

# BYLAW NO. 9881

## The Zoning Amendment Bylaw, 2023 (No.6)

The Council of the City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2023 (No.6)*.

### Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to add new zoning districts which align with the corridor land use designations that were previously approved by Council and added to the Official Community Plan.

### Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

### Section 3.0 Amended

4. Subsection 3.1 is amended by adding the following after "AC 1 DCD1 Architectural Control Overlay District":

"CR1	Corridor Residential 1 District
CR2	Corridor Residential 2 District
CM1	Corridor Mixed-Use 1 District
CS1	Corridor Station Mixed-Use 1 District".

### Section 5.0 Amended

5. (1) Clause 5.6(2) is amended by adding "CM1, or CS1" after "B4MX".  
(2) Clause 5.15(1) is amended:
  - (a) by striking out "or M" after "R"; and
  - (b) by adding ", M or C" after "R".

## Section 6.0 Amended

6. The following clause is added after clause 6.3.7:

### “6.3.8 Parking and Loading Requirements for Corridor Districts

- (1) Each non-residential building with a building floor area greater than 400m<sup>2</sup> shall provide one off-street loading space.
- (2) All required parking and loading spaces for residential uses shall be located at least 3.0 metres from any part of a residential building entrance, the outer edge of a balcony or a window, and for all other uses, at least 1.0 metre from the building.
- (3) The minimum off-street parking standards for the Corridor Zoning Districts are set out in the following chart:

Uses	CR1 District	CR2 District	CM1 District	CS1 District
Art galleries, public libraries and museums	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of building floor area
Bakeries	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of building floor area
Boarding apartments, boarding houses and hostels	1 space plus 1 space per 2 units or beds, whichever is greater	1 space plus 1 space per 2 units or beds, whichever is greater	1 space plus 1 space per 4 units or beds, whichever is greater	1 space plus 1 space per 8 units or beds, whichever is greater
Commercial recreation uses	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Community centres	1 space per 50m <sup>2</sup> of building floor area	1 space per 50m <sup>2</sup> of building floor area	1 space per 50m <sup>2</sup> of building floor area	1 space per 93m <sup>2</sup> of building floor area
Converted dwellings	1 space per dwelling unit	1 space per dwelling unit	No parking requirements	No parking requirements
Day cares and pre-schools	1 space plus 1 space per 10 persons enrolled	1 space plus 1 space per 10 persons enrolled	1 space plus 1 space per 10 persons enrolled	1 space plus 1 space per 10 persons enrolled
Educational institutions	No parking requirements	No parking requirements	1 space per classroom plus 1 space per 10 students at design capacity	1 space per 2 classrooms plus 1 space per 20 students at design capacity
Financial institutions	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Homestays	No parking requirements	No parking requirements	No parking requirements	No parking requirements
Hotels	No parking requirements	No parking requirements	1 space per guest room, plus one space per 50m <sup>2</sup> of gross floor area devoted to public	1 space per 10 guest rooms, plus one space per 50m <sup>2</sup> of gross floor area devoted to public

			assembly, plus the applicable number or parking space for any other use contained on the site	assembly, plus the applicable number or parking space for any other use contained on the site
Medical clinics	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Medical, dental and optical laboratories	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Motion picture, radio, television and recording studios	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Multiple-unit dwellings and dwelling groups	1 space per dwelling unit plus 0.125 visitor spaces per dwelling unit	0.75 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit	0.5 spaces per dwelling unit with a floor area of 56m <sup>2</sup> or less, plus 0.125 visitor spaces per dwelling unit; or 0.75 spaces per dwelling unit with a floor area greater than 56m <sup>2</sup> , plus 0.125 visitor spaces per dwelling unit	0.5 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit
Offices	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Personal service trades and health clubs	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Photography studios	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Places of worship	1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m <sup>2</sup> of gross floor area devoted to main assembly area. 1 space per 10m <sup>2</sup> of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall or	1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m <sup>2</sup> of gross floor area devoted to main assembly area. 1 space per 10m <sup>2</sup> of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall	No parking requirements	No parking requirements

	gymnasium shall apply, but not both.	or gymnasium shall apply, but not both.		
Private clubs	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Private schools	No parking requirements	No parking requirements	1 space per classroom plus 1 space per 6 students at design capacity	1 space per 2 classrooms plus 1 space per 12 students at design capacity
Residential care homes	0.75 spaces per staff member plus 1 space per 5 persons enrolled	0.75 spaces per staff member plus 1 space per 5 persons enrolled	0.75 spaces per staff member plus 1 space per 5 persons enrolled	0.75 spaces per staff member plus 1 space per 5 persons enrolled
Restaurants, lounges, nightclubs and taverns	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Retail stores and shopping centres	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Secondary suites	No parking requirements	No parking requirements	No parking requirements	No parking requirements
Short-term rental properties	1 space per dwelling unit	1 space per dwelling unit	No parking requirements	No parking requirements
Special care homes	1 space per 3 beds plus 1 space per 4 employees	1 space per 3 beds plus 1 space per 4 employees	1 space per 3 beds plus 1 space per 4 employees	No parking requirements
Special needs housing	1 space per 2 dwelling units	1 space per 2 dwelling units	1 space per 2 dwelling units	No parking requirements
Street townhouses	1 space per dwelling unit	1 space per dwelling unit	0.75 spaces per dwelling unit	No parking requirements
Small animal grooming	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area
Veterinary clinics	No parking requirements	No parking requirements	1 space per 50m <sup>2</sup> of gross leasable floor area	1 space per 93m <sup>2</sup> of gross leasable floor area

”

## Section 7.0 Amended

7. The following clause is added after clause 7.7.10:

### “7.7.11 Landscaping Standards for Corridor Districts

Minimum Width (in Metres)	CR1	CR2 <sub>2</sub>	CM1 <sub>2</sub>	CS1 <sub>2</sub>
Front yard landscaped strip	4.5	4.5	3.0	3.0
On corner sites, required side yard landscaped strip abutting the flanking street	-1	-1	1.5	1.5
Where a site abuts any R district site without an intervening lane, required landscaped strip adjacent to the abutting site line	1.5	1.5	0	0

### 7.7.12 Notes to Landscaping Standards for Corridor Districts

- 1 The whole of any required side yard abutting the flanking street shall be landscaped.
- 2 Within the CM1 and CS1 districts, and for non-residential uses within the CR2 district, any required front yard and the whole of any required side yard abutting the flanking street shall be landscaped and shall be used for no purpose except landscaping, necessary driveway access, and outdoor patios or public seating areas. Necessary pedestrian access to the building entrances and outdoor patios and seating areas shall be excluded from hard landscaping.”

## Section 14.0 Amended

8. Section 14A.0 as set out in the attached Appendix “A” to this Bylaw is added to the Zoning Bylaw after subsection 14.7.

## Sign Regulations Amended

9. The Sign Regulations which are annexed as Appendix A and forms part of Zoning Bylaw No. 8770 are amended:
  - (a) by adding “, CR1” after “RM4” under the “Zoning District” column in subsection 2.1;
  - (b) by adding “, CR2” after “B1” under the “Zoning District” column in subsection 2.1; and

- (c) by adding “, CM1, CS1” after “DCD4” under the “Zoning District” column in subsection 2.1.

**Coming Into Force**

10. This Bylaw comes into force on the day of its final passing.

Read a first time this    day of    , 2023.  
Read a second time this    day of    , 2023.  
Read a third time and passed this                                day of    , 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



(11) Multiple unit dwellings and converted dwellings	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	9 <sub>4</sub>
(12) Municipal public works yard – Type I	Refer to General Provisions Section 5.50									
(13) One-unit dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>3</sub>	50%	-
(14) Public libraries	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(15) Public neighbourhood and district parks	-	-	-	6 <sub>1</sub>	1.5	6	4.5	10 <sub>2</sub>	10%	-
(16) Places of worship	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(17) Residential care home – Type I	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(18) Secondary suites	Refer to General Provisions Section 5.30									
(19) Semi-detached dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>3</sub>	50%	-
(20) Street townhouses	6	30	180	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(21) Two-unit dwellings	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>3</sub>	50%	-

### 14A.1.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CR1 District are set out in the following chart:

CR1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sub>5</sub>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.1.3 Discretionary Uses</b>										
(1) Day cares and pre-schools	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(2) Private schools	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(3) Residential care home – Type II	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(4) Special care homes	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(5) Special needs housing	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(6) Short-term rental properties	Refer to General Provisions Section 5.52									

### 14A.1.4 Notes to Development Standards

- 1 A front yard of not less than 3 metres in depth throughout may be provided for sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which have access to a rear lane provided parking is located off the rear lane.
- 2 Where a site has access to a rear lane or is a through site and is on the corner of an arterial or collector road as defined in the Saskatoon Transportation Master Plan, the maximum building height may be increased to 12 metres, provided that



vehicular access to the site is from the rear lane or from one of the adjacent streets in the case of a through site.

- 3 The maximum building height for these uses in Established Neighbourhoods is 8.5 metres.
- 4 An amenity space with a minimum area of 9m<sup>2</sup> for each dwelling unit shall be required, but in no case shall the total amenity space provided be less than 36m<sup>2</sup>.
- 5 Site coverage includes all detached accessory buildings, covered patios, decks and balconies.

#### **14A.1.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CR1 District are contained in Section 6.0.
- (2) Where a street townhouse or multiple-unit dwelling site has access to a rear lane, no parking shall be permitted between the front property line and front building line and no vehicular access to the site shall be permitted from the front street.

#### **14A.1.6 Landscaping**

The regulations governing landscaping in a CR1 District are contained in Section 7.0.

#### **14A.1.7 Signs**

The regulations governing signs in the CR1 District are contained in **Appendix A – Sign Regulations.**

### **14A.2 CR2 – Corridor Residential 2 District**

#### **14A.2.1 Purpose**

The purpose of the CR2 District is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 District is intended to accommodate a transition between one- and two-unit dwellings and multi-unit and mixed-use development. The CR2 District provides for density increases by allowing for incremental intensification of neighbourhoods. The CR2 District is intended for development on corner sites, on sites adjacent

to arterial or collector streets, or on sites adjacent to an existing commercial, institutional, or mixed-use zoning district.

### 14A.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the CR2 District are set out in the following chart:

CR2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sup>5</sup>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.2.2 Permitted Uses</b>										
(1) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(2) Boarding houses	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	12	50% <sub>3</sub>	9 <sub>4</sub>
(3) Community centres and community centre conversions	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(4) Day cares and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32									
(5) Day cares, residential	Refer to General Provisions Section 5.33									
(6) Dwelling groups	30	30	900	6 <sub>1</sub>	1.5 <sub>8</sub>	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	9 <sub>4</sub>
(7) Dwelling units and multiple-unit dwellings in conjunction with and attached to any other non-residential use	-	-	-	-	-	-	-	-	-	-
(8) Garden and garage suites	Refer to General Provisions Section 5.43									
(9) Homestays	Refer to General Provisions Section 5.51									
(10) Hostels – Type I	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50% <sub>3</sub>	-
(11) Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-
(12) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
(13) Keeping of three residential care home residents in each unit of a TUD or SSD	-	-	-	-	-	-	-	-	-	-
(14) Multiple unit dwellings and converted dwellings containing up to 6 dwelling units	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	9 <sub>4</sub>
(15) Multiple unit dwellings containing 7 or more dwelling units	21	30	630	6 <sub>1</sub>	1.5	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	9 <sub>4</sub>
(16) Municipal public works yard – Type I	Refer to General Provisions Section 5.50									
(17) One-unit dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>9</sub>	50%	-
(18) Places of worship	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-

(19) Public libraries	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(20) Public neighbourhood and district parks	-	-	-	6 <sub>1</sub>	1.5	6	6	12	10%	-
(21) Residential care home – Type I and Type II	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(22) Secondary suites	Refer to General Provisions Section 5.30									
(23) Semi-detached dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>9</sub>	50%	-
(24) Street townhouses	6	30	180	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(25) Two-unit dwellings	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>9</sub>	50%	-

### 14A.2.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CR2 District are set out in the following chart:

CR2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sub>5</sub>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.2.3 Discretionary Uses</b>										
(1) Day cares and pre-schools	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(2) Personal service trades and health clubs <sub>6,7</sub>	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(3) Restaurants <sub>6,7</sub>	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(4) Retail stores <sub>6,7</sub>	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(5) Special care homes	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(6) Special needs housing	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(7) Short-term rental properties	Refer to General Provisions Section 5.52									

### 14A.2.4 Notes to Development Standards

- 1 A front yard of not less than 3 metres in depth throughout may be provided for sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which have access to a rear lane provided parking is located off the rear lane.
- 2 Where a site has access to a rear lane or is a through site and is on the corner of an arterial or collector road as defined in the Saskatoon Transportation Master Plan, the maximum building height may be increased to 15 metres, provided that vehicular access to the site is from the rear lane or from one of the adjacent streets in the case of a through site.
- 3 Site coverage may be increased to 60% for these uses on corner sites.

- 4 An amenity space with a minimum area of 9m<sup>2</sup> for each dwelling unit shall be required, but in no case shall the total amenity space provided be less than 36m<sup>2</sup>.
- 5 Site coverage includes all detached accessory buildings, covered patios, decks and balconies.
- 6 Allowed only on corner sites and only at grade.
- 7 The combined maximum building floor area for these uses on a site shall not exceed 232m<sup>2</sup> unless the building has a minimum of two storeys and includes a residential use, in which case the maximum building floor area may be increased to 371m<sup>2</sup>.
- 8 For dwellings in dwelling groups, a side yard of not less than 1.5 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.
- 9 The maximum building height for these uses in Established Neighbourhoods is 8.5 metres.

**14A.2.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CR2 District are contained in Section 6.0.
- (2) Where a site has access to a rear lane, no parking shall be permitted between the front property line and front building line and no vehicular access to the site shall be permitted from the front street.

**14A.2.6 Landscaping**

The regulations governing landscaping in a CR2 District are contained in Section 7.0.

**14A.2.7 Signs**

The regulations governing signs in the CR2 District are contained in **Appendix A – Sign Regulations.**

## 14A.3 CM1 – Corridor Mixed-Use 1 District

### 14A.3.1 Purpose

The purpose of the CM1 District is to facilitate approximately two- to four storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 District provides for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

### 14A.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the CM1 District are set out in the following chart:

CM1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>14A.3.2 Permitted Uses</b>									
(1) Alcohol establishments – type II <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(2) Art galleries and museums <sub>2</sub>									
(3) Bakeries <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(4) Boarding apartments	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(5) Cannabis retail stores <sub>2,4</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(6) Catering halls, banquet halls and community kitchens <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(7) Commercial recreation uses <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(8) Community centres <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(9) Day cares and pre-schools <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(10) Dwelling groups	30	900	4	6	0.75 <sub>1</sub>	6	8	16	9 <sub>3</sub>
(11) Educational institutions <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(12) Financial institutions <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(13) Homestays	Refer to General Provisions Section 5.51								
(14) Hostels – Type I and II	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(15) Hotels	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(16) Medical clinics <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(17) Medical, dental and optical laboratories <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(18) Microbreweries – Type I <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-

(19) Motion picture or recording studios <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(20) Multiple unit dwellings	15	450	4	6	0.75 <sub>1</sub>	6	8	16	9 <sub>3</sub>
(21) Offices <sub>2,5</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(22) Personal service trades and health clubs <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(23) Photography studios <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(24) Private clubs <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(25) Private schools <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(26) Public libraries <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(27) Residential care homes – Type I and II	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(28) Restaurants and lounges <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(29) Retail stores <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(30) Shopping centres <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(31) Special care homes	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(32) Special needs housing	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(33) Short-term rental properties	Refer to General Provisions Section 5.52								
(34) Small animal grooming <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(35) Street townhouses	6	180	4	6	0.75 <sub>1</sub>	6	8	16	-
(36) Veterinary clinics <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-

### 14A.3.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CM1 District are set out in the following chart:

CM1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.3.3 Discretionary Uses</b>									
(1) Alcohol establishments – type III <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-

### 14A.3.4 Notes to Development Standards

- 1 (a) For dwellings in dwelling groups, a side yard of not less than 1.5 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.
- (b) Where a site in a CM1 District is on a corner site, a side yard shall be provided of a width not less than 2 metres for the side yard abutting the flanking street.

- (c) For multiple-unit dwellings, residential care homes, boarding apartments, or where dwelling units are erected above commercial, office or institutional uses, an interior side yard shall be provided for the part of the building containing such dwelling units of 1.5 metres, up to a height of 11 metres, and 3 metres for that portion of the building in excess of 11 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.
- 2 Permitted only as part of a mixed-use development containing a multiple-unit dwelling, dwelling group, residential care home, boarding apartment, special care home, or special needs housing.
  - 3 An amenity space of a minimum area of 9m<sup>2</sup> per dwelling unit shall be required, except when part of a mixed-use development includes a non-residential use, in which case, the requirement shall be a minimum of 5m<sup>2</sup> per dwelling unit.
  - 4 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or day care subject to a discretionary use application process.
  - 5 Office uses shall not exceed 600m<sup>2</sup> in total gross floor area on a single site.

#### **14A.3.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CM1 District are contained in Section 6.0.
- (2) No parking shall be permitted between the front property line and front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street on corner sites.

#### **14A.3.6 Landscaping**

- (1) Except as provided in this subsection, the regulations governing landscaping in a CM1 District are contained in Section 7.0.

- (2) The required front yard shall have a maximum grade of 3 percent as measured starting from the front property line.

**14A.3.7 Signs**

The regulations governing signs in the CM1 District are contained in **Appendix A – Sign Regulations.**

**14A.3.8 Active Frontages**

Buildings shall contain the following elements of an active frontage on all street-facing facades:

- (a) at least one principal public entrance providing for direct and barrier-free pedestrian entry from the public sidewalk along the front façade, and at least one public entrance along each street-facing façade in the case of a corner site;
- (b) where a primary building is setback from the property line, the space created must be used for pedestrian activities, including plazas, seating areas, landscaping, or other amenity spaces that are active or provide visual interest;
- (c) public entrances and any areas pursuant to clause (b) above shall be illuminated to provide for pedestrian visibility;
- (d) architectural features or designs that help to reduce the perceived massing of the building by breaking up large blank walls; and
- (e) a minimum of 30% of the surface area of the ground floor of all street-facing façades containing transparent openings.

**14A.3.9 Site Plan Control**

The Development Officer may require a Site Plan Control Application in accordance with Section 4.12 of this Bylaw for any development or site in the CM1 District. In addition to the requirements of Section 4.12, Site Plan Control Applications in the CM1 District must clearly show the following elements:



- (1) Buildings shall be located on sites such that primary access to main entrances is provided as directly as possible from the nearest public sidewalk or from an internal walkway making a clear and direct connection to a public sidewalk.
- (2) Sites shall contain clear and direct pedestrian access between building entrances, parking areas, internal walkways, public sidewalks, and existing or proposed transit stops.
- (3) Sites shall contain adequate sight lines for pedestrians and vehicles with consideration for avoiding conflicts between vehicular and pedestrian traffic and giving the right of way to pedestrians wherever possible.
- (4) Sites shall contain traffic calming features such as raised surface treatments, curb extensions, channelization islands, and signage at conflict points with pedestrian traffic in order to give the right of way to pedestrians.
- (5) Sites shall contain barrier-free access for pedestrians throughout the site, including consideration of the location of catch basins, curbs, planters, trees, light standards, or other obstructions.
- (6) Drive-throughs associated with any permitted use on the site shall be located on the interior of the site, such that drive-throughs are separated from any public street by a building.
- (7) Vehicle access to the site shall not be permitted from the front street.
- (8) Sites with more than one principal building shall be developed in a sequence such that the principal building located nearest to the front street is developed before any other principal building on the site.

## **14A.5 CS1 – Corridor Station Mixed-Use 1 District**

### **14A.5.1 Purpose**

The purpose of the CS1 District is to facilitate approximately three-to-six storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional

uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CS1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

### 14A.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the CS1 District are set out in the following chart:

CS1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.5.2 Permitted Uses</b>									
(1) Alcohol establishments – type II <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(2) Art galleries <sub>3</sub>									
(3) Bakeries <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(4) Boarding apartments <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(5) Cannabis retail stores <sub>3,4</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(6) Catering halls, banquet halls and community kitchens <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(7) Commercial recreation uses <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(8) Community centres <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(9) Day cares and pre-schools <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(10) Educational institutions <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(11) Financial institutions <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(12) Homestays <sub>1</sub>	Refer to General Provisions Section 5.51								
(13) Hostels – Type I and II	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(14) Hotels	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(15) Medical clinics <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(16) Medical, dental and optical laboratories <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(17) Microbreweries <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(18) Motion picture or recording studios <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(19) Multiple unit dwellings <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	5
(20) Offices <sub>3,5</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(21) Personal service trades and health clubs <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(22) Photography studios <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(23) Private clubs <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(24) Private schools <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(25) Public libraries <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-

(26) Residential care homes – Type I and II <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(27) Restaurants and lounges <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(28) Retail stores <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(29) Shopping centres <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(30) Special care homes	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(31) Special needs housing <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(32) Short-term rental properties <sub>1</sub>	Refer to General Provisions Section 5.52								
(33) Small animal grooming <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(34) Veterinary clinics <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-

### 14A.5.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CS1 District are set out in the following chart:

CS1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.5.3 Discretionary Uses</b>									
(1) Alcohol establishments – type III <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-

### 14A.5.4 Notes to Development Standards

- 1 Dwelling units shall not be permitted at grade.
- 2 (a) Where a site in a CS1 District is on a corner site along a flanking street, a side yard shall be provided of a width not less than 2 metres for the side yard abutting the flanking street.
- (b) For multiple-unit dwellings, residential care homes, boarding apartments, or where dwelling units are erected above commercial, office or institutional uses, not including living accommodations for a caretaker, an interior side yard shall be provided for the part of the building containing such dwelling units of 1.5 metres, up to a height of 12 metres, and 3 metres for that portion of the building in excess of 12 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

- 3 Permitted only as part of a mixed-use development containing a multiple-unit dwelling, residential care home, boarding apartment, special care home, or special needs housing.
- 4 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or day care subject to a discretionary use application process.
- 5 Office uses shall not exceed 1,800 m<sup>2</sup> in total gross floor area on a single site.

#### **14A.5.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CS1 District are contained in Section 6.0.
- (2) No parking shall be permitted between the front property line and front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street on corner sites.

#### **14A.5.6 Landscaping**

- (1) Except as provided in this subsection, the regulations governing landscaping in a CS1 District are contained in Section 7.0.
- (2) The required front yard shall have a maximum grade of 3 percent as measured starting from the front property line.

#### **14A.5.7 Signs**

The regulations governing signs in the CS1 District are contained in **Appendix A – Sign Regulations.**

#### **14A.5.8 Active Frontages**

Buildings shall contain the following elements of an active frontage on all street-facing facades:

- (a) at least one principal public entrance providing for direct and barrier-free pedestrian entry from the public sidewalk along the front façade, and at least one public entrance along each street-facing façade in the case of a corner site;

- (b) where a primary building is setback from the property line, the space created must be used for pedestrian activities, including plazas, seating areas, landscaping, or other amenity spaces that are active or provide visual interest;
- (c) public entrances and any areas pursuant to clause (b) above shall be illuminated to provide for pedestrian visibility;
- (d) architectural features or designs that help to reduce the perceived massing of the building by breaking up large blank walls; and
- (e) a minimum of 30% of the surface area of the ground floor of all street-facing façades containing transparent openings.

**14A.5.9 Site Plan Control**

The Development Officer may require a Site Plan Control Application in accordance with Section 4.12 of this Bylaw for any development or site in the CS1 District. In addition to the requirements of Section 4.12, Site Plan Control Applications in the CS1 District must clearly show the following elements:

- (1) Buildings shall be located on sites such that primary access to main entrances is provided as directly as possible from the nearest public sidewalk or from an internal walkway making a clear and direct connection to a public sidewalk.
- (2) Sites shall contain clear and direct pedestrian access between building entrances, parking areas, internal walkways, public sidewalks, and existing or proposed transit stops.
- (3) Sites shall contain adequate sight lines for pedestrians and vehicles with consideration for avoiding conflicts between vehicular and pedestrian traffic and giving the right of way to pedestrians wherever possible.
- (4) Sites shall contain traffic calming features such as raised surface treatments, curb extensions, channelization islands, and signage at conflict points with pedestrian traffic in order to give the right of way to pedestrians.

- (5) Sites shall contain barrier-free access for pedestrians throughout the site, including consideration of the location of catch basins, curbs, planters, trees, light standards, or other obstructions.
- (6) Drive-throughs associated with any permitted use on the site shall be located on the interior of the site, such that drive-throughs are separated from any public street by a building.
- (7) Vehicle access to the site shall not be permitted from the front street.
- (8) Sites with more than one principal building shall be developed in a sequence such that the principal building located nearest to the front street is developed before any other principal building on the site.”