

DOWNTOWN ZONE- SUMMARY OF PROPOSED REQUIREMENTS

WHAT IS THE DOWNTOWN ZONE?

*The Downtown designation contains one zone: Downtown (D)

WHAT IS PERMITTED?

The Downtown zone permits the broadest range of permitted uses in the Regional Centre including mixed-use development within low-, mid-, and high-rise buildings.

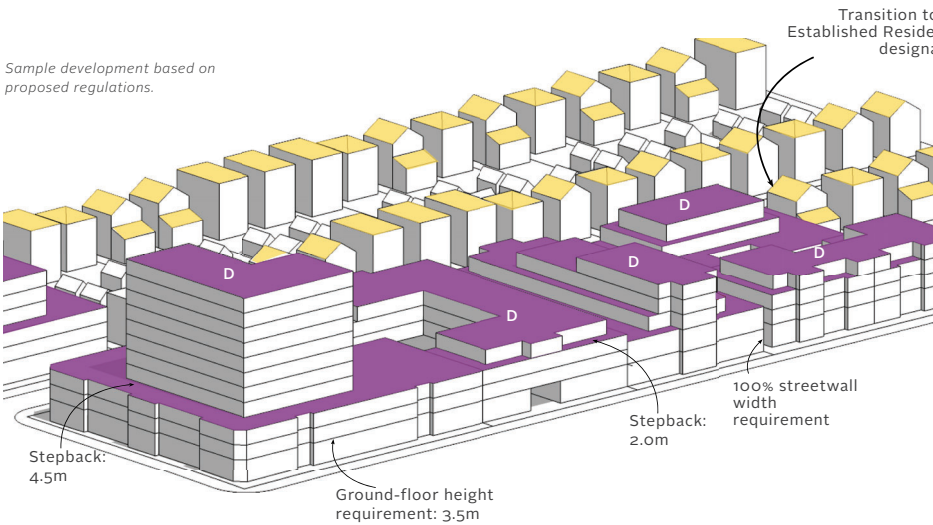
Design controls permit a variety of building forms within the Downtown designation with floor area ratios (FAR) ranging from 2.25 to 8.0.

The Downtown zone is a mixed-use zone, permitting a range of residential, office, retail, commercial uses, personal service, restaurant, and institutional uses.

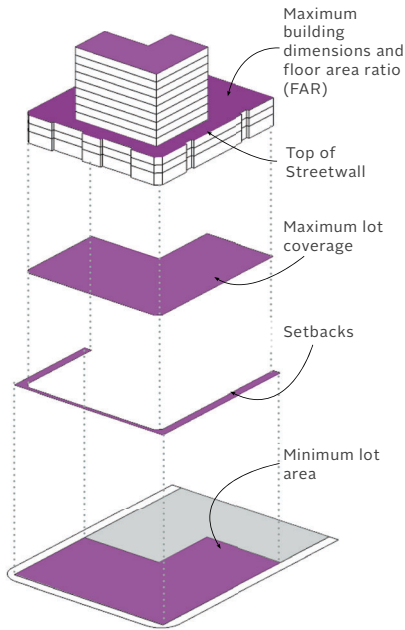
WHERE IS THE DOWNTOWN ZONE TYPICALLY LOCATED?

Downtown zone is located in areas appropriate for increased density. It is in proximity to lower-density residential neighbourhoods and services such as transit routes.

Sample development based on proposed regulations.



EXAMPLE PROJECTS



MINIMUM LOT AREA	no requirement
MINIMUM LOT FRONTAGE	6.1 m (unless otherwise specified on map)
MAXIMUM BUILDING DIMENSION	Below streetwall - 64m Above streetwall - 35m (max 750 sq.m)
MAXIMUM LOT COVERAGE	No requirement
MAXIMUM FLOOR AREA RATIO (Mapped)	2.25 to 8.00
MAXIMUM HEIGHT	no requirement
REQUIRED SIDE YARD	no requirement
STREETWALL WIDTH	100% coverage
REQUIRED REAR YARD	Minimum 3.0 metres, or 0.0 metres for D abutting D (See transition page)
REQUIRED FRONT OR FLANKING YARD	Typically 1.5 to 3.0 metres
MAXIMUM STREETWALL HEIGHT (Mapped)	11.0 metres
MAXIMUM STOREFRONT WIDTH	18.0 metres
MINIMUM STOREFRONT DEPTH	3.0 metres
ARTICULATION BREAKS	Every 8.0 metres
PARKING REQUIREMENTS	All uses exempt
APPROVAL PROCESS	Development Permit, Site Plan Approval, with Density Bonusing available for 20% of floor area that exceeds 2000 square metres.

CORRIDOR ZONE - SUMMARY OF PROPOSED REQUIREMENTS

WHAT IS THE CORRIDOR ZONE?

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

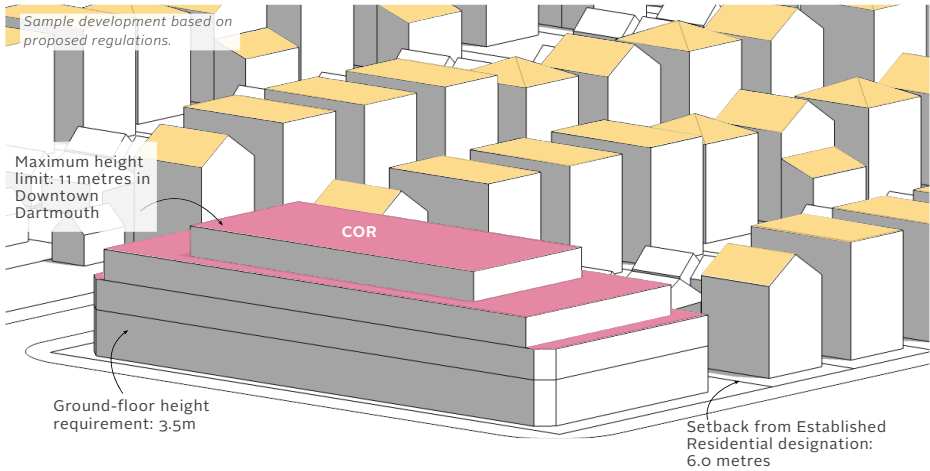
WHAT IS PERMITTED?

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

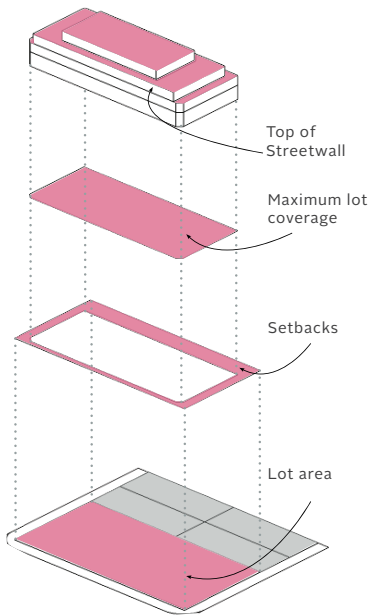
The Corridor zone permits the greatest mix of uses such as residential, office, retail, personal service, restaurant, and institutional uses.

WHERE IS THE CORRIDOR ZONE TYPICALLY LOCATED?

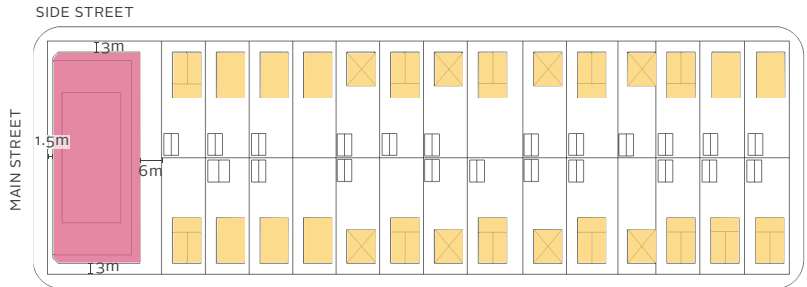
The Corridor zone is located along transit corridors, in proximity to lower-density residential neighbourhoods.



EXAMPLE PROJECTS



MINIMUM LOT AREA	371 square metres *unless otherwise specified on map.
MINIMUM LOT FRONTAGE	12.2 metres *unless otherwise specified on map.
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.



HIGHER-ORDER RESIDENTIAL ZONES - SUMMARY OF PROPOSED REQUIREMENTS

WHAT ARE THE HIGHER-ORDER RESIDENTIAL ZONES?

THE HIGHER-ORDER RESIDENTIAL DESIGNATION CONTAINS TWO ZONES: HIGHER-ORDER 1 (HR-1) AND HIGHER-ORDER 2 (HR-2).

WHAT IS PERMITTED?

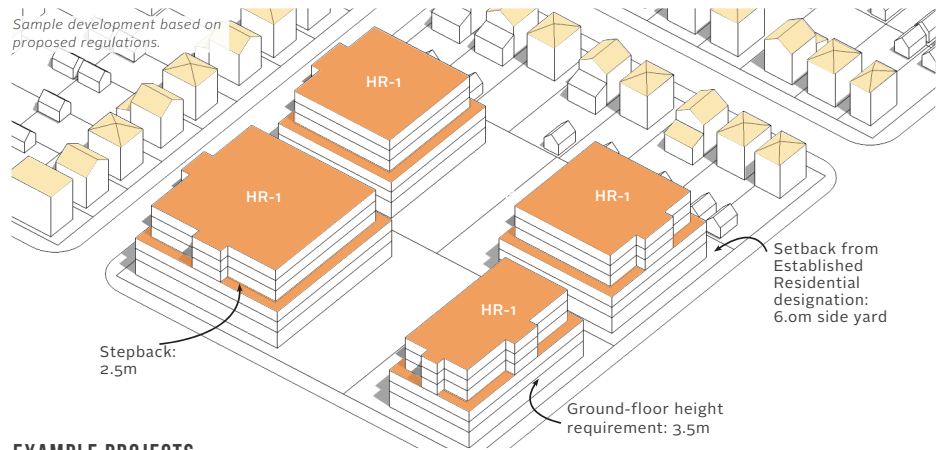
The Higher-Order Residential zones encompass neighbourhoods with a concentration of multi-unit residential buildings, within low-rise and mid-rise forms.

Design controls permit a variety of building forms within the Higher-Order Residential designation, which range in height from 4 to 12 storeys.

The Higher-Order Residential zones are primarily higher-density residential zones with increased opportunities for work-live units, professional offices, local commercial, and other businesses appropriate to the neighbourhood.

WHERE ARE THE HIGHER-ORDER ZONES TYPICALLY LOCATED?

Higher-Order Residential zones are located in areas close to goods and services needed for daily living as well as places of employment, and are well-served by transit.



EXAMPLE PROJECTS

EXAMPLE PROJECTS



WHAT IS THE DIFFERENCE BETWEEN HR-1 AND HR-2?

HR-1 OR HR-2 ZONE ABUTTING ANOTHER HR-1 OR HR-2 ZONE.

HR-1

HR-1 is the lower-intensity zone within the Higher-Order Residential designation, permitting "missing middle" residential forms and limited commercial uses.

The HR-1 zone permits mid-rise multi-unit dwellings, townhouses, stacked townhouses, supportive housing, as well as single-, semi-detached, and two-unit dwellings.

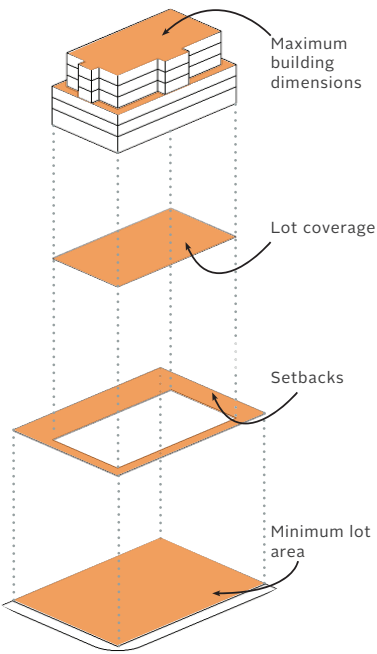
The HR-1 zone transitions to adjacent established residential uses through lower heights.

HR-2

HR-2 is the higher-intensity zone within the Higher-Order designation permitting a wider variety of commercial uses.

The HR-2 zone permits low- to high-rise multi-unit residential buildings, as well as stacked townhouses. Single- and two-unit dwellings are not permitted.

Within the Higher-Order Residential designation, the HR-2 zone permits greater heights. It is applied in limited locations not abutting established residential areas.



MINIMUM LOT AREA	558 square metres *unless otherwise specified on map.
MINIMUM LOT FRONTAGE	12.2 metres *unless otherwise specified on map.
MAXIMUM BUILDING DIMENSION	Below streetwall - 64m
MAXIMUM HEIGHT (Mapped)	HR-1 14 to 20 metres HR-2 14 to 38 metres
REQUIRED SIDE YARD	2.5 metres, or 6.0 metres where abutting ER
REQUIRED REAR YARD	3.0 metres, or 6.0 metres where abutting ER
REQUIRED STREETLINE YARD	Typically 1.5 to 3.0 metres
MAXIMUM STREETWALL HEIGHT	11.0 metres
ARTICULATION BREAKS	Every 8.0 metres
PARKING REQUIREMENTS	1 space for every 3 units
APPROVAL PROCESS	Development Permit, Site Plan Approval, with Density Bonusing available for 20% of floor area that exceeds 2000 square metres.

TRANSITION TO ESTABLISHED RESIDENTIAL DESIGNATION

TRANSITION REQUIREMENTS

ADDITIONAL REQUIREMENTS FOR THE CENTRE, CORRIDOR, AND HIGHER-ORDER RESIDENTIAL ZONES WHEN ABUTTING AN ESTABLISHED RESIDENTIAL-ZONED PROPERTY.

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

3.0 metres

REQUIRED REAR YARD

6.0 metres

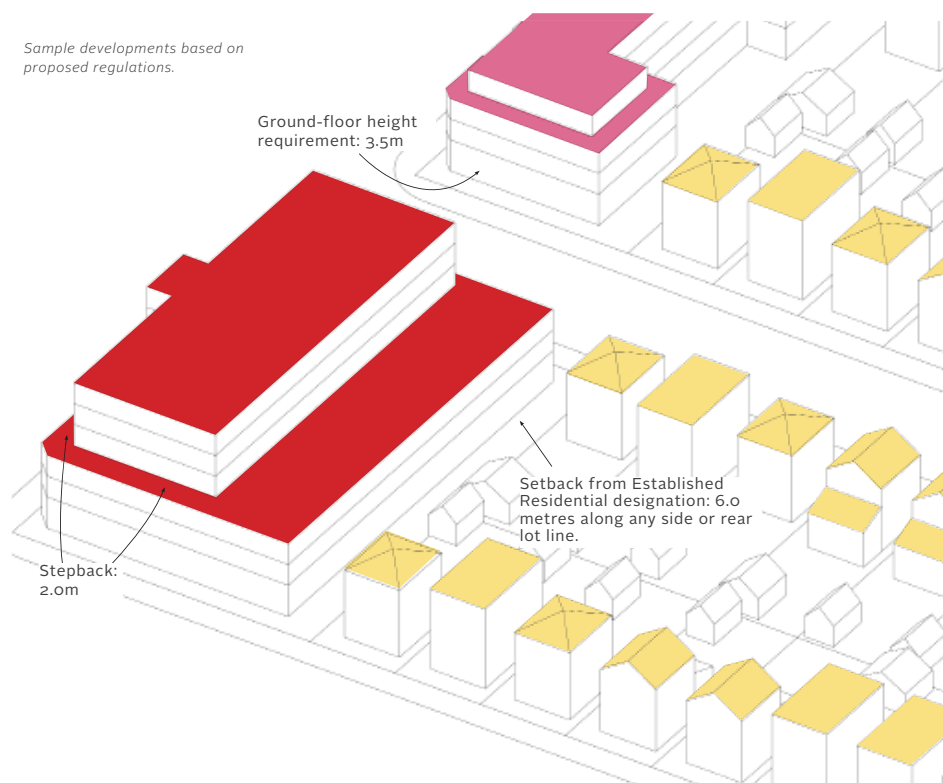
SIDE & REAR YARD STEPBACK

Above 11 metre height

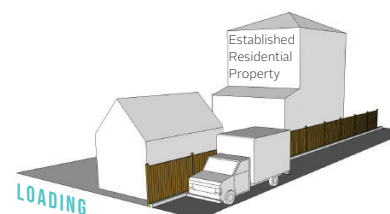
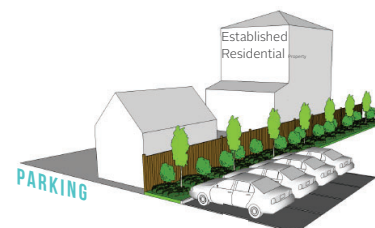
2.5 metres for mid-rise buildings
3.5 metres for high-rise buildings

If abutting an Established Residential-designated property, the setbacks on this page supersede the requirements outlined on the Centre, Corridor, and Higher-Order Residential zone summary pages.

Sample developments based on proposed regulations.



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