

PART 6E

DCD-CS – CENTRE SQUARE DIRECT CONTROL DISTRICT

6E.1 INTENT

The Centre Square Direct Control District is intended to exercise particular control over the use and development of lands in the transitional area between Downtown Regina and Wascana Centre, in order to:

- (a) implement the goals, policies and development guidelines prescribed by Part B.3 of *The Official Community Plan*, being *The Transitional Area Neighbourhood Plan*;
- (b) promote the gradual intensification and mixing of this neighbourhood as a transitional area between Downtown Regina and Wascana Centre;
- (c) allow a wide range of dwelling, office, service and retail land uses that:
 - (i) acknowledge and complement the predominantly residential nature of the neighbourhood;
 - (ii) complement each other;
 - (iii) can operate with existing house form buildings; and
 - (iv) will complement rather than compete with the Downtown; and
- (d) separate the neighbourhood into various heights and intensities.

6E.2 APPLICATION

- (1) The Centre Square Direct Control District is hereby established and the area comprising all those lands within the boundaries of “Transitional Area” as defined in Part B.3 of *The Official Community Plan* is hereby designated as the Centre Square Direct Control District.
- (2) The regulations, standards, and requirements prescribed in Part 6E apply to all land uses and developments in the Centre Square Direct Control District.

- (3) Every development permit application relating to a use or development in the Centre Square Direct Control District shall be evaluated with respect to the manner in which the proposed use or development will:
 - (a) encourage the adaptive reuse of existing buildings, particularly historic and heritage properties; and
 - (b) relate to, build upon, or enhance the existing context, with specific focus on historic and heritage properties.

6E.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

- (1) Tables 6E.T1(a) lists building types that are permitted or discretionary in the Low-Rise and House-Form Policy Area (see Figure 6E.F1) of the Centre Square Direct Control District.
- (2) Any building types other than those listed in Table 6E.T1(a) are prohibited in the Low-Rise and House-Form Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(a): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Low-Rise and House-Form Mix				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(a).1	Building, Accessory	Permitted	---	---
T1(a).2	Building, Detached	Permitted	---	---
T1(a).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no such addition will project closer to a public road than the existing building.	---
T1(a).4	Building, Planned Group		Discretionary	---
T1(a).5	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres</p>	---
T1(a).6	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---

- (3) Tables 6E.T1(b) lists building types that are permitted or discretionary in the Mid-Rise and House-Form Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (4) Any building types other than those listed in Table 6E.T1(b) are prohibited in the Mid-Rise and House-Form Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(b).1	Building, Accessory	Permitted	---	---
T1(b).2	Building, Detached	Permitted if a Building, Detached contains a minimum of two units.	Discretionary if a Building, Detached contains only one unit.	---
T1(b).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(b).4	Building, Planned Group		Discretionary	---
T1(b).5	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres</p>	---

TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(b).6	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

- (5) Tables 6E.T1(c) lists building types that are permitted or discretionary in the High-Rise Mix Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (6) Any building types other than those listed in Table 6E.T1(c) are prohibited in the High-Rise Mix Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(c).1	Building, Accessory	Permitted	---	---
T1(c).2	Building, Detached	---	---	---
T1(c).3	Building, House-Form	---	Discretionary	---
T1(c).4	Building, Planned Group		Discretionary	---

TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(c).5	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 18 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres</p>	The minimum number of units in a Building, Row shall be three
T1(c).6	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 18 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres</p>	The minimum number of units in a Building, Stacked shall be three

- (7) Tables 6E.T1(d) lists building types that are permitted or discretionary in the Transitional Area Mixed Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (8) Any building types other than those listed in Table 6E.T1(d) are prohibited in the Transitional Area Mixed Policy Area of the Centre Square Direct Control District.
- (9) A lot can contain multiple buildings that are permitted or discretionary in the Transitional Area Mixed Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Mixed				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(d).1	Building, Accessory	Permitted	---	---
T1(d).2	Building, Detached	Permitted	---	---
T1(d).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(d).4	Building, Row	<p>Permitted where the:</p> <ul style="list-style-type: none"> (1) building does not contain a use in the dwelling land use class and meets the following conditions: <ul style="list-style-type: none"> (a) maximum building height is 30 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less. 	<p>Discretionary where the:</p> <ul style="list-style-type: none"> (1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and; <ul style="list-style-type: none"> (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres 	The minimum number of units in a Building, Row shall be three

TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Mixed				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(d).5	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 30 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres</p>	<p>The minimum number of units in a Building, Stacked shall be four</p>

- (10) Tables 6E.T1(e) lists building types that are permitted or discretionary in the Transitional Area Arterial Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.
- (11) Any building types other than those listed in Table 6E.T1(e) are prohibited in the Transitional Area Arterial Policy Area of the Centre Square Direct Control District.

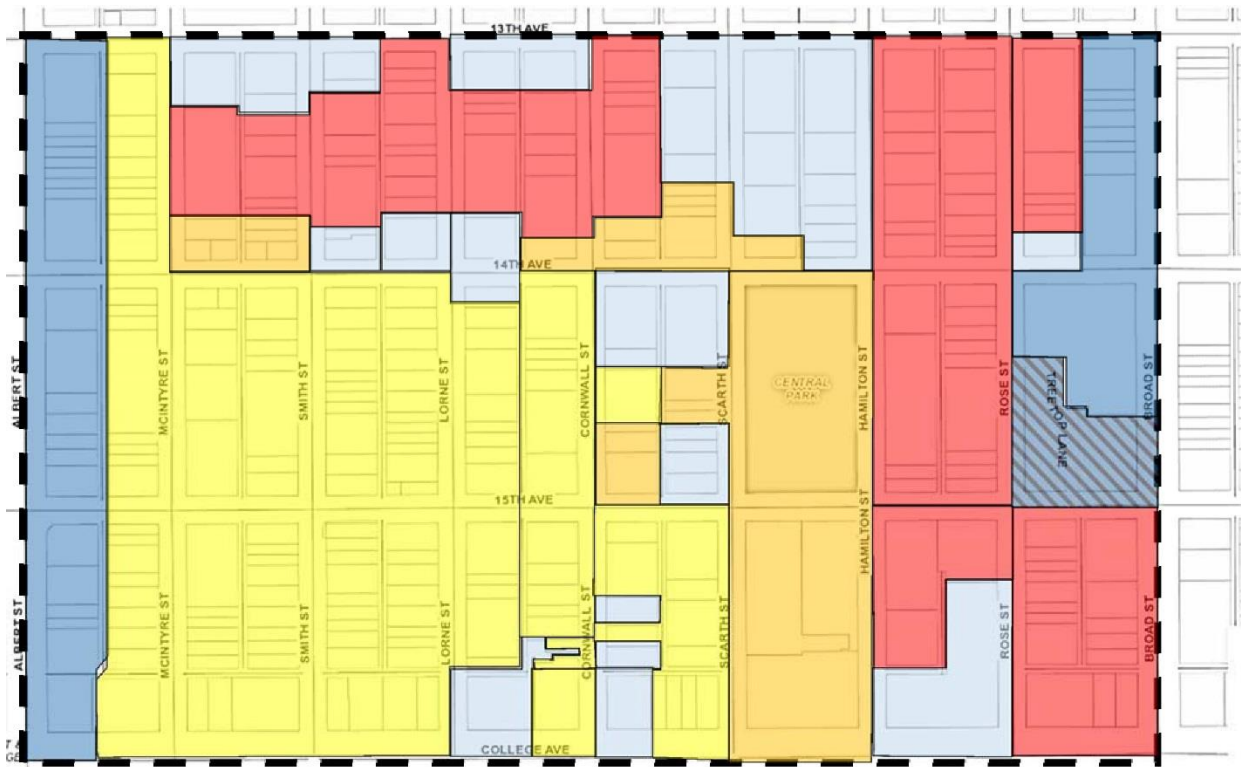
TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).1	Building, Accessory	Permitted	---	---
T1(e).2	Building, Detached	Permitted if a Building, Detached forms part of a Planned Group only in combination with buildings containing three or more units.	---	---
T1(e).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(e).4	Building, Planned Group	---	Discretionary	---
T1(e).5	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 40 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 40 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 40 metres</p>	<p>The minimum number of units in a Building, Row shall be three, unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units.</p>

TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial				
No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).6	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 40 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 40 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 40 metres</p>	<p>The minimum number of units in a Building, Stacked shall be three; unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units</p>

3.2 LAND USES REQUIREMENTS

- (1) Tables 6E.T2(a) through (e) list land uses and land use intensities that are permitted or discretionary in the applicable policy areas within the Centre Square Direct Control District as identified in Figure 6E.F1, subject to compliance with:
 - (a) the land-use-specific regulations in Tables 6E.T2 (a) through (e);
 - (b) the development regulations and standards in subpart 6E.4;
 - (c) the parking and loading requirements in subpart 6E.6;
 - (d) the landscaping and aesthetic screening requirements of subpart 6E.7; and

- (e) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Centre Square Direct Control District shall also be evaluated for suitability based on the following additional criteria:
- (a) consistency with *The Transitional Area Neighbourhood Plan*;
 - (b) whether the proposed development encourages the retention and enhancement of the area's housing stock;
 - (c) whether the proposed development supports methods of transportation other than personal motor vehicle;
 - (d) whether the proposed development encourages residential development that is suitable in form and aesthetic to its location within the neighbourhood;
 - (e) whether the proposed development improves and maintain heritage buildings and areas; and
 - (f) whether the proposed development relates to, build upon, or enhance the existing context.
- (3) The following land uses are prohibited in the Centre Square Direct Control District:
- (a) any land use that is not listed in Tables 6E.T2 (a) through (e);
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6E.T2 (a) through (e);
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use that uses, stores, processes or produces hazardous materials and/or dangerous goods.









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| <p>Low-Rise and House-Form Mix
  - Refer to Tables 6E.T1(a) and 6E.T2(a)</p> | <p>High-Rise Mix
  - Refer to Tables 6E.T1(c) and 6E.T2(c)</p> | <p>Transitional Area Arterial
  - Refer to Tables 6E.T1(e) and 6E.T2(e)</p> |
| <p>Mid-Rise and House-Form Mix
  - Refer to Tables 6E.T1(b) and 6E.T2(b)</p> | <p>Transitional Area Mixed
  - Refer to Tables 6E.T1(d) and 6E.T2(d)</p> | <p>Transitional Area Arterial
  - Refer to Tables 6E.T1(e) and 6E.T2(e)</p> |

Figure 6E.F1: Centre Square Direct Control District Land Use Area Map

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <ul style="list-style-type: none"> (a) less than 80 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	<p>Discretionary if the dedicated outdoor area:</p> <ul style="list-style-type: none"> (a) is 80 square metres per lot or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential 	---
T2(a).2	<ul style="list-style-type: none"> • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Training • Institution, Humanitarian Service • Retail Trade, Shop • Office, Professional • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Homestay • Service Trade, Personal 	<p>Permitted if the proposed land use in this land use group will occupy an existing building.</p>	<p>Discretionary if the proposed land use in this land use group will occupy a new building.</p>	<ul style="list-style-type: none"> (1) The “Institution, Day Care” and “Institution, Education” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use. (2) The measurement required in (1) shall be: <ul style="list-style-type: none"> (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a “Retail Trade, Cannabis” to the nearest portion of the lot currently developed with the “Retail Trade, Cannabis” land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Religious • Open Space, Active • Public Use, General • Utility, General 	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 500 square metres or less per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 500 square metres.	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a Cannabis Shop to the nearest portion of the lot currently developed with the “Retail Trade, Cannabis” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(a).4	<ul style="list-style-type: none"> • Agriculture, Indoor 	---	Discretionary	“Agriculture, Indoor” land use must be accessory to a principal use.
T2(a).5	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).6	<ul style="list-style-type: none"> • Planned Group 	---	Discretionary	<p>(1) "Planned Group" land uses are restricted as follows:</p> <p>(a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the Low-Rise and House-Form Mix policy area as shown in Figure 6A.F1;</p> <p>(b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.4;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Groups" and shall comply with the regulations of this subsection;</p> <p>(d) "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in subpart 6E.7.</p>

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).7	<ul style="list-style-type: none"> Dwelling, Secondary Suite 	Permitted	---	<p>“Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of the following building types:</p> <p>(i) Building, Detached; and</p> <p>(ii) Building, Row;</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 percent of the gross floor area of the building; or</p> <p>(ii) 80 square metres,</p> <p>where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement;</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified;</p> <p>(d) no more than one Secondary Suite per principal dwelling unit shall be located in a building; and</p> <p>(e) the floor area occupied by a Secondary Suite shall be considered as part of the principal building.</p>

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).8	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>:</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved within a Dwelling Unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a “Residential Business” shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, the following land uses or land use classes are prohibited as a “Residential Business” in the Centre Square Direct Control District:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p>

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(a).8	<ul style="list-style-type: none"> • Residential Business 			<p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(a).8(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.</p>

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	Permitted if the dedicated outdoor area is: <ul style="list-style-type: none"> (a) less than 80 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.. 	Discretionary if the dedicated outdoor area: <ul style="list-style-type: none"> (a) is 80 square metres per lot or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(b).2	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---
T2(b).3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Training • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Accommodation • Service Trade, Homestay • Service Trade, Light • Service Trade, Personal 	Permitted if the land use: <ul style="list-style-type: none"> (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, provided that at least 75% of the building's gross floor area will be dedicated to Dwelling land uses. 	Discretionary if the land use will not: <ul style="list-style-type: none"> (a) occupy a repurposed, existing building; (b) be located on the ground floor of a multi-unit building; or (c) if less than 75% of the building's gross floor area will be dedicated to Dwelling land uses. 	(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: <ul style="list-style-type: none"> (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as an "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis Use"; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).4	<ul style="list-style-type: none"> • Office, Professional 	Permitted if the land use will occupy a repurposed, existing Dwelling.	Discretionary if the land use will not occupy a repurposed, existing Dwelling.	---

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).5	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where they it be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as “Open Space, Active” to the nearest portion of the lot currently developed with a “Retail Trade, Cannabis” land use; and</p> <p>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(b).6	<ul style="list-style-type: none"> • Agriculture, Indoor 	Permitted	---	“Agriculture, Indoor” must be accessory to a permitted principal use.
T2(b).7	<ul style="list-style-type: none"> • Transportation, Parking Structure 	---	Discretionary	---

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).8	<ul style="list-style-type: none"> • Planned Group 	---	Discretionary	<p>(1) "Planned Group" land uses are restricted as follows:</p> <p>(a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the in the Mid-Rise and House-Form Mix policy area as shown in Figure 6A.F1;</p> <p>(b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.4;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Groups" and shall comply with the regulations of this subsection;</p> <p>(d) a "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in Subpart 6E.7.</p>

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).9	<ul style="list-style-type: none"> • Dwelling, Secondary Suite 	Permitted	---	<p>(1) "Dwelling, Secondary Suite" land uses are restricted as follows:</p> <p>(a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types:</p> <ul style="list-style-type: none"> (i) Building, Detached; or (ii) Building, Row; <p>(b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of:</p> <ul style="list-style-type: none"> (i) 40 per cent of the gross floor area of the building; or (ii) 80 square metres, <p>where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement.</p> <p>(c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified;</p> <p>(d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and</p> <p>(e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.</p>

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).10	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>:</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a “Residential Business” shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area.</p> <p>(5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, following land uses or land use classes shall be prohibited as a “Residential Business” in Centre Square Direct Control District:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p>

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).10	<ul style="list-style-type: none"> Residential Business 			<p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the Residential Business shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(b).10(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.</p>

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <ul style="list-style-type: none"> (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	<p>Discretionary if the dedicated outdoor area is:</p> <ul style="list-style-type: none"> (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(c).2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office, Professional • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Homestay • Service Trade, Light • Service Trade, Personal 	<p>Permitted if the land use:</p> <ul style="list-style-type: none"> (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, provided that at least 75% of the building's gross floor area will be dedicated to Dwelling land uses. 	<p>Discretionary if the land use will not:</p> <ul style="list-style-type: none"> (a) occupy a repurposed, existing building; or (b) be located on the ground floor of a multi-unit building; or (c) if less than 75% of the building's gross floor area will be dedicated to Dwelling land uses. 	<p>(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use.</p> <p>(2) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> (a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).3	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as “Open Space, Active” to the nearest portion of the lot currently developed with a “Retail Trade, Cannabis” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(c).4	<ul style="list-style-type: none"> • Transportation, Parking Structure 	---	Discretionary	---
T2(c).5	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling Unit 	Permitted	---	---
T2(c).6	<ul style="list-style-type: none"> • Agriculture, Indoor • Food & Beverage, Lounge 	---	Discretionary	<p>(1) All portions of the land use must be indoors.</p> <p>(2) The land use must be accessory to a lawful principal use.</p> <p>(3) Every “Agriculture, Indoor” land use must either be on a roof, in a rear yard, or in a side yard.</p>

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).7	<ul style="list-style-type: none"> Planned Group 	---	Discretionary	<p>(1) "Planned Group" land uses are restricted as follows:</p> <p>(a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the in the Mid-Rise and House-Form Mix policy area as shown in Figure 6A.F1;</p> <p>(b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.3;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Groups" and shall comply with the regulations of this subsection;</p> <p>(d) a "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in Subpart 3E.7.</p>

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).8	• Dwelling, Secondary Suite	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of the following building types:</p> <p>(i) Building, Detached; or</p> <p>(ii) Building, Row;</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or</p> <p>(ii) 80 square metres,</p> <p>where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified;</p> <p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building; and</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).9	<ul style="list-style-type: none"> Residential Business 	<p>Permitted if:</p> <p>(a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a “Residential Business” shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area.</p> <p>(5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, following land uses or land use classes shall be prohibited as a “Residential Business” in Centre Square Direct Control District:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p>

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).9	<ul style="list-style-type: none"> • Residential Business 			<p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(c).9(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.</p>

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <ul style="list-style-type: none"> (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use. 	<p>Discretionary if the dedicated outdoor area is:</p> <ul style="list-style-type: none"> (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential. 	---
T2(d).2	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Health Care • Institution, Training • Office, Professional • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Homestay • Service Trade, Light • Service Trade, Personal 	<p>Permitted if the land use:</p> <ul style="list-style-type: none"> (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, provided that at least 50% of the building's gross floor area will be dedicated to Dwelling land uses. 	<p>Discretionary if the land use will not:</p> <ul style="list-style-type: none"> (a) occupy a repurposed, existing building; or (b) be located on the ground floor of a multi-unit building; or (c) if less than 50% of the building's gross floor area will be dedicated to Dwelling land uses. 	<ul style="list-style-type: none"> (1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: <ul style="list-style-type: none"> (a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).3	<ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Utility, General 	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as “Open Space, Active” to the nearest portion of the lot currently developed with a “Retail Trade, Cannabis” land use; and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2(d).4	<ul style="list-style-type: none"> • Agriculture, Indoor • Food & Beverage, Lounge 	---	Discretionary	<p>(1) All portions of the land use must be indoors.</p> <p>(2) The land use must be accessory to a lawful principal use.</p> <p>(3) Every “Agriculture, Indoor” land use must either be on a roof, in a rear yard, or in a side yard.</p>
T2(d).5	<ul style="list-style-type: none"> • Transportation, Parking Structure 	---	Discretionary	---
T2(d).6	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).7	• Dwelling, Secondary Suite	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land uses are restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of the following building types:</p> <p>(i) Building, Detached; or</p> <p>(ii) Building, Row;</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or</p> <p>(ii) 80 square metres,</p> <p>where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified;</p> <p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building; and</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).8	<ul style="list-style-type: none"> • Residential Business 	<p>Permitted if:</p> <ul style="list-style-type: none"> (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by <i>The Child Care Act</i>. 	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<ul style="list-style-type: none"> (1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one “Residential Business” is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a “Residential Business” shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section following land uses or land use classes shall be prohibited as a “Residential Business” in Centre Square Direct Control District: <ul style="list-style-type: none"> (a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”; (b) any land use in the “Assembly” land use class; (c) any land use in the “Drive-Through” land use class;

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).8	<ul style="list-style-type: none"> Residential Business 			<p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2(d).8(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor • Retail Trade, Outdoor Display 	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) less than 100 square metres, per unit; and</p> <p>(b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.</p>	<p>Discretionary if the dedicated outdoor area is:</p> <p>(a) 100 square metres or more per unit; or</p> <p>(b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.</p>	---
T2(e).2	<ul style="list-style-type: none"> • Agriculture, Indoor 	<p>Permitted if gross floor area is 300 sq. m or less, per lot.</p>	<p>Discretionary if gross floor area is more than 300 sq. m per unit.</p>	<p>“Agriculture, Indoor” land use must be:</p> <p>(a) accessory to a principal use; and</p> <p>(b) either on a roof, in a rear yard, or in a side yard.</p>
T2(e).3	<ul style="list-style-type: none"> • Transportation, Parking Structure 	---	Discretionary	---
T2(e).4	<ul style="list-style-type: none"> • Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit 	Permitted	---	---

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).5	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Health Care • Institution, Training • Office, Industry • Office, Professional • Open Space, Active • Public Use, General • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Homestay • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Utility, General 	Permitted if gross floor area is 4,000 square metres or less per lot.	Discretionary if gross floor area is more than 4,000 square metres per lot.	<p>(1) The “Institution, Day Care” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The measurement required in (1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as “Institution, Day Care” to the nearest portion of the lot currently developed with a “Retail Trade, Cannabis” land use; and</p> <p>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).6	• Dwelling, Secondary Suite	Permitted	---	<p>(1) "Dwelling, Secondary Suite" land uses are restricted as follows:</p> <p>(a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types:</p> <p>(i) Building, Detached; or</p> <p>(ii) Building, Row;</p> <p>(b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building; or</p> <p>(ii) 80 square metres,</p> <p>where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement.</p> <p>(c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified;</p> <p>(d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and</p> <p>(e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).7	• Planned Group	---	Discretionary	<p>(1) “Planned Group” land uses are restricted as follows:</p> <p>(a) “Planned Group” shall allow all uses and building types that are permitted or discretionary in the in the Mid-Rise and House-Form Mix policy area as shown in Figure 6A.F1;</p> <p>(b) all buildings within the “Planned Group” shall comply with the applicable Development Standards specified in subpart 6E.4;</p> <p>(c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered “Planned Group” and shall comply with the regulations of this subsection;</p> <p>(d) a “Planned Group” containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in Subpart 3E.7.</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).8	• Residential Business	<p>Permitted if:</p> <p>(a) the Residential Business is an accessory use within a permitted or discretionary Dwelling type; and</p> <p>(b) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling.</p>	<p>Discretionary if:</p> <p>(a) the Residential Business is an accessory use within a permitted or discretionary Dwelling type; and</p> <p>(b) the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.</p>	<p>(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a “Residential Business” shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area.</p> <p>(5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, following land uses or land use classes shall be prohibited as a “Residential Business” in Centre Square Direct Control District:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive-Through” land use class;</p>

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).8	• Residential Business			(d) any land use in the “Dwelling” land use class; (e) any land use in the “Food & Beverage” land use class, except “Food and Beverage, Catering”; (f) any land use in the “Industry” land use class, except “Industry, Artistic”; (g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”; (h) any land use in the “Open Space” land use class; (i) any land use in the “Retail Trade” land use class; (j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Light” and “Service Trade, Homestay”; (k) any land use in the “Transportation” land use class; (l) any land use in the “Wholesale Trade” land use class; (m) any land use in the “Public Use” land use class; and, (n) any land use in the “Utility” land use class. (6) No exterior storage or exterior operation of the “Residential Business” shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(e).8(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.

6E.4 DEVELOPMENT REGULATIONS AND STANDARDS IN THE CENTRE SQUARE DIRECT CONTROL DISTRICT

4.1 LOT AREA, LOT FRONTAGE, YARD SETBACKS AND COVERAGE REQUIREMENTS

Table 6E.T3(a) prescribes the minimum lot area, lot frontage, yard setbacks and coverage requirements for development in the Centre Square Direct Control District. Refer to Figure 6E.F1 for location of the land use areas.













TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS				
Sec.	Development Standards	 Low-Rise and House-Form Mix^{1,2}  Mid-Rise and House-Form Mix^{1,2}  High-Rise Mix^{1,2}  Transitional Area Arterial^{1,2}	 Transitional Area Mixed^{2,3}	 Transitional Area Arterial^{2,3}
3(a).1	Minimum Lot Area	Building, Detached 200 square metres Building, Row End Units: 137 square metres Interior Units: 103 square metres Building, Stacked For buildings with three units or less: 200 square metres For buildings with more than three units: 400 square metres	Permitted: 500 square metres Discretionary: Below 500 square metres	Permitted: 500 square metres Discretionary: Below 500 square metres
3(a).2	Minimum Lot Frontage	Building, Detached 7.3 metres Building, Row End Units: 5 metres Interior Units: 3.75 metres Building, Stacked For buildings with three units or less: 7.3 metres For buildings with more than three units: 14.6 metres	Permitted: 6.0 metres Discretionary: Less than 6.0 metres	Permitted: 6.0 metres Discretionary: Less than 6.0 metres
3(a).3	Minimum Front Yard Setback	Permitted: 5.0 to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres.	Permitted: 6.0 metres to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres	Nil
3(a).4	Minimum Rear Yard Setback			
	Buildings with less than five units	Permitted: 5.0 metres Discretionary: Below 5.0 metres	Permitted: 3.0 metres Discretionary: Below 3.0 metres	Permitted: 3.0 metres Discretionary: Below 3.0 metres
	Buildings with more than five units	Nil		

TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS				
Sec.	Development Standards	 Low-Rise and House-Form Mix^{1,2}	 Transitional Area Mixed^{2,3}	 Transitional Area Arterial^{2,3}
		 Mid-Rise and House-Form Mix^{1,2}		
		 High-Rise Mix^{1,2}		
		 Transitional Area Arterial^{1,2}		
3(a).5	Minimum Side Yards on Corner Lots			
	Flankage Side Yard	450 millimetres	450 millimetres	450 millimetres
	Total Side Yard	1.2 metres	Where adjoining lot contains a Multi-Unit Building: 3.45 metres Otherwise: 450 millimetres	Where adjoining lot contains a Multi-Unit Building: 3.45 metres Otherwise: 450 millimetres
3(a).6	Minimum Side Yards on Interior Lots			
	6.1 Single Side Yard	(1) Where lot frontage is less than 10.0 metres: 450 millimetres	Where adjoining lot contains a Multi-Unit Building: 3.0 metres Otherwise: Nil	Where adjoining lot contains a Multi-Unit Building: 3.0 metres Otherwise: Nil
		(2) Where lot frontage is more than 10.0 metres: 1.2 metres		
	6.2 Total Side Yard	(1) Where lot frontage is less than 10.0 metres: 1.2 metres	Nil	Nil
(2) Where lot frontage is more than 10.0 metres: 2.4 metres				
3(a).7	Maximum Site Coverage			
	Buildings with less than five units	Permitted: 65% and below Discretionary: Above 65% to 80%	Permitted: 65% and below Discretionary: Above 65% to 100%	Permitted: 90% Discretionary: Above 90% to 100%
	Buildings with more than five units	Permitted: 50% and below Discretionary: Above 50% to 80%		
<p>Notes:</p> <ol style="list-style-type: none"> 1. Only one building permitted per lot except in the case of Planned Group land use where the development standards are same as most similar building form permitted in the policy area. 2. Development Standards for a Building, House-Form Commercial as same as most similar building form permitted in the policy area. 3. More than one buildings are permitted per lot in this policy area. 				

4.2 FLOOR AREA RATIO AND HEIGHT REGULATIONS

- (1) Figure 6E.F2 indicates the minimum Floor Area Ratio standards and maximum Building Height for development in the Centre Square Direct Control District, based on the lot's location.

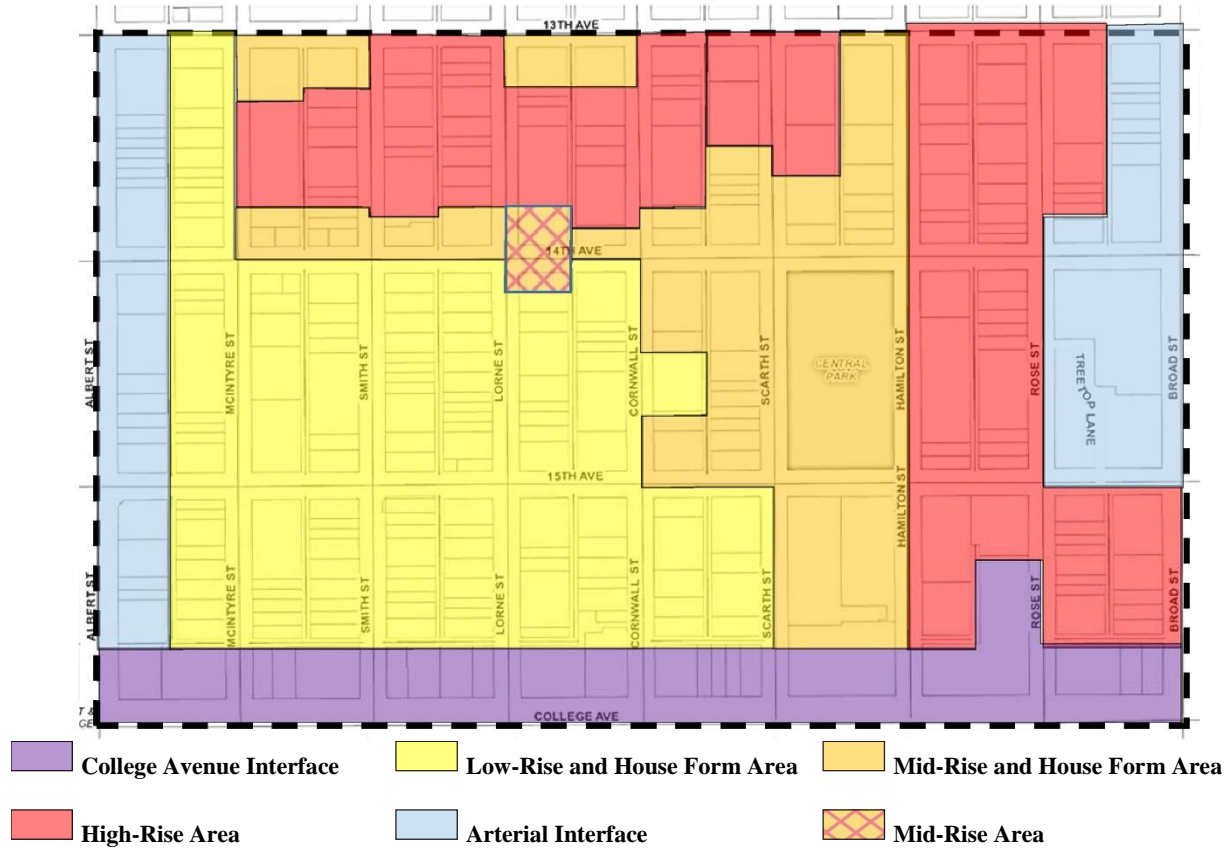


Figure 6E.F2: Centre Square Direct Control District Maximum FAR Standards

TABLE 6E.T3(b): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS							
Sec.	Development Standards	College Avenue Interface	Low-Rise and House-Form Area	Mid-Rise and House-Form Area	Mid-Rise Area	High-Rise Area	Arterial Interface
3(b).1	Maximum FAR	(a) Building, Detached, Building, House-Form:0.75 (b) Building, Row, Building Stacked with maximum three units: 0.85 (c) Building, Stacked on the same lot as a Building, House-Form: 3.3 (d) Building, Stacked with four or more units: 2.0	(e) Building, Detached, Building, House-Form:0.75 (f) Building, Row, Building Stacked with maximum three units: 0.85 (g) Building, Stacked with four or more units: 2.0 (h) Building, Stacked on the same lot as a Building, House-Form: 3.3	(i) Building, Detached: 0.75 (j) Building, Row, Building Stacked with maximum three units:0.85 (k) Building, Stacked with four or more units: 3.0 (l) Building, House-Form, or Building, Stacked where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 3.3	(m) Buildings containing Dwelling uses: (i) North of 14th Ave: 7.5 (ii) South of 14th Ave: 3.10 (o) Building containing only non-Dwelling uses: 1.3	(p) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 3.5 (q) All Other Buildings: 3.0	(r) Permitted: 3.0 (s) Discretionary: 7.5
3(b).2	Maximum Height	(a) Portions of a building with a front yard setback of less than 18 metres : 8.25 metres (b) Portions of a building with a front yard setback of 18 metres or more but less than 25 me: 12 metres (c) Portions of a building with a front yard setback of 25 metres or more: 15 metres	(d) Portions of a building with a front yard setback of less than 10 metres: 8.25 metres (e) Portions of a building with a front yard setback of 10 metres or more but less than 16 metres: 12 metres (f) Portions of a building with a front yard setback of 16 metres or more: 15 metres	(g) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 15 metres (h) All Other Buildings: 12 metres	(i) Buildings containing Dwelling uses: (i) North of 14th Ave: 30.0 metres (ii) South of 14th Ave: 15.0 metres (j) Building containing only non-Dwelling uses: 6.0 metres	(k) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 18 metres (l) All Other Buildings: 15 metres	(m) Permitted: 18.0 metres or lower (n) Discretionary: Above 18.0 metres to a maximum of 40.0 metres

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- (2) A height limitation prescribed in Table 6E.T3(b) shall not apply to the following:
- (a) a spire;
 - (b) a belfry;
 - (c) a cupola;
 - (d) a dome;
 - (e) a chimney;
 - (f) a ventilator;
 - (g) a skylight;
 - (h) a water tank;
 - (i) a bulkhead;
 - (j) a communication antenna; or
 - (k) a feature or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (3) The features mentioned in subsection 6E.3.6(2):
- a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6E.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6E.T3 (a) and (b).

TABLE 6E.T4: CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 sq. m in combined area of all cantilevers when measured horizontally	<ul style="list-style-type: none"> • One Interior Side Yard Only • Flankage Yard 	610 millimetres	450 millimetres
T4.3	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	3.0 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.5	Porch	<ul style="list-style-type: none"> • Front Yard • Rear Yard 	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

6E.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) The standards prescribed in Table 6E.T5 apply to all accessory buildings or structures in the Low-rise and House-Form Mix, Mid-rise and House-Form Mix and High-Rise Mix policy areas as identified in Figure 6E.F1 .

TABLE 6E.T5 CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES in Low-rise and House-Form Mix, Mid-rise and House-Form Mix and High-Rise Mix Policy Areas		
Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	Maximum Area	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked with maximum two units.	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group (b) Building, Stacked with more than two units; (c) Public Use, General; (d) Utility, General	Greater of 75 square metres or 15 percent of the lot area.
T5.2	Minimum Setback for an Accessory Building or Structure on an interior lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	
	600 millimetres	
T5.3	Minimum Setback for an Accessory Building or Structure located on a corner lot	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
(ii) otherwise	600 millimetres	
T5.4	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
	Minimum Setback from a principal building on the site	
1.0 metre		
T5.5	Maximum Height	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

- (2) Unless specified otherwise, the minimum setback and maximum height requirements of an accessory structure or building in the Transitional Area Mixed and Transitional Area Arterial policy areas as identified in Figure 6E.F1 shall be the same as those of the principal building, as prescribed in subpart 6E.4.
- (3) Notwithstanding subsections 6E.5(1) and (2), an accessory structure or building may be located within a rear or side yard setback where it is :
 - (a) 10 square metres or less in area; and
 - (b) 4 metres in height or less.
- (4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those in Table 6E.T4.7.
- (5) Detached accessory buildings or structures shall not be located in the front yard, except those listed in 6E.T4.

6E.6 PARKING AND BICYCLE REQUIREMENTS

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or other materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Centre Square Direct Control District.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) an area provided to meet the total site landscaped area; or
 - (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 6E.T6 apply to development in the Centre Square Direct Control District.
- (2) If, in determining the number of requirement parking stalls, a fractional stall is calculated:
 - (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
- (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
- (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle Stall Requirements	
T5.1	Dwelling, Units	One stall per Dwelling, Unit.	
T5.2	House-Form Commercial	(1) No parking shall be required for the new use above what was required for the building prior to the change of use provided there is at least 1 stall. (2) All parking stalls in existence on the lot prior to the change in use mentioned in subsection (1) shall be maintained, to a maximum requirement of 1 stall per 100 sq. m per the total gross floor area of all buildings containing non-Dwelling uses on the lot	
T5.3	Dwelling, Assisted Living	0.4 stalls per Dwelling Unit.	
T5.4	Dwelling, Group Care	Greater of: (a) one stall per six beds; or (b) two stalls.	
T5.5	Service Trade, Homestay	One stall in addition to the parking requirement for the Dwelling Unit.	
T5.6	Institution, Day Care	(1) One stall per land use; and	
		(2) Passenger Drop-Off Stall Requirements (a) the following table indicates the minimum number of passenger drop-off stalls:	
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
46-60	5 stalls		
More than 60	2 additional stalls for each increment of 15 individuals in excess of 60		
		(b) where the applicant can demonstrate that, to the satisfaction of the Development Officer, on-street parking capacity can adequately serve as a drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum drop-off stall requirements accordingly.	
		(c) parking stalls required pursuant to this section or a condition of a discretionary use permit shall not be used to satisfy the drop-off stall requirements.	
		(d) all on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.7	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.15 shall apply.	

TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle Stall Requirements	
T5.8	All other land uses	On a lot where: (a) At least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) The lot contains at least 20 Dwelling Units; (c) At least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Tables 6E.T2(a) through (e); and (d) At least 25% of the on-site parking is contained within a parking structure that is above or below grade.	(1) For the first 300 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 300 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.
		Otherwise	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 100 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot where the combined gross floor area of buildings is between 1,401 and 10,000 square metres, one loading stall shall be required.
- (2) On any lot where the combined gross floor area of buildings exceeds 10,000 square metres, one loading stall shall be required in addition to the requirement mentioned in subsection 6E.6.5(1).
- (3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsections 6E.6.5(1) and (2).
- (4) All loading stalls shall be clearly marked to indicate their purpose.
- (5) Notwithstanding subsections 6E.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6E.6.6(2).

- (2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 6E.T5 or not, there shall be either:
 - (a) two short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of the requirements of clause (a) and (b).
- (3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (5) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

- (1) Where required, the number of motor vehicle parking stalls existing upon Municipal Heritage Property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in sections 6E.6.4 and 6E.6.5, development of designated Municipal Heritage Property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 6E.6.8(1).

6E.7 LANDSCAPING AND AESTHETIC

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) The minimum landscaping requirements prescribed in Table 6E.T7 apply to principal land uses and developments in the Centre Square Direct Control District.

TABLE 6E.T7: CENTRE SQUARE DIRECT CONTROL DISTRICT TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	Land Use	Minimum Landscaping Requirements
T6.1	For a: <ul style="list-style-type: none"> • Dwelling, Unit; • Dwelling, Group Care; or • Dwelling, Assisted Living in a building with two units or less.	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: <ul style="list-style-type: none"> (a) a walkway; and (b) a driveway leading to an approved parking stall.
T6.2	<ul style="list-style-type: none"> • Assembly, Community • Institution, Day Care • Service, Trade Homestay 	10% total site landscaping area
T6.3	<ul style="list-style-type: none"> • Any land use in a building with three or more units; or • Planned Group 	15% total site landscaping area
T6.4	<ul style="list-style-type: none"> • Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential 	No Requirement

- (2) For all uses listed in sections T6.2 and T6.3 of Table 6E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6E.T7.
- (3) If there is a conflict between the requirements in Table 6E.T7, the most stringent requirement shall apply.
- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

- (1) The following planting ratios shall apply to all development in the Centre Square Direct Control District:
 - (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
 - (b) for every ten meters along a registered road right of way, a minimum of one deciduous tree is required; and
 - (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscape area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaped area, as required by subsection 6E.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) ceremonial route (refer to 6E.7.3(1)(b));
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Albert Street is listed as a Ceremonial Route. Therefore, developments on lots adjoining Albert Street may be subject to additional requirements in the *Design Standards*.
- (4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Centre Square Direct Control District shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Centre Square Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any storage area that is outdoors or partially outdoors; and