Section 11.1 – Transit Oriented Corridor Mixed Use (TOC1) Zone

Section 11.2 – Transit Oriented Corridor Local Commercial (TOC2) Zone

Section 11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone

Section 11.4 – Transit Oriented Corridor Mixed Use High Density (TOC4) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
11.1.3 d)	In addition to Subsection i) and	In addition to Subsection i) and	The wording has been changed to be consistent		
iii)	notwithstanding Subsection ii), the	notwithstanding Subsection ii),	with the same height regulations in the CMU		
	minimum building height may be	any building height above 11.0	Zones. The change creates clarity and consistency.		
	equivalently increased as the yard	metres may be equivalently			
	increases beyond the minimum	increased as the yard increases			
	yard any building height above	beyond the minimum yard			
	11.0 metres may be	requirement established in			
	equivalently increased as the	Subsection 11.1.3. b) and c), when			
	yard increases beyond the	abutting a Residential or Institutional Zone, to a maximum			
	minimum yard requirement established in Subsection 11.1.3.	of 22.0 metres.			
	b) and c), when abutting a	or zz.o menes.			
	Residential or Institutional Zone.				
	to a maximum of 22.0 metres.				
11.2.1	Permitted Uses	Permitted Uses	Amendment changes the name of the defined use for		
11.4.1			clarity.		
	Dwelling Unit in conjunction with a	Dwelling Unit, Mixed Use			
	Commercial Use, Mixed Use	-			
11.2.1.1 i)	Notwithstanding Subsection	Notwithstanding Subsection	Amendment changes the name of the defined use		
1)	11.2.1, a Dwelling Unit(s) in	11.2.1, a Dwelling Unit(s), Mixed	for clarity. Does not change the intent of the		
	Conjunction with a Commercial	Use shall only be permitted above	regulation.		
	Use, Mixed Use shall only be	the ground floor.			
	permitted above the ground floor.				
11.3.1.1iv)		11.3.1.1	Amendment is to correct the numbering of the		
	Restricted Uses iv) ii)	Restricted Uses ii)	subsection from iv) to ii) and does not change the		
			intent of the regulation.		

Section 11.1 - Transit Oriented Corridor Mixed Use (TOC1) Zone

Section 11.2 – Transit Oriented Corridor Local Commercial (TOC2) Zone

Section 11.3 – Transit Oriented Corridor Multiple Residential (TOC3) Zone

Section 11.4 – Transit Oriented Corridor Mixed Use High Density (TOC4) Zone

Section	Proposed Change	Proposed Revised Zone Regulation	Rationale		
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added					
11.3.2e) iii)	In addition to Section i) above and notwithstanding Section ii) above, the minimum building height may be equivalently increased as the yard increases beyond the minimum yard any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 11.3.2 b) and c) above, when abutting a Residential or Institutional Zone, a maximum of 22.0 metres.	In addition to Section i) above and notwithstanding Section ii) above, any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 11.3.2 b) and c) above, when abutting a Residential or Institutional Zone, a maximum of 22.0 metres.	The wording has been changed to be consistent with the same height regulations in the CMU Zones. The change creates clarity and consistency.		
11.4.1.1 i) 1) A.	Notwithstanding Subsection 11.4.1, a Dwelling Unit(s) in conjunction with a Commercial Use, Mixed Use shall only be permitted above the ground floor.	Notwithstanding Subsection 11.4.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor.	Amendment changes the name of the defined use for clarity. Does not change the intent of the regulation.		