

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.



This document is to be used for demonstration purposes only. It is a representation of potential regulations to be considered and not to be interpreted as official policy.