

# Land Use District Comparison

## Land Use Changes

Land Uses	CBD1 - Central Business District	FRA1 – Franklin Core
Limited Commercial <sup>i</sup>	Not included	Discretionary Use
Neighbourhood Commercial <sup>ii</sup>	Permitted Use	Not included
Service Commercial <sup>iii</sup>	Discretionary Use	Permitted Use
Accessory Surface Parking	Discretionary Use	Permitted Use

## Changes to Regulating Plan Areas

Provisions	CBD1 - Central Business District	FRA1 – Franklin Core	
<b>Site Access</b>	<b>Vehicular Entrances Permitted</b>	Driveways are Discretionary	Driveways permitted
	<b>Vehicular Entrances</b>	Driveways are Discretionary, but shall at least meet: Min. 12m separation from intersection. Max. avg. 1 driveway per 30m of block frontage, right-in, right-out only	Min. 12 m separation from intersection. Max. avg. 1 driveway per 30 m of block frontage, right-in right-out only
	<b>Vehicular Entrance Width</b>	N/A	Max. 9m (surface) Max. 14 m (garage)
	<b>Pedestrian Accesses Req'd</b>	N/A	Min. 1
	<b>Through Block Connection Types Permitted</b>	Narrow Street 1; Narrow Street 2; Lane / Universal Access Street	Parking Street; Narrow Street 1; Narrow Street 2; Multi-Use Path; Lane / Universal Access Street
<b>Building Siting and Massing</b>	<b>Front Street Facing Setback</b>	1m at grade. See Building Frontage Types for setbacks.	See Building Frontage Types to determine applicable setback
	<b>Maximum Podium Height</b>	6 Storeys or 20m	No regulations
	<b>Maximum Tower Height</b>	See City Centre Height Map	No regulations
	<b>Tower Location</b>	Min. 3m setback from Street face of Podium Min. 20m spacing between Towers	No regulations
	<b>Maximum Tower Floor Plate</b>	Residential: 1,200m <sup>2</sup> Office: 3,500m <sup>2</sup>	No regulations

	<b>Minimum amount of Mid-Block Public Open Space Required</b>	600m <sup>2</sup>	No regulations
	<b>Required location of Mid-block Public Open Space</b>	Located adjacent to through block connection, a minimum of 25m from street, however up to 20% of the midblock public open space may be located adjacent to the street.	No regulations
	<b>Maximum Podium or Tower Span over East-West Through Block Connection</b>	75m	No regulations
<b>Frontage Requirements</b>	<b>Building and Landscape Frontage Types Permitted</b>	Podium Linear Podium Forecourt Podium Porch / Stoop / Terrace Low Wall and Trellis Urban Fence or Wall	Linear Forecourt Porch/Stoop /Terrace Wrap Landscape Low Wall and Trellis

## Changes to Additional Provisions

<b>Additional Provisions</b>	<b>CBD1 - Central Business District</b>	<b>FRA1 – Franklin Core District</b>
<b>Drive-Thru Component as an Accessory Use</b>	Not included	Discretionary Use

<sup>i</sup> LIMITED COMMERCIAL means a Development designed, intended and/or used for assembling, auctioning, warehousing and/or storage, cleaning, servicing, repair and maintenance of goods and materials. LIMITED COMMERCIAL includes, but is not limited to: AUCTIONEERING FACILITY; CONTRACTOR, LIMITED; CUSTOM MANUFACTURING; EQUIPMENT RENTAL; FLEET SERVICE; HOUSEHOLD EQUIPMENT REPAIR; and WAREHOUSE AND STORAGE as defined in Section 10 of this Bylaw.

<sup>ii</sup> NEIGHBOURHOOD COMMERCIAL means a Development, that does not exceed a Gross Floor Area of 1,000 m<sup>2</sup>, designed, intended or used to serve neighbourhood residents for: the purpose of receiving, storing and retailing consumer goods to the general public; or, providing personal services. NEIGHBOURHOOD COMMERCIAL includes, but is not limited to: CHILD CARE FACILITY; PERSONAL SERVICE FACILITY; RETAIL STORE, GENERAL; and RETAIL STORE, CONVENIENCE as defined in Section 10 of this Bylaw.

<sup>iii</sup> SERVICE COMMERCIAL means a Development designed, intended or used for the provision of services to businesses, vehicles, households, individuals or animals, but does not include PERSONAL SERVICE FACILITIES or health care facilities. SERVICE COMMERCIAL specifically includes but is not limited to uses related to the sale, rental, servicing and repairing of motor vehicles, fuel, oils and accessories for motor vehicles, tools, equipment, and any similar goods and services. SERVICE COMMERCIAL includes, but is not limited to: ANIMAL SERVICE FACILITY, MINOR; AUTOMOTIVE AND EQUIPMENT REPAIR; AUTOMOTIVE/RECREATIONAL VEHICLE SALES AND RENTAL; GAS BAR; RECYCLED MATERIALS DROPOFF CENTRE; SECURITY SUITE; SERVICE STATION, MAJOR; and SERVICE STATION, MINOR as defined in Section 10 of this Bylaw.