Front Yard	The main front wall shall occupy a minimum of 60% of the lot frontage and be built within 0-3.0m of the front lot line.
Side Yards	There is no minimum interior side yard requirement. The minimum side yard with a driveway is 6.0m from the side yard lot line or if shared 3.0m. The main exterior side wall shall occupy a minimum of 60% of the exterior lot frontage and be built within 0-3.0m of the exterior side lot line.
Rear Yard	The minimum rear yard setback shall be 6.0m from the lot line.
Step Backs	There shall be a minimum step back of 1.5m above the 3 rd storey through 6 th storey.
Angular Plane	A 45° angular plane shall be established from the rear yard lot line where abutting a residential use. A 60° angular plane shall be established from 7.5 m above the side yard lot line where abutting a residential use.
Retail Frontage	The maximum retail frontage of individual businesses shall not exceed 12.0m.
Retail Store GFA	The maximum retail GFA of individual businesses shall not exceed 500m ² on Pelham St. and 2500m ² on Regional Road 20.
First Floor Window Ht.	0.3m – 0.6m
First Floor Glazing	The first floor glazing shall be a minimum of 75% of the front wall and exterior side wall for a distance of 10.0m from the front wall, except for standalone residential uses, where there is no glazing requirement.
First Floor Ht.	The first floor height shall be a minimum of 4.5m.
Landmark Sites	The minimum height for Landmark Sites shall be 12.0m or 3 storeys, whichever is greater and the maximum height shall be the lesser of 26.0m or 8 storeys.

Downtown Corridor Typologies



Demonstration Streetscape

