

Comparison of B3 District to B6 District

	B3 District	B6 District
Land Uses	<ul style="list-style-type: none"> • General commercial • No residential 	<ul style="list-style-type: none"> • Broad range of uses • Residential
At-grade Setbacks	<ul style="list-style-type: none"> • Front yard: 3.0 – 6.0 m • Side yard: 1.5 m 	<ul style="list-style-type: none"> • Front: 0 m • Side: 0 m
Street Interface	<ul style="list-style-type: none"> • No regulations 	<ul style="list-style-type: none"> • 40% transparent openings on ground floor of street-facing facades • Use of setback areas between building and street restricted (no parking)
Height and Density	<ul style="list-style-type: none"> • 10 m maximum • Gross Floor Space Ratio of 0.75:1 	<ul style="list-style-type: none"> • 76 m maximum, subject to Open Volume regulations • Density bonusing options to exceed 76 m
Parking	<ul style="list-style-type: none"> • Minimums typical of arterial commercial 	<ul style="list-style-type: none"> • No minimums
Surface Parking Lot	<ul style="list-style-type: none"> • Discretionary 	<ul style="list-style-type: none"> • Permitted
Building Form and Quality	<ul style="list-style-type: none"> • No regulations 	<ul style="list-style-type: none"> • Building form, massing, wind mitigation requirements