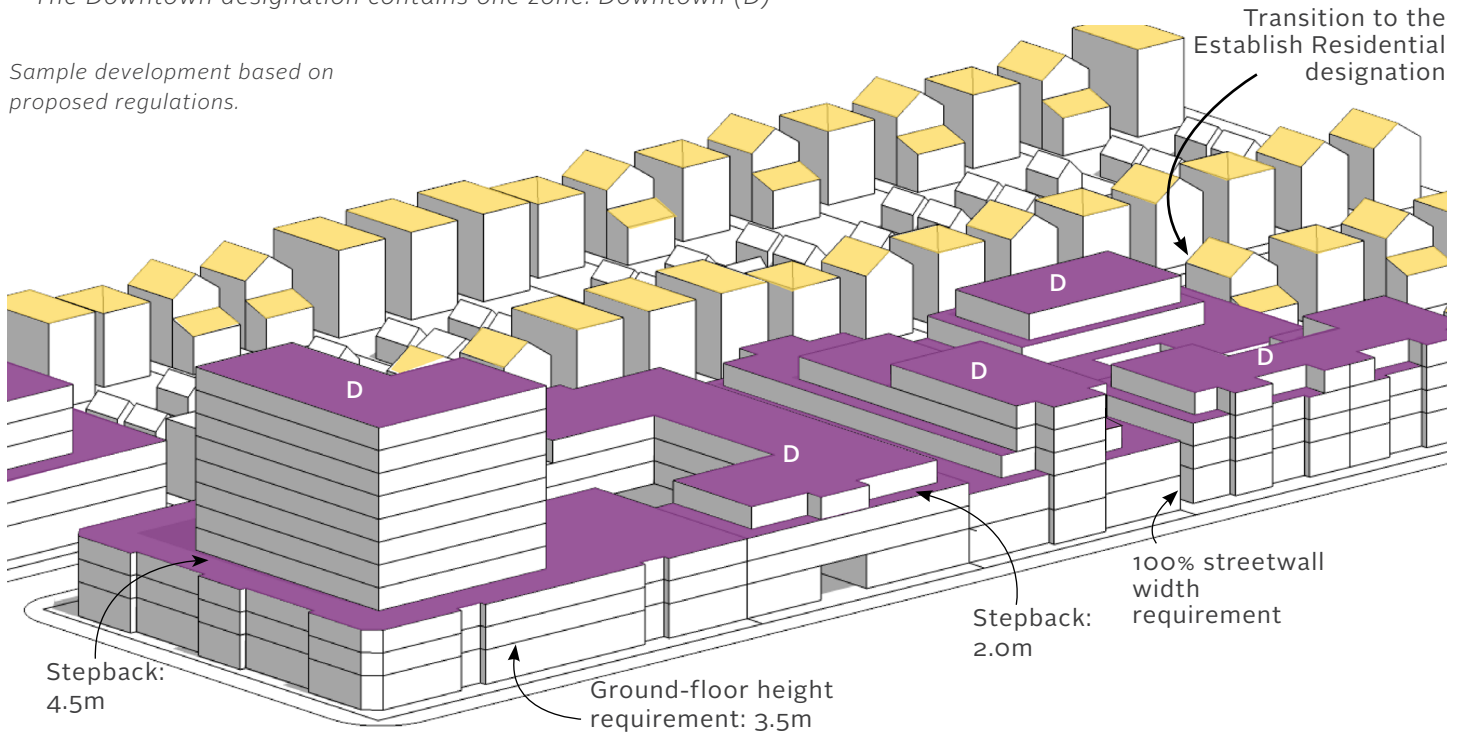


DOWNTOWN ZONE- SUMMARY OF PROPOSED REQUIREMENTS

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

Sample development based on proposed regulations.



EXAMPLE PROJECTS



WHAT IS THE DOWNTOWN ZONE?

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.

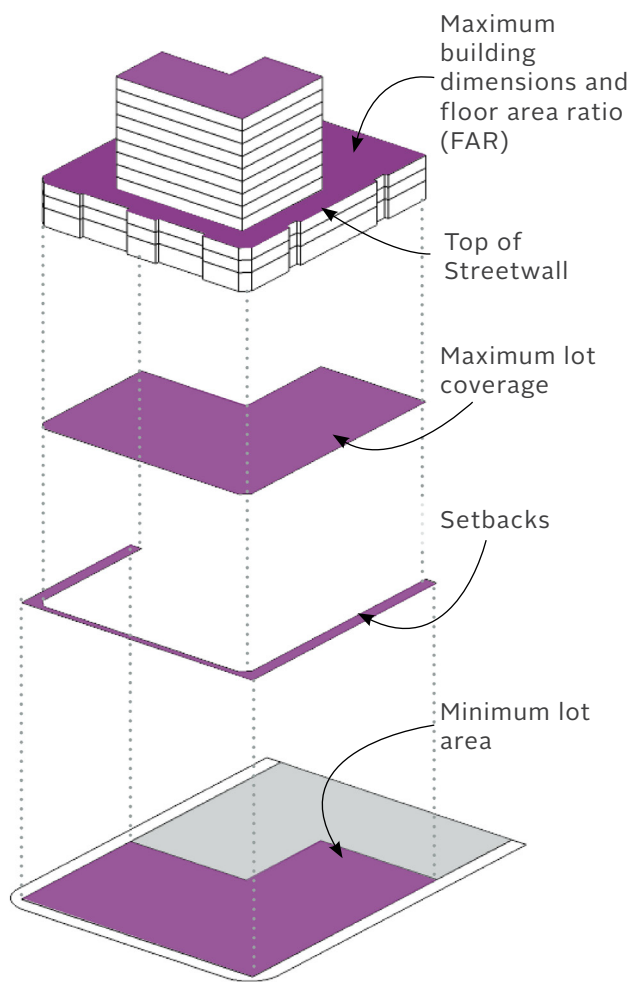
Design controls permit a variety of building forms within the Downtown designation with floor area ratios (FAR) ranging from 2.25 to 8.0.

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.

DOWNTOWN ZONE- SUMMARY OF PROPOSED REQUIREMENTS



MINIMUM LOT AREA	no requirement
MINIMUM LOT FRONTAGE	6.1 m <i>(unless otherwise specified on map)</i>
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 <i>(See transition page)</i>
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 Bonus available for 20% of floor area that exceeds 2000 square metres.