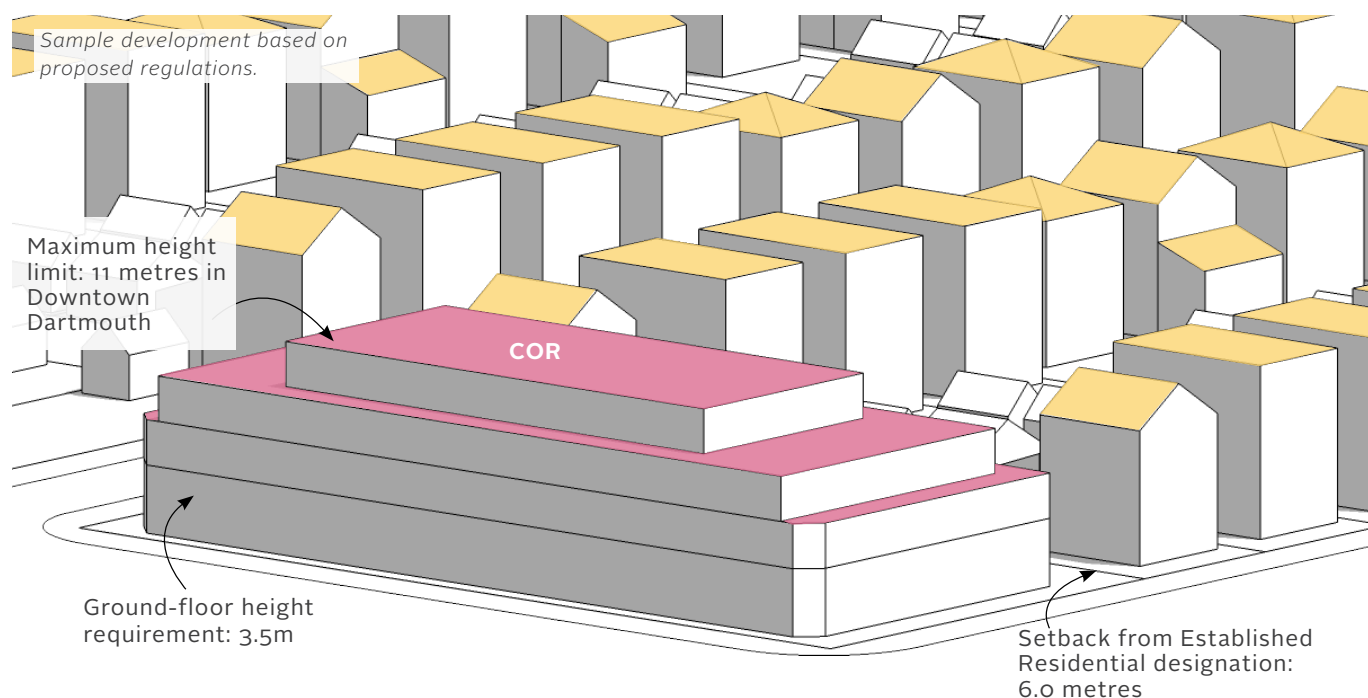


CORRIDOR ZONE - SUMMARY OF PROPOSED REQUIREMENTS

The Corridor designation contains one zone: Corridor (COR).



EXAMPLE PROJECTS



WHAT IS THE CORRIDOR ZONE?

WHAT IS PERMITTED?

Permits mixed-use buildings (residential and commercial) within low- and mid-rise buildings, tailored to local context.

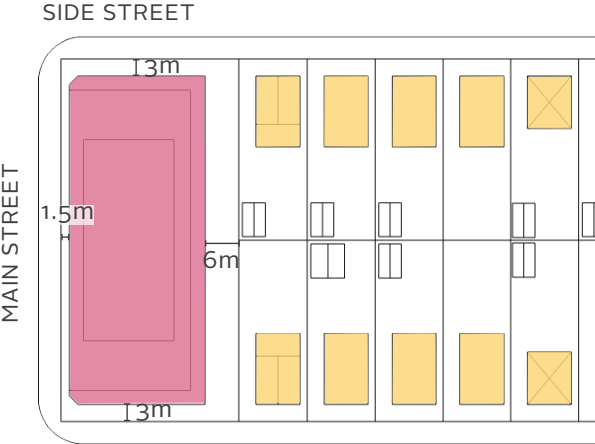
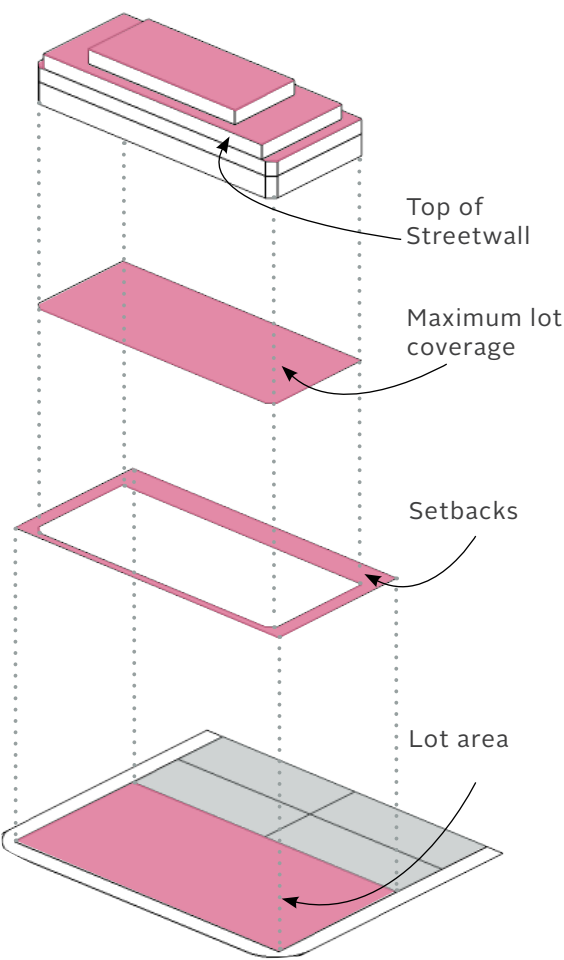
The Corridor zone permits the greatest mix of uses such as residential, office, retail, personal service, restaurant, and institutional uses.

WHERE IS THE CORRIDOR ZONE TYPICALLY LOCATED?

The Corridor zone permits the greatest mix of uses such as residential, office, retail, personal service, restaurant, and institutional uses.

CORRIDOR ZONE* - PROPOSED LUB REQUIREMENTS

*COR zone abutting an Established Residential designation (ER)



MINIMUM LOT AREA	371 square metres	<i>*unless otherwise specified on map.</i>
MINIMUM LOT FRONTAGE	12.2 metres	<i>*unless otherwise specified on map.</i>
MAXIMUM BUILDING DEPTH (IN METRES)	Below streetwall - 64m	
MAXIMUM LOT COVERAGE	no requirement	
MAXIMUM HEIGHT (Mapped)	11.0 to 20.0 metres, 26.0 metres in limited locations	
REQUIRED SIDE YARD	0.0 metres, or 6.0 metres where abutting ER	
REQUIRED REAR YARD	3.0 metres, or 6.0 metres where abutting ER	
REQUIRED FRONT OR FLANKING YARD	Typically 1.5 to 3.0 metres	
MAXIMUM STOREFRONT WIDTH	12.0 metres	
MINIMUM STOREFRONT DEPTH	3.0 metres	
STREETWALL HEIGHT	11.0 metres	
ARTICULATION BREAKS	Every 8.0 metres	
PARKING REQUIREMENTS	Multi-unit residential buildings exempt	
APPROVAL PROCESS	Development Permit, Site Plan Approval, with Density Bonusing available for 20% of floor area that exceeds 2000 square metres.	