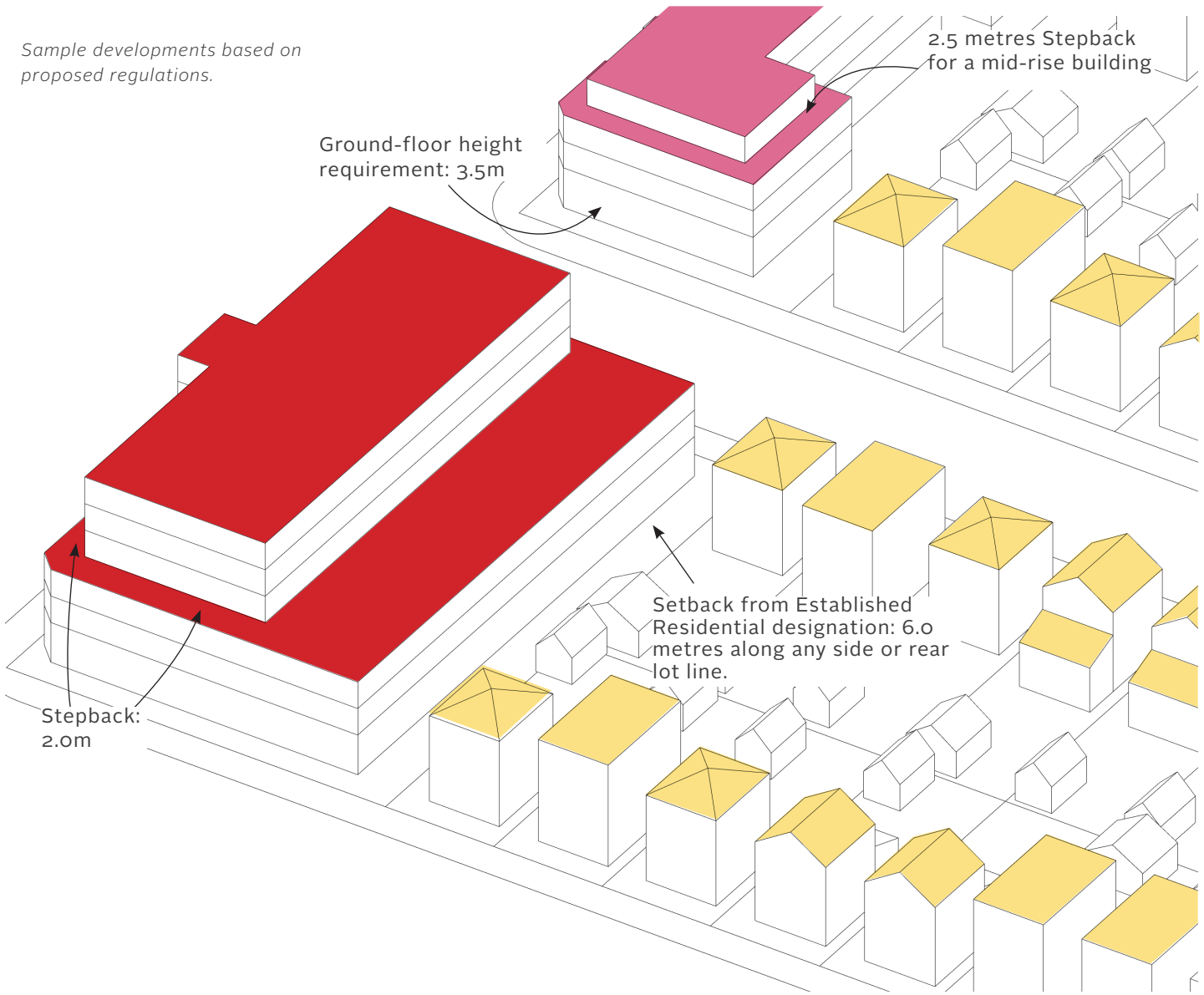


TRANSITION TO ESTABLISHED RESIDENTIAL DESIGNATION*

*Additional requirements for the Downtown, Corridor, and Higher-Order Residential zones when abutting an Established Residential-zoned property.



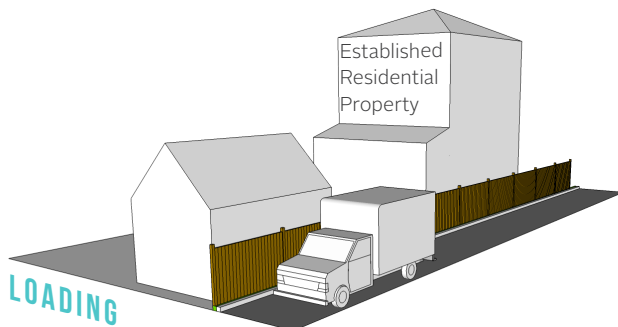
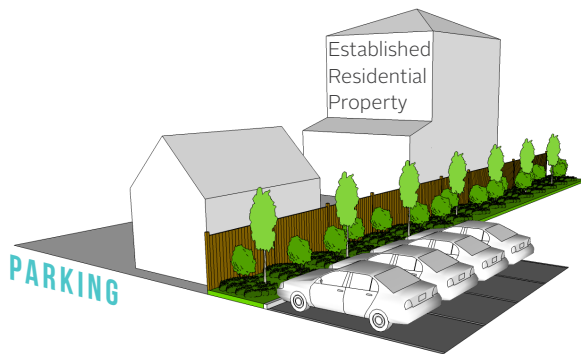
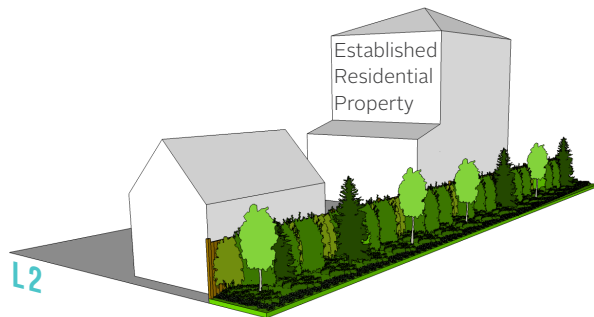
TRANSITION REQUIREMENTS

TRANSITION THROUGH ZONING	Zones, maximum heights, and floor area ratios will transition from higher-intensity uses and forms into smaller forms and less-intense uses that are more compatible with the established residential zones.	
REQUIRED SIDE YARD	6.0 metres	If abutting an Established Residential-designated property, the setbacks on this page supersede the requirements outlined on the Downtown, Corridor, and Higher-Order Residential zone summary pages.
REQUIRED REAR YARD	6.0 metres	
SIDE & REAR STEPBACK Above 11 metre height	2.5 metres for mid-rise buildings 3.5 metres for high-rise buildings	

BUFFER REQUIREMENTS ABUTTING ESTABLISHED RESIDENTIAL*

**Additional requirements for the Downtown, Corridor, and Higher-Order Residential zones when abutting an Established Residential-designated property.*

A **landscaped buffer** must be provided when a D, COR, or HR development lot abuts a different zone. There are buffer requirements for landscaping and screening of the development based on the intensity of the abutting uses. Landscaping buffer requirements are categorized as either L1 (General Landscaped Buffer) or L2 (Screen Landscaped Buffer), with additional standards for buffering off-street loading and surface parking. Any required landscape buffer shall be at least 2.5 metres wide.



L1 - GENERAL LANDSCAPE BUFFER REQUIREMENTS

- 1 shrub for every 2.0 metres of buffer, or 1 tree for every 4.5 metres of buffer, or a combination.
- 50% of buffer ground area must be covered with salt-tolerant plants.

L2 - SCREENED LANDSCAPE BUFFER REQUIREMENTS

- Evergreen shrubs and trees forming an opaque and continuous visual barrier.
- 1 tree for every 4.5 linear metres of buffer.
- 1.8 metre-high opaque barrier (wood or masonry fencing) where abutting an HR or ER zone.
- Remaining ground area must be covered with salt-tolerant groundcover plants with salt-tolerant plants

SURFACE PARKING LOT ABUTTING A LOT LINE

- 2.5-metre-wide strip of soft landscaping that includes at least 50% salt-tolerant groundcover plants.
- 1 shrub for every 2.0 linear metres of parking lot edge, or one tree for every 4.5 linear metre of parking lot edge, or a combination.
- 1.8 metre-high opaque barrier (shrubs, wood fencing if abutting ER, or a decorative fence otherwise.

OFF-STREET LOADING ABUTTING ER OR HR DESIGNATION

- 1.8 metre-high opaque barrier (shrubs, wood fencing, or masonry wall) is required along edge

BUFFERS ASSIGNED BY SITUATION

ZONE FOR PROPERTY BEING DEVELOPED	ABUTTING ER DESIGNATION
D	L2
COR	L2
HR-2	L1
HR-1	L1