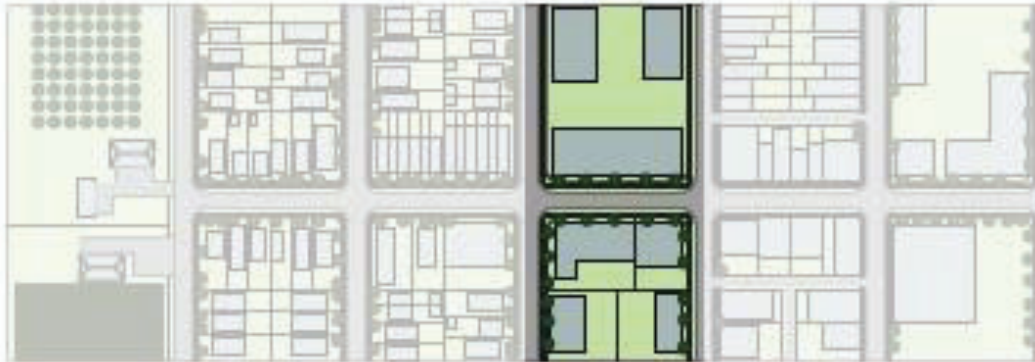


8.4 DOWNTOWN CORRIDOR ZONE



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);
- u) Vehicle service and repair establishment; and

v) Uses, buildings and structures accessory to the foregoing uses.

8.4.2 Zone Requirements for Short Term Accommodation

Please refer to Section 3.30

8.4.3 Zone Requirements

Building Height	The building height shall be a minimum of 10.0m and 2 storeys. The building height shall be a maximum of 20.5m and 5 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 13.0m or 3 storeys, whichever is greater and the maximum height shall be the lesser of 23.75m or 6 storeys. There shall be a minimum step back of 2.0m on the 4 th storey.

Downtown Corridor Typologies



Demonstration Streetscape

