

8.3 TOWN SQUARE ZONE



8.3.1 Permitted Uses

- a) Cultural use;
- b) Dwelling unit(s) above a commercial use;
- c) Hotel;
- d) Institutional use;
- e) Micro brewery;
- f) Office use;
- g) Parking facility;
- h) Parks and urban square;
- i) Places of entertainment;
- j) Residential apartments located above the first floor;
- k) Restaurant;
- l) Retail Use;
- m) Short term accommodation; and
- n) Uses, buildings and structures accessory to the foregoing uses

8.3.2 Zone Requirements for Short Term Accommodation

Please refer to Section 3.29

8.3.3 Zone Requirements

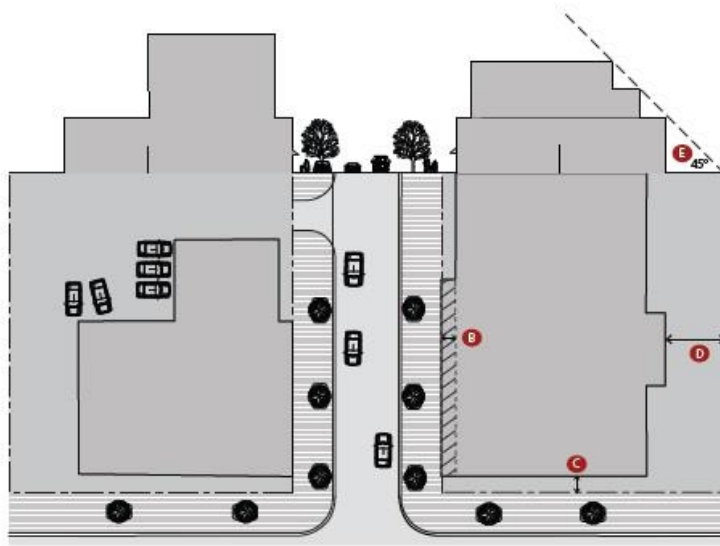
Building Height The building height shall be a minimum of 12.0m and 3 storeys.
 The building height shall be a maximum of 17.0m and 5 storeys.

Front Yard	The main front wall shall occupy a minimum of 75% 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 3.0m. The main exterior side wall shall be built within 0-3.0m of the exterior side lot line.
Rear Yard	The minimum rear yard setback shall be 6.0m. For lots surrounding Peace Park, a minimum of 2.0m is permitted
Step Backs	There shall be a minimum step back of 1.5m above the 3 rd storey for buildings of 4 or more storeys.
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 7.5m 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 Height	0.3m – 0.6m
First Floor Glazing	The first floor glazing shall be a minimum of 75% of any walls facing streets or public spaces for retail uses, and 50% of any walls facing streets or public spaces for all other uses.
First Floor Height	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 20.0m or 6 storeys.

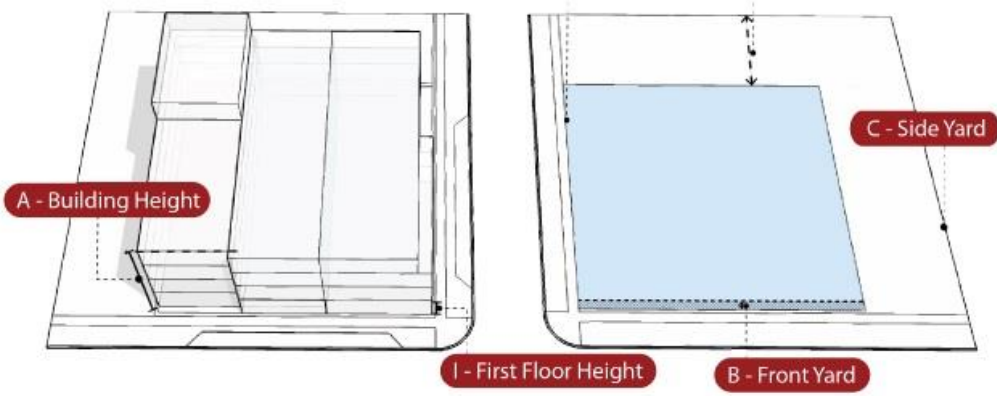
Town Square Typologies



Demonstration Streetscape



C - Corner Side Yard D - Rear Yard



A - Building Height

C - Side Yard

I - First Floor Height

B - Front Yard

E - Angular Plane

