

# 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.



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.