

## CR1 - Corridor Residential 1 District

- Encourages “gentle density” such as 2- and 3-unit dwellings, townhouses, and small multiple-unit dwellings
- Accommodates all uses and standards from the R2 district, including 1-unit dwellings
- No minimum parking requirements for secondary suites
- Reduced minimum parking requirements for multiple-unit dwellings and townhouses

### Building Height

<b>A</b>	Height (max)	10m*	* Except for corner sites in certain conditions, in which case, the maximum height is 12m.
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### Site

<b>B</b>	Site Area (min)	180m <sup>2</sup>	Street townhouses
		450m <sup>2</sup>	Multiple unit dwellings
<b>C</b>	Site Width (min)	6m	Street townhouses
		15m	Multiple unit dwellings

### Yard

<b>D</b>	Front yard (min)	6m	May be reduced to 3m for sites on local streets with access to a rear lane.
<b>E</b>	Rear yard (min)	6m	May be reduced to 4.5m for corner sites.
<b>F</b>	Side Yard (min)	0.75m	

### Uses

Residential	One unit dwellings, two unit dwellings, street townhouses, multiple-unit dwellings, and other compatible uses.
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# CR2 – Corridor Residential 2 District

- Accommodates all uses and standards from the CR1 district, with some increased density permitted for some uses
- Allows for some neighbourhood-appropriate commercial uses and mixed uses on a discretionary basis
- Intended only for corner sites or sites located along arterial streets
- Further reduced minimum parking requirements for multiple-unit dwellings

## Building Height

A	Height (max)	12m	Multiple-unit dwellings and dwelling groups on corner sites
		15m	

## Site

B	Width (min)	6m	Street townhouses
		15m	Multiple-unit dwellings up to 6 units
		21m	Multiple-unit dwellings with 7 or more units
		15m	Neighbourhood commercial uses

## Yard

C	Front yard (min)	6m	May be reduced to 3m for sites on local streets with access to a rear lane.
D	Rear Yard (min)	6m	May be reduced to 4.5m for corner sites.
E	Side Yard (min)	0.75m	Multiple-unit dwellings up to 6 units
		1.5m	Multiple-unit dwellings with 7 or more units
		0.75m	Neighbourhood commercial uses

## Uses

Residential	One unit dwellings, two unit dwellings, street townhouses, multiple-unit dwellings, and other compatible uses.
Neighbourhood commercial (Discretionary)	Small scale retail stores and restaurants, including cafes and bakeries.



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# CM1 - Corridor Mixed-Use 1 District

- Non-residential uses permitted only as part of mixed use developments containing residential
- Accommodates a range of mixed uses intended for mid-rise development along corridors
- Fully residential buildings permitted
- Includes both a minimum and maximum for the front yard setback and the building height - allowing for a range in building massing but discouraging low density development
- Some reduced minimum parking requirements

## Building Height

A	Height (max)	16m	
	Height (min)	8m	

## Site

B	Width (min)	15m	
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## Yard

C	Front yard (max)	6m	
	Front yard (min)	4m	
D	Side Yard (min)	0.75m	For the side facing the street on corner sites.
		2m	
E	Rear Yard (min)	6m	

## Uses

Residential	Multiple-unit dwellings and similar uses. Also permitted on ground floor.
Commercial and institutional	Retail, dining, personal services, community services, financial services, educational, small offices, and similar uses. Also permitted on higher floors.



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# CS1 – Corridor Station Mixed-Use 1 District

- Accommodates a range of mixed uses intended for mid-rise development at transit stations and other key locations along the corridors
- Non-residential uses permitted only as part of mixed use developments containing residential
- Residential not permitted on the ground floor of buildings
- Includes both a minimum and maximum for the front yard setback and the building height – allowing for a range in building massing but discouraging low density development
- Significantly reduced minimum parking requirements

## Building Height

A	Height (max)	27m	
	Height (min)	11m	

## Site

B	Width (min)	15m	
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## Yard

C	Front yard (max)	6m	
	Front yard (min)	4m	
D	Side Yard (min)	0m	For the side facing the street on corner sites.
		2m	
E	Rear Yard (min)	6m	

## Uses

Residential	Multiple-unit dwellings and similar uses. Not permitted on ground floor.
Office and employment	Offices, professional services, and similar uses. Also permitted on ground floor.
Commercial and institutional	Retail, dining, personal services, community services, financial services, educational, and similar uses. Also permitted on higher floors.



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