THE CORPORATION OF THE CITY OF NORTH VANCOUVER

"Zoning Bylaw, 1995, No. 6700"

CONSOLIDATED FOR CONVENIENCE – MARCH 2, 2026

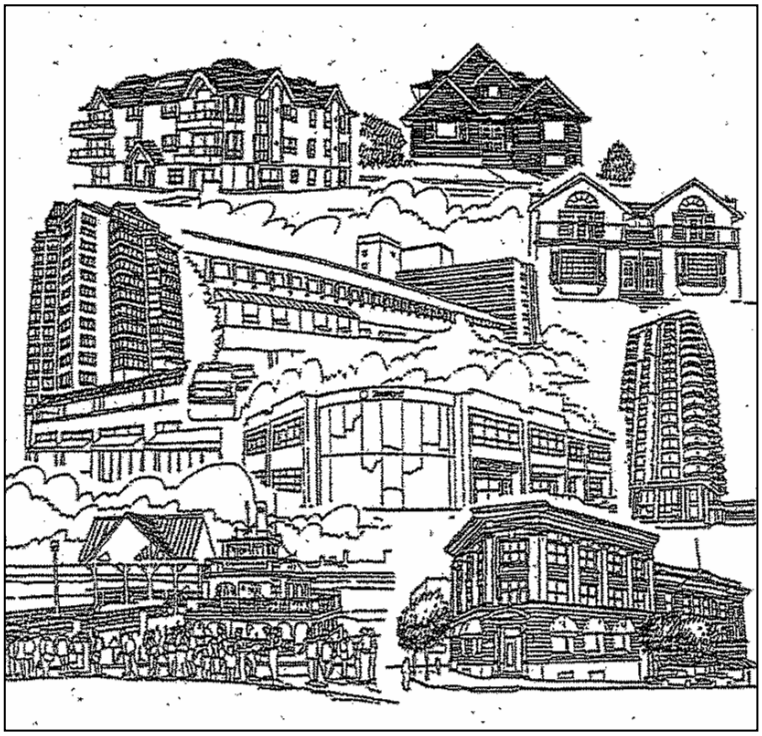
Amendment #	Adoption Date
Amendment Bylaw, 1995, No. 6748	February 12, 1996
Amendment Bylaw, 1997, No. 6935	September 22, 1997
Amendment Bylaw, 1998, No. 7046	August 10, 1998
Amendment Bylaw, 1998, No. 7091	February 1, 1999
Amendment Bylaw, 1998, No. 7092	January 25,1999
Amendment Bylaw, 1999, No. 7135	June 28, 1999
Amendment Bylaw, 2000, No. 7223	June 26, 2000
Amendment Bylaw, 2000, No. 7258	July 24, 2000
Amendment Bylaw, 2000, No. 7261	September 25, 2000
Amendment Bylaw, 2001, No. 7290	April 4, 2001
Amendment Bylaw, 2002, No. 7422	September 16, 2002
Amendment Bylaw, 2002, No. 7432	September 9, 2002
Amendment Bylaw, 2003, No. 7481	May 5, 2003
Amendment Bylaw, 2003, No. 7508	June 23, 2003
Amendment Bylaw, 2003, No. 7528	October 6, 2003
Amendment Bylaw, 2003, No. 7537	November 24, 2003
Amendment Bylaw, 2002, No. 7466	March 22, 2004
Amendment Bylaw, 2004, No. 7629	November 8, 2004
Amendment Bylaw, 2004, No. 7650	November 22, 2004
Amendment Bylaw, 2005, No. 7661	January 24, 2005
Amendment Bylaw, 2005, No. 7666	January 24, 2005
Amendment Bylaw, 2005, No. 7680	April 4, 2005
Amendment Bylaw, 2005, No. 7721	October 3, 2005
Amendment Bylaw, 2006, No. 7759	March 27, 2006
Amendment Bylaw, 2006, No. 7788	July 24, 2006
Amendment Bylaw, 2006, No. 7805	November 27, 2006
Amendment Bylaw, 2007, No. 7830	February 5, 2007
Amendment Bylaw, 2008, No. 7919	April 21, 2008
Amendment Bylaw, 2008, No. 7978	February 2, 2009
Amendment Bylaw, 2009, No. 8001	May 25, 2009
Amendment Bylaw, 2009, No. 8018	July 27, 2009
Amendment Bylaw, 2010, No. 8065	April 26, 2010
Amendment Bylaw, 2010, No. 8076	June 7, 2010
Amendment Bylaw, 2010, No. 8097	January 1, 2011
Amendment Bylaw, 2010, No. 8122	January 1, 2011
Amendment Bylaw, 2010, No. 8135	January 24, 2011
Amendment Bylaw, 2012, No. 8215	February 27, 2012
Amendment Bylaw, 2012, No. 8227	July 23, 2012
Amendment Bylaw, 2012, No. 8267	November 26, 2012
Amendment Bylaw, 2012, No. 8276	January 21, 2013
Amendment Bylaw, 2013, No. 8296	April 8, 2013

Amendment #	Adoption Date
Amendment Bylaw, 2013, No. 8301	May 6, 2013
Amendment Bylaw, 2013, No. 8307	June 24, 2013
Amendment Bylaw, 2013, No. 8314	July 22, 2013
Amendment Bylaw, 2013, No. 8327	October 28, 2013
Amendment Bylaw, 2014, No. 8351	June 9, 2014
Amendment Bylaw, 2014, No. 8337	June 16, 2014
Amendment Bylaw, 2014, No. 8352	June 23, 2014
Amendment Bylaw, 2014, No. 8346	July 21, 2014
Amendment Bylaw, 2014, No. 8350	October 20, 2014
Amendment Bylaw, 2014, No. 8391	October 27, 2014
Amendment Bylaw, 2014, No. 8404	March 30, 2015
Amendment Bylaw, 2015, No. 8418	June 15, 2015
Amendment Bylaw, 2015, No. 8407	July 7, 2015
Amendment Bylaw, 2015, No. 8421	July 7, 2015
Amendment Bylaw, 2015, No. 8441	November 23, 2015
Amendment Bylaw, 2016, No. 8459	May 2, 2016
Amendment Bylaw, 2016, No. 8464	May 30, 2016
Amendment Bylaw, 2016, No. 8470	May 30, 2016
Amendment Bylaw, 2016, No. 8482	July 11, 2016
Amendment Bylaw, 2016, No. 8516	December 5, 2016
Amendment Bylaw, 2016, No. 8521	December 12, 2016
Amendment Bylaw, 2017, No. 8529	February 27, 2017
Amendment Bylaw, 2017, No. 8558	June 19, 2017
Amendment Bylaw, 2017, No. 8575	October 16, 2017
Amendment Bylaw, 2017, No. 8578	November 6, 2017
Amendment Bylaw, 2017, No. 8598	December 11, 2017
Amendment Bylaw, 2017, No. 8484	December 11, 2017
Amendment Bylaw, 2018, No. 8635	July 16, 2018
Amendment Bylaw, 2018, No. 8642	July 23, 2018
Amendment Bylaw, 2018, No. 8609	September 17, 2018
Amendment Bylaw, 2018, No. 8692	February 4, 2019
Amendment Bylaw, 2019, No. 8693	February 4, 2019
Amendment Bylaw, 2019, No. 8705	May 6, 2019
Amendment Bylaw, 2021, No. 8818	April 12, 2021
Amendment Bylaw, 2021, No. 8863	October 4, 2021
Amendment Bylaw, 2021, No. 8882	December 6, 2021
Amendment Bylaw, 2022, No. 8883	March 7, 2022
Amendment Bylaw, 2023, No. 8952	March 27, 2023
Amendment Bylaw, 2024, No. 9030	June 17, 2024
Amendment Bylaw, 2024, No. 9084	November 4, 2024
Amendment Bylaw, 2024, No. 9093	November 25, 2024
Amendment Bylaw, 2025, No. 9031	June 9, 2025
Amendment Bylaw, 2025, No. 9100	July 7, 2025
Amendment Bylaw, 2022, No. 8939	July 14, 2025
Amendment Bylaw, 2024, No. 9066	July 14, 2025
Amendment Bylaw, 2024, No. 9094	September 8, 2025
Amendment Bylaw, 2025, No. 9127	October 6, 2025
Amendment Bylaw, 2025, No. 9115	November 17, 2025
Amendment Bylaw, 2025, No. 9137	December 8, 2025
Amendment Bylaw, 2025, No. 9147	December 8, 2025

Amendment #	Adoption Date
Amendment Bylaw, 2026, No. 9152	March 2, 2026

The Corporation of the
City of North Vancouver

ZONING BYLAW, 1995



BYLAW NO. 6700 DIV. I – IV: REGULAR ZONES

Adopted: August 28, 1995
Consolidated: March 2, 2026

BYLAW NO. 6700

A Bylaw to provide for the adoption of the "Zoning Bylaw, 1995, No. 6700"

WHEREAS, pursuant to Part 29, Division (4), of the Municipal Act, the Council may, by Bylaw, provide for the adoption of Zoning, Parking and other land use regulations within the municipality;

AND WHEREAS, the Council in its consideration of this Bylaw, has had due regard to the requirements of said Act;

NOW THEREFORE, the Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as the **"Zoning Bylaw, 1995, No. 6700".**

2. The document entitled "The Corporation of the City of North Vancouver Zoning Bylaw, 1995, No. 6700" a copy of which is hereto annexed and marked Document "A" (June 26, 1995), and schedules thereto, which form the total content of this Bylaw, is hereby ratified and enacted as the "Zoning Bylaw, 1995, No. 6700" of the City of North Vancouver.

3. The "Zoning Bylaw, 1967, No. 3778" and all amending bylaws thereto, are hereby repealed in their entirety.

4. The "Parking Bylaw, 1991, No. 6149" and all amending bylaws thereto are hereby repealed in their entirety.

READ a first time by the Council on the 20th day of March, 1995.

READ a second time by the Council on the 26th day of June, 1995.

READ a third time and passed by the Council on the 24th day of July, 1995.

RECONSIDERED and finally adopted by the Council, signed by the Mayor and City Clerk and sealed with the Corporate Seal on the 28th day of August, 1995.

"John E. Loucks", Mayor
"Bruce A. Hawkshaw", City Clerk

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DIVISION I: ADMINISTRATION

Purpose

The “Zoning Bylaw, 1995, No. 6700” presents regulations for the use and development of lands, buildings and structures in the City of North Vancouver. For convenience, the Bylaw is divided into Divisions and Parts which should be read together to gain a complete understanding of the Zoning regulations within the City. Purpose statements are included with each Division, and are provided for general information only.

Purpose statements are not binding regulations. Defined terms have been capitalized to assist the user in knowing when to seek a written interpretation, as contained in Part 2. Such capitalization has been inserted for convenience only and users are advised to refer to Part 2 for interpretation regardless of whether or not capitalization has been used.

This portion of the “Zoning Bylaw, 1995, No. 6700” contains Division I “Administration”, Division II “General Zoning Standards”, Division III “Zoning District Standards”, Division IV “Parking and Loading Standards” and Division V “Inclusionary Zoning Requirements for Residential Development”. Division VI “Comprehensive Development Zones” and Division VII “Zoning Map” may be purchased or viewed at City Hall.

Zoning standards are periodically amended by Council, as provided for in the *Local Government Act*. Users requiring up-to-date Zoning information are therefore advised to contact City Hall to confirm the Zoning designations and corresponding regulations applicable to any individual site.

Members of the public interested in land use or development regulations in the City should also refer to other City bylaws and standards which may be applicable. These may include but are not limited to, the Official Community Plan, Development Permit Guidelines, the Subdivision and Development Control Bylaw, Building Bylaw, Sign Bylaw, Business License Bylaw and Development Procedures Bylaw, all as amended from time to time.

Members of the Public should also be aware of other land use regulations aside from the Zoning Bylaw which include but are not limited to, Development Variance Permits, Development Permits, Heritage Revitalization Agreements, Land Use Contracts as well as Covenants, Easements and Rights-of-Way. *[Bylaw 7537 November 24, 2003]*

Division I "Administration" which follows, contains Zoning definitions, basic Zoning provisions and matters related to the enforcement, amendment and status of this Bylaw. These are presented in Parts 1, 2, 3, 3A and 3B.

PART 1: SHORT TITLE

This Bylaw may be cited as the **“Zoning Bylaw, 1995, No. 6700”**.

PART 2: INTERPRETATION

In this Bylaw, unless the context otherwise requires:

"Accessory Apartment Use" means an Accessory Use to a Civic Use or Retail-Service Group 1 Use or Retail-Service Group 1A Use where a Principal Building includes one or more Dwelling Units. *[Bylaw 9137, December 8, 2025]*

"Accessory Arcade Use" means a Use Accessory to a Commercial, Social and Recreation Facility which is normally accessible to and frequented by the public where more than two but not more than eight Amusement Machines are available for hire or rent, and for which a coin or token must be inserted, or entry fee or membership fee charged for such Use.

"Accessory Automotive Retail Use" means a retail use directly related and ancillary to the principal use of warehousing or wholesaling automotive parts.

"Accessory Bed and Breakfast Use" means an Accessory Use to a One-Unit *[Bylaw 7481 May 5, 2003]* Residential Use providing temporary accommodation for tourists where the room rate includes breakfast provided on the Premises.

"Accessory Boarding Use" means an Accessory Use to a *[Bylaw 8314, July 22, 2013]* Residential Use where a Building includes one or more Sleeping Units or bedrooms for the accommodation of boarders with or without meals.

"Accessory Coach House Use" means a detached non-stratified residential use accessory to a One-Unit Residential Use that contains a bathroom, sleeping and living area and cooking facilities subject to the provision of Section 507(13) of the Bylaw. *[Bylaw 8883, March 7, 2022]*

"Accessory Drive-Through Use" means a Use involving the delivery of goods, things or services normally permitted in that zone to patrons in standing automobiles, usually, but not exclusively, through a delivery window for consumption or use off-Site.

"Accessory Dwelling Unit" means a separated designated area within a Two-Unit Residential Use, containing toilet, bathroom, sleeping and living areas and cooking facilities permitted under Section 507(14) of this Bylaw. *[Bylaw 8296, April 08, 2013]*

"Accessory End Destination Facility" mean an Accessory Use that provides support to users of non-motorized transportation.

"Accessory Hen Keeping" means of keeping of hens subject the "Small Creature Limitation Bylaw, 2012, No. 8251" as amended from time to time.

"Accessory Home Occupation Use" means a Use Accessory to a Residential Use where the householder carries on an occupation or practices a profession; excludes ***automobile servicing and repair,*** Escort Service Use, but includes private schools and Child Care Use. *[Bylaw 7290, April 4, 2001]*

"Accessory Home Occupation - Newspaper Distribution" means an Accessory Use permitted in all zones provided adult supervision is available and carriers are limited to six in numbers, subject to the provisions of Section 507(7).

"Accessory Home Office Use" shall mean an Accessory Home Occupation Use Limited to a resident who practices a profession or conducts a business that does not include any manufacturing, producing, assembling or servicing of goods or things nor the operation of any machines other than standard office equipment. *[Bylaw 7290, April 4, 2001]*

"Accessory Lock-Off Unit Use" means a separate, designated area containing a bathroom, cooking facilities, sleeping and living areas forming part of a Dwelling Unit that is accessible through both a lockable door from the remainder of the Dwelling Unit as well as through a separate exterior access. *[Bylaw 8464, May 30, 2016]*

"Accessory Lounge Use" means the retail sale of alcohol, the majority of which is brewed or distilled on site, with food and other beverages for on-site consumption. The use is only permitted accessory to distilleries or breweries. *[Bylaw 8705, May 6, 2019]*

"Accessory Manufacturing Retail Use" means the retail sale of goods or things that are manufactured on-site, as well as complementary items. For purposes of this definition, manufacturing means assembling, fabricating, producing, or repair of goods or things. *[Bylaw 8215, February 27, 2012] [Bylaw 8705, May 6, 2019]*

"Accessory Mobile Food Vending Use" shall mean an Accessory Use to a retail building supply establishment providing for the sale of prepared foods and beverages intended for immediate consumption.

"Accessory Non-Commercial Social and Recreation Facilities" means Accessory facilities which are provided primarily for the occupants of the Principal Building, including saunas, tennis courts, squash courts, swimming pools, gymnasiums and fitness rooms, hobby rooms and meeting rooms and other similar facilities, and includes Child Care Use which is provided as a service to the community. A Child Care Use may be provided on a profit or non-profit basis.

"Accessory Office Use in the M-5 Zone" means an office Use directly related and ancillary to the permitted Principal Manufacturing Use, Wholesaling Use, or Warehousing Use on the property.

"Accessory Off-Street Loading Use" means a specific area on a Lot, either within a Building or adjacent to a Building designated and Used for the Loading and unloading of goods and materials related to the Principal Use.

"Accessory Off-Street Parking Use" means an Accessory Use providing for the Parking needs generated by a permitted Use on the same Lot; includes Parking Spaces and turning areas for access to such spaces and is limited to the Parking of vehicles for a maximum period of seventy-two hours.

"Accessory One-Unit Residential Use" *[Bylaw 7481, May 5, 2003]* means a Residential Use that is Accessory to a Retail Service Group 3 Use, a Light Industrial Use, a Marina Use or a Use permitted in a Public Use and Assembly Zone, and provides for one Dwelling Unit only.

"Accessory Recreational Retail Sales and Service Use" means a retail sales and service Use which is directly related and ancillary to the permitted Principal Uses that occur on-site, or which provide special retail sales functions, including auctions or promotional events and other similar Uses, on an occasional basis, in a recreational facility operated by either the Municipality or the Recreation Commission or both.

"Accessory Retail Use in the M-5 Zone" means a retail Use directly related and ancillary to the permitted Principal Manufacturing Use on the property.

"Accessory Retail Service Use" means a retail service Use that is fully Enclosed within a Building and is directly related and Accessory to the Principal Use on the property such as office and sales space.

"Accessory Retail Service Group 2 Use" means a Use Accessory to an Industrial Use and includes those Retail-Service Group 2 Uses and commercial display areas or showrooms which are directly related and incidental to the Principal Industrial Use carried out on the same Premises.

"Accessory Secondary Suite Use" means an attached non-stratified residential use accessory to a One-Unit Residential Use that may contain a toilet, bathroom, sleeping and living areas and cooking facilities subject to the provision of Section 507(11) of the Bylaw. *[Bylaw 8529, February 27, 2017]*

"Accessory Service Station Use" means an Accessory Retail Service Use providing for the retail sale of automotive goods and parts, or convenience household or personal goods or things, but excludes new or used car sales or rental, amusement arcades and the sale of alcoholic beverages.

"Accessory Unenclosed Storage Use" means an Accessory Use providing for the storage of goods or things utilized within a Building; includes the storage of vehicles for periods in excess of seventy-two hours, and machinery used by the Principal Use.

"Accessory Use" means a Use customarily incidental to a Principal Use located on the same Lot.

"Advertising Use" means a Use of land, of a Building exterior, or of a Structure or thing, located other than within a Building, providing for the advertising, advancing or promoting, by visible or other means, a product, service, place or event.

"Amenity Share" means a contribution to the City of North Vancouver General Reserve Fund, as an amenity as per the Local Government Act and as allocated as per the City's Density Bonus and Community Benefits Policy or at the direction of Council, to support the creation of community facilities or services city wide including, but not

limited to, community centres, libraries, museums or archives, waterfront enhancements, parks or playgrounds, recreation facilities or swimming pools, child care, affordable housing and sustainable transportation projects subject to the provision of Section 418 of this Bylaw. *[Bylaw 8464, May 30, 2016]*

"Amphibian" means a cold-blooded vertebrate of the class Amphibia, with gilled aquatic larvae and air breathing adults, having moist skin without scales or with small, hidden scales, and which deposit eggs in water, or other moist, protected locations. Shall include, but not be limited to frogs, toads and salamanders. *[Bylaw 7092, January 25, 1999]*

"Amusement Machine" means a device which is mechanically, manually, electrically, or automatically operated for the purpose of providing amusement, entertainment, recreation, a game or contest of any description, and shall include video and computerized devices, but excludes pool and billiard tables, bowling alleys, and Vending Machines.

"Apartment Residential Use" means a building divided into seven or more dwelling units with common or shared above grade entrances or interior passageways, which provide access to the outside. *[Bylaw 9127, October 6, 2025]*

"Assembly Use" means a Use providing for the assembly of persons for religious, charitable, philanthropic, cultural, or private educational purposes; includes churches, auditoriums, youth centres, halls, and private schools.

"Automobile Accessory" means any device or thing customarily attached to or carried within a motor vehicle for the purpose of improving the mechanical operation, enhancing the appearance, or increasing the safety of such motor vehicles.

"Automobile Broker" means the wholesale distribution of automobiles; excludes retail sales to the general public.

"Average Grade" means the average of:

(1) The highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure; and

(2) The lowest finished ground level at the perimeter outside wall of the Structure (excluding sunken patios to a combined maximum 9.29 square metres (100 square feet) and window wells). *[Bylaw 7135, July 23, 2012]*

"Balcony" means a platform providing useable outdoor space that:

(1) projects from a building or is recessed into a building above the ground floor;
(2) is only accessed from within the building;
(3) may be covered by a roof or floor above; and
(4) meets the definition of an Open Appendage.

[Bylaw 8863, October 4, 2021]

"Basement" means the space between two floor levels, the lower floor of which is more than one foot but less than five feet below Average Grade.

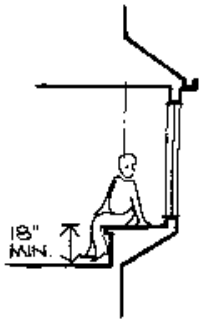
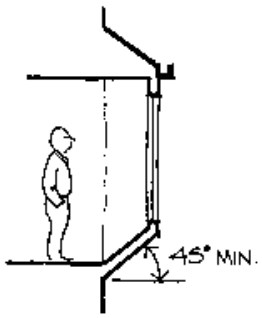
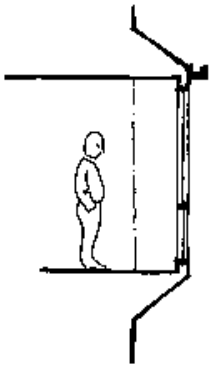
“Basement (Accessory Coach House Use)” means non-habitable storage space directly below the First Storey of an Accessory Coach House, without windows or plumbing, except for plumbing directly servicing mechanical equipment, the area of which does not exceed the area of the First Storey, and where Cooking Facilities are prohibited; *[Bylaw 8642, July 23, 2018] [Bylaw 8692, February 4, 2019]*

“Basement (One-Unit and Two-Unit Residential)” means the space directly below the First Storey of a Principal Building in a One-Unit or Two-Unit Residential Use, partially below grade, and the area of which does not exceed the area of the First Storey; *[Bylaw 8642, July 23, 2018]*

"Bay Window" means a rectangular, curved, or polygonal window, or a group of windows which is cantilevered from the Building wall as illustrated in Figure 2-1, and is more than 50% glazed on *the largest* exterior side. *[Bylaw 7537, November 24, 2003]*

Figure 2-1 – BAY WINDOW STANDARDS

The following diagram presents typical Bay Window designs and the manner in which each is regulated for siting, Lot coverage and Gross Floor Area:

Cross-Section of Bay Window	Description
	**Type "A" Boxed Bay Window** *Siting exception as per Section 410(1) *Exempt from Lot Coverage
	**Type "B" Sloped Bay Window** *Siting exception as per Section 410(1) *Exempt from Lot Coverage
	**Type "C" Full Bay Window** (With floor extension) *Siting exception as per Section 410(1)

"Belly Dancer" means a clothed person who performs a solo dance emphasizing movements of the belly and who does not remove all or part of his or her clothing during the performance, show or exhibition.

"Bicycle Compound" means a portion of a floor without solid opaque walls for Secure Bicycle Parking Use.

"Bicycle Locker" means a fully enclosed space that is limited to one Secure Bicycle Parking space.

"Bicycle Parking Space" means an area of land or Building used for Short-Term or Secure Bicycle Parking.

"Bicycle Room" means a portion of a floor with solid opaque walls for Secure Bicycle Parking Use.

"Bingo" means the game of chance played with printed matter having numbered squares corresponding to numbers drawn at random and won by covering a pre-established pattern of such squares.

"Bingo or Casino Management Company" means a company which provides a Bingo or casino Site, management, equipment and professional personnel for the purpose of conducting a Bingo or Casino Gaming event.

"Body Rub Use" includes the manipulating, touching or stimulating by any means, of a person's body or part of the body, for the payment of a fee, but does not include medical, therapeutic or cosmetic massage treatment, or therapeutic touch therapy given by a Massage Therapist (Registered) or a Massage Provider (Unregistered) as defined within the City of North Vancouver Business License Bylaw, 1973, No. 4513, or a person duly licensed, certified or registered under any statute of the Province of British Columbia governing such activities, other than the *Local Government Act*. *[Bylaw 7261, September 25, 2000]*

"Bounded By" with reference to a Landscape Screen or curb means that such a Structure is continuous except for driveways and walkways.

"Building" means a Structure wholly or partly Enclosed by a roof or roofs supported by walls or columns and Used For the shelter or accommodation of persons, animals, chattels, or things.

"Building, Accessory" means a secondary Building Used for an Accessory Use.

"Building Envelope" means a three dimensional space created by vertically projecting the Building Grades to the maximum Height level. *[Bylaw 8464, May 30, 2016]*

"Building Grades" means the elevations of the points of intersection of the Front and Rear Lot Lines with the side Lot lines, as determined by a British Columbia Land Surveyor *or the City Engineer. In the event of a conflict between the grades, the*

Building Grades provided by the City Engineer shall take precedence. *[Bylaw 6935, September 22, 1997]*

"Building, Principal" means a main Building, the major floor level or the majority of the floor space of which is Used For a permitted Principal Use.

"Bulk Plants" means facilities where commodities are received by connections to pipelines, or in bulk from tank cars, tank vehicles, tank vessels or barges, but does not include Service Station Use, and where the commodities stored in tanks are then shipped out by the same or other means to other terminals or to the Premises of consumers.

"Cannabis" means any part of the cannabis plant, and includes its preparations and derivatives and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, but does not include: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed, or branch, and fiber derived from such stalks; and the roots of any part of the root of a cannabis plant. *[Bylaw 8609, September 17, 2018]*

"Cannabis – Licensed Medical Production" means Cannabis Production or Cannabis Sales by a Licensed Producer under the Access to Cannabis for Medical Purposes Regulations SOR/2016-230 or successor legislation, in a manner authorized by those Regulations. *[Bylaw 8609, September 17, 2018]*

"Cannabis Production" means the use of any land, building or structure for the growing, production, processing, destruction, storage or distribution of Cannabis, but does not include Cannabis Sales. *[Bylaw 8609, September 17, 2018]*

"Cannabis Sales" means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist in a British Columbia regulated Pharmacy. *[Bylaw 8609, September 17, 2018]*

"Car Wash – Automatic" means an automated facility for the washing or cleaning of motor vehicles that is the Principal Use of the property it occupies, and employs the use of automated brushes, blowers or conveyor systems.

"**Car Wash – Automatic Use"** means a Use providing for the washing or cleaning of motor vehicles by a Car Wash – Automatic.

"Car Wash – Manual" means one and not more than one manually operated car wash Stall not more than 3.658 metres (12 feet) wide by 6.096 metres (20 feet) long, for the washing or cleaning of motor vehicles, that does not incorporate the Use of automated brushes and blowers and does not employ any type of conveyor system.

"Casino Gaming" means games known as blackjack and roulette and approved forms of wheels of fortune played at a function held by an organization licensed to carry out such a function by the British Columbia Gaming Commission.

"Cellar" means the space directly below the First Storey, the lower floor of which is more than 1.52 metres (5 feet) below Average Grade and the area of which does not exceed the area of the First Storey. *[Bylaw 8464, May 30, 2016]*

"Cellar (Accessory Building)" means an unheated and unfinished space between two floor levels of an Accessory Building, without windows or plumbing, the lower floor of which is directly below the floor above, where Cooking Facilities are prohibited. *[Bylaw 8459, May 2, 2016]*

"Cedar Village Residential Use" means a Residential Use having three or more Dwelling Units on the original Lot, each of which shall have a separate outside entrance, and may:

(1) Be located on a separately registered parcel of land within the original Lot;

(2) Be a share unit of a commonly held parcel of land, Buildings, or other facilities within the original Lot;

(3) Be structurally detached or attached to any other residential Dwelling Unit.

"Child Care Use" means a facility providing care for children, including an opportunity for social, emotional, physical and intellectual growth, which is licensed under the Child Care Regulations made pursuant to the Provincial Childcare Licensing Regulations.

"City" means The Corporation of the City of North Vancouver.

"City Engineer" means the person appointed by Council as the Approving Officer".

"Civic Use" means a Use providing for public functions; includes federal, provincial, and municipal offices and yards, schools, colleges, public hospitals, community centres, recreational facilities, public theatres, libraries, museums, parks, playgrounds, cemeteries, freeways, and waterways.

"Coach House, Accessory" means a secondary Building used for an Accessory Coach House Use subject to the provisions of Section 509 and Section 507(13) of this Bylaw.

"Commercial Bingo and Casino Gaming Hall" means lands and Premises where a Bingo or Casino Management Company is involved in the operation of Bingo, Casino Gaming or any other form of gaming approved by the British Columbia Gaming Commission.

"Commercial Social and Recreation Facilities", means the provision of social or recreational activities or facilities for the purpose of gain or profit, and includes bowling alleys, pool and billiard halls, roller skating rinks, theatres, recreation and social clubs, racquet sport clubs and licensed Premises.

"Community Amenity Use" means a use accruing broad public benefit, such as:

- Civic Use;

- Arts and cultural facilities;
- Child care facilities;
- Community centres;
- Community meeting or activity spaces;
- Multi-modal transportation facilities;
- Public education facilities;
- Public libraries; and
- Recreation facilities.

[Bylaw 8482, July 11, 2016]

"Comprehensive Development or 'CD'" means a Site specific development containing any number of Buildings, Uses or Lots planned in an integrated manner.

"Concealed Parking" means an Off-Street Parking Use or an Accessory Off-Street Parking Use located within the Lot Coverage of a Principal Building, or underground.

"Cooking Facility or Facilities" means the main means of cooking a meal within a Dwelling Unit and includes gas or electric ranges or stoves, microwave ovens, counter-top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such Cooking Facility or any combination of such cooking facilities, and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities.

"Corner Lot" means a Lot which fronts on two or more Streets which intersect at an interior angle of 135 degrees or less.

"Corporation" means the Corporation of the City of North Vancouver.

"Courtyard" means the area of a Lot bounded on two or more sides by one or more Principal Buildings on the same Lot. *[Bylaw 8464, May 30, 2016]*

"Crawl Space" means the lowest floor area of a structure, with a floor to ceiling height of less than 1.2m, and a distance of either:

(1) 1.7m or less, measured from the underside of the supporting joist or structural slab directly above, to the underside of the adjacent exterior load bearing footing, excluding minimum required stepping of footings as required by the British Columbia Building Code; or

(2) 1.2m or less, measured from the underside of the supporting joist or structural slab directly above, to the surface of a permanent 6 inch thick slab, reinforced with a minimum of 6x6x#6 steel mesh, placed on fill compacted to 90% proctor;

and with no exterior or interior glazing, and accessed by not more than one hatchway per crawlspace, which may be a maximum of 1219mm (48 inch) by 1219mm (48 inch). *[Bylaw 7422, September 16, 2002]*

"Crossing" means a sidewalk, curb or boulevard Crossing for vehicular access.

"Dangerous Goods" means Explosives, propane, propylene, vinyl chloride, sulphur dioxide, chlorine, ammonia (anhydrous) and liquefied ammonia solutions, propylene oxide, gasoline, aviation fuel, dichlorethane, vinyl acetate, toluene, methanol, styrene monomer, calcium carbide, hydrogen peroxide, sodium chlorate, calcium or sodium cyanide, phenol, pesticides/herbicides, radioactive material, fissile, sulphur acids, hydrochloric acid, sodium hydroxide, polychlorinated biphenyls, perchloroethylene, dichlorobenzene, pentachlorophenols, crude oil, waste oil, potassium cyanide.

"Day Care Use" shall have the same meaning as "Child Care Use".

"Deck" means a platform providing useable outdoor space that:

(1) projects from a building and is generally supported on posts;
(2) is accessed from within the building, and may also be accessed from grade;
(3) generally has a surface height, at any point, greater than 1.0 metres (3.28 feet) above grade; and
(4) meets the definition of an Open Appendage.

[Bylaw 8863, October 4, 2021

"Design Verification Report" means the document, signed by the Coordinating Registered Professional or Registered Professional of Record (as defined in the British Columbia Building Code), stating that the components necessary for energy standard compliance, as stated in the Energy Standard and energy model (if applicable), have been reflected in the building design. The template of this Report will be provided by the City and may be amended from time to time to the satisfaction of the Director of Community Development. *[Bylaw 8307, June 24, 2013]*

"Design Verification Letters" means the letters covering the relevant Sections/Parts of the Energy Standard pursued, submitted as required by and along with the Design Verification Report. *[Bylaw 8307, June 24, 2013]*

"Disability Parking Space" *[Bylaw 7650, November 22, 2004]* means a Parking Space designated and reserved for a person whose ability to walk is impaired as a result of physical disability.

"Dwelling Unit" means a building, or portion of a building that is self-contained and is used for the living accommodation of one or more persons. *[Bylaw 7537 November 24, 2003] [Bylaw 9137, December 8, 2025]*

"Educational Bee Keeper" shall have the same meaning as the definition contained within the "Hobby Bee Keeping Bylaw, 2009, No. 7985", as amended from time to time;

"Electric Vehicle" means a vehicle that uses electricity for propulsion and that can use an external source of electricity to charge the vehicle's batteries. *[Bylaw 8693, February 4, 2019]*

"Electric Vehicle Energy Management System" means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power to the loads and consisting of any

of the following: a monitor(s), communications equipment, a controller(s), a timer(s), and other applicable device(s). *[Bylaw 8693, February 4, 2019]*

"Enclosed" means a use occurring inside of a building.

"Enclosed Balcony" means a Balcony on the exterior of a building that is:

(1) not compliant with the unenclosed requirements of an Open Appendage;
(2) finished as an exterior space capable of being left open to the elements with drainage to allow for rain penetration; and
(3) enclosed with openable windows.
[Bylaw 8863, October 4, 2021]

"Energized Outlet" means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment. *[Bylaw 8693, February 4, 2019]*

"Escort Service Use" means a Use providing or furnishing male or female partners for social occasions and companionship for a fee.

"Exotic dancer" means a person who begins the performance, show or exhibition in the nude or who removes all or part of his or her clothing during the performance, show or exhibition.

"Exotic performance" means a performance, show or exhibition wherein a person begins the performance, show or exhibition in the nude or who removes all or part of his or her clothing during the performance, show or exhibition.

"Explosives" means an explosive substance or a pyrotechnic substance, or an article containing one or more such substances intended to be Used For the effects of its explosion or for pyrotechnic purposes.

"Exterior Side Lot Line" (see "Lot Line, Exterior Side").

"Exterior Wall" means the vertical structure providing weather protection, insulation and/or structural support for a Building. *[Bylaw 8464, May 30, 2016]*

"Family" means the persons sharing a household, consisting of (a) two or more persons related by blood, marriage, adoption, or foster parenthood, or (b) three or fewer unrelated persons; excludes roomers and boarders.

"Farmers Market" means a Use providing only for the sale at retail of Canadian grown fruits and vegetables on a temporary basis.

"Fence" see "Structure, Accessory".

"First Storey" means the Storey above the Basement or Cellar of a Building, but where no Basement or Cellar exists, then the lowest Storey of a Building.

"Flood Construction Level" has the meaning ascribed to it in the Sewerage and Drainage Utility Bylaw, 1995, No. 6746, as amended. *[Bylaw 8337, June 17, 2014]*

"Floor Area (Accessory Building)" means the total area of all floors in each Accessory Building on a Lot, measured to the extreme outer limits of each Accessory Building including Accessory Building Cellars. *[Bylaw 8459, May 2, 2016]*

"Floor Space Ratio" means a figure obtained by dividing the Gross Floor Area of the Buildings by the Site area.

"Front Lot Line" (See "Lot Line, Front").

"FSR" means Floor Space Ratio.

"Full Service Pump" means a gasoline pump where fuel must be dispensed by personnel of the business retailing the fuel. *[Bylaw 7046, August 10, 1998]*

"Garden Structure" means any Structure Used For ornamental or recreational purposes by residents of a residential Building; includes swimming pools, Fences, walls, patios, tennis courts, playgrounds, Trellis, gazebos with no waterproof roof, and excludes any Building.

"Grain Elevator Use" means a Use providing for the receiving, shipping, handling or storing of agricultural commodities such as barley, corn, cottonseed, flaxseed, milo, oats, wheat, rice, safflower seed, soybeans and similar products.

"Green Building System" means: *[Bylaw 8391, October 27, 2014]*

(1) Equipment that converts, stores, transfers (or combination thereof) energy from a renewable energy source. This includes equipment used to support Solar Collectors, Small Wind Energy Systems, heat pump systems, waste heat recovery systems and biomass systems; *[Bylaw 8391, October 27, 2014]*

(2) Equipment that stores and treats (if necessary) rainwater, grey water or both, on site. *[Bylaw 8391, October 27, 2014]*

"Green Roof" means an extension of an above grade roof that allows vegetation to grow in a growing medium, achieved by one of the following strategies: *[Bylaw 8391, October 27, 2014]*

(1) Extensive Green Roofs involve shallow planting media, drought-resistant plants, and are typically suited for installation on existing roofs; *[Bylaw 8391, October 27, 2014]*

(2) Intensive Green Roofs involve deeper planting media, a broad range of plant species, and may require roof structure upgrades. *[Bylaw 8391, October 27, 2014]*

"Green Wall" means an extension of an above grade exterior wall that allows vegetation to grow in a growing medium. *[Bylaw 8391, October 27, 2014]*

"Greenhouse" means a permanent or temporary Structure used for growing and cultivating edible and ornamental plants. *[Bylaw 8391, October 27, 2014]*

"Gross Floor Area" means the total area of all the floors in each Building on a Lot, measured to the extreme outer limits of each Building, including all suites or Dwelling Units, commercial areas, recreational areas, and all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases and stairwells, including any area under staircases and stairwells *[Bylaw 7537 November 24, 2003]* mezzanines, elevator shafts and Accessory Buildings, but excluding:

(1) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) up to a maximum exclusion of 0.305 metres (12 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour; *[Bylaw 8464, May 30, 2016]*

(2) Any Accessory Building or portion of a floor used for Parking, Short-Term and Secure Bicycle Parking, or providing vehicular, bicycle or common pedestrian access to Parking areas, unless such Parking is a Principal Use;

(3) Any portion of a floor Used For common laundry purposes, unless such laundry is Principal Use;

(4) Any portion of a crawl space with a Height of 1.22 metres (4 feet) or less measured from the floor surface to the underside of the joists or slab directly above it;

(5) Any portion of a Basement, Cellar, or crawl space containing common electrical, mechanical, or elevator machine rooms;

(6) Common electrical, mechanical, or elevator machine rooms located above a Basement, Cellar or Crawl Space, if these elements are required to be so located in order to comply with the Flood Construction Level; *[Bylaw 8558, June 19, 2017]*

(7) Any portion of a penthouse containing electrical, mechanical, elevator, or ventilating machinery;

(8) Any portion of an Accessory Building for non-commercial storage or gardening;

(9) Architectural features containing no floor area which are permitted as projections into required yards; *[Bylaw 8391, October 27, 2014]*

(10) Unenclosed swimming pools;

(11) Open Appendages, as follows:

    (a) Balconies, Porches and Decks;

(b) Corridors, stairways, and landings that provide required access to habitable rooms, up to a maximum of 10% of Gross Floor Area;
[Bylaw 8863, October 4, 2021]

(12) Storage areas located in a basement or cellar, plus lobby areas up to a combined maximum of either 0.1 FSR, or 10% of the total Gross Floor Area of the building, whichever is greater. Storage areas exempted through this section shall have no exterior glazing and shall not be contiguous with a principal use; *[Bylaw 6935, September 22, 1997]*

(13) Common recycling and garbage storage facilities, located on any floor level, up to the maximum excluded floor area per Building Type, in Figure 4-3; *[Bylaw 8391, October 27, 2014]*

(14) For provision of Adaptable Design Dwelling Units as follows:

(a) 1.9 square metres (20 square feet) for each Level 2 Adaptable Design Principal Dwelling Unit; and
(b) an additional 2.3 square metres (25 square feet) for each Level 3 Adaptable Design Principal Dwelling Unit;
[Bylaw 8464, May 30, 2016]

(15) Non-commercial social, recreational and amenity area, provided for the common use and enjoyment of residents and held in common ownership, up to a maximum 5% of total Gross Floor Area; *[Bylaw 8441, November 23, 2015]*

(16) Any portion of floor area open to below which is used exclusively for Natural Ventilation (Induced-Ventilation) up to a maximum of 1% of the Gross Floor Area; *[Bylaw 8391, October 27, 2014]*

(17) Green Building Systems, provided that:

(a) any portion of a floor containing an in-suite Heat Recovery Ventilator, up to a maximum of 1.39 square meters (15 square feet) for each dwelling unit, provided that the system be located in an accessible location within each dwelling unit, having a minimum headroom clearance of 2.0 meters (6.5 feet), and be designed and tested to meet the CSA Standard CAN/CSA-F326; or *[Bylaw 8391, October 27, 2014]*
(b) any portion of a mechanical room containing a Green Building System not used as the primary source of domestic hot water or space heating, up to a maximum of 9.29 square meters (100 square feet) for each building, provided that the system be located in an accessible location within the building, having a minimum headroom clearance of 2.0 meters (6.5 feet); *[Bylaw 8391, October 27, 2014]*

(18) With the exception of Townhouse Use, common stairways and landings where:

(a) the stairway is visible from the principal point of entry and no turns or obstacles prevent the visibility of or accessibility to the qualifying staircase;
(b) signage is located at elevators and escalators to encourage stair use; and

(c) the stairway is open to the surrounding floor area or includes transparent glazing at each floor level of at least 0.93 square metres (10 square feet);

[Bylaw 8464, May 30, 2016]

(19) Cellars in a Ground-Oriented Residential, Apartment Residential or Mixed Use Zone provided that:

(a) the floor area is part of a Dwelling Unit or Commercial Use not solely located in a Cellar; and
(b) a minimum of 40% of the floor area of the Dwelling Unit or Commercial Use is located on or above the First Storey;

[Bylaw 8464, May 30, 2016]

(20) For provision of Accessory Lock-Off Dwelling Units to a combined maximum of 0.15 times the Lot Area as follows:

(a) 14 square metres (151 square feet) for each Accessory Lock-Off Dwelling Unit; and
(b) an additional 10 square metres (108 square feet) for each Accessory Lock-Off Dwelling Unit that:
    (i) meets Level 2 Adaptable Design Dwelling Unit requirements in accordance with Section 423 of this Bylaw; and
    (ii) is accessible from a Street or public greenway without the use of stairs;

[Bylaw 8464, May 30, 2016]

(21) Any area of a Dwelling Unit located in a Basement or Cellar within:

(a) a Rental Apartment Residential Use; or
(b) Building issued a building permit for more than three Dwelling Units prior to 1985;

[Bylaw 8464, May 30, 2016]

(22) Open to below areas in a Residential or Mixed Use Zone shall be counted twice in Gross Floor Area calculations with the exception of areas that:

(a) measure less than 4.6 metres (15.1 feet) from the floor to the ceiling directly above;
(b) form part of a non-commercial social, recreational and amenity area held in common ownership;
(c) form part of a Commercial Use; or
(d) are used exclusively for Natural Ventilation (induced ventilation);

[Bylaw 8464, May 30, 2016]

(23) Roof Decks. *[Bylaw 8863, October 4, 2021]*

"Gross Floor Area (One-Unit and Two-Unit Residential)" means the total areas of all the floors of the Principal Building on a Lot, measured to the extreme outer limits of the Building, including all Basements, Cellars, Habitable Rooms, bathrooms, utility rooms,

furnace rooms, attached Parking garages and carports, storage areas, internally accessible attic space, workshops, hallways, landings, stairwells, mezzanines, but excluding: *[Bylaw 8642, July 23, 2018]*

(1) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) provided:

(a) a maximum exclusion of 0.25 metres (9.8 inches); and
(b) the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour; *[Bylaw 8464, May 30, 2016]*

(2) Any portion of a crawl space or internally accessible attic space with a height of 1.22 metres (4 feet) or less, measured from the floor to the joists or slab directly above it;

(3) Deleted *[Bylaw 8122, December 6, 2010]*

(4) Architectural features containing no floor area which are permitted as projections into required yards;

(5) Balconies and Porches that are Open Appendages; *[Bylaw 8863, October 4, 2021]*

(6) Unenclosed swimming pool;

(7) Any portion of a Basement or Cellar which was issued a Building Permit prior to January 1, 2019;

(8) Open to below areas except when they are double height with a dimension exceeding 4.57 metres (15 feet) measured from the floor to the ceiling directly above, at which point the open to below area will be counted twice in Gross Floor Area (One-Unit and Two-Unit Residential *[Bylaw 8464, May 30, 2016]*) calculations; *[Bylaw 8227, July 23, 2012]*

(9) Any portion of a mechanical room containing a Green Building System, up to a maximum of 9.3 square metres (100.1 square feet) provided that:

(a) the system is located in an accessible location within the building; and
(b) has a minimum headroom clearance of 2 metres (6.6 feet); *[Bylaw 8464, May 30, 2016]*

(10) Recycling and garbage storage on a Lot with:

(a) an Accessory Coach House Building:
    (i) connected to, but with no access from, the interior of the Accessory Coach House Building; and
    (ii) up to a maximum of 4.6 square metres (49.5 square feet);

(b) two or more Principal Dwelling Units:
    (i) provided for common use and held in common ownership;

(ii) located on any floor level; and
(iii) up to a maximum floor area in accordance with Figure 4-3; *[Bylaw 8464, May 30, 2016]*

(11) For provision of Visitability Features as follows:

(a) 4.7 square metres (50 square feet) for each principal Dwelling Unit;
(b) 2.3 square metres (25 square feet) for each Accessory Secondary Suite Use, Accessory Coach House use or Accessory Dwelling Unit;

(12) Floor area permanently occupied by elevators, to a combined maximum of 2.3 square metres (25 square feet), provided that this equipment is used to enhance accessibility and mobility.

"Ground-Oriented Apartment Residential Use" means a Residential Use where the Building or Buildings on a Lot are each Used For three or more Dwelling Units in accordance with the regulations for Ground-Oriented Apartment Residential Use as specified by this Bylaw. *[Bylaw 8464, May 30, 2016]*

"Habitable Room" means a room designed or Used For living, sleeping, eating, or food preparation, including a living room, dining room, bedroom, kitchen, Family room, recreation room and den, but excluding a bathroom, utility room, workroom, furnace room and storage room.

"Heat Recovery Ventilator" means a mechanical ventilation device that continuously replaces stale indoor air with fresh outdoor air while exchanging heat between the supply and exhaust air. *[Bylaw 8391, October 27, 2014]*

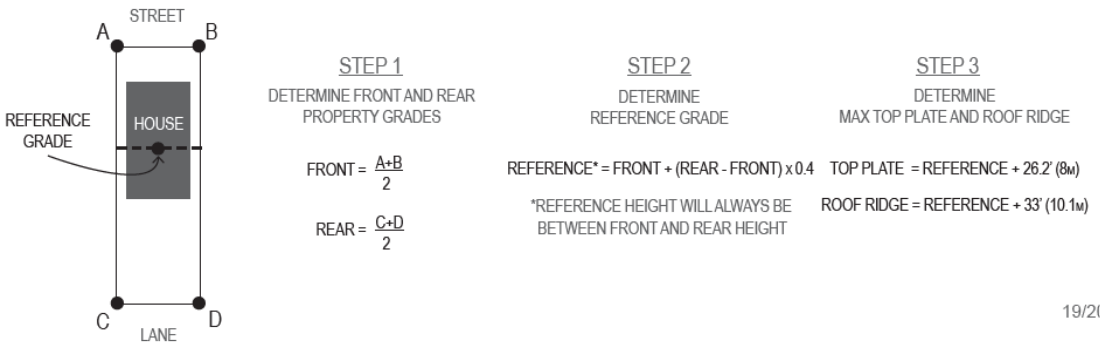
"Height" with reference to an Accessory Structure, means the vertical distance between the top of a Structure and the highest finished ground elevation within 0.3 metres of such Structure, or, when fixed to a roof, the vertical distance between the top of a Structure and the roof at the point of fixation. *[Bylaw 9137, December 8, 2025]*

"Height" with reference to a Structure other than an Accessory Structure or a Landscape Screen means: *[Bylaw 8346, July 21, 2014]*

(1) The vertical distance in metres between the highest point of the Structure and the greater of the Average Grade or the Flood Construction Level; or,

(2) The total number of Storeys in the Structure.

"Height Envelope" means a three-dimensional space that a Principal Building in a One-Unit or Two-Unit Residential Use Zone may not project beyond, that is calculated using the following methodology:



"High-Branched Tree" means any species of tree which at maturity and without severe pruning does not have any branches lower than 2.0 metres (6.5 feet) from the ground. *[Bylaw 8578, November 6, 2017]*

"Hobby Bee Keeper" shall have the same meaning as the definition contained within the "Hobby Bee Keeping Bylaw, 2009, No. 7985", as amended from time to time.

"Hotel Use" means a Use providing for the living accommodation of the transient public in individual "Sleeping Units"; may include ancillary Use facilities such as administrative offices, meeting rooms, lobby areas, recreational facilities, health clubs, convention facilities, personal furnishing shops, book shops, barbers, hairdressers, restaurants, coffee shops and licensed Premises for Liquor Primary and Food Primary licenses, as defined under the Liquor Control and Licensing Act, but excludes Bingo and Casino Gaming.

"Inclusionary Housing" means dwelling units that are subject to a Housing Agreement under section 483 of the *Local Government Act* and covenant under Section 219 of the *Land Title Act*, the term of which require the units, in perpetuity: *[Bylaw 9127, October 6, 2025]*

(1) to be used only as rental housing;
(2) to be occupied only by households that are low to moderate income renters, as described by the City's Inclusionary Housing Policy;
(3) to be an amount that is rented at least 10% below Canada Mortgage and Housing Corporation (CMHC) average market rents for the City, based on unit type;
(4) administered and managed, including in respect of tenant selection and reporting, in a manner consistent with the City's Inclusionary Housing Policy.

"Industrial Area Commercial Use" means office Use and recreational Uses; may include offices, health club, social club, billiard halls, art galleries, coffee houses, dance and music studios, fraternal lodges, bowling alleys, theatres, but does not include an Accessory Drive-Through Use, Hotel Use or an Accessory Arcade Use in accordance with the regulations contained in Section 607(10) of this bylaw; and excludes Bingo and Casino Gaming, all licensed Premises except Class B - dining lounge license, unless expressly provided for in this Bylaw as defined under the regulations pursuant to the Liquor Control and Licensing Act.

"Industrial Use" means a Use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking or salvaging of goods, materials, or things; includes the operation of truck terminals, docks, railways, passenger depots, Automobile Brokers and bulk Loading and storage facilities, but excludes commercial showrooms or display areas, a Grain Elevator Use and excludes the bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods.

"Industrial Use (M-4)" means a Use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, film, television and music studios, computer system and software development and data processing testing, servicing, repairing, wrecking or salvaging of goods, materials, or things; includes the operation of truck terminals, docks, railways, passenger depots, Automobile Brokers and bulk Loading and storage facilities, but excludes commercial showrooms or display areas, a Grain Elevator Use and excludes the bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods. *[Bylaw 8215, February 27, 2012]*

"Interior Side Lot Line" (see Lot Line, Interior Side).

"Internal Residential Floor Area" means the sum of the internal private floor areas of a Dwelling Unit; includes Basement and Cellar located within a Dwelling Unit and areas occupied by internal walls and partitions within a Dwelling Unit, but excludes stairwells and corridors common to more than one Dwelling Unit, balconies, concealed Parking areas, common recreation or service facilities, and any portion of a crawl space with a Height of 1.22 metres (4 feet) or less measured from the floor to the joists or slab directly above it.

"Landscape Screen" means an Accessory Structure which is either a solid, continuous Fence, decorative masonry wall, berm, compact evergreen hedge or combination thereof, supplemented with trees or other planting material which would effectively screen the area which it encloses, and is broken only by access points.

"Lane" means a road allowance of not less than 6.096 metres (20 feet) in width.

"Letter of Completion" means the document, signed by the Coordinating Registered Professional or Registered Professional of Record (as defined in the British Columbia Building Code), stating that the building has been completed and its energy performance should, based on best knowledge and practices, meet the minimum requirement of the Energy Standard pursued. This Letter will be provided by the City and may be amended from time to time to the satisfaction of the Director of Community Development. *[Bylaw 8307, June 24, 2013]*

"Level 2 Charging" means a Level 2 Electric Vehicle charging level as defined by SAE International's J1772 standard. *[Bylaw 8693, February 4, 2019]*

"Light Industrial Manufacturing Use" means a fully Enclosed use providing for the manufacture of Light Industrial Products.

"Light Industrial Products" means machinery and equipment, heavy industrial motor vehicles and equipment, articles from prepared wood and prepared metal, glass and glazing, electronic equipment, pharmaceuticals, drugs and cosmetics, furniture and furnishings, clothing and textiles, articles from prepared bone, cork, fibres, hair, horn, fur, leather, wax, stone and paper, ornamental and art products, orthopedic and medical appliances, optical and photographic equipment (excluding photo finishing), signs, printing and publishing, chemical or chemical products, foods and beverages, articles from prepared plastic, automobile parts, and other similar products.

"Light Industrial Use" means a use that is totally enclosed within a totally Enclosed building, including any storage, and is non-polluting in nature, (see G.V.R.D. Air Pollution Control Bylaw No. 92), and includes only Warehouse Use, Wholesale Use, manufacturing, the processing of fish and aquatic crustaceans, service and repair shops, and architectural, data processing, drafting, engineering and surveying offices.

"Light Industrial Warehousing and Wholesaling Use" means a fully Enclosed Use providing for the warehousing or wholesaling of Light Industrial Products, including Automobile Brokers.

"Live/Work Studio" means a Dwelling Unit combining residential use with commercial or limited-industrial-uses including:

(1) Professional or semi-professional offices;
(2) Artist studios;
(3) Making, processing, and assembly of products on a small scale;

or combinations thereof.

Live/Work Studios shall be considered as residential for the purposes of calculating Gross Floor Area. *[Bylaw 8337, adopted June 17, 2014]*

"Loading" means an Accessory Use of a Lot or Building for the Loading and unloading of goods and materials required by a Principal Use on the same Lot.

"Loading Space" means a specific area on a Lot, either within a Building or adjacent to a Building designated for Loading.

"Locked-In Lot" means an underdeveloped Site (comprised of one or more legal lots) which is impractical to develop to the higher uses permitted in its respective zone due to the limited size of the Site.

"Lot" means 'parcel' as defined under the Land Title Act; excludes strata Lot.

"Lot Area" means the area of a Lot taken in a horizontal plan:

(1) Excluding any land covered by a natural body of water; and,

(2) Including any land:

(a) Within a special setback identified in Section 411 of this Bylaw that has been dedicated for public road following the adoption of Amendment Bylaw, 2016, No. 8464; or
(b) Dedicated for public lane right-of-way purposes since January 1, 1997, for the purposes of One-Unit Residential Use;

[Bylaw 8464, May 30, 2016]

"Lot Coverage" means the horizontal area within the vertical projection of the outermost walls of Principal, Accessory Buildings and Accessory Coach House Buildings on a Lot, expressed as a percentage of the Lot Area, but excluding:

(1) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) provided:

(a) A maximum exclusion of 0.25 metres (9.8 inches); and
(b) The excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour;

[Bylaw 8464, May 30, 2016]

(2) Accessory Structures to shelter Off-Street Parking Uses or enclose swimming pools;

(3) Underground Structures;

(4) Bay Windows; *[Bylaw 7135, June 28, 1999]*

(5) For One Unit Residential Use and Two Unit Residential Use Lot Coverage shall include: *[Bylaw 8418, June 15, 2015]*

(a) Decks;
(b) Porches; and,
(c) Balconies greater than 1.0 metres (3.28 feet) above grade;

but shall exclude Accessory Buildings subject to Section 514(1)(b).

"Lot Line, Exterior Side" means a Lot line or lines not being the Front or Rear Lot Line, common to the Lot and a Street.

"Lot Line, Front" means the Lot line common to the Lot and a Street; where there is more than one abutting Street, or more than one common Lot line with the Street, the Front Lot Line shall be the Lot Line most commonly used as the Front Lot Line by neighbouring properties or as determined by the City Engineer, the Front Lot Line shall be the shortest lot line common to a Street and sharing one point with the Lot line of an adjoining Lot which is also common to that Street. *[Bylaw 7537, November 24, 2003]*

"Lot Line, Interior Side" means the Lot line or lines, not being the Front or Rear Lot Line, common to more than one Lot or to the Lot and a Lane.

"Lot Line, Mid" means the line connecting the midpoints of the Side Lot Lines; or, where the Lot is irregular, means the line running equidistant from the Front Lot Line and Rear Lot Line. *[Bylaw 8464, May 30, 2016]*

"Lot Line, Rear" means the Lot line opposite to and most distance from the Front Lot Line, or, where the rear portion of the Lot is Bounded By intersecting side Lot lines, shall be deemed to be the point of such intersection.

"Manufacturing Use" means a Use providing for the chemical, mechanical or biological transformation of materials or substances by hand or machine into new products, including the assembling of component parts, the manufacturing, fabricating or repair of products; includes repair facilities.

"Marina Use" means any installation or man-made Structure which provides moorage space for watercraft either free of charge or by payment of a fee, and such watercraft may not be Used as living quarters at the marina.

"Mobile Cart" means any wagon, cart, kiosk or vehicle from which food or beverage is offered for sale.

"Money Services Business" means the use of Premises for providing one or more of the following services:

(1) currency exchange;

(2) issuing or redeeming money orders, traveller's cheques or other similar negotiable instruments except for cheques payable to a named person or entity;

(3) remitting funds or transmitting funds by any means or through any person, entity or electronic funds transfer network; or

(4) dealing in virtual currencies;

but excludes Canada Post offices or outlets, and banks and financial institutions, as those terms are defined in the *Canada Bank Act*, S.C. 1991, c. 46. *[Bylaw 9084, November 4, 2024]*

"Municipal Parking Facility" is a Lot, Street, Lane, Building, Structure or portion thereof that contains a Parking facility operated for public Use by the City. *[Bylaw 8464, May 30, 2016]*

"Municipality" means the Corporation of the City of North Vancouver.

"Natural Ventilation" is the flow of outside air into the building without the use of mechanical systems as a result of pressure or temperature differences, achieved by one of the following strategies: *[Bylaw 8391, October 27, 2014]*

(1) Cross-Ventilation includes operable windows or doors on at least two exposed walls per residential or commercial unit; *[Bylaw 8391, October 27, 2014]*

(2) Induced-Ventilation includes either a core atrium or wind tower, along with openings to corridors and between otherwise separated spaces. *[Bylaw 8391, October 27, 2014]*

"Non-Profit Office Use" means office use by an entity that is a non-profit organization or a registered charity under the *Income Tax Act,* R.S.C., 1985, C.1 and regulations adopted pursuant thereto, as amended or replaced from time to time. *[Bylaw 8352, June 23, 2014]*

"OCP" means "Official Community Plan Bylaw, 2014, No. 8400". *[Bylaw 8418 June 15, 2015]*

"Off-Site Parking Use" means a Use on a Lot which provides for the required Parking needs generated by a Building or Use located on a separate Lot where such Parking does not exceed a period of seventy-two hours.

"Off-Street Parking Use" means a Use providing Parking Spaces for vehicles for a period not exceeding seventy two-hours, where such Use is the Principal Use of the Lot; and may include an Off-Site Parking Use if such Use is permitted under the provisions of this Bylaw.

"One-*Unit* *[Bylaw 7481 May 5, 2003]* **Residential Use"** means a Residential Use where the Building on a Lot is Used For one Dwelling Unit.

"Open Appendage" means an unenclosed part of a building that projects beyond the exterior walls and which:

(1) may or may not be covered by a roof or floor above;

(2) may or may not be recessed into the building;

(3) is finished as exterior space with drainage;

(4) has at least 50% of the vertical planes along the perimeter of the Open Appendage unenclosed. The perimeter calculation shall be calculated as per Figure 2-2;

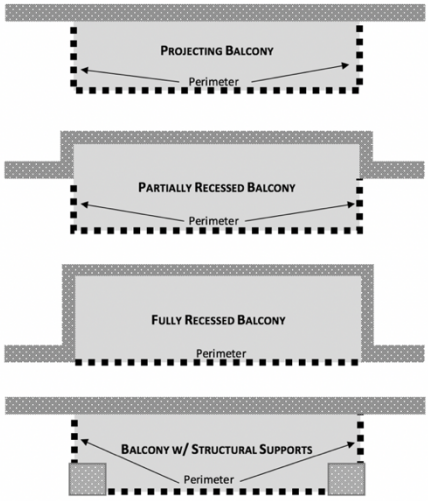
(5) for purposes of calculating the unenclosed portion of the Open Appendage, clear retractable glazing is deemed to be unenclosed provided that:

   (a) the glazing at no point provides a complete seal/separation from the exterior (i.e. an air gap must be provided);
   (b) when in its retracted state, the Open Appendage complies with the minimum 50% unenclosed requirement in subsection iv above; and
   (c) all retractable glazing on the building must have a uniform appearance;

Figure 2-2: Calculation of Open Appendage

Four types of balconies are shown in the adjacent diagram. Only the planes marked in black dotted lines are included in the perimeter calculation. This excludes exterior building walls, structural supports and privacy screens between balconies.

A minimum of 50% of the vertical planes along the perimeter (black dotted lines) must be open to the elements.



[Bylaw 8863, October 4, 2021]

"Open Site Space" means a part of a Lot which is unoccupied and unobstructed by any off-Street Parking, or off-Street Loading by the Lot Coverage of any Building or by any Structure except Garden Structures, Greenhouses and Underground Structures, and which shall be landscaped. *[Bylaw 8391, October 27, 2014]*

"Opportunity Charging" means Level 2 Charging (or higher) for an Electric Vehicle supported by a minimum 40A, dedicated electrical circuit for each Parking Space. *[Bylaw 8818, April 12, 2021]*

"Owner" means an Owner as defined in the *Local Government Act*.

"Parking" means the Use of land or Building for the Parking of vehicles for a period not exceeding seventy-two hours.

"Parking Space" means an area of land or Building Used For Parking purposes only. *[Bylaw 8464, May 30, 2016]*

"Payment-In-Lieu of Parking" means providing Parking through the payment of monies to the City to fund the provision or expansion of a Municipal Parking Facility subject to subsection 905(1). *[Bylaw 8464, May 30, 2016]*

"Pawnbroker Use" means a Use where goods or chattels are taken in pawn. *[Bylaw 7258, July 24, 2000]*

"Pier" means any man-made Structure on or over the foreshore or bed of Burrard Inlet which is used for any marine oriented purpose.

"Porch" means a platform that is located at an entrance to a building that:

(1) projects from the building or is recessed into the building;
(2) is covered by a roof or floor above to provide weather protection;

(3) may be supported on posts;
(4) is at grade or has stairs from grade; and
(5) meets the definition of an Open Appendage.
[Bylaw 8863, October 4, 2021]

"Premises" means land, Buildings or Structures or any combination or part thereof which is defined by boundaries or by a description of the area for which there is a right to occupy.

"Principal Use" means the primary use and purpose for which land, buildings or structures are ordinarily used.

"Private Hospital Use" means a Use providing for the care of the sick, injured, or aged, other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, and rest homes.

"Public Market Use" means a Use providing a mix of "Retail Service Group 1" and/or "Retail Service Group 3", and cold storage Uses in a single Building where the floor level having an elevation closest to the elevation of the main fronting Street is utilized both for Retail Service Group 1 and Retail Service Group 3 Use.

"Rear Lot Line" (See Lot Line, Rear).

"Reference Grade" means an interpolated grade that is calculated by multiplying the slope of a site by a factor of 0.4 to estimate the grade at 40 percent of the lot depth, measured from the averaged grade at the Front Lot Line, for the purposes of determining the Height Envelope for a Principal Building in a One-Unit or Two-Unit Residential Use.

"Registered Owner" means a Registered Owner as defined in the *Local Government Act*.

"Rental Apartment Residential Use" means a Residential Use on a Lot that:

(1) Is held in common ownership and not stratified in accordance with the *Strata Property Act*;

(2) Includes a minimum number of Dwelling Units rented to occupants of not less than:

    (a) Four Dwelling Units issued an occupancy permit prior to 1985; or
    (b) Six Dwelling Units for all other Lots;

(3) Is exclusive of any other Residential Uses on the Lot.
[Bylaw 8464, May 30, 2016]

"Reptile" means a dry skinned, usually scaly or bony plated, cold-blooded vertebrate of the class Reptilia, air breathing with thick waterproof skins and which may or may not

possess or be supported by limbs. Shall include, but not be limited to turtles, alligators, crocodiles, caimans, gavials, lizards, snakes and tuataras. *[Bylaw 7092, June 14, 1999]*

"Residential Care Facility Use" means a Use located in a Building providing for the residential accommodation of seniors and people with disabilities, and other persons who require professional care and/or supervision in order to live a normal life within the community, limited to the following number of persons:
[Bylaw 8327, October 28, 2013]

(1) Where the facility is licensed under a provincial or federal statute and the license sets out a number of persons to be accommodated in the facility, to the number of persons set out in the license; and [Bylaw 8327, October 28, 20013]

(2) Where the facility is not licensed under a provincial or federal statute or where the license does not set out a number of persons to be accommodated in the facility to ten persons (six of which are to be persons in care or under supervision). [Bylaw 8327, October 28, 2013]

"Residential Use" means a Use providing for the accommodation and home life of a person or persons; includes horticultural and the keeping of animals as household pets when such animals are normally kept within the Dwelling Unit and when such animals are not kept for financial gain or favour or for the provision of food.

"Retail-Service Group 1 Use" means a Use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, professional and semiprofessional offices, banks, business offices, finance offices, barbers, hairdressers, tailors, shoemakers, launderettes, dry cleaners, printers, trade and business schools, appliance repairs, restaurants and cafes, coffee houses, dance and music studios, art galleries, social clubs, health clubs, billiard halls, fraternal lodges, bowling alleys, theatres, veterinary clinics *and internet cafes* *[Bylaw7537, November 24, 2003]*; but excludes an Accessory Drive-Through Use, Bingo or Casino Gaming, an Escort Service Use and all licensed Premises except **Food Primary License** *[Bylaw 7508, June 23, 2003]*, unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act, and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000. *[Bylaw 7223, June 26, 2000]*

"Retail-Service Group 1-A Use" means a Use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, department stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, barbers, hairdressers, tailors, shoemakers, launderettes, dry cleaners, printers, trade and business schools, appliance

repairs, restaurants and cafes, coffee houses, dance and music studios, art galleries, social clubs, health clubs, billiard halls, fraternal lodges, bowling alleys, theatres, veterinary clinics and internet cafes; but excludes an Accessory Drive-Through Use, Bingo or Casino Gaming, an Escort Service Use and all licensed Premises except Food Primary Licence, unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the *Liquor Control and Licensing Act*, and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000. *[Bylaw 8482, July 11, 2016]*

"Retail-Service Group 2 Use" means a Use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; includes new and used automobile sales, the sale of automotive goods, Car Wash-Manual, light marine sales, light machinery sales, Building supply sales, glass sales, dry cleaners, printers, trade and business schools, veterinary hospitals, plumbing shops, sheet metal shops, heating shops, nurseries, servicing and repair of vehicles other than heavy equipment, drive-in facilities, drive-in cafes and restaurants, bowling alleys, skating and curling rinks, roller rinks, recreations clubs, social clubs, health clubs, and mortuaries; and excludes an Accessory Drive-Through Use, Bingo and Casino Gaming, Service Station Use and all licensed Premises except ***Food Primary License*** *[Bylaw 7508 June 23, 2003],* unless expressly provided for in this Bylaw as defined under the regulations pursuant to the Liquor Control and Licensing Act, *and any single retail use occupying an area larger than 3,710 square metres (40,000 square feet) established in the City after March 15, 2000.* *[Bylaw 7223 June 26, 2000]*

"Retail Service Group 3 Use" means a Use providing for the sale, at retail, of food stuffs which, notwithstanding the generality of the foregoing, includes: grocery stores, vegetable markets, confectioneries, delicatessens and fish and meat markets; but specifically excludes an Accessory Drive-Through Use, and a Use where seating exclusive to a retail outlet is provided for the consumption of food on the Premises.

"Roof Deck" means an accessible, unenclosed space, designated for the enjoyment of residents or other occupants of a building, located on a rooftop. *[Bylaw 8863, October 4, 2021]*

"Rowhouse Residential Use" means a Residential Use where the Principal Building is:

(1) Used for one Dwelling Unit;

(2) Aligned in a row with other Buildings with the same Residential Use:

  (a) each on a separate Lot; and
  (b) that share at least one common wall;

(3) Constructed in accordance with the regulations for Rowhouse Residential Use as specified in this Bylaw;
[Bylaw 8464, May 30, 2016]

"Secure Bicycle Parking" means the Use of land or Building for the Parking of Bicycles that is secure and weather-protected.

"Service Station Use" means a Use providing for the retail sale of motor fuels and the servicing or repairing of motor vehicles, but excludes the storage or sale of liquefied petroleum gas (LPG), propane and natural gas for purposes of operating a commercial refueling station and excludes automobile painting and body works.

"Shared Vehicle" means a four-wheeled automobile, van or pick-up truck owned and operated by an organization which provides car-sharing services to its members". *[Bylaw 8464, May 30, 2016]*

"Shared Vehicle Parking Space" means a parking space reserved for the exclusive use of a Shared Vehicle. *[Bylaw 8464, May 30, 2016]*

"Short-Term Bicycle Parking" means the Use of land or Building for the Parking of Bicycles that is accessible for parking not exceeding seventy-two hours.

"Site" means an area of land that may or may not be a legal Lot, but which for purposes herein, is to be considered as one Lot.

"Sleeping Unit" means one or more rooms Used For the lodging of one Family when such unit contains no cooking facilities.

"Small Wind Energy System" refers to a device capable of generating a voltage as a result of exposure to the wind, which has a nameplate capacity less than five kilowatt hours, and a swept rotor diameter less than 4.5 metres (15 feet). *[Bylaw 8391, October 27, 2014]*

"Solar Collector" means a collector designed to absorb incident solar radiation as a source of energy for generating electricity (solar photovoltaic) or heating (solar thermal system). *[Bylaw 8391, October 27, 2014]*

"Stall" means any booth, stand, table, box, shelf, truck, trailers, storage facility or other device Used For the purpose of selling or offering for sale any item authorized to be sold in a farmers' market and such Stall shall not exceed a width of 3.048 metres (10 feet).

"Storage, Self-Service" means the rent or lease of individual storage units with personal or private access.

"Storey" means the space between a floor level and the ceiling directly above it when the floor level is not more than one foot below Average Grade.

"Street" means a road allowance 10.058 metres (33 feet) or more in width.

"Structure" means any construction fixed to, supported by, or sunk into land or water.

"Structure, Accessory" means a Structure Used for an Accessory Use, including Fences, radio and television antennae and satellite dishes.

"Sunlight Control Projection" means an appendage to the exterior wall that moderates the amount of solar heat gain and daylight that enters a building. *[Bylaw 8391, October 27, 2014]*

"Surveying Office Use" means and includes Premises Used by a duly authorized land surveyor whose Principal function is the vertical or horizontal measurement of land or Buildings to determine size and shape, characteristics or boundaries and may result in the compilation of a map, plan or statement of the results of such survey which depicts or describes size, position, shape or other such similar feature in detail.

"Third Party Rooftop Antenna System" means antennas and microwave dishes that transmit and/or receive radio frequency signals along with their associated equipment, used in commercial wireless communications to provide wireless communications services to a limited area. *[Bylaw 8484, December 11, 2017]*

"Tidal Water" means waters over the foreshore and bed of Burrard Inlet.

"Tidal Water Access" means a natural immediate adjacency between land and Tidal Water.

"Top of Plate" means the horizontal plane where the exterior walls meet the roof rafters or trusses.

"Tourist Accommodation Use" means a Use providing for the accommodation of the transient public in individual Sleeping Units or Dwelling Units; may include dining facilities.

"Townhouse Residential Use" means a Residential Use where the Principal Building or Buildings on a Lot are:

(1) Used For three or more Dwelling Units, each having access to the Street, Lane or Courtyard without the use of enclosed stairwells or corridors common to more than two Dwelling Units; and

(2) Constructed in accordance with the regulations for Townhouse Residential Use as specified in this Bylaw;
[Bylaw 8464, May 30, 2016]

"Trellis" means a vertical structure typically used to support vegetation, not to be located atop an Accessory Structure.

"Two-Unit Residential Use" means a Residential Use where the Building on a Lot is Used For two Dwelling Units.

"Underground Structure" means a Structure or portion of a Structure which protrudes not more than 0.914 *[Bylaw 8227 July 23, 2012]* metres (3 feet) above the Building Grades or the elevation of an adjoining property, at the common property line.

"Unenclosed" means a use occurring outside of a Building.

"Use" means the purpose or function as to which land, Buildings, or Structures are put.

"Use, Accessory" (see Accessory Use).

"Use, Principal" (see Principal Use).

"Used For" means constructed, reconstructed, altered, moved, extended or occupied as for the purpose of.

"Vending Machine" means any machine or device operated mechanically or otherwise by inserting a coin, token, or slug for the sole purpose of selling or dispensing of any goods, wares, merchandise, or articles, or for the sole purpose of providing music, and includes machines or devices dispensing refreshments, confections, and food, tobacco products, postage stamps, photographs, soaps and detergents, and machines or devices providing a service, including clothes washers/dryers. For the purpose of this section, a kiddie-ride is defined as a Vending Machine.

"Vertical Control Dimension" means the vertical distance from the lowest mean Building grade to the highest point of the Building, including parapets and roof-top recreation facilities; but excluding elevator shafts, air ducts, mechanical equipment and Enclosed stairways.

"Video Lottery Terminal" means a mechanical or electronic device or machine that provides for gambling for money or other value, but excludes the purchase and sale of lottery tickets.

"Visitability Features" means the following accessibility features that are incorporated in full in a Dwelling Unit within a One-Unit or Two-Unit Residential Use:

(1) minimum one no-step entry with a maximum flush threshold of 13 mm (0.6 feet) and a minimum doorway width of 0.814 metre (2.67 feet) that is wheelchair-accessible from the Street;

(2) clear passageways throughout the main level which are a minimum of 0.91 metre (3 feet) wide;

(3) minimum one adaptable three-piece bathroom on the main level, built in accordance with Level 2 Adaptable Design Guidelines.

"Warehousing Use" means a Use providing for the storage of goods and materials, and includes office space incidental and ancillary to the Principal Warehousing Use; excludes commercial showrooms or display areas and retail sales to the public.

"Waterfront Use" means a Use providing for the operation on an upland Lot fronting the foreshore of Burrard Inlet or on a water Lot in that Inlet for the launching, repairing, servicing or storage of ships and boats, mooring for tug boats, fish boats, and other ships, Piers, passenger and goods terminals, boat and yacht clubs, marinas, fish markets, restaurants, and cafes (except restaurants and cafes situated on vessels which come under the Canada Shipping Act), and similar Uses; but does not include a accessory drive-through Use, Bingo and Casino Gaming, the operation of bulk Loading, bulk unloading or bulk commodity storage facilities or the operation of a commercial container Loading facilities; or all licensed Premises except ***Food Primary License*** *[Bylaw7508 June 23/03],* unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act; or an Accessory Arcade Use in accordance with the regulations contained in Section 607(10) of this Bylaw.

"Weapons" means firearms or ammunition.

"Weapons Use" means the sale at retail or wholesale, and/or repair of weapons.

"Wholesale Use" means the sale of goods, materials, or things to a retailer, rather than to a consumer, and includes on the same property the sale, storing and distributing of goods, materials or things; excludes commercial showrooms or display areas.

"Wholesaling Use in the M-5 Zone" means a Use providing for the selling of merchandise to retailers, to industrial, commercial, institutional or professional business users or to other wholesalers, provided that the merchandise is stored on the same property; excludes commercial showrooms or display areas.

PART 3: BASIC PROVISIONS

301 APPLICATION

The provisions of this Bylaw shall apply to the whole of the area within the boundaries of the Municipality and to the Buildings and Structures thereon;

302 ZONES

(1) The whole of the area within the boundaries of the Municipality is hereby divided into zones which are designated in Section 302(4) and Section 1100;

(2) The area extent of the said zones is as shown on the Zoning Map presented in Division VI and which is hereby declared to be an integral part of this Bylaw;

(3) The boundary lines of said zones shall be the centre lines of road allowances or railways unless reference is made to Lot lines, Municipal Boundaries, or zone boundaries are shown otherwise on the "Zoning Map";

(4) General zone designations shall be as follows:

SHORT FORM	DESIGNATION
RS-1	One-Unit Residential 1
RS-2	One-Unit Residential 2
RS-4B	One-Unit Residential 4B *[Bylaw 8470, May 30, 2016]*
RT-1	Two-Unit Residential 1
RT-2	Two-Unit Residential 2
RC-1	Cedar Village Residential 1
RC-2	Cedar Village Residential 2
RG-1	Ground-Oriented Residential 1 *[Bylaw 8464, May 30, 2016]*
RG-2	Ground-Oriented Residential 2 *[Bylaw 8470, May 30, 2016]*
RG-2A	Ground Oriented Residential 2A *[Bylaw 8952, March 27, 2023]*
RG-3	Ground-Oriented Residential 3 *[Bylaw 8470, May 30, 2016]*
RG-4	Ground-Oriented Residential 4 *[Bylaw 8470, May 30, 2016]*
RM-1	Medium Density Apartment Residential 1
RM-2	Medium Density Apartment Residential 2 *[Bylaw 8470, May 30, 2016]*
RH-1	High Density Apartment Residential 1
C-1A	Central Lonsdale Mixed Use A
C-1B	Central Lonsdale Mixed Use B
C-2	General Commercial
C-2A	Neighbourhood Commercial
C-3	Local Commercial
CS-1	Service Commercial

SHORT FORM	DESIGNATION
CS-2	Service Station Commercial
CS-3	Special Commercial
LM-1	Lower Lonsdale Mixed Use 1
LM-2	Lower Lonsdale Mixed Use 2
LM-3	Lower Lonsdale Mixed Use 3
LM-4	Lower Lonsdale Mixed Use 4
LM-5	Lower Lonsdale Mixed Use 5
M-1	Service Industrial
M-2	General Industrial
M-2A	Grain Elevator Industrial
M-3	Special Industrial
M-4	Industrial-Commercial
M-5	Light Industrial
W-1	Waterfront
P-1	Public Use and Assembly 1
P-2	Public Use and Assembly 2

Comprehensive Development Zones (See Division V, Section 1100)

303 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

The Use of land including the surface of water, of Buildings, and of Structures, shall be in accordance with the permitted Uses specified in this Bylaw, and in conformity with the regulations for permitted Uses specified in this Bylaw.

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

The construction, reconstruction, alteration, moving, or extension of Buildings and Structures within any zone shall be in conformity with the regulations for the size, shape and siting of Buildings and Structures specified in this Bylaw.

305 PARKING/LOADING REQUIREMENTS

Off Street, Accessory Off-Street and Off-Site Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, 10A and 11 of this Bylaw. *[Bylaw 8558, June 19, 2017]*

306 NON-CONFORMING USES, SIZE, SHAPE, SITING, PARKING OR LOADING

The regulations governing non-conforming Uses , Buildings or Structures and Off-Street Parking or Loading Spaces which are non-conforming as to siting, size or dimension and Buildings and Structures which are non-conforming as to the number of Off-Street Parking or Loading Spaces are set forth in the *Local Government Act*.

307 CHANGE IN USE AND PARKING/LOADING REQUIREMENTS

Where the Use of land, Buildings or Structures which provide inadequate Parking Spaces is changed to a Use requiring a higher Parking or Loading standard, then the difference between the lower and higher standards shall be provided in accordance with this Bylaw.

308 SEVERABILITY

If any provision of this Zoning Bylaw, 1995 or amendments hereto should be found or determined to be invalid, illegal or unenforceable, it will be severable from the remainder of this Bylaw and the remainder of this Bylaw shall be construed as if such invalid, illegal or unenforceable provision had been deleted there from.

PART 3A: ENFORCEMENT

3A01 INSPECTION

The Director of Development Services and Manager of Inspections, or any other employee of the Corporation appointed by the Council is hereby authorized to administer or enforce this Bylaw, and is further authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with;

3A02 VIOLATION

(1) It is unlawful for any person to cause, or permit any Building or Structure to be constructed, reconstructed, altered, moved, extended, in contravention of this Bylaw;

(2) It is unlawful for any person to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of any City employee, authorized under Section 3A01.

3A03 REMEDIAL POWERS

(1) The Council may, in accordance with the provisions of the *Local Government Act*, authorize the demolition, the removal or the bringing up to standard of any building, structure, or thing, in whole or in part, that is in contravention of this Bylaw.

3A04 PENALTIES

A person who:

(1) contravenes any of the provisions of this Bylaw, or

(2) causes or suffers or permits any act or thing to be done in contravention of, or in violation of, any of the provisions of this Bylaw, is guilty of an offence and shall, upon conviction, be liable to a fine and penalty not exceeding $2,000 and costs, and each day such offences continues shall be deemed to constitute a separate offence.

PART 3B: AMENDMENT

3B01 AMENDMENT

The requirements for an amendment to this Bylaw are set forth in the Local Government Act and the City of North Vancouver Development Procedures Bylaw No. 7343.

DIVISION II: GENERAL ZONING STANDARDS

Purpose

Division II contains general Zoning regulations which apply to properties in all zones throughout the City, unless otherwise varied. These regulations are presented in Part 4 and should be read in conjunction with the regulations contained in other Divisions of this Bylaw.

PART 4: GENERAL REGULATIONS

401 PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

Subject to the further regulations of this Bylaw, except for an Off-Site Parking Use, the following Uses shall be permitted in any zone:

(1) an Accessory Use that is customarily incidental to a permitted Use located on the same Lot;

(2) a Use providing for the essential servicing of the Municipality with water, sewer, electrical, telephone, and similar services where such Use is established by the Corporation, by another governmental body, or by a company operating under the Public Utilities Act; includes sewer, water main, and power line easements, pump houses, substations, telephone exchanges, and traffic controls;

(3) Deleted; *[Bylaw 8558, June 19, 2017]*

(4) Child Care Use subject to the regulations pursuant to the Provincial Childcare Licensing Regulations and subject to the regulations of the zone in which it is located.

(5) Hobby Bee Keeper and Educational Bee Keeper subject to the regulations pursuant to the Bee Act, RSBC 1996 and amendments thereto and the "Hobby Bee Keeping Bylaw, 2009, No. 7985", as amended from time to time;

(6) Temporary portable Buildings providing for an Accessory office Use or Accessory marketing Use customarily incidental to the permitted Principal Use with a valid building permit as defined in the Construction Regulation Bylaw, 2003, No. 7390 as amended from time to time. *[Bylaw 8227 July 23, 2012]*

402 PROHIBITED USES OF LAND, BUILDINGS, AND STRUCTURES

Without limiting the generality of any other provisions of this Bylaw, the following Uses shall be prohibited in all zones:

(1) Deleted *[Bylaw 7919 April 21, 2008]*

(2) Deleted *[Bylaw 7830 Feb 5, 2007]*

(3) A Use located in part or in total in:

(a) A tent, unless situated in a P-1 Zone and approved under the Parks Regulations Bylaw;
(b) A trailer, other than a trailer on a construction Site;
(c) A Mobile Cart, wagon, kiosk or similar Structure as defined under the Business Licence Bylaw; unless otherwise permitted under the provisions of this Bylaw;
(d) A vehicle, unless permitted for the Use of hawkers, peddlers and hucksters under the Business Licence Bylaw and the Street and Traffic Bylaw;
(e) A Structure which does not comply with any bylaw of the City;

(4) An Advertising Use, except as specifically permitted in Sign Bylaw, 1992, No. 6363, as amended;

(5) An agricultural Use involving mushroom growing or the keeping of horses, livestock, swine, fur bearing animals, poultry, pigeons, doves, bees, or other animals or birds;

(6) Any Use which is exclusively accessible from a Lane;

(7) An Apartment Residential Use where any adjoining road allowances to be used as Lanes have not been dedicated and opened for access and said allowances are not at least 6.096 metres (20 feet) in width:

(8) An Escort Service Use;

(9) The bulk storage of any liquefied petroleum gas, propane and natural gas for wholesale distribution or storage for purposes of operating a commercial refueling station;

(10) The bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods;

(11) A Use involving a Commercial Bingo and Casino Gaming Hall;

(12) A Weapons Use;

(13) An exotic performance, show or exhibition on a premises not duly licensed and regulated by the provisions of the Liquor Control and Licensing Act, and amendments thereto;

(14) The operation or use of a Video Lottery Terminal;

(15) The sale of Amphibians or Reptiles; *[Bylaw 7092 January 25, 1999]*

(16) Pawnbroker Use; *[Bylaw 7258, July 24, 2000]*

(17) Body Rub Use; *[Bylaw 7261, July 24, 2000]*

(18) The boarding of animals except when in conjunction with a veterinary clinic and completely enclosed within that clinic; *[Bylaw 7537 November 24, 2003]*

(19) Any Licensed Liquor Facility holding a Liquor Primary Licence, Wine Store Licence, Special Wine Store Licence, or Licensee Retail Store Licence, other than those specifically permitted in this bylaw or which were approved prior to November 25, 2002; *[Bylaw 8558, June 19, 2017]*

(20) Any use providing a retail or wholesale floor area greater than 185.8 square metres (2000 sq. ft.) for the purpose of distributing alcoholic beverages other than a facility operated by a government agency. *[Bylaw7629, November 8, 2004]*

(21) Cannabis Production, Cannabis Sales, or Cannabis – Licensed Medical Production, except as expressly permitted elsewhere in this Bylaw. For greater certainty, no retail use includes Cannabis Sales. *[Bylaw 8609, September 17, 2018]*

403 USE OF STREETS AND LANES

When land that was a Street or a Lane is added to a Lot, such land shall be added to the zone of that Lot;

404 CANNABIS PRODUCTION

Cannabis Production is subject to the following regulations:

(1) An approved Cannabis Production operation must provide the City with a description of all discharges to air, sanitary sewer, storm sewer, streams or groundwater;

(2) An approved Cannabis Production operation must provide the City with a solid waste management plan to the satisfaction of the City's Engineer;

(3) An approved Cannabis Production operation must provide the City with a ventilation plan detailing how the Cannabis Production operation's ventilation system prevents the escape of pollen, odours and other particles from its operation;

(4) An approved Cannabis Production operation shall be permitted in a stand-alone building only and shall not be permitted in conjunction with any other uses.

[Bylaw 8609, September 17, 2018]

405 MONEY SERVICES BUSINESS LOCATION IN COMMERCIAL AREAS

[Bylaw 9084, November 4, 2024]

A Money Services Business must not be located on the ground floor of a building; *[Bylaw 9084, November 4, 2024]*

406 UNASSIGNED

407 UNASSIGNED

408 BUILDINGS AND STRUCTURES ON LOTS

(1) A Building or Structure shall be constructed on not more than one Lot;

(2) More than one Building may be constructed on one Lot except where otherwise provided for by this Bylaw;

409 HEIGHT EXCEPTIONS *[Bylaw 8464, May 30, 2016]*

The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:

(1) Industrial cranes, towers, bulkheads;

(2) Accessory radio and television antennae other than satellite dishes;

(3) Church spires, belfries and similar architectural appurtenances;

(4) Monuments, chimney and smoke stacks, flag poles, stadium bleachers, lighting poles, elevator shafts, utility poles and posts;

(5) Signs as permitted under Sign Bylaw 1992, No. 6363, as amended from time to time;

(6) Roof thickness in excess of 0.3 metres (1 foot) provided that the excluded roof thickness is required to achieve compliance with the BC Energy Step Code, Passive House energy standard or other enhanced energy performance standard; *[Bylaw 8642, July 23, 2018]*

(7) Solar Collectors to a maximum of:

(a) 1.2 metres (4 feet) for Buildings for One-Unit Residential Use, Townhouse Residential Use and Ground-Oriented Residential Use provided that the installation:

(i) does not shade an existing Solar Collector or properties on January 21st, at noon, any more than would a structure built to the maximum permitted elsewhere in this Bylaw;

(ii) projects no greater than 1.2 metres (4 feet) above a flat roof; and

(iii) projects no greater than 0.3 metres (1 feet) above a pitched roof.

(b) 1.8 metres (6 feet) for Buildings for all other Principal Uses provided that the installation:

(i) is set back a minimum of 1.8 metres (6 feet) from the roof edge for all portions of the Solar Collector that project over 1.2 metres (4 feet) above the roof;

(ii) projects no greater than 3 metres (10 feet) above a flat roof; and

(iii) projects no greater than 0.3 metres (1 foot) above a pitched roof;

(8) Green Roofs to a maximum of:

(a) 0.5 metres (1.5 feet) for Buildings for One-Unit Residential Use, Townhouse Residential Use and Ground-Oriented Residential Use provided the installation is limited to a depth of 0.5 metres (1.5 feet);

(b) 0.5 metres (1.5 feet) for Buildings for all other Principal Uses provided the installation is an extensive green roof and covers no less than 50 percent of the roof area;

(c) 1.1 metres (3.5 feet) for Buildings for all other Principal Uses provided the installation is an intensive green roof and covers no less than 25 percent of the roof area;

(9) Third Party Rooftop Antenna Systems and any associated screening structures. *[Bylaw 8882, December 6, 2021]*

(10) Deleted *[Bylaw 8882, December 6, 2021]*

410 SITING EXCEPTIONS

(1) Siting Exceptions for One-Unit and Two-Unit Residential Zones *[Bylaw 8642, July 23, 2018]*

For development in the RS-1, RS-2, RT-1 and RT-2 zones, the following siting exceptions shall apply: *[Bylaw 8521, December 12, 2016]*

(a) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) provided:
   (i) a maximum exclusion of 0.25 metres (9.8 inches); and
   (ii) the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour; *[Bylaw 8464, May 30, 2016]*

(b) Where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
   (i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line; *[Bylaw 8642, July 23, 2018]*
   (ii) 1.524 metres (5.0 feet) from an abutting Exterior Lot Line;
   (iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot line. *[Bylaw 7537, November 24, 2003]*

(c) Where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Accessory Coach House Building, the minimum distance to an abutting Lot Line or Principal Building as permitted elsewhere in this Bylaw may be reduced by:

   (i) 0.61 metres (2.0 feet) from the Interior Side Lot Line;
   (ii) 0.46 metres (1.5 feet) from the Exterior Lot Line; and
   (iii) 0.61 metres (2.0 feet) from the Rear Lot line and Principal Building;

   where Unenclosed Balconies, Unenclosed Porches or steps project beyond the face of the Accessory Coach House Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:

   (i) 0.76 metres (2.5 feet) from the Rear Lot Line;
   (ii) 0.61 metres (2.0 feet) from the Exterior Lot Line; and
   (iii) 1.22 metres (4 feet) from a Principal Building;
   [Bylaw 8883, March 7, 2022]

(d) Where chimneys project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
   (i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line; *[Bylaw 8642, July 23, 2018]*;
   (ii) 0.762 metres (2.5 feet) from an abutting Front, Rear or Exterior Lot Line; *[Bylaw 8642, July 23, 2018]*;

(e) Where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
   (i) *[Deleted by Bylaw 8642, July 23, 2018]*;
   (ii) 0.915 metres (3.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

(f) Where Unenclosed balconies, Unenclosed Porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
   (i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line; *[Bylaw 8642, July 23, 2018]*
   (ii) 1.524 metres (5.0 feet) from an abutting Exterior Lot Line; *[Bylaw 8418 June 15, 2015]*
   (iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot Line; *[Bylaw 7537 November 24, 2003]*

(g) Where eaves ***or gutters*** *[Bylaw 7481, May 5, 2003]* project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
   (i) 0.457 metres (1.5 feet) from an abutting Interior Side Lot Line;
   (ii) 1.219 metres (4.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

(h) An Underground Structure may be sited in any portion of a Lot with the exception of any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw; *[Bylaw 8464, May 30, 2016]*

(i) Where a Green Wall or a Solar Collector projects beyond the face of the Principal Building or Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced to that required by the British Columbia Building Code, as amended from time to time; *[Bylaw 8391, October 27, 2014]*

(j) Where exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by: *[Bylaw 8642, July 23, 2018]*
   (i) 0.46 metres (1.5 feet) from an abutting Interior Side Lot Line;
   (ii) 1.52 metres (5.0 feet) from an abutting Exterior Lot Line;
   (iii) 2.13 metres (7 feet) from an abutting Front or Rear Lot Line;

(2) Siting Exceptions for Special Residential Zones *[Bylaw 8470, May 30, 2016] [Bylaw 8952, March 27, 2023]*

For developments in the RS-4B, RG-2, RG-2A, RG-3, RG-4 and RM-2 zones, the following siting exceptions shall apply:

(a) where Exterior Wall thickness is in excess of 0.165 metres (6.5 inches) provided that the wall thickness is utilized for the provision of insulating materials and/or protection against wind, water and vapour, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.25 metres (9.8 inches);

(b) where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.92 metres (3 feet) from any Lot Line;

(c) where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.61 metres (2 feet) from any Lot Line;

(d) where Unenclosed balconies project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in the Bylaw may be reduced by 0.3 metres (1 foot) from any Lot Line;

(e) where Unenclosed Porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:

(f) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line or Exterior Side Lot Line; and

(g) 1.22 metres (4 feet) from an abutting Front Lot Line or Rear Lot Line;

(h) where eaves project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:

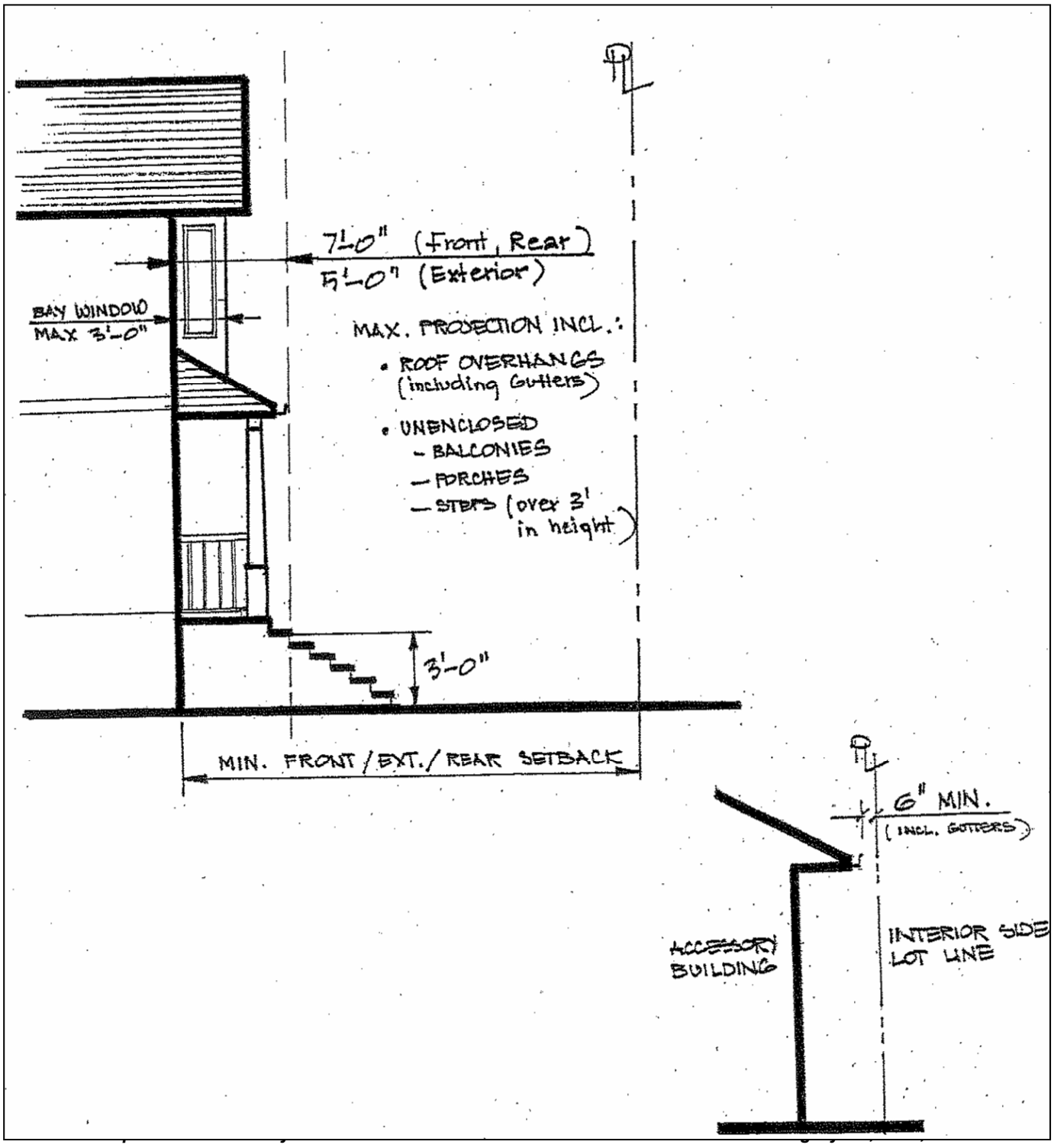
(i) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line or Exterior Side Lot Line; and

(j) 1.22 metres (4 feet) from an abutting Front Lot Line or Rear Lot Line;

(k) an Underground Structure may be sited in any portion of a Lot with the exception of any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw; and

(l) where a Green Wall or a Solar Collector projects beyond the face of the Principal Building or Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced to that required by the British Columbia Building Code, as amended from time to time, but may not project into any portion of the Lot within a Special Setback scheduled in Section 411 of this Bylaw.

Figure 4-1 – Siting Exceptions for One-Unit and Two-Unit Residential Zones



(3) Siting Exceptions for All Other Zones *[Bylaw 8464, May 30, 2016]*

For development in all other zones not subject to subsections 410(1) or 410(2), the following siting exceptions shall apply:

(a) Exterior Wall thickness in excess of 0.165 metres (6.5 inches) provided:
  (i) a maximum exclusion of 0.25 metres (9.8 inches); and
  (ii) the excluded wall thickness is utilized for the provision of insulating materials and/or for the protection against wind, water and vapour;

[Bylaw 8464, May 30, 2016]

(b) Where eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
  (i) 0.915 metres (3.0 feet) from an abutting Interior Side Lot Line;
  (ii) 1.524 metres (5.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

(c) Where chimneys project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.762 metres (2.5 feet) from any Lot Line;

(d) Where Bay Windows project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by 0.915 metres (3.0 feet) from any Lot Line;

(e) Where Unenclosed balconies, Unenclosed Porches or steps project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
  (i) 0.762 metres (2.5 feet) from an abutting Interior Side Lot Line;
  (ii) 1.524 metres (5.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

(f) Where eaves project beyond the face of an Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced by:
  (i) 0.457 metres (1.5 feet) from an abutting Interior Side Lot Line;
  (ii) 1.219 metres (4.0 feet) from an abutting Front, Rear, or Exterior Lot Line;

(g) An Underground Structure may be sited in any portion of a Lot. *[Bylaw 7135 June 28, 1999]*

(h) Where a Green Walls or a Solar Collector projects beyond the face of the Principal Building or Accessory Building, the minimum distance to an abutting Lot Line as permitted elsewhere in this Bylaw may be reduced to that required by the British Columbia Building Code, as amended from time to time; *[Bylaw 8391, October 27, 2014]*

411 SPECIAL SETBACK *[Bylaw 8464, May 30, 2016]*

(1) where the road width is less than 30.48 metres (100 feet), the required Building setback from the Lot Line common to such road allowance for abutting Lots shall be measured from a line parallel to and 15.24 metres (50 feet) from the centreline of such road allowance as existing prior to 1967:

(a) Marine Drive;
(b) 3rd Street between Bewicke Avenue and Cotton Road;
(c) Lonsdale between TransCanada Highway and 27th Street;

(2) where the road width is less than 20.12 metres (66 feet), the required Building setback from a Lot Line common to East 26th Street between Lonsdale and St. George's Avenue for abutting Lots shall be measured from a line parallel to and 20.12 metres (66 feet) from the northerly boundary of such road allowance as existing prior to 1967;

(3) measurements for required Building setbacks in accordance with subsections 411(1) and 411(2) shall apply to all Underground Structures including Cellars and parking structures;

412 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN ONE-UNIT AND TWO-UNIT RESIDENTIAL ZONES

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences but excluding trees and plant material:

(1) Height

shall not exceed a Height of 3.658 metres (12 feet);

(2) Siting

(a) when not exceeding 1.22 metres (4 feet) in Height may be sited on any portion of the Lot;

(b) when not exceeding 1.524 metres (5 feet) in Height may be sited on any portion of a Lot with a Child Care Use;
[Bylaw 8267, November 26, 2012]

(c) when not exceeding 1.829 metres (6 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;

(d) when exceeding 1.829 metres (6 feet) in Height shall be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;

(e) in the case of any Structure over 0.914 metres (3.0 feet) in Height,
(i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes;
(ii) shall provide vision clearance from driveways in accordance with Section 906(4)(h);

(f) notwithstanding the regulations under Subsections 412(2)(b) and (c), a Trellis or a gazebo with no waterproof roof, up to 2.438 metres (8 feet) in Height, may be sited anywhere on the Lot.

413 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN APARTMENT AND PUBLIC USE AND ASSEMBLY ZONES

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences, but excluding trees and plant material:

(1) Height

shall not exceed a Height of 3.658 metres (12 feet);

(2) Siting

(a) when not exceeding 1.829 metres (6 feet) in Height may be sited anywhere on the Lot;

(b) when not exceeding 2.438 metres (8 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;

(c) when exceeding 2.438 metres (8 feet) in Height shall be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;

(d) in the case of any Structure over 0.914 metres (3.0 feet) in Height,
(i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane, or along two Lanes;

(ii) shall provide vision clearance from driveways in accordance with Section 906(4)(h);

(e) notwithstanding the regulations under Subsections 413(2)(b) and (c), a Trellis or a gazebo with no waterproof roof, up to 2.438 metres (8 feet) in Height, may be sited anywhere on the Lot;

(f) Notwithstanding the regulations under Sub-sections 413(2) (a), (b), (c) and (d), a Civic Use or Assembly Use in the P-1 or P-2 Zones may have a predominantly open fence with a height of up to 3.658 metres (12 feet) located anywhere on the site. *[Bylaw 6748 February 12, 1996]*

414 SIZE, SHAPE AND SITING OF ACCESSORY STRUCTURES IN COMMERCIAL AND INDUSTRIAL ZONES

Except as otherwise provided for in this Bylaw, Accessory Structures including Fences, but excluding trees and plant material:

(1) Height

shall not exceed the maximum Height of a Principal Building in the zone in which it is located.

(2) Siting

(a) when not exceeding 2.438 metres (8 feet) in Height may be sited on any portion of the Lot;

(b) when not exceeding 3.048 metres (10 feet) in Height may be sited to the rear of the front face of a Principal Building on the Lot;

(c) when exceeding 3.048 metres (10 feet) in Height may be sited in accordance with the required distances from Lot lines for Principal Buildings in the zone in which it is located;

(d) in the case of a Structure over 0.914 metres (3.0 feet) in Height:
(i) shall not be sited within 4.57 metres (15 feet) of the intersection of the Lot lines along two Streets, or along a Street and a Lane;
(ii) shall provide vision clearance in accordance with Section 906(4)(h).

415 SITING OF SWIMMING POOLS

Unenclosed swimming pools shall be sited not less than:

(1) 3.048 metres (10 feet) from a front or Rear Lot Line;

(2) 1.524 metres (5 feet) from an interior or exterior Lot line.

416 LANDSCAPE SCREEN

Where a Landscape Screen as required under this Bylaw is not installed by the person required to do it, the City may, pursuant to *Local Government Act*, direct that the Landscape Screen be done at the expense of the person in default, and the City may thereafter recover that expense with interest at the rate of 6% per annum with costs in the same manner as municipal taxes.

417 GARBAGE AND RECYCLING FACILITIES

(1) Recycling and Garbage Storage Facility Requirements

All Buildings, except those with two or fewer Principal Dwelling Units, shall provide a recycling and garbage storage facility which is screened and accessible from a driveway or Lane with the following dimensions:

Figure 4-3 – Recycling and Garbage Storage Facility Requirements

Building Use	Space Requirement	Minimum Required Floor Area	Maximum Excluded Floor Area
Multiple Unit Residential (≥ 3 units)	**0.486 m^2** per unit (**5.23 ft^2** per unit)	**11 m^2 (118.4 ft^2)**	**0.486 m^2** per unit (**5.23 ft^2** per unit) In addition to minimum area required
Tourist Accommodation	**0.384 m^2** per room (**4.13 ft^2** per room)	**10 m^2 (107.6 ft^2)**	**100 m^2 (1076.4 ft^2)**, at which collection frequency can be increased beyond once per seven days
Commercial – Retail	**0.023 m^2** per m^2 (**0.023 ft^2** per ft^2)	**8 m^2 (86.1 ft^2)**	**90 m^2 (968.8 ft^2)**, at which collection frequency can be increased beyond once per seven days
Commercial – Office	**0.010 m^2** per m^2 (**0.010 ft^2** per ft^2)	**8 m^2 (86.1 ft^2)**	**120 m^2 (1291.7 ft^2)**, at which collection frequency can be increased beyond once per seven days
Commercial – Restaurant	**0.026 m^2** per m^2 (**0.026 ft^2** per ft^2)	**5 m^2 (53.8 ft^2)**	**75 m^2 (807.3 ft^2)**, at which collection frequency can be increased beyond once per seven days
Commercial – Large Venue	**0.018 m^2** per m^2 (**0.018 ft^2** per ft^2)	**6.5 m^2 (70 ft^2)**	**100 m^2 (1076.4 ft^2)**, at which collection frequency can be increased beyond once per seven days
Mixed Use	Shall provide separate recycling and garbage storage spaces for both residential and commercial components, as per the space allocation required above and in compliance with the City's Construction Regulation Bylaw No. 7390 as amended from time to time. When the future commercial use is not known, the recycling and garbage storage space shall be equal to the space needed for the potential commercial use with the highest storage needs.		
Industrial and Institutional	Shall provide adequate recycling and garbage storage space in the building design, to ensure the waste management needs of the building's planned use are met.		
Existing Buildings	The recycling and garbage area specifications will not apply retroactively to existing buildings. Instead, the guidelines will act as a resource should strata councils seek information on best waste management practices.		
Alternative Solutions	If evidence is submitted to the City in connection with an application for acceptance for an alternative solution to satisfy one or more of the space requirements, the Director of Community Development, or their designate, may accept an alternate solution if they are of the opinion that the evidence submitted demonstrates that the alternative solution will address the general intent of the space requirements while addressing site-specific challenges.		

(2) Access Requirements

Design and siting of a recycling and garbage storage facility must:

(a) be accessible from a driveway or Lane;
(b) comply with the Adaptable Design provisions in Section 423.

418 AMENITY SHARE *[Bylaw 8464, May 30, 2016]*

An Amenity Share in accordance with the zone standard must be provided prior to building permit issuance in order to construct or extend a Building or Structure in said zone:

(1) Amenity Share

$215.28 per square metre ($20 per square foot) Gross Floor Area

(2) Exemption

No Amenity Share is required for Gross Floor Area up to the greater of the following:

(a) permitted density prior to adoption of Amendment Bylaw, 2016, No. 8464; or

(b) 0.5 times the Lot Area;

(3) Heritage conservation

(a) any person who applies for a building permit that includes a Building or Structure listed on the City of North Vancouver Heritage Registry, as amended from time to time, may be exempted from the Amenity Share to support the following to the satisfaction of the Director of Community Development:
    (i) conservation of a Building or Structure; and
    (ii) legal protection through a registered Land Title Act covenant;

(b) for the purposes of this provision, the maximum Amenity Share exemption shall be calculated based on the Lot that contains the Building or Structure on the Heritage Registry, as existing prior to the adoption of Amendment Bylaw, 2016, No. 8464;

(4) Time of payment

Provision of an Amenity Share is required prior to issuance of a building permit for the Gross Floor Area requiring the share.

419 ENERGY EFFICIENCY *[Bylaw 8464, May 30, 2016]*

As a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, if and to the extent expressly contemplated in respect to each specific zone in this bylaw, any person who applies for a building permit must demonstrate compliance with the energy efficiency provisions in that zone as follows:

(1) Deleted; *[Bylaw 8575, October 16, 2017]*

(2) Deleted; *[Bylaw 8575, October 16, 2017]*

(3) Deleted; *[Bylaw 8575, October 16, 2017]*

(4) Passive House demonstration of compliance *[Bylaw 8575, October 16, 2017]*

Compliance with the Passive House energy standard created and standardized by the Passive House Institute shall be demonstrated through provision of the following:

(a) Prior to issuance of a building permit:
  (i) Energy model prepared by a Certified Passive House Designer or Certified Passive House Consultant approved by the Passive House Institute that:
    a. specifies the modeled design meets or exceeds the Passive House Classic or EnerPHit requirements in the current version released by the Passive House Institute at the time of building permit application; and
    b. should the model not meet the maximum total primary energy demand, that the deficiency is solely due to the domestic hot water demand or the space heating demand modeled in accordance with subsection 420(1) community energy system, and specifying the efficiency required to otherwise meet the maximum total primary energy demand;
  (ii) Design stage assurance letter prepared by a Building Certifier accredited by the Passive House Institute, accompanied with the applicable Design Verification Letters as required by the Design Verification Report;
  (iii) letter of credit for one percent of construction costs to be returned upon successful provision of the above and the fulfillment of the requirements in subsection 419(4)(b), all to the satisfaction of the Director of Community Services;

(b) Within 6 months of substantial completion:
  (i) Letter of Completion signed by the Coordinating Registered Professional or Registered Professional of Record (as defined in the British Columbia Building Code), stating that

the building has been completed and its energy performance should, based on best knowledge and practices, meet the minimum requirement of the Energy Standard pursued, subject to subsection 419(4)(a)(ii) if applicable;

(ii) commissioning report provided by a commissioning authority that does not include individuals directly responsible for project design or construction management, stating that the fundamental building elements and systems are designed, installed and calibrated to operate as modeled, as per a template provided by the City and amended from time to time to the satisfaction of the Director of Community Services;

(iii) confirmation from a Building Certifier accredited by the Passive House Institute that the final Passive House Planning Package and relevant documentation have been received and are under review for certification.

(c) Surrender of security

The letter of credit provided in accordance with subsection 419(4)(a)(iii) shall be surrendered as a contribution to the City of North Vancouver Carbon Fund to support the reduction of greenhouse gases should the following occur:

(i) a building permit to construct or extend the Building or Structure has been issued; and

(ii) it is determined, to the satisfaction of the Director of Community Services, that:

a. the applicable energy efficiency standard for the zone has not been met; and

b. it is unlikely that any ongoing effort to otherwise demonstrate compliance will reach the applicable energy efficiency standard for the zone;

[Bylaw 8575, October 16, 2017]

(5) BC Energy Step Code *[Bylaw 8575, October 16, 2017]*

Compliance with the BC Energy Step Code for energy efficiency requirements, created and standardized by the Province of British Columbia, shall be demonstrated through provision of the following:

(a) Prior to issuance of a building permit providing:

(i) in entirety all required materials in accordance with Provincial regulation;

(ii) letter of credit for one percent of construction costs to be returned upon successful provision of the above and the fulfillment of the requirements in subsection 419(5)(b), all to the satisfaction of the Director of Community Services;

(b) Within 6 months of substantial completion providing:
  (i) in entirety all required materials in accordance with Provincial regulation; and
  (ii) all other relevant documentation to the satisfaction of the Director Community Services;

(c) Surrender of security
The letter of credit provided in accordance with subsection 419(5)(a)(ii) shall be surrendered as a contribution to the City of North Vancouver Carbon Fund to support the reduction of greenhouse gases should the following occur:
  (i) a building permit to construct or extend the Building or Structure has been issued; and
  (ii) it is determined, to the satisfaction of the Director of Community Services, that:
    a. the applicable energy efficiency standard for the zone has not been met in accordance with subsection 419(5)(b); and
    b. it is unlikely that any ongoing effort to otherwise demonstrate compliance will reach the applicable energy efficiency standard for the zone.

[Bylaw 8575, October 16, 2017]

420 HYDRONIC ENERGY SERVICE *[Bylaw 8464, May 30, 2016]*

As a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, if and to the extent expressly contemplated in respect to each specific zone in this bylaw, any person who applies for a building permit must demonstrate compliance with the hydronic energy service provisions in that zone as follows:

(1) prior to issuance of a building permit providing:

(a) registration of a statutory right-of-way and covenant in favour of the City to permit the installation and continued access across the Lands and Buildings of any community energy plant and/or system for the purposes of supplying hydronic energy; and

(b) confirmation that the design and construction of the Building is such that space heating, domestic hot water and other thermal energy uses can be supplied by a Community Energy System in accordance with the City of North Vancouver Hydronic Energy Service Bylaw 2004, No. 7575, all to the satisfaction of the Director of Community Development;

(2) Buildings which achieve the Passive House energy standard in accordance with subsection 419(4), featuring a designed and installed space heating capacity not exceeding ten watts per square meter shall be required to

connect to a Community Energy System for the provision of hydronic energy in accordance with the City of North Vancouver Hydronic Energy Service Bylaw 2004, No. 7575, with the exception of heat for space heating purposes.

421 NOISE MITIGATION *[Bylaw 8464, May 30, 2016]*

As a community amenity to assist the City in addressing industrial, heavy traffic, and/or commercial noise impacts on the livability of multi-family buildings, if and to the extent expressly contemplated in respect to each specific zone in this bylaw, any person who applies for a building permit must demonstrate improved noise mitigation through provision of an acoustical report delivered to the City, prepared by a Professional Engineer specializing in acoustics that:

(1) certifies that the interior space of all Dwelling Units constructed on the Lands has been designed to the minimum standards stipulated in the British Standard BS 8233:2014 “Guidance on sound insulation and noise reduction for buildings” (2014) or the World Health Organization’s “Guidelines for Community Noise” (1999), as amended from time to time;

(2) confirms that all Dwelling Units to be constructed on the Lands that will be directly affected by industrial, heavy traffic, and/or neighbouring commercial uses have been designed assuming an external equivalent continuous sound level (Leq) of not less than 65 A-weighted decibels (dBA), all to the satisfaction of the Director of Community Development; and

(3) recommends exterior and interior design and construction features and practices including, without limitation, the installation of a mechanical heat recovery ventilation system, to mitigate the impact of external and structure borne sound penetration between:

(a) neighbouring industrial, residential, commercial, community, entertainment, traffic, street pedestrian activities and other uses situated on or off the Lands; and
(b) the interior space of all residential dwelling units to be constructed on the Lands;

422 Deleted; *[Bylaw 8575, October 16, 2017]*

423 ADAPTABLE DESIGN *[Bylaw 8464, May 30, 2016]*

As a community amenity to assist the City in improving livability of multi-family buildings, if and to the extent expressly contemplated in respect to each specific zone in this Bylaw, any person who applies for a Building Permit for Apartment Residential Use, Rental Apartment Residential Use or Accessory Apartment Use must demonstrate compliance with the Adaptable design provisions in that zone as follows:

(1) a minimum 25% of the total number of Dwelling Units, representing a proportional mix of each Dwelling Unit type in the Building, shall be designed to meet Level 2 of the Adaptable Design Guidelines; and

(2) all other Dwelling Units shall be designed to meet Level 1 of the Adaptable Design Guidelines, to the satisfaction of the Director of Community Development.

DIVISION III: ZONE STANDARDS

Purpose

Division III contains Use and development regulations for most Zones in the City, as established in Part 3 of this Bylaw. This includes regulations for Residential (Part 5), Special Residential (Part 5A), Ground Oriented (Part 5B), Mid-Rise (Part 5C), Commercial (Part 6), Lower Lonsdale (Part 6A), Industrial (Part 7), Waterfront (Part 7A), Light Industrial (Part 7B) and Public Use and Assembly Zones (Part 8). Regulations in Division III should be read in conjunction with other Divisions of this Bylaw. Comprehensive Development Zone regulations are presented in Division V. Zone boundaries are established by the Zoning Map presented in Division VI.

PART 5: RESIDENTIAL ZONE REGULATIONS

501 USES IN ONE-UNIT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RS-1 and RS-2 One-Unit Residential Zones: *[Bylaw 8642, July 23, 2018]*

(1) One-Unit Residential Use, subject to Section 506(2) of this Bylaw;

- (a) Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw:
- (b) Accessory Bed and Breakfast Use, subject to Section 507(10) of this Bylaw;
- (c) Accessory Boarding Use, subject to Section 507(9) of this Bylaw;
- (d) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
- (e) Accessory Off-Street Parking Use;
- (f) Accessory Home Office Use*; [Bylaw 7537 November 24, 2003]*
- (g) Accessory Coach House Use, subject to Section 507(13) of this bylaw.
- (h) Accessory Hen Keeping, with customarily incidental Accessory Structures subject to Section 412, and customarily incidental Accessory Buildings subject to Section 514 of this bylaw.

(2) Residential Care Facility Use:

- (a) Accessory Off-Street Parking Use;

502 USES IN TWO-UNIT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RT-1 and RT-2 Two-Unit Residential Zones: *[Bylaw 8521, December 12, 2016; Bylaw 8642, July 23, 2018]*

(1) One-Unit Residential Use, subject to Section 506(2) of this Bylaw:

(a) Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
(b) Accessory Bed and Breakfast Use, subject to Section 507(10) of this Bylaw;
(c) Accessory Boarding Use, subject to Section 507(9) of this Bylaw;
(d) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(e) Accessory Off-Street Parking Use;
(f) Accessory Home Office Use; *[Bylaw 7537 November 24, 2003]*
(g) Accessory Coach House Use, subject to Section 507(13) of this bylaw. *[Bylaw 8418, June 15, 2015]*

(2) Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:

(a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(b) Accessory Off-Street Parking Use;
(c) Accessory Home Office Use; *[Bylaw 7537 November 24, 2003]*
(d) Accessory Dwelling Unit, subject to Section 507(14) of this Bylaw"; *[Bylaw 8296 April 4, 2013]*
(e) Accessory Boarding Use, subject to Section 507(9) of this bylaw. *[Bylaw 8314, July 22, 13]*

(3) Residential Care Facility Use:

(a) Accessory Off-Street Parking Use.

502A USES IN CEDAR VILLAGE RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RC-1 and RC-2 Cedar Village Residential Zones:

(1) Cedar Village Residential Use:

(a) in the RC-1 Zone, shall not exceed 24.7 Dwelling Units per hectare (10 Dwelling Units per acre);
(b) in the RC-2 Zone, shall not exceed 37.1 Dwelling Units per hectare (15 Dwelling Units per acre);
(c) Accessory Off-Street Parking Use;
(d) Accessory Boarding Use, subject to Section 507(9) of this bylaw; *[Bylaw 8314, July 22, 13]*
(e) Accessory Home Office Use; *[Bylaw 8418, June 15, 2015]*
(f) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw; *[Bylaw 8418, June 15, 2015]*
(g) Accessory Coach House Use, subject to Section 507(13) of this bylaw. *[Bylaw 8418, June 15, 2015]*

(2) Child Care Use subject to Section 507(5):

(a) Accessory Off-Street Parking Use.

(3) Residential Care Facility Use:

(a) Accessory Off-Street Parking Use.

503 USES IN GROUND-ORIENTED APARTMENT RESIDENTIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the RG-Ground-Oriented Apartment Residential Zones:

(1) One-Unit Residential Use, subject to Section 506(2) of this Bylaw:

(a) Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
(b) Accessory Bed and Breakfast Use, subject to Section 507(10) of this Bylaw;
(c) Accessory Boarding Use, subject to Section 507(9) of this Bylaw;
(d) Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
(e) Accessory Off-Street Parking Use;
(f) Accessory Home Office Use. *[Bylaw 7537 November 24, 2003]*
(g) Accessory Coach House Use, subject to Section 507(13) of this Bylaw; *[Bylaw 8529, February 27, 2017]*

(2) Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:

(a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(b) Accessory Off-Street Parking Use;
(c) Accessory Home Office Use; *[Bylaw 7537 November 24, 2003]*
(d) Accessory Boarding Use, subject to Section 507(9) of this bylaw. *[Bylaw 8314, July 22, 13]*

(3) Ground-Oriented Apartment Residential Use: *[Bylaw 8464, May 30, 2016]*

(a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(b) Accessory Off-Street Parking Use;
(c) Accessory Home Office Use; *[Bylaw 7537 November 24, 2002]*
(d) Accessory Dwelling Unit, subject to Section 507(14) of this Bylaw. *[Bylaw 8296 April 8, 2013]*
(e) Accessory Boarding Use, subject to Section 507(9) of this bylaw. *[Bylaw 8314, July 22, 2013]*

(4) Child Care Use, subject to Section 507(5) of this Bylaw:

(a) Accessory Off-Street Parking Use.

(5) Residential Care Facility Use:

(a) Accessory Off-Street Parking Use.

504 USES IN APARTMENT RESIDENTIAL ZONES *[Bylaw 8464, May 30, 2016]*

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the RM-1 and RH-1 zones:

(1) One-Unit Residential Use, subject to Section 506(2) of this Bylaw

(a) Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
(b) Accessory Bed and Breakfast Use, subject to Section 507(10) of this Bylaw;
(c) Accessory Boarding Use, subject to Section 507(9) of this Bylaw;
(d) Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
(e) Accessory Off-Street Parking Use;
(f) Accessory Home Office Use. *[Bylaw 7537 November 24, 2003]*

(2) Two-Unit Residential Use, subject to Section 506(2) of this Bylaw:

(a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(b) Accessory Off-Street Parking Use;
(c) Accessory Home Office Use. *[Bylaw 7537 November 24, 2003]*
(d) Accessory Dwelling Unit, subject to Section 507(14) of this Bylaw. *[Bylaw 8296 April 8, 2013]*
(e) Accessory Boarding Use, subject to Section 507(9) of this bylaw. *[Bylaw 8314, July 22, 2013]*

(3) Ground-Oriented Apartment Residential Use: *[Bylaw 8464, May 30, 2016]*

(a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(b) Accessory Off-Street Parking Use;
(c) Accessory Home Office Use. *[Bylaw7537 November 24, 2003]*
(d) Accessory Boarding Use, subject to Section 507(9) of this bylaw. *[Bylaw 8314, July 22, 13]*

(4) Apartment Residential Use, subject to Section 423: *[Bylaw 7091 February 1, 1999]*

(a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(b) Accessory Off-Street Parking Use;

(c) Accessory Home Office Use. *[Bylaw 7537 November 24, 2003]*

(5) Child Care Use, subject to Section 507(5) of this Bylaw:

(a) Accessory Off-Street Parking Use;

(6) Residential Care Facility Use:

(a) Accessory Off-Street Parking Use;

(7) Rental Apartment Residential Use: *[Bylaw 8558, June 19, 2017]*

(a) Accessory Home Occupation Use subject to section 507(6), (7) and (8) of this bylaw;
(b) Accessory Off-Street Parking Use;
(c) Accessory Home Office Use. *[Bylaw 7830, February 5, 2007]*

505 DELETED *[Bylaw 8464, May 30, 2016]*

506 MINIMUM LOT AREA *[Bylaw 8464, May 30, 2016]*

(1) Subject to the regulations contained in this Bylaw, the following Uses shall not be permitted on a Lot with a Lot Area less than area indicated: *[Bylaw 8642, July 23, 2018]*

(a) Rowhouse Residential Use shall not be permitted on a Lot with a Lot Area of:
(i) less than 150 square metres (1,615 square feet); or
(ii) greater than 334.5 square metres (3,600 square feet);

(b) Townhouse Residential use shall not be permitted on a Lot with a Lot Area of less than:
(i) 360 square metres (3,875 square feet) where such a Lot was existing prior to adoption of Amendment Bylaw, 2016, No. 8464; or
(ii) 540 square metres (5,813 square feet) in any other Ground-Oriented Residential, Apartment Residential or Mixed Use Zones;

(c) Apartment Residential Use shall not be permitted on a Lot with a Lot Area of less than 650 square metres (6,997 square feet);

(2) Subject to the regulations contained in this Bylaw, the following Uses shall not be permitted on a Lot with a Front Lot Line length less than the length indicated:

(a) One-Unit Residential Use and Two-Unit Residential Uses shall not be permitted on a Lot with a Front Lot Line length less than 10 metres (32.81 feet) except: *[Bylaw 8642, July 23, 2018]*
   (i) where such a Lot was existing at the effective date of this bylaw;
   (ii) where curvilinear road design and linear Lot design necessitates the introduction of Lots based on a radial design the minimum Front Lot Line length shall be 7.5 percent of the sum of the lengths of the perimeter Lot Lines;
   (iii) in the RS-2 Zone, where the minimum Front Lot Line length shall not be less than 7.5 metres (24.6 feet);
   (iv) in the RT-2 Zone, where the minimum Front Lot Line length shall be not less than 9 metres (29.5 feet);

(b) Rowhouse Residential Use shall not be permitted on a Lot with a Front Lot Line length of:
   (i) less than 5 metres (16.4 feet); or
   (ii) greater than 8 metres (26.2 feet);

(c) Townhouse Residential Use shall not be permitted on a Lot with a Front Lot Line length of less than 10 metres (32.9 feet);

(d) Apartment Residential Use shall not be permitted on a Lot with a Front Lot Line length of less than 18 metres (59.1 feet);

507 SPECIAL PROVISIONS FOR USES IN RESIDENTIAL ZONES

(1) Minimum Size

No Principal Building shall have a floor area of less than 74.32 square metres (800 square feet).

(2) Open Site Space *[Bylaw 8464, May 30, 2016]*

The maximum portion of a Lot that may be covered by any of the following, in aggregate, shall be limited to 35 percent of the Lot Area for Townhouse Use and 20 percent of the Lot Area for all other Residential Uses:

(a) Unenclosed Parking, Unenclosed Loading, maneuvering aisles, vehicle access and all other paved surfaces similar to the above;
(b) Porches, decks and balconies; and
(c) Structures except Garden Structures, Greenhouses, Underground Structures and Fences;

(3) Sunken Patio

A sunken patio is permitted, up to a maximum of 18.6 square metres (200 square feet), for each Dwelling Unit with access located partially or fully below the First Storey of the building; *[Bylaw 8692, February 4, 2019]*

(4) Highway Screening

Notwithstanding Section 412 of this Bylaw, any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of 2.0 metres (6.56 feet) in Height.

(5) Child Care Use

A Child Care Use as a Principal Use shall be subject to the regulations pursuant to the Provincial Childcare Licensing Regulations and shall:

(a) be completely Enclosed within the Principal Building with the exception of outdoor play areas and play equipment;
(b) comply with the floor area requirements pursuant to the Provincial Childcare Licensing Regulations;
(c) in no way indicate from the exterior that the Premises are being so used except for one name plate of not greater than 0.1 square metres (1 square foot) in area;
(d) not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;
(e) not contain any other Principal or Accessory Use except for an Accessory Home Office Use; *[Bylaw 7537 November 24, 2003]*
(f) Deleted; *[Bylaw 8558, June 19, 2017]*
(g) provide Accessory Off-Street Parking Spaces in accordance with Part 9 of this Bylaw;
(h) not exceed a maximum of 20 children in care at any one time.

(6) Accessory Home Occupation Use

An Accessory Home Occupation Use:

(a) shall not involve the sale at retail or wholesale or commercial repair, manufacture, or handling of Weapons or Explosives;
(b) shall be completely Enclosed within the residential Dwelling Unit or Accessory Building to which it is Accessory provided that no required Off-Street Parking Spaces are used; *[Bylaw 7537 November 24, 2003]*

(c) shall not involve the sale of goods on the Premises;

(d) together shall not occupy more than 20% of the Gross Floor Area of the residential Dwelling Unit, and in any event shall not exceed 46.45 square metres (500 square feet); [Bylaw 7290 April 4, 2001]

(e) except for one name-plate of less than 0.1 square metre (1 square foot) in area, shall in no way indicate from the exterior that the Premises are being so Used.

(f) shall not discharge or emit:
  (i) odorous, toxic or noxious matter or vapours;
  (ii) heat, glare or radiation;
  (iii) recurrently generated ground vibration;
  (iv) any noise caused by the Accessory Home Occupation Use that can be heard at the property line, or any other noise restricted by the Noise Control Bylaw No. 5819; *[Bylaw 7290 April 4, 2001]*

(g) shall be limited to a maximum of two persons working in the Dwelling Unit, at least one of whom shall be a resident of the Dwelling Unit to which the Accessory Home Occupation Use is Accessory; *[Bylaw 7290, April 4, 2001]*

(h) Deleted; *[Bylaw 7290, April 4, 2001]*

(i) On a Lot containing either: an approved Accessory Secondary Suite Use; an Accessory Coach House Use; or, an Accessory Dwelling Unit; each Dwelling Unit may independently contain only one Accessory Home Occupation Use; *[Bylaw 8529, February 27, 2017]*

(j) shall, in a Building for Apartment Residential Use or in a Building for Accessory Apartment Use, exclude medical or dental offices, hairdressers, private schools, commercial food preparation, music or dance studios or other similar uses;

(k) Deleted; *[Bylaw 8558, June 19, 2017]*

(7) Accessory Home Occupation - Newspaper Distribution

An Accessory Home Occupation Use **–** Newspaper Distribution shall:

(a) be subject to Section 507(6)(h) and (i) of this Bylaw;
(b) be permitted only in existing or allowed Principal Buildings, Accessory Buildings, or Accessory Coach House Buildings;"
(c) be subject to the City Business Licence Bylaw and shall require a business license.

(8) Accessory Home Occupation – Child Care Use

An Accessory Home Occupation – Child Care Use – shall be subject to the regulations pursuant to the Provincial Childcare Licensing Regulations and shall:

(a) be completely Enclosed within the Dwelling Unit to which it is Accessory with the exception of outdoor play areas and play equipment;
(b) comply with the floor area requirements pursuant to the Provincial Childcare Licensing Regulations;
(c) in no way indicate from the exterior that the Premises are being so Used except for one name-plate of not greater than 0.1 square metre (1 square foot) in area;
(d) not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;
(e) not exceed a maximum of 16 children in care at any one time and be operated by a resident of the residential Dwelling Unit to which the Child Care Use is Accessory; *[Bylaw 8516, December 5, 2016]*
(f) not be allowed on a Lot where the Dwelling Unit to which it is accessory contains an Accessory Boarding Use, Accessory Secondary Suite Use, Accessory Coach House Use, Accessory Dwelling Unit, Accessory Lock-off Unit or another Accessory Home Occupation Use; *[Bylaw 8464, May 30, 2016]*
(g) provide Accessory Off-Street Parking Spaces in accordance with Part 9 of this Bylaw.

(9) Accessory Boarding Use

An Accessory Boarding Use:

(a) shall be accessory to a Residential Use or an Accessory Apartment Use; *[Bylaw 8314 July 22, 2013]*
(b) shall be completely Enclosed within the Principal Building;
(c) shall accommodate not more than two boarders; *[Bylaw 8314 July 22, 2013]*
(d) in a One-Unit Residential Building in the Ground-Oriented Apartment and Apartment Residential Zones, shall accommodate not more than five boarders;
(e) shall not include kitchen or cooking facilities.

(10) Accessory Bed and Breakfast Use

An Accessory Bed and Breakfast Use:

(a) shall be accessory to a One-Unit Residential Use;
(b) shall be completely Enclosed within the Principal Building;
(c) shall occupy not more than 2 bedrooms in the dwelling, and not more than 3 bedrooms in a dwelling listed in the City of North Vancouver Heritage Inventory;
(d) shall provide one Accessory Off-Street Parking Space per bedroom for the Accessory Bed and Breakfast use;
(e) shall not contain a separate Cooking Facility associated with the Accessory Bed and Breakfast use;

(f) shall not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;
(g) shall in no way indicate from the exterior that the Premises are being so Used except for one name plate of not greater than 0.1 square metre (1 square foot) in area;
(h) shall not be allowed where the residential Dwelling Unit to which it is Accessory contains an Accessory Boarding Use, a Secondary Suite Use, an Assembly Use, a Child Care Use or another Accessory Home Occupation Use.

(11) Accessory Secondary Suite Use *[Bylaw 8529, February 27, 2017]*

An Accessory Secondary Suite Use:

(a) shall be accessory to a One-Unit Residential Use;
(b) shall be completely Enclosed within the Principal Building;
(c) shall not be less than 37.16 square metres (400 square feet) in area; nor more than 90 square metres (969 square feet) or 40% of the total Gross Floor Area, whichever is the lesser;
(d) shall be limited to one Accessory Secondary Suite Use within a One-Unit Residential Use; and,
(e) shall be permitted where the owner resides on the property.

(12) Deleted *[Bylaw 8464, May 30, 2016]*

(13) Accessory Coach House Use *[Bylaw 8529, February 27, 2017]*

An Accessory Coach House Use:

(a) shall be accessory to a One-Unit Residential Use;
(b) shall be permitted where the owner resides on the property; and,
(c) shall not be stratified as per the *Strata Property Act*.

(14) Accessory Dwelling Unit *[Bylaw 8296 April 8, 2013]*

On a Lot containing an approved Two-Unit Residential Use, an Accessory Dwelling Unit is permitted in each of the approved Dwelling Units provided that:

(a) it is only permitted where the owner resides on the property; *[Bylaw 8642, July 23, 2018]*
(b) it is Enclosed within the Principal Building;
(c) it is not less than 37.16 square metres (400 square feet) in area; nor more than 90 square metres (969 square feet) or 40% of the total Gross Floor Area, whichever is less;
(d) it is limited to one Accessory Dwelling Unit within a principal Dwelling Unit;

(e) there is one Accessory Off-Street Parking Space provided for the exclusive use of the Accessory Dwelling Unit as per Part 9 of this Bylaw;
(f) shall not be stratified as a separate unit as per the Strata Property Act.

(15) Accessory Lock-Off Unit Use *[Bylaw 8464, May 30, 2016]*

An Accessory Lock-Off Unit Use shall be:

(a) accessory to a Townhouse Use or Apartment Use;
(b) limited to one Accessory Lock-Off Unit of not less than 20 square metres (215 square feet) floor area per Dwelling Unit; and
(c) not stratified as a separate unit in accordance with the Strata Property Act;

508 UNASSIGNED

509 SIZE, SHAPE AND SITING OF BUILDINGS FOR ONE-UNIT RESIDENTIAL USE AND ACCESSORY COACH HOUSE USE

A Principal Building for a One-Unit Residential Use and an Accessory Coach House Building for an Accessory Coach House Use:

(1) shall be limited to one Principal Building and one Accessory Coach House Building per Lot.

(2) Gross Floor Area (One-Unit and Two-Unit Residential) *[Bylaw 8464, May 30, 2016]*

(a) combined and in total, shall not exceed the lesser of:
(i) 0.5 times the Lot Area; or
(ii) 0.3 times the Lot Area plus 92.9 square metres (1,000 square feet);

(b) notwithstanding subsection 509(2)(a), on a Lot with Accessory Coach House Use, Gross Floor Area (One-Unit and Two-Unit Residential), combined and in total, may be increased to, but shall not exceed, 0.5 times the Lot Area; *[Bylaw 8642, July 23, 2018]*

(c) notwithstanding subsection 509(2)(a) and (b): *[Bylaw 8642, July 23, 2018]*
(i) Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
(ii) of the total allowed in Section 509(2), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet);

(iii) Basement (Accessory Coach House Use) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) subject to Section 509(6)(e).

(3) Lot Coverage (Principal Building plus Accessory Coach House Building)

shall not exceed a maximum total combined Lot Coverage of 40% of which the Principal Building shall not exceed 30%.

(4) Building Height *[Bylaw 8642, July 23, 2018]*

(a) a Principal Building shall not exceed a Top of Plate height of 8 metres (26.2 feet) as measured by the Height Envelope;
(b) notwithstanding 509(4)(a), a Principal Building roof may project above the Top of Plate height to a maximum overall Building Height of 10.1 metres (33.1 feet) as measured by the Height Envelope;
(c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present.

(5) Siting (Principal Building) *[Bylaw 8642, July 23, 2018]*

shall be sited not less than:

(a) 4.6 metres (15 feet) from the Front Lot Line;
(b) 8 metres (26.2 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line;
(c) 1.2 metres (4 feet) from the Interior Side Lot Line;
(d) 3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line.

(6) Accessory Coach House Standards (Accessory Coach House Use) *[Bylaw 8642, July 23, 2018]*

Accessory Coach House Use should comply with the applicable Accessory Coach House Development Permit Guidelines and:

(a) Deleted; *[Bylaw 9031, June 9, 2025]*
(b) shall not exceed a maximum overall Building Height of 6.7 metres (22 feet) as measured from the average Building Grades on the Rear Lot Line;
(c) Deleted;
(d) a maximum of one enclosed or covered parking space is permitted within the Accessory Coach House Use*;*
(e) a Basement (Accessory Coach House Use) may be permitted subject to the following:

(i) floor to ceiling height is equal to or less than 2.6 metres (8.5 feet);

(ii) the Basement (Accessory Coach House Use) is used only for storage of personal goods or things; or for workshop or gardening uses. Residential Uses, Habitable Rooms and laundry facilities are prohibited; *[Bylaw 8692, February 4, 2019]*

(iii) no interior access and a single exterior access landing is permitted.

(f) the total Floor Area of the second storey shall not exceed 70% of the total Floor Area of the first storey; *[Bylaw 8883, March 7, 2022]*

(g) shall be sited on the lot as follows:

(i) no less than 1.22 metres (4 feet) and no more than 3.05 metres (10 feet) from the Rear Lot Line, as measured from the building face closest to the Rear Lot Line;

(ii) no less than 1.22 metres (4 feet) from the Interior Side Lot Line;

(iii) no less than 1.52 metres (5 feet) and no more than 1.83 meters (6 feet) from the Exterior Side Lot Line, as measured from the building face closest to the Exterior Side Lot Line;

(iv) no less than 4.57 metres (15 feet) from the intersection of the Lot Lines along two Streets, or a Street and a Lane or two Lanes;

(v) the minimum distance between the Accessory Coach House and the Principal Building, including porches and balconies, shall be determined according to the following table:

Distance between the Principal Building and the Rear Lot Line	**Minimum Distance between Principal Building and Accessory Coach House**
More than 15.8 metres (52 feet)	6.09 metres (20 feet)
14.6 to 15.8 metres (48 to 52 feet)	4.90 metres (16 feet)
13.5 to 14.6 metres (44.5 to 48 feet)	3.96 metres (13 feet)
less than 13.5 metres (44.5 feet)	3.05 metres (10 feet)

Except that, in the case when the Rear Lot Line is less than 11 metres (36.01 feet) in width, the minimum distance shall be no less than 3.05 metres (10 feet), regardless of the distance between the Principal Building and the Rear Lot Line.

[Bylaw 8883, March 7, 2022]

Figure 5-2 – Deleted *[Bylaw 8642, July 23, 2018]*

Figure 5-3 – Deleted *[Bylaw 8642, July 23, 2018]*

Figure 5-4 – Deleted *[Bylaw 8642, July 23, 2018]*

Figure 5-5 – Deleted *[Bylaw 8642, July 23, 2018]*

509A SIZE, SHAPE AND SITING OF BUILDINGS FOR TWO-UNIT RESIDENTIAL USE IN THE RT-1 ZONE

Principal Buildings for a Two-Unit Residential Use in the RT-1 Zone:

(1) shall be limited to one per Lot.

(2) Gross Floor Area (One-Unit and Two-Unit Residential) *[Bylaw 8464, May 30, 2016]*

(a) combined and in total, shall not exceed the lesser of:
(i) 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet); or
(ii) 0.5 times the Lot Area; *[Bylaw 8692, February 4, 2019]*

(b) Notwithstanding subsection 509A(2)(a), Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential); *[Bylaw 8642, July 23, 2018]*

(3) Lot Coverage

shall not exceed a Lot Coverage of 35%.

(4) Building Height *[Bylaw 8642, July 23, 2018]*

(a) a Principal Building shall not exceed a Top of Plate height of 8 metres (26.2 feet) as measured by the Height Envelope;

(b) notwithstanding 509A(4)(a), a Principal Building roof may project above the Top of Plate height to a maximum overall Building Height of 10.1 metres (33.1 feet) as measured by the Height Envelope;

(c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present.

(5) Siting (Principal Building) *[Bylaw 8642, July 23, 2018]*

shall be sited not less than:

(a) 4.6 metres (15 feet) from the Front Lot Line;
(b) 8 metres (26.2 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line;
(c) 1.2 metres (4 feet) from the Interior Side Lot Line;
(d) 3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line.

509B SIZE, SHAPE AND SITING OF BUILDINGS FOR TWO-UNIT RESIDENTIAL USE IN THE RT-2 ZONE

Principal Buildings for a Two-Unit Residential Use in the RT-2 Zone:

(1) shall be limited to one per Lot;

(2) Gross Floor Area (One-Unit and Two-Unit Residential) *[Bylaw 8575, October 16, 2017]*

(a) Combined and in total, shall not exceed 0.50 times the Lot Area; and

(b) Notwithstanding Subsection 509B(2)(a), Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential); *[Bylaw 8642, July 23, 2018]*

(3) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 50 per cent. For the purpose of this section Accessory Structures to shelter Accessory Off-Street Parking Uses shall be included in the calculation of Lot Coverage.

(4) Building Height *[Bylaw 8642, July 23, 2018]*

(a) a Principal Building shall not exceed a Top of Plate height of 8 metres (26.2 feet) as measured by the Height Envelope;

(b) notwithstanding 509B(4)(a), a Principal Building roof may project above the Top of Plate height to a maximum overall Building Height of 10.1 metres (33.1 feet) as measured by the Height Envelope;

(c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present.

(5) Siting (Principal Building) *[Bylaw 8642, July 23, 2018]*

shall be sited not less than:

(a) 4.6 metres (15 feet) from the Front Lot Line;
(b) 8 metres (26.2 feet) or 0.35 times the Lot depth, whichever is greater, from the Rear Lot Line;
(c) 1.2 metres (4 feet) from the Interior Side Lot Line;
(d) 3.048 metres (10 feet) or 0.2 times the Lot width, whichever is less, from the Exterior Side Lot Line.

509C SIZE, SHAPE AND SITING OF BUILDINGS FOR CEDAR VILLAGE RESIDENTIAL USE IN THE RC-1 AND RC-2 ZONES

Principal buildings for Cedar Village Residential Use:

(1) Lot Coverage

together with Accessory Buildings shall not exceed an original lot coverage of 35%.

(2) Height

shall not exceed a height of 7.62 metres (25 feet) or two Storeys.

(3) Siting

(a) shall be sited not less than 6.096 metres (20 feet) from any original lot line except for any portion of a principal building used for required accessory off-street parking purposes, in which case it shall be sited not less than 1.22 metres (4 feet) from the property line;
(b) shall not have less than 3.048 metres (10 feet) of horizontal distance between any portion of adjacent buildings on an original lot.

(4) Building Width and Length

shall not exceed 42.672 metres (140 feet) in horizontal width or length.

(5) Minimum Dwelling Unit Size

shall have a minimum Gross Floor Area of not less than 37.16 square metres (400 square feet). *[Bylaw 8314 July 22, 2013]*

509D Deleted *[Bylaw 8642, July 23, 2018]*

509E Deleted *[Bylaw 8642, July 23, 2018]*

510 SIZE, SHAPE, AND SITING OF BUILDINGS FOR GROUND-ORIENTED APARTMENT RESIDENTIAL USE, APARTMENT RESIDENTIAL USE OR ACCESSORY APARTMENT USE *[Bylaw 8464, May 30, 2016]*

In addition to Sections 511, 512 and 513, the following provisions apply to Principal Buildings in the RG-1, RM-1 and RH-1 zones: *[Bylaw 8464, May 30, 2016]*

(1) Minimum Dwelling Unit Size

shall have a minimum Gross Floor Area of not less than 37.16 square metres (400 square feet). *[Bylaw 8314, July 22, 13]*

(2) Unit Separation

Where one wall faces another wall of the same Building or the wall of another Building or Structure on the same Lot, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by Buildings or Structures, of radius not less than:

(a) 12.192 metres (40 feet) from the centre of each window of a living room;
(b) 9.144 metres (30 feet) from the centre of each window of a Habitable Room other than a living room;
(c) 3.048 metres (10 feet) from the centre of any other window, from walls, or from corners or walls;

provided that Structures, as mentioned in this Section 3, shall not include Garden Structures.

(3) Building Width and Length

shall not exceed a horizontal width or length of 30.48 metres (100 feet) above the third Storey.

511 SIZE, SHAPE AND SITING OF BUILDINGS FOR GROUND-ORIENTED RESIDENTIAL USE IN THE RG-1 ZONE *[Bylaw 8464, May 30, 2016]*

In addition to Section 510, Principal Buildings for Ground-Oriented Residential Use in the RG-1 zone: *[Bylaw 8464, May 30, 2016]*

(1) Unit Density

together shall have not less than 206.7 square metres (2,225 square feet) of Lot Area for each Dwelling Unit.

(2) Gross Floor Area *[Bylaw 8575, October 16, 2017]*

combined and in total, shall not exceed 0.49 times the Lot Area;

(3) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 35%. *[Bylaw 7537 November 24, 2003]*

(4) Height

shall not exceed a Height of 7.62 metres (25 feet), not to exceed two Storeys.

(5) Siting

shall be sited not less than 6.096 metres (20 feet) from a Lot line.

512 SIZE, SHAPE AND SITING OF BUILDINGS FOR APARTMENT RESIDENTIAL USE IN THE RM-1 ZONE *[Bylaw 8464, May 30, 2016]*

In addition to Section 510, Principal Buildings for Apartment Residential Use in the RM-1 zone: *[Bylaw 8464, May 30, 2016]*

(1) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(a) combined and in total, shall not exceed 1.0 times the Lot Area;
(b) notwithstanding subsection 512(1)(a), the Gross Floor Area may be increased to a maximum of 1.6 times the Lot Area through provision of Adaptable Design subject to Section 423; *[Bylaw 8575, October 16, 2017]*

(2) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 50%.

(3) Height

shall not exceed a Height of three Storeys, nor 13.0 metres (42.65 feet).

(4) Siting

shall be sited not less than:

(a) 6.096 metres (20 feet) from a front, rear, or Exterior Side Lot Line;
(b) 4.57 metres (15 feet) from an Interior Side Lot Line.

513 SIZE, SHAPE AND SITING OF BUILDINGS FOR APARTMENT RESIDENTIAL USE IN THE RH-1 ZONE *[Bylaw 8464, May 30, 2016]*

In addition to Section 510, Principal Buildings for Apartment Residential Use in the RH-1 zone: *[Bylaw 8464, May 30, 2016]*

(1) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(a) combined and in total, shall not exceed 1.2 times the Lot Area;
(b) notwithstanding subsection 513(1)(a), the Gross Floor Area may be increased to a maximum of 2.6 times the Lot Area through provision of Adaptable Design subject to Section 423; *[Bylaw 8575, October 16, 2017]*

(2) Lot Coverage

together with Accessory Buildings shall not exceed a Lot Coverage of 50%.

(3) Height

notwithstanding Section 409, the maximum Height of Principal Buildings in the RH-1 Zone is 30.48 metres (100 feet) measured from Average Grade to the highest point of the Structure including elevator shafts and mechanical rooms.

(4) Siting

shall be sited not less than 7.62 metres (25 feet) from a Lot line.

(5) notwithstanding subsection (3) above, all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.38 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys.

514 SIZE, SHAPE AND SITING OF ACCESSORY BUILDINGS

Accessory Buildings in all Residential zones, except in the RC Comprehensive Residential Zones:

(1) Floor Area *[Bylaw 8464, May 30, 2016]*

The total floor area for all Accessory Buildings on the Lot shall not exceed the lesser of 0.1 times the Lot Area or 55.7 square metres (600 square feet) except:

(a) when accessory to a Two-Unit Residential Use, shall not exceed the lesser of 0.13 times the Lot Area or 81.8 square metres (880 square feet);
(b) when accessory to a Rowhouse Residential Use, shall not exceed the 24 square metres (258 square feet);
(c) on any Lot with an Accessory Coach House Use, shall not exceed 10 square metres (108 square feet); and
(d) Greenhouses up to a maximum of 10 square metres (108 square feet) shall be exempt from floor area calculation.

(2) Height

shall not exceed a maximum height of 3.658 metres (12 feet) from the Building Grades at the Rear Lot Line, except that where the roof slope exceeds a 4 in 12 pitch, the maximum height permitted shall be 4.57 metres (15 feet). *[Bylaw 7537 November 24, 2003]*

(3) Floor Levels

Floor levels shall be limited to a single floor level except when the Building is accessory to a One-Unit Residential Use, in which case a Cellar (Accessory Building) is permitted subject to Section 514 (6). *[Bylaw 8459, May 2, 2016]*

(4) Siting

shall be sited behind the front face of the Principal Building, and when exceeding 10.0 square metres (107.6 square feet) in area, shall be sited in the rear 25% of the Lot depth, measured from the Rear Lot Line.

(5) Shall be sited not less than:

(a) 1.22 metres (4 feet) from the Rear Lot Line;
(b) 3.048 metres (10 feet) from an Exterior Side Lot Line;
(c) 3.048 metres (10 feet) from a Principal Building on the Lot;
(d) Notwithstanding subsection (c) above, for Two-Unit Residential Use on a Lot in the RT-1 Zone, Accessory Buildings shall be sited not less than 6.1 m (20 ft) from a Principal Building; *[Bylaw 8351, June 9, 2014]*
(e) 0.61 metres (2 feet) from the Interior Side Lot Line.
(f) 4.57 metres (15 feet) from the intersection of the Lot lines along two Streets, or a Street and a Lane or two Lanes;
(g) In the RT-1 and RT-2 zones, solid walled Accessory Buildings may not obstruct more than 70% of the linear distance constituting the rear lot line. *[Bylaw 8521, December 12, 2016]*

(6) Cellar (Accessory Building) *[Bylaw 8459, May 2, 2016]*

An Accessory Building Cellar is permitted subject to:

(a) all floor to ceiling heights are equal to or less than 2.6 metres (8.5 feet) clear;
(b) the Cellar (Accessory Building) is used only for the storage of personal goods or things; or for workshop or gardening uses. Residential Uses, Habitable Rooms, laundry facilities, and mechanical rooms are prohibited;
(c) having a single exterior access landing no greater than 2.32 square metres (25 square feet).

515 SIZE, SHAPE AND SITING OF ACCESSORY BUILDINGS FOR CEDAR VILLAGE RESIDENTIAL USE

Accessory Buildings in the RC Comprehensive Residential Zones:

(1) Height

shall not exceed a Height of 3.568 metres (12 feet);

(2) Siting

shall be sited not less than:

(a) 1.22 metres (4 feet) from a rear and Front Lot Line;
(b) 3.048 metres (10 feet) from an Exterior Side Lot Line;
(c) 0.62 metres (2 feet) from an Interior Side Lot Line, except for a semi-detached Building or Structure.

PART 5A: SPECIAL RESIDENTIAL ZONE REGULATIONS *[Bylaw 8470, May 30, 2016]*

551 *Not Applied*

552 RS-4B One Unit Residential Use 4B

(1) Purpose

To permit Rowhouses in areas designated Residential Level 3 or higher in the Official Community Plan with densities up to 0.75 FSR and in conjunction with Development Permit Area Guidelines.

(2) Principal and Accessory Uses

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the RS-4B One Unit Residential Use 4B, as indicated by the shaded area in Figure 552-1.

(3) Principal Building

The number of Principal Buildings shall be limited to one per Lot.

Figure 552-1 – Principal and Accessory Uses in RS-4B Zone

Accessory Use

Principal Use	(a) Accessory Secondary Suite Use subject to subsection 507(11)	(b) Accessory Coach House Use subject to subsection 507(13)	(c) Accessory Bed and Breakfast Use subject to subsection 507(10)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(9)	(f) Accessory Dwelling Unit Use subject to subsection 507(14)	(g) Accessory Lock-Off Unit Use subject to subsection 507(15)	(h) Accessory Home Occupation Use subject to subsections 507(6), (7) and (8)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(1) One-Unit Residential Use	■	■	■	■	■			■	■	■	
(2) Rowhouse Residential Use	■	■	■	■	■			■	■	■	
(3) Child Care Use subject to subsection 507(5)									■	■	
(4) Residential Care Facility Use										■	

(4) Density

The sum of subsections 552(4)(a) and 552(4)(b), combined and in total, shall at no time exceed 0.75 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)
  (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:
    a. 0.50 times the Lot Area; or
    b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);
  (ii) notwithstanding subsection 552(4)(a)(i) above: *[Bylaw 8642, July 23, 2018]*
    a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential); and
    b. of the total allowed in Section 552(4)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet):

(b) Gross Floor Area
  (i) Gross Floor Area shall not exceed the greater of:
    a. 0.50 times the Lot Area; or
    b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464;
  (ii) Notwithstanding subsection 552(4)(b)(i), Gross Floor Area may be increased to a maximum of 0.75 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411; and
    c. either:
      i. Passive House certification, subject to section 419(4)(a)(i) and section 420; or
      ii. highest step of the BC Energy Step Code, subject to section 420;

  [Bylaw 8598, December 11, 2017]
  (iii) Notwithstanding subsection 552(4)(b)(i) and subsection 552(4)(b)(ii), Gross Floor Area may be increased to a maximum of 0.75 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411;
    c. second highest step of the BC Energy Step Code, subject to section 419(5) and section 420; and
    d. Noise mitigation, subject to section 421;

  [Bylaw 8598, December 11, 2017]

(5) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 50 percent.

(6) Building Height

A Principal Building shall not exceed a Building Envelope of 12 metres (39.4 feet) as measured from average Building Grades on the Street.

(7) Building Siting

(a) a Principal Building shall not be sited less than:
  (i) 3 metres (9.8 feet) from a Front Lot Line;
  (ii) 1.6 metres (5.2 feet) from an Interior Side Lot Line shared by an adjacent Lot with a Lot Area greater than 334.4 square meters (3,600 square feet);
  (iii) 2.4 metres (7.9 feet) from an Exterior Side Lot Line; and
  (iv) 7.6 metres (24.9 feet) or 0.50 times the Lot depth, whichever is greater, from a Rear Lot Line;

(b) notwithstanding subsection 552(7)(a)(ii), no setback from an Interior Side Lot Line shared by an adjacent Lot with a Lot Area equal or less than 334.4 square metres (3,600 square feet) is required.

Figure 552-2 Deleted *[Bylaw 8575, October 16, 2017]*

553-561 *Not Applied*

562 RG-2 Ground-Oriented Residential 2

(1) Purpose

To permit a range of ground-oriented housing types including Townhouses in areas designated Residential Level 3 in the Official Community Plan with densities up to 0.75 FSR and in conjunction with Development Permit Area Guidelines.

(2) Principal and Accessory Uses

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the RG-2 Ground-Oriented Residential 2, as indicated by the shaded area in Figure 562-1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

(4) Required Accessory Lock-Off Unit Use

Any Townhouse Residential Use with ten or more Principal Dwelling Units shall provide Accessory Lock-Off Units as follows:

(a) the minimum required provision is one Accessory Lock-Off Unit for every five Principal Dwelling Units that have a Gross Floor Area greater than 140 square metres (1,507 square feet);

(b) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;

(c) each Accessory Lock-Off Unit shall be:
    (i) constructed in accordance with subsection 507(15) of this Bylaw; and
    (ii) accessory to any Principal Dwelling Unit on the Lot.

Figure 562-1 – Principal and Accessory Uses in RG-2 Zone

Accessory Use

Principal Use	(a) Accessory Secondary Suite Use subject to subsection 507(11)	(b) Accessory Coach House Use subject to subsection 507(13)	(c) Accessory Bed and Breakfast Use subject to subsection 507(10)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(9)	(f) Accessory Dwelling Unit Use subject to subsection 507(14)	(g) Accessory Lock-Off Unit Use subject to subsection 507(15)	(h) Accessory Home Occupation Use subject to subsections 507(6), (7) and (8)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(1) One-Unit Residential Use	■	■	■	■	■			■	■	■	
(2) Two-Unit Residential Use					■	■		■	■	■	
(3) Townhouse Residential Use					■		■	■	■	■	
(4) Rental Apartment Residential Use								■	■	■	
(5) Child Care Use subject to subsection 507(5)									■	■	
(6) Residential Care Facility Use										■	

(5) Density

The sum of subsections 562(5)(a) and 562(5)(b), combined and in total, shall at no time exceed 0.75 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)
  (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:
    a. 0.50 times the Lot Area; or
    b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);
  (ii) notwithstanding subsection 562(5)(a)(i) above: *[Bylaw 8642, July 23, 2018]*
    a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
    b. of the total allowed in Section 562(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet);

(b) Gross Floor Area
  (i) Gross Floor Area shall not exceed the greater of:
    a. 0.50 times the Lot Area; or
    b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464;
  (ii) Notwithstanding subsection 562(5)(b)(i), Gross Floor Area may be increased to a maximum of 0.75 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411; and
    c. either:
      i. Passive House certification, subject to section 419(4)(a)(i) and section 420; or
      ii. highest step of the BC Energy Step Code, subject to section 420;

  [Bylaw 8598, December 11, 2017]
  (iii) Notwithstanding subsection 562(4)(b)(i) and subsection 562(4)(b)(ii), Gross Floor Area may be increased to a maximum of 0.75 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411;
    c. second highest step of the BC Energy Step Code, subject to section 419(5) and section 420; and
    d. Noise mitigation, subject to section 421;

  [Bylaw 8598, December 11, 2017]

(6) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 50 percent.

(7) Building Height

Principal Buildings shall not exceed a Building Envelope of 12 metres (39.4 feet) as measured from average Building Grades:

(a) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
(b) from the Lane for the remainder of the Lot.

(8) Building Siting

Principal Buildings shall not be sited less than:

(a) 3 metres (9.8 feet) from a Front Lot Line or Exterior Side Lot Line;
(b) 1.6 metres (5.2 feet) from an Interior Side Lot Line;
(c) 2.4 metres (7.9 feet) from an Exterior Side Lot Line; and
(d) 1.6 metres (5.2 feet) from a Rear Lot Line.

562A RG-2A Ground-Oriented Residential 2A *[Bylaw 8952, March 27, 2023]*

(1) Purpose

To permit a range of ground-oriented housing types, including Townhouses, with densities up to 0.75 FSR.

(2) Principal and Accessory Uses

Subject to the regulations contained in this Bylaw, the Principal and Accessory Uses permitted in the RG-2A Ground-Oriented Residential 2A shall be as indicated by the shaded area in Figure 562A-1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

(4) Density

The combined and in total Gross Floor Area shall at no time exceed 0.75 times the Lot Area, where:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)

(i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:

a. 0.50 times the Lot Area; or

b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);

(ii) Notwithstanding subsection 562A(5)(a)(i) above:

a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential); and

b. of the total allowed in subsection 562A(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed the lesser of 92.9 square metres (1,000 square feet).

(5) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 40 percent.

(6) Building Height

Principal Buildings shall not exceed a Building Envelope of 8.23 metres (27.0 feet) as measured from average Building Grades:

(a) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and

(b) from the Lane for the remainder of the Lot.

(7) Building Siting

Principal Buildings shall not be sited less than:

(a) 3 metres (9.8 feet) from a Front Lot Line or Exterior Side Lot Line;
(b) 1.6 metres (5.2 feet) from an Interior Side Lot Line;
(c) 2.4 metres (7.9 feet) from an Exterior Side Lot Line; and
(d) 1.6 metres (5.2 feet) from a Rear Lot Line.

Figure 562A-1 Principal and Accessory Uses in RG-2A Zone

Accessory Use

Principal Use	(a) Accessory Secondary Suite Use subject to subsection 507(10)	(b) Accessory Coach House Use subject to subsection 507(12)	(c) Accessory Bed and Breakfast Use subject to subsection 507(9)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(8)	(f) Accessory Dwelling Unit Use subject to subsection 507(13)	(g) Accessory Lock-Off Unit Use subject to subsection 507(14)	(h) Accessory Home Occupation Use subject to subsections 507(5), (6) and (7)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(7) One-Unit Residential Use	■	■	■	■	■			■	■	■	
(8) Two-Unit Residential Use					■	■		■	■	■	
(9) Townhouse Residential Use					■		■	■	■	■	
(10) Rental Apartment Residential Use								■	■	■	
(11) Child Care Use subject to subsection 507(4)									■	■	
(12) Residential Care Facility Use										■	

Figure 562-2 Deleted *[Bylaw 8575, October 16, 2017]*

563 RG-3 Ground-Oriented Residential 3

(1) Purpose

To permit a range of ground-oriented housing types including Townhouses in areas designated Residential Level 4A in the Official Community Plan with densities up to 1.0 FSR and in conjunction with Development Permit Area Guidelines.

(2) Principal and Accessory Uses

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the RG-3 Ground-Oriented Residential 2, as indicated by the shaded area in Figure 563-1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

(4) Required Accessory Lock-Off Unit Use

Any Townhouse Residential Use with ten or more Principal Dwelling Units shall provide Accessory Lock-Off Units as follows:

(a) the minimum required provision is one Accessory Lock-Off Unit for every five Principal Dwelling Units that have a Gross Floor Area greater than 140 square metres (1,507 square feet);

(b) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;

(c) each Accessory Lock-Off Unit shall be:
  (i) constructed in accordance with subsection 507(15) of this Bylaw; and
  (ii) accessory to any Principal Dwelling Unit on the Lot.

Figure 563-1 – Principal and Accessory Uses in RG-3 Zone

Accessory Use

Principal Use	(a) Accessory Secondary Suite Use subject to subsection 507(11)	(b) Accessory Coach House Use subject to subsection 507(13)	(c) Accessory Bed and Breakfast Use subject to subsection 507(10)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(9)	(f) Accessory Dwelling Unit Use subject to subsection 507(14)	(g) Accessory Lock-Off Unit Use subject to subsection 507(15)	(h) Accessory Home Occupation Use subject to subsections 507(6), (7) and (8)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(1) One-Unit Residential Use	■	■	■	■	■			■	■	■	
(2) Two-Unit Residential Use					■	■		■	■	■	
(3) Townhouse Residential Use					■		■	■	■	■	
(4) Rental Apartment Residential Use								■	■	■	
(5) Child Care Use subject to subsection 507(5)									■	■	
(6) Residential Care Facility Use										■	

(5) Density

The sum of subsections 563(5)(a) and 563(5)(b), combined and in total, shall at no time exceed 1.0 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)
  (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:
    a. 0.50 times the Lot Area; or
    b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);
  (ii) notwithstanding subsection 563(5)(a)(i) above: *[Bylaw 8642, July 23, 2018]*
    a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
    b. of the total allowed in Section 563(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet);

(b) Gross Floor Area
  (i) Gross Floor Area shall not exceed the greater of:
    a. 0.50 times the Lot Area; or
    b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464;
  (ii) Notwithstanding subsection 563(5)(b)(i), Gross Floor Area may be increased to a maximum of 1.0 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411; and
    c. either:
      i. Passive House certification, subject to section 419(4)(a)(i) and section 420; or
      ii. highest step of the BC Energy Step Code, subject to section 420;

[Bylaw 8598, December 11, 2017]

  (iii) Notwithstanding subsection 563(4)(b)(i) and subsection 563(4)(b)(ii), Gross Floor Area may be increased to a maximum of 1.0 times the Lot Area through the provision of:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411;
    c. second highest step of the BC Energy Step Code, subject to section 419(5) and section 420; and
    d. Noise mitigation, subject to section 421;

[Bylaw 8598, December 11, 2017]

(6) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 60 percent.

(7) Building Height

(a) Principal Buildings shall not exceed a Building Envelope of 12 metres (39.4 feet) as measured from average Building Grades:
  (i) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
  (ii) from the Lane for the remainder of the Lot;

(b) notwithstanding subsection 563(7)(a), on Lots with a Front Lot Line common to East 3rd Street between Ridgeway Avenue and Queensbury Avenue, Principal Buildings shall not exceed a Building Envelope of:
  (i) 12 metres (39.4 feet) as measured from average Building Grades from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
  (ii) 8 metres (26.2 feet) as measured from average Building Grades from the Lane for the remainder of the Lot.

(8) Building Siting

(a) Principal Buildings shall not be sited less than:
  (i) 3 metres (9.8 feet) from a Front Lot Line, subject to 563(8)(c);
  (ii) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
  (iii) 1.6 metres (5.2 feet) from a Rear Lot Line;

(b) notwithstanding subsection 563(8)(a), on Lots with a Front Lot Line common to East 3rd Street between Ridgeway Avenue and Queensbury Avenue, Principal Buildings shall not be sited less than:
  (i) 2.4 metres (7.9 feet) from a Front Lot Line;
  (ii) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
  (iii) 2.2 metres (7.2 feet) from a Rear Lot Line;

(c) for the purposes of determining setbacks, the Front Lot Line of Lots fronting East 1st Street and East 2nd Street between St. Patrick's Avenue and St. David's Avenue shall be considered a line drawn 12.2 metres (40 feet) from the centre line of such road allowances, as existing prior to adoption of Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2016, No. 8434.

Figure 563-2 Deleted *[Bylaw 8575, October 16, 2017]*

564 RG-4 Ground-Oriented Residential 4

(1) Purpose

To permit a range of ground-oriented housing types including Townhouses in areas designated Residential Level 4B in the Official Community Plan with densities up to 1.25 FSR and in conjunction with Development Permit Area Guidelines.

(2) Principal and Accessory Uses

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the RG-4 Ground-Oriented Residential 4, as indicated by the shaded area in Figure 564-1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

(4) Required Accessory Lock-Off Unit Use

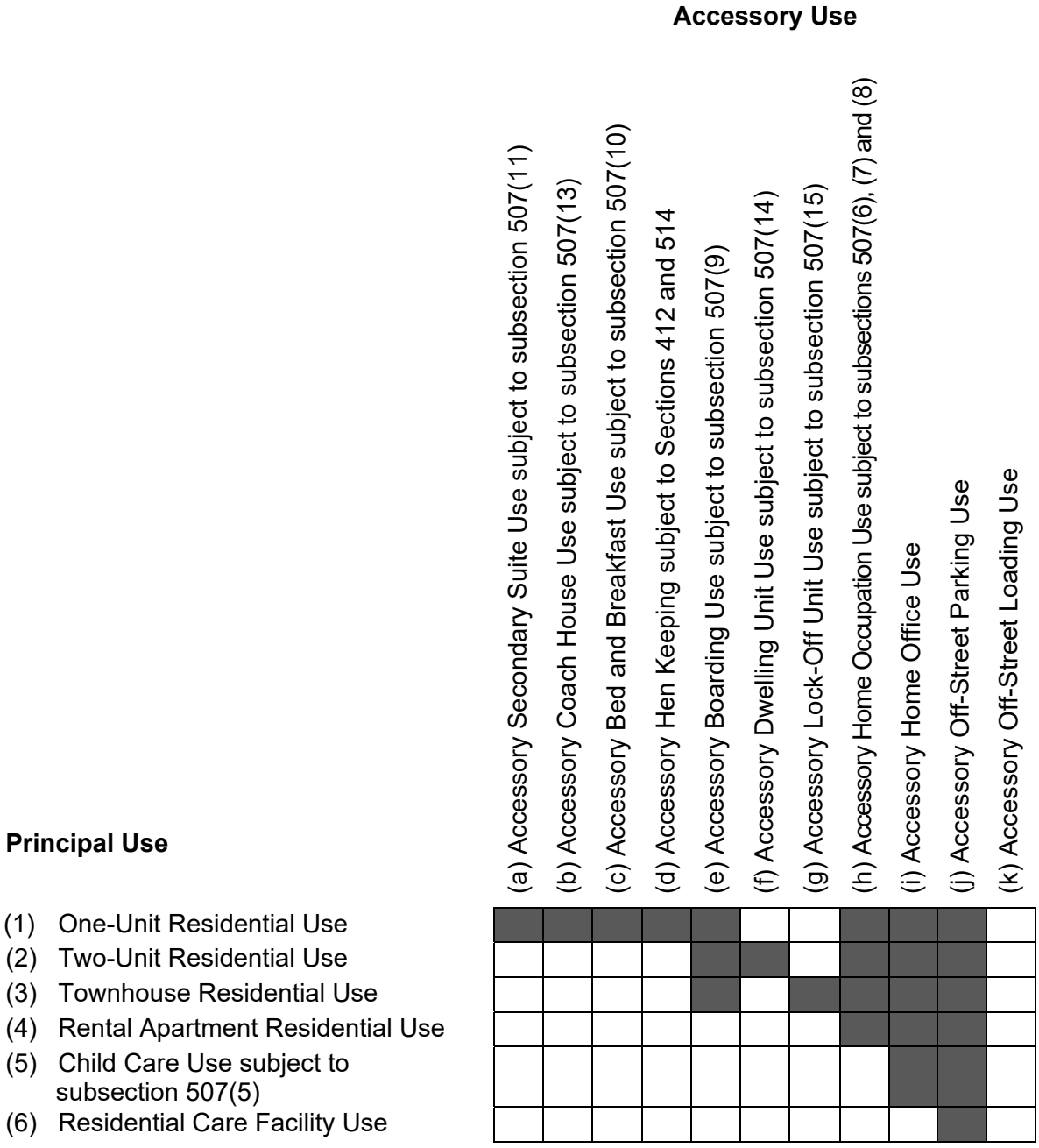
Any Townhouse Residential Use with ten or more Principal Dwelling Units shall provide Accessory Lock-Off Units as follows:

(a) the minimum required provision is one Accessory Lock-Off Unit for every five Principal Dwelling Units that have a Gross Floor Area greater than 140 square metres (1,507 square feet);

(b) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;

(c) each Accessory Lock-Off Unit shall be:
  (i) constructed in accordance with subsection 507(15) of this Bylaw; and
  (ii) accessory to any Principal Dwelling Unit on the Lot.

Figure 564-1 – Principal and Accessory Uses in RG-4 Zone



(5) Density

The sum of subsections 564(5)(a) and 564(5)(b), combined and in total, shall at no time exceed 1.25 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)
  (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:
    a. 0.50 times the Lot Area; or
    b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);
  (ii) notwithstanding subsection 564(5)(a)(i) above: *[Bylaw 8642, July 23, 2018]*
    a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
    b. of the total allowed in Section 564(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet);

(b) Gross Floor Area
  (i) Gross Floor Area shall not exceed the greater of:
    a. 0.50 times the Lot Area; or
    b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464;
  (ii) Notwithstanding subsection 564(5)(b)(i), Gross Floor Area may be increased to a maximum of 1.25 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411; and
    c. either:
      i. Passive House certification, subject to section 419(4)(a)(i) and section 420; or
      ii. highest step of the BC Energy Step Code, subject to section 420;

  [Bylaw 8598, December 11, 2017]
  (iii) Notwithstanding subsection 564(4)(b)(i) and subsection 564(4)(b)(ii), Gross Floor Area may be increased to a maximum of 1.25 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411;
    c. second highest step of the BC Energy Step Code, subject to section 419(5) and section 420; and
    d. Noise mitigation, subject to section 421;

  [Bylaw 8598, December 11, 2017]

(6) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 60 percent.

(7) Building Height

Principal Buildings shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:

(a) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
(b) from the Lane for the remainder of the Lot.

(8) Building Siting

Principal Buildings shall not be sited less than:

(a) 3 metres (9.8 feet) from a Front Lot Line;
(b) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
(c) 1.6 metres (5.2 feet) from a Rear Lot Line.

Figure 564-2 Deleted *[Bylaw 8575, October 16, 2017]*

565-571 *Not Applied*

572 RM-2 Medium Density Apartment Residential 2

(1) Purpose

To permit a range of mid-density housing types including Townhouses and Apartments in areas designated Residential Level 5 in the Official Community Plan with densities up to 1.6 FSR and in conjunction with Development Permit Area Guidelines.

(2) Principal and Accessory Use

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the RM-2 Medium Density Apartment Residential 2, as indicated by the shaded area in Figure 572-1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

(4) Required Accessory Lock-Off Unit Use

Any Townhouse Residential Use with ten or more Principal Dwelling Units shall provide Accessory Lock-Off Units as follows:

(a) the minimum required provision is one Accessory Lock-Off Unit for every five Principal Dwelling Units that have a Gross Floor Area greater than 140 square metres (1,507 square feet);

(b) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;

(c) each Accessory Lock-Off Unit shall be:
    (i) constructed in accordance with subsection 507(15) of this Bylaw; and
    (ii) accessory to any Principal Dwelling Unit on the Lot.

Figure 572-1 – Principal and Accessory Uses in RM-2 Zone

Accessory Use

Principal Use	(a) Accessory Secondary Suite Use subject to subsection 507(11)	(b) Accessory Coach House Use subject to subsection 507(13)	(c) Accessory Bed and Breakfast Use subject to subsection 507(10)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(9)	(f) Accessory Dwelling Unit Use subject to subsection 507(14)	(g) Accessory Lock-Off Unit Use subject to subsection 507(15)	(h) Accessory Home Occupation Use subject to subsections 507(6), (7) and (8)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(1) One-Unit Residential Use	■	■	■	■	■			■	■	■	
(2) Two-Unit Residential Use					■	■		■	■	■	
(3) Townhouse Residential Use					■		■	■	■	■	
(4) Apartment Residential Use					■		■	■	■	■	
(5) Rental Apartment Residential Use								■	■	■	
(6) Child Care Use subject to subsection 507(5)									■	■	
(7) Residential Care Facility Use										■	

(5) Density

The sum of subsections 572(5)(a) and 572(5)(b), combined and in total, shall at no time exceed 1.6 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)
  (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:
    a. 0.50 times the Lot Area; or
    b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet);
  (ii) notwithstanding subsection 572(5)(a)(i) above:
    a. Basement (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);
    b. of the total allowed in Section 572(5)(a)(i), the maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use shall not exceed 92.9 square metres (1,000 square feet);

(b) Gross Floor Area
  (i) Gross Floor Area shall not exceed the greater of:
    a. 0.50 times the Lot Area; or
    b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464;
  (ii) Notwithstanding subsection 572(5)(b)(i), Gross Floor Area may be increased to a maximum of 1.6 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411; and
    c. either:
      i. Passive House certification, subject to section 419(4)(a)(i) and section 420; or
      ii. highest step of the BC Energy Step Code, subject to section 420;

[Bylaw 8598, December 11, 2017]

  (iii) Notwithstanding subsection 572(4)(b)(i) and subsection 572(4)(b)(ii), Gross Floor Area may be increased to a maximum of 1.6 times the Lot Area through the provision of all of the following:
    a. Amenity Share subject to Section 418;
    b. dedication of all area within special setback subject to Section 411;
    c. second highest step of the BC Energy Step Code, subject to section 419(5) and section 420; and
    d. Noise mitigation, subject to section 421;

[Bylaw 8598, December 11, 2017]

(6) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 60 percent.

(7) Building Height

(a) Apartment Residential Use, Rental Apartment Residential Use and Residential Care Facility Use shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:
  (i) from the Street for the Lot Area between the Front Lot Line and a Line parallel to and offset 28 metres (91.9 feet) from the Front Lot Line; and
  (ii) from the Lane for the remainder of the Lot;

(b) all other permitted Uses shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:
  (i) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
  (ii) from the Lane for the remainder of the Lot.

(8) Building Siting

(a) Principal Buildings shall not be sited less than:
  (i) 3 metres (9.8 feet) from a Front Lot Line;
  (ii) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
  (iii) 1.6 metres (5.2 feet) from a Rear Lot Line;

(b) notwithstanding subsection 572(8)(a), Lots with a Front Lot Line common to East 3rd Street between St. David's Avenue and Ridgeway Avenue Principal Buildings shall not be sited less than:
  (i) 1.9 metres (6.2 feet) from a Front Lot Line;
  (ii) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
  (iii) 1.6 metres (5.2 feet) from a Rear Lot Line.

Figure 572-2 Deleted *[Bylaw 8575, October 16, 2017]*

PART 5B: GROUND ORIENTED ZONE REGULATIONS *[Bylaw 9137, December 8, 2025]*

Purpose:

The Ground Oriented (GO) Zone permits a range of low density, ground-oriented residential housing in forms that enhance neighbourhood comfort, walkability and connectedness, and that support a healthy urban tree canopy. Permitted uses include residential, supportive community uses and home-based businesses.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Ground Oriented Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

573 Permitted Uses and Use-Specific Conditions

In the Ground Oriented Zone, the following Uses are permitted, subject to conditions, where indicated:

(1) Residential Use, including stratified and non-stratified Dwelling Units, subject to:

(a) No Dwelling Unit shall have an interior floor area of less than 50 square metres.
(b) Each Dwelling Unit shall be able to be accessed from a Street via a clear path that is at least 1.0 metres wide and well-lit at night.
(c) The number of Dwelling Units permitted on a Lot shall be as indicated in Table 573-1.

Table 573-1
Maximum Dwelling Units in the Ground Oriented Zone

Lot Area and Location	Number of Dwelling Units Permitted
A Lot with a Lot Area of less than or equal to 280 square metres:	3 units
A Lot with a Lot Area of greater than 280 square metres:	
Within the OCP Low Rise Neighbourhood 1 Designation:	4 units
Within the OCP Low Rise Neighbourhood 2 or Residential Level 4 Designations:	6 units

(2) Child Care Facility, subject to:

(a) A Child Care Facility Use is only permitted on a Lot containing no more than three (3) Dwelling Units;

(b) A Child Care Facility Use is only permitted within a Dwelling Unit in which the Child Care Facility Operator resides;

(c) A Child Care Facility is only permitted to operate with a valid license provided by a Health Authority or other Provincial agency, and shall:

i. post no signage advertising the facility except for one name-plate of not greater than 0.1 square metres in area;

ii. not exceed a maximum of 16 children in care at any one time and be operated by a resident of the Dwelling Unit to which the Child Care Facility is Accessory;

iii. be physically separated in its entirety, for both indoor and outdoor areas, from other Dwelling Units and other Uses on the Lot;

(3) Home Office

(a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.

(4) Home Occupation

(a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;

i. must be fully enclosed within a Building;

ii. is limited to one Home Occupation Use per Dwelling Unit;

iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;

(b) A Home Occupation Use may not:

i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;

ii. include outdoor services, display or storage;

iii. sell, lease or rent physical goods directly on the Lot;

iv. include automobile servicing or repair;

v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

574 Minimum Lot Width and Size

(1) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within the Low Rise Neighbourhood 1 Land Use Designation is 7.5 metres except for a corner lot, which must have a minimum Lot Width of no less than 10.0 meters.

(2) The minimum width of a Lot that may be created by subdivision in the Ground Oriented Zone within any Land Use Designation other than Low Rise Neighbourhood 1 is 15.0 metres.

575 Maximum Gross Floor Area

(1) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 1 Land Use Designation shall be 0.85 times the Lot Area (0.85 FSR)

(2) The maximum permitted Gross Floor Area for properties within the Low Rise Neighbourhood 2 Land Use Designation or Residential Level 4 Land Use Designation shall be 1.0 times the Lot Area (1.0 FSR)

(3) For development within the Ground Oriented Zone, Gross Floor Area shall be measured to the outside of Exterior Walls, and shall exclude:
- (a) A Crawl Space;
- (b) A room used only for electrical and/or mechanical equipment serving more than two Dwelling Units on the Lot;
- (c) A room used exclusively for storage of garbage, organics and recycling, up to a maximum area equal to double the minimum required areas listed in Table 581-2;
- (d) A room used exclusively for secure bicycle parking, provided in accordance with Part 10A.
- (e) Any portion of a floor containing an elevator.
- (f) Any portion of a floor containing stairs where the stairs provide access from an entrance at-grade to a Dwelling Unit located above or below grade.

(4) The following shall be deducted from the Gross Floor Area:
- (a) For each Dwelling Unit with a Parking Space provided within a garage, 16.0 square metres;
- (b) For each Dwelling Unit with a Mobility Parking and Recreational Storage Area, the floor area being so used, up to 8 square metres.

576 Lot Coverage

(1) Lot Coverage shall not exceed the maximum percentages in Table 575-1.

Table 576-1
Maximum Lot Coverage in the Ground Oriented Zone

Number of Dwelling Units on the Lot	Maximum Lot Coverage
1 Dwelling Unit	30% of Lot Area
2 Dwelling Units	35% of Lot Area
3 or 4 Dwelling Units	40% of Lot Area
5 or 6 Dwelling Units	45% of Lot Area

577 Permeable Area and Landscaped Area

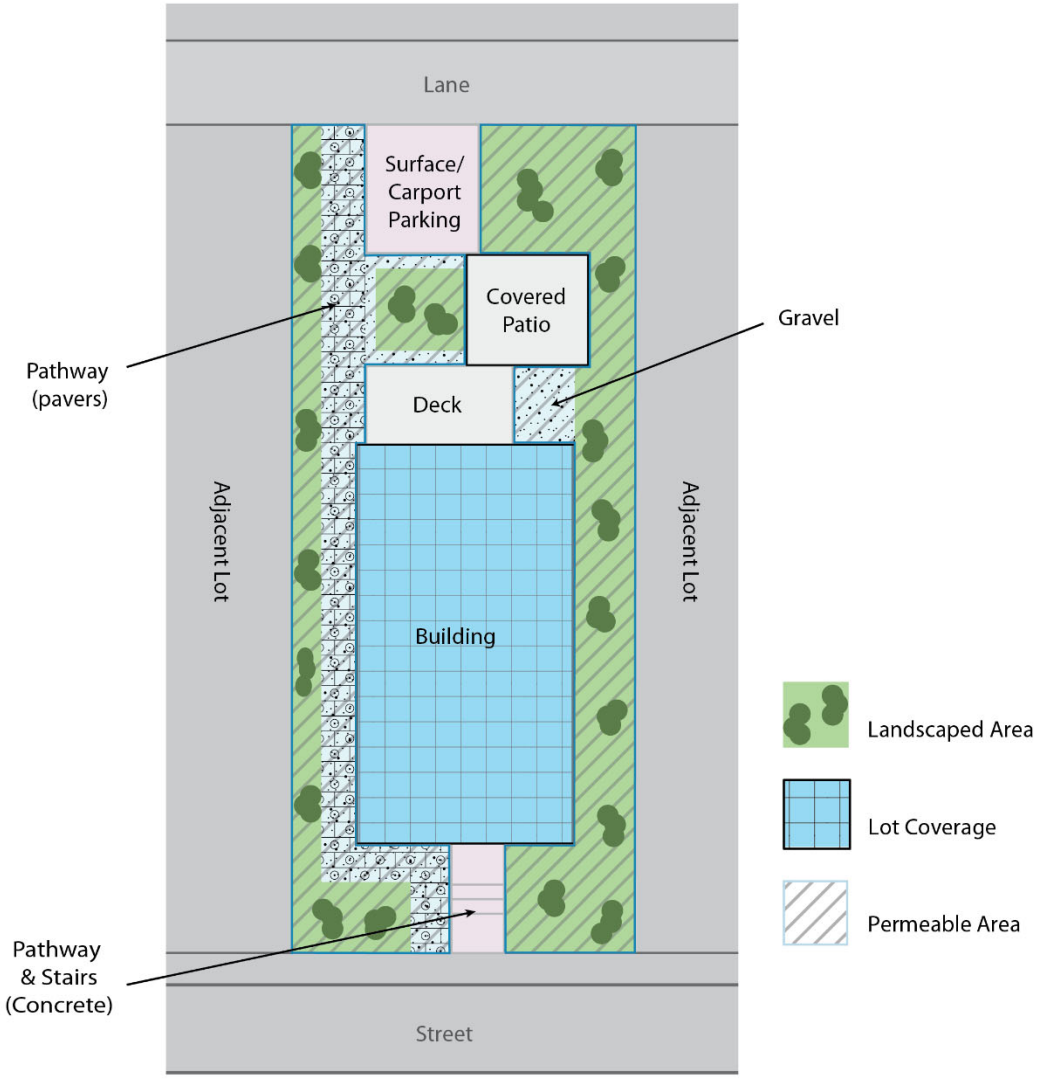
(1) The minimum percentages for Permeable Area and Landscaped Area must be provided and maintained on a Lot in accordance with Table 577-1.

Table 577-1
Minimum Permeable Landscaping

Number of Dwelling Units on the Lot	Minimum Permeable Area	Minimum Landscaped Area
1 Dwelling Unit	50% of Lot Area	35% of Lot Area
2 Dwelling Units	45% of Lot Area	30% of Lot Area
3 or 4 Dwelling Units	35% of Lot Area	20% of Lot Area
5 or 6 Dwelling Units	30% of Lot Area	15% of Lot Area

(2) Where a pad-mounted transformer is required to be installed on the Lot, the required minimum area for Permeable Area and Landscaped Area is reduced by the area required for the pad-mounted transformer.

Figure 575-1
Lot Coverage Illustration

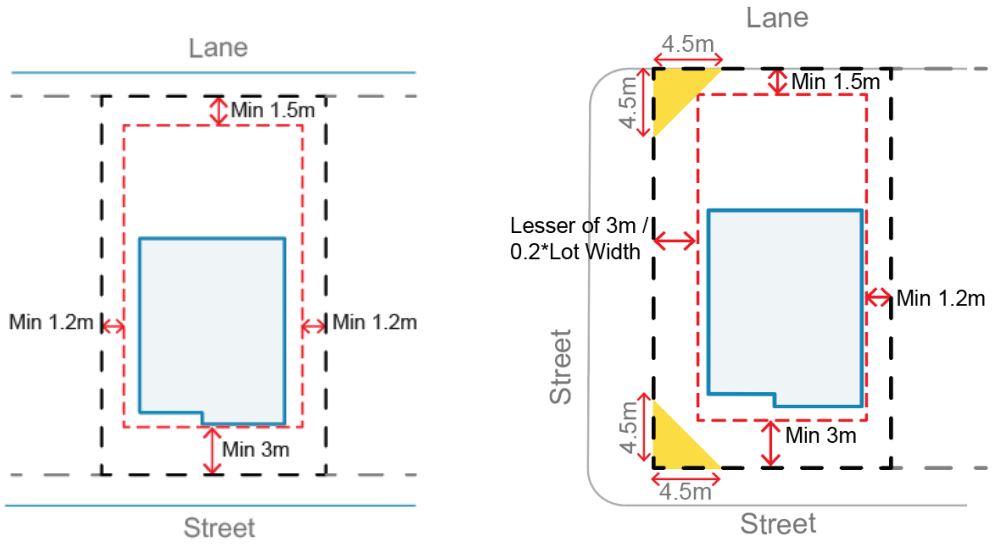


578 Building Siting and Dimensions

(1) All Buildings shall be sited:
- (a) From the Front Lot Line, no less than 3.0 metres;
- (b) From the Rear Lot Line, no less than 1.5 metres;
- (c) From an Interior Side Lot Line, no less than 1.2 metres; and
- (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.

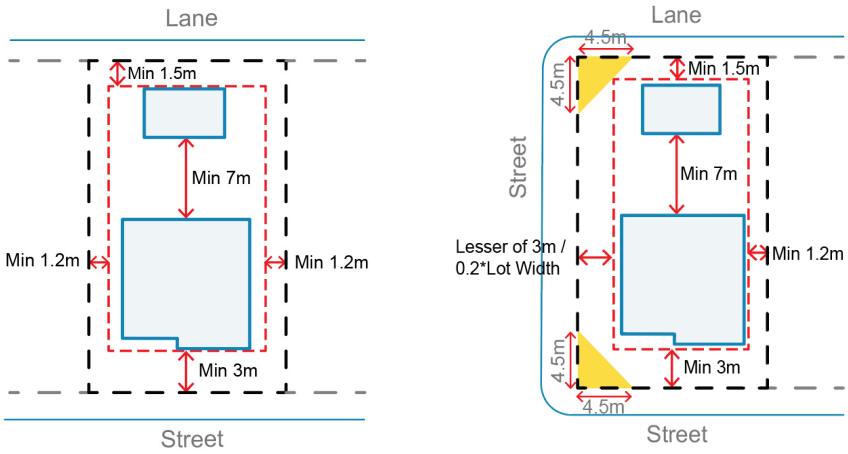
(2) No dimension of a Building shall exceed 21 metres.

Figure 578-1: One-Building Scenario Siting Requirements Illustration



(3) Where there are two (2) or more Buildings containing Dwelling Units on a Lot the minimum distance between the Buildings is 7.0 metres, measured between the outside of the Exterior Walls of the Buildings.

Figure 578-2: Two-Building Scenario Siting Requirements Illustration

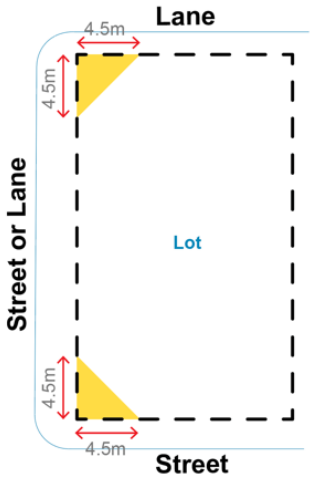


(4) On a Corner Lot, all Structures over 1.0 metres in Height must be located outside of the triangle-shaped area located and measured horizontally between the following three points:

(a) the point of intersection of the Streets or Lanes onto which the Corner Lot fronts; and

(b) points 4.5 metres along each Street or Lane from such point of intersection.

Figure 578-3: Siting Restrictions on Corner Lots Illustration



(5) The following projections are permitted within the required Building setbacks:

(a) A horizontal roof overhang of up to 0.6 metres, including gutters and any other elements affixed to the roof.

(b) Exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, provided that they do not impede access to side or rear yards for fire or other emergency services.

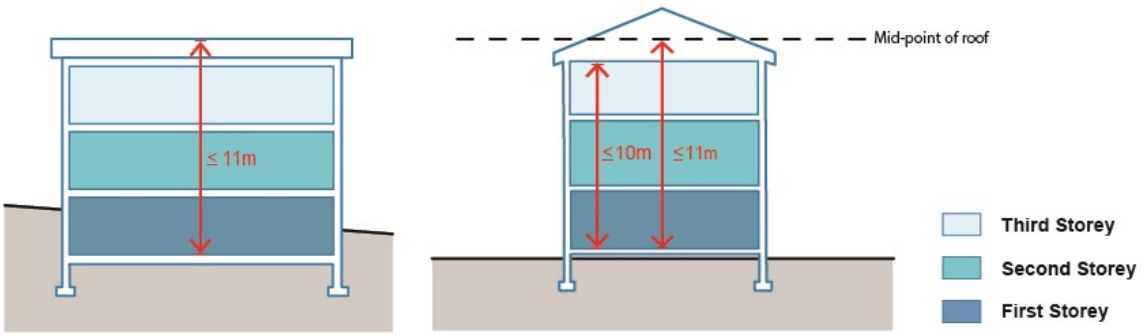
579 Building Height

(1) No portion of a Building shall exceed three (3) Storeys.

(2) Portions of a Building that are located within 5 metres of a Rear Lot Line shall have a Height of no more than 7.0 metres, measured from the average of the corner grades at the Rear Lot Line.

(3) For any portion of a Building, the maximum distance between the lowest floor and highest point of the uppermost ceiling directly above shall be 10.0 metres.

Figure 579-1: Examples of Three-Storey Buildings Illustration

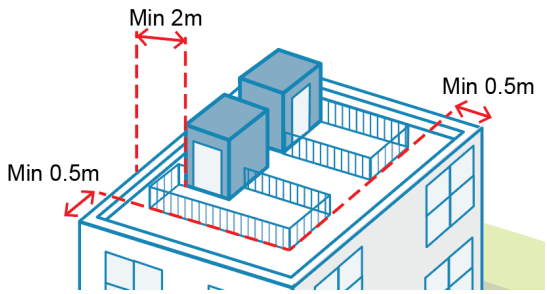


(4) Notwithstanding subsections 1 through 3, projections are permitted as listed in Table 579-1, subject to conditions where indicated in the second column:

Table 579-1
Permitted Height Projections

Permitted Projections	Conditions
Roofs	A. Except for portions of a Building located within 5 metres of a Rear Lot Line, Roofs may project up to 11 metres above the floor level of the lowest storey directly below, and shall be measured to the top of a flat roof or the mid-point of a pitched roof
Vaulted Ceilings	B. Vaulted ceilings may project beyond the maximum permitted height provided that no more than 50 percent of the area of a single plane is more than 10 metres above the lowest floor level below.
Enclosed landings providing access to a Roof Deck	C. Enclosed landings shall be permitted only for Dwelling Units with a Roof Deck; D. The interior floor area of the landing shall not exceed 1.2 square metres; E. The vertical extent of the enclosed landing shall not project more than 2 metres above the surface of the Roof Deck to which it is providing access. F. All portions of the enclosed landing, including Exterior Walls and roof, shall be sited at least 2.0 metres from the nearest roof edge of the Storey directly below.
Roof Deck weather protection structures	G. Structures providing weather protection may project up to 2.0 metres above the surface of the Roof Deck, provided that they are sited at least 2.0 metres from the nearest roof edge of the Storey directly below
Venting and architectural structures encasing the venting	H. Projections shall extend no higher than the minimum height necessary to meet applicable safety requirements set by any government agency.
All other projections	I. Shall not project more than 1.2 metres above the surface to which they are affixed, at their point of contact, and shall be sited a minimum of 0.5 metres from the outer extent of the Storey directly below.

Figure 579-2:
Examples of Permitted Height Projections (Enclosed Landings)



580 Siting and Height of Accessory Structures

(1) Accessory Structures not exceeding 1.2 metres in height may be located on any portion of the lot.

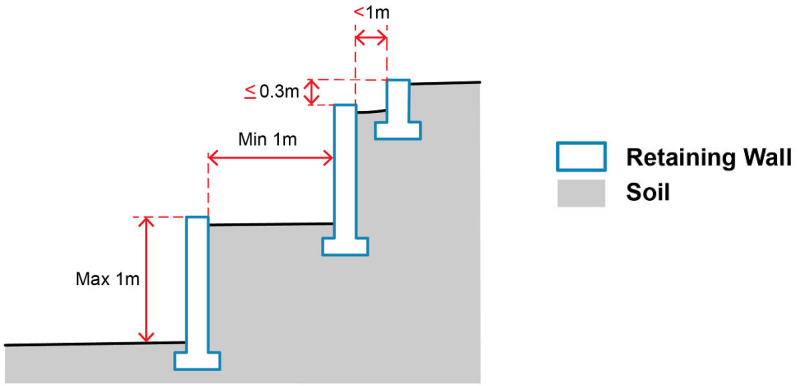
(2) Accessory Structures up to 1.5 metres in height may be located on any portion of the lot except within a yard that is adjacent to a Front Lot Line or an Exterior Side Lot Line.

(3) On a Lot containing no more than two (2) Dwelling Units, Accessory Structures of up to 1.8 metres in Height may be located behind the front face of a building, except for a Corner Lot, in which case, Accessory Structures may not exceed 1.2 metres in Height when located in a yard adjacent to an Exterior Side Lot Line.

(4) Retaining Walls shall be regulated as follows:

(a) Height shall be measured as the vertical distance between the lower of the ground levels on either side of the wall and the top of the wall.
(b) A Retaining Wall may not exceed a height of 1.0 metres at any point along its length.
(c) A Retaining Wall must be sited a minimum of 1.0 metres from any other Retaining Wall, whether it is on the same Lot or an adjoining Lot or Right-of-Way, unless the difference between the top-of-wall elevations of the walls is less than 0.3 metres.

Figure 580-1: Retaining Wall Height and Siting Requirements Illustration



(5) Portions of a fence that are within 0.5 metres of a Retaining Wall may be no more than 1.2 metres in Height, measured from the top of the Retaining Wall.

(6) Mechanical equipment for Heating, Ventilation and Air Conditioning at ground level shall be sited as follows:
- (a) From the Front Lot Line, no less than 3.0 metres;
- (b) From the Rear Lot Line, no less than 1.5 metres;
- (c) From an Interior Side Lot Line, no less than 1.2 metres; and
- (d) From an Exterior Side Lot Line, no less than 3.0 metres or 0.2 times the Lot Width, whichever is less.

(7) Notwithstanding Sections 579(1) and (2), any Residential Use adjoining Trans-Canada Highway Number 1 may provide along the Highway frontage a Landscape Screen of up to 2.0 metres in Height.

581 Vehicle Parking Requirements

(1) Parking regulations shall be as in Part 9, with the following substitutions:
- (a) A minimum of 0.5 Parking Spaces shall be required for each Dwelling Unit on a Lot.
- (b) When the calculation of parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.
- (c) Parking Spaces that are located within a garage shall be set back a minimum of 1.0 metres from all walls and other fixed obstructions.

582 Bicycle Parking Requirements

(1) Minimum Bicycle Parking for Lots containing three (3) or more Dwelling Units shall be as required for Residential Uses, as indicated in part 10A, Figure 10A-02.

(2) Notwithstanding subsection 581(1), where a Mobility Parking and Recreational Storage Area of at least 4 square metres has been provided for a Dwelling Unit, the requirements of Section 10A shall be waived.

583 Garbage, Organics and Recycling Storage Requirements

(1) Notwithstanding Section 417, in the Ground Oriented Zone requirements for garbage, organics and recycling storage facilities and access, shall be as outlined in this section;
(2) Lots containing three (3) or more Dwelling Units shall provide a storage area for garbage, organics and recycling;
(3) Required storage areas for garbage, organics and recycling shall be sized as indicated in Table 582-1:

Table 583-1: Minimum Required Storage Area for Garbage, Organics and Recycling

Number of Dwelling Units	Minimum Storage Area
1 or 2 units	0 square metres
3 units	1.9 square metres
4 units	2.2 square metres
5 units	2.6 square metres
6 units	3.0 square metres

(4) The required garbage, organics, and recycling storage facility must:

(a) Be able to be accessed from each of the Dwelling Units and other uses on the lot via a clear access path of at least 1.0 metres in width;
(b) Be provided within a Building or other animal-proof enclosure;
(c) Have access to an acceptable pickup location that complies with relevant City Bylaws regulating solid waste pickup via a clear pathway with a minimum width of 1.2 metres, with no steps, and with slopes no greater than 5 percent and a crossfall no greater than 2 percent;

(5) Required pathways providing access to and from the storage area for garbage, organics and recycling must be separated from vehicle parking and maneuvering areas by a physical barrier, landscaping or change in paving materials. Where a Building on a Lot is Used only for the storage of garbage, organics and recycling and does not exceed an area of 4.5 square metres, nor a height of 1.8 metres, it may be excluded from Lot Coverage, and may be sited anywhere on the Lot.

584 Mid Rise Zone

PART 5C: MID-RISE ZONE REGULATIONS *[Bylaw 9137, December 8, 2025]*

Purpose:

The Mid Rise Zone permits housing that meets a broad range of housing needs, at densities supporting businesses and services within the urban centre and along key transit routes, while contributing to attractive streetscapes and lanes through quality urban design.

The regulations in this Section apply to all Lots, Uses, Buildings and Structures within the Mid Rise Zone as identified on Division IV Zoning Map in Zoning Bylaw, 1995, No. 6700.

585 Permitted Uses and Use-Specific Conditions

In the Mid Rise Zone, the following Uses are permitted, subject to conditions, where indicated:

(1) Apartment Residential Use and Rental Apartment Residential Use, subject to:

(a) No Dwelling Unit shall have an interior floor area of less than 37 square metres.

(2) Home Office, subject to:

(a) A Home Office Use is permitted as Accessory to a Dwelling Unit and must be fully enclosed within a Building.

(3) Home Occupation, subject to:

(a) A Home Occupation Use is permitted as Accessory to a Dwelling Unit and;
   i. must be fully enclosed within a Building;
   ii. is limited to one Home Occupation Use per Dwelling Unit;
   iii. is limited to a maximum of two persons working, at least one of whom shall be a resident of the Dwelling Unit to which the Use is Accessory;

(b) A Home Occupation Use may not:
   i. except for one name-plate of up to 0.1 square metres in area, advertise or indicate from the exterior that the Premises are being so Used;
   ii. include outdoor services, display or storage;
   iii. sell, lease or rent physical goods directly on the Lot;
   iv. include automobile servicing or repair;

v. discharge, generate or emit odorous, toxic or noxious matter or vapours; heat or glare; ground vibration; or noise that can be heard at the property line.

586 Building Height

(1) No portion of a Building may exceed six (6) Storeys.
(2) For any portion of a Building, the maximum distance between the lowest floor containing Dwelling Units and the highest point of the uppermost ceiling directly above shall be 21 metres.
(3) Within the Mid Rise Zone, the following shall not be considered a Storey:
    (a) a floor level containing no Dwelling Units that is located wholly or partly below grade;
    (b) a floor level containing no Dwelling Units and having an area of no more than 5 percent of the Lot Area.

587 Lot Coverage and Landscaped Areas

(1) Lot Coverage shall not exceed the maximum percentages in Table 587-1.

Table 587-1
Maximum Lot Coverage in the Mid Rise Zone

Lot Size	Maximum Lot Coverage
≤ 1100 sq. m.	40% of Lot Area
> 1100 sq. m. to < 1400 sq. m.	50% of Lot Area
≥ 1400 sq. m.	60% of Lot Area

588 Permeable Area and Landscaped Area

(1) The following Permeable Area and Landscaped Area must be provided and maintained on a Lot:
    (a) Permeable Area: 25 percent of Lot Area
    (b) Landscaped Area: 10 percent of Lot Area

589 Maximum Gross Floor Area

(1) The maximum permitted Gross Floor Area for properties within the Mid Rise Zone shall be 2.6 times the Lot Area (2.6 FSR).
(2) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.
(3) For development within the Mid Rise Zone, Gross Floor Area shall be measured to the outside of Exterior Walls of each floor level containing one or more Dwelling Units.

590 Building Siting and Dimensions

(1) All Buildings shall be sited:
   (a) From the Front Lot Line, no less than 3.0 metres;
   (b) From an Interior Side Lot Line, 4.0 metres;
   (c) From an Exterior Side Lot Line, 3.0 metres;
   (d) From a Rear Lot Line, 6.0 metres;

591 Dwelling Dimensions

(1) No Dwelling Unit shall have a depth greater than 9.6 metres for a Single-Aspect unit or 14.0 metres for a Dual-Aspect unit.

592 Unit Mix

(1) Where the total number of Dwelling Units on a Lot exceeds 12, the following minimum unit mixes shall apply:
   (a) A minimum of 15 percent of all stratified Dwelling Units on a Lot must contain 3 or more bedrooms;
   (b) A minimum of 10 percent of all rental Dwelling Units on a Lot must contain 3 or more bedrooms.

593 Definitions Pertaining to the Mid Rise Zone and Ground Oriented Zone

(1) All definitions contained in Division I, Part 2: Interpretation of Zoning Bylaw, 1995, No. 6700 apply to the Mid Rise Zone and Ground Oriented Zone, except where revised by the following:

"Child Care Facility" means a premises providing temporary care for children that is licensed and regulated by a Health Authority or other Provincial government agency.

"Child Care Facility Operator" means a person who is licensed by a Health Authority or other Provincial agency to provide a child care program.

"Corner Lot" means a Lot which fronts on two or more Streets, or a Street and a Lane, which intersect at an interior angle of 135 degrees or less.

"Dual-Aspect" means a Dwelling Unit that has been designed with openable windows on two or more walls.

"Exterior Wall" means an outermost portion of a Building that is a vertical structure providing weather protection that may or may not be insulated.

"Home Office" means a room or portion of a room where a person who resides on the Lot practices a profession or conducts work using only standard office equipment, and where other persons do not conduct any work or provide or receive goods or services.

“Home Occupation” means a business, occupation or professional Use, other than a Home Office or Child Care Facility, where the business operator or practitioner resides in a Dwelling Unit on the Lot.

“Landscaped Area” means soil-based, planted areas on a Lot, where trees, shrubs, and plants are grown. Areas must be no less than 1.0 metres at the narrowest dimension and may not be covered by materials that would restrict the growth of trees, shrubs and plants, including, but not limited to: various paving materials, decorative stonework, gravel, artificial turf, inorganic mulch. No Structures or pathways are permitted within Landscaped Areas, at, above or below grade, except that:

(1) Groundwater infiltration equipment that supports groundwater recharge may be sited partly or fully within a Landscaped Area; and,

(2) Horizontal roof overhangs, including gutters and any other elements affixed to the roof that are a minimum of two storeys above the Landscaped Area are permitted to project up to 0.6 metres into a Landscaped Area.

“Lot Coverage” means portions of the Lot covered by Buildings, measured to the outside of the Exterior Walls.

"Lot Width”, where a lot has two Interior Side Lot Lines or an Interior Side Lot Line and an Exterior Lot line that are parallel, means the distance between those two Lot Lines; or, where those two Lot Lines are not parallel, shall mean the average length of the Front Lot Line and the Rear Lot Line.

“Mobility Parking and Recreational Storage Area” means an area that is dedicated for the parking of mobility devices and/or the storage of various household items, and that is accessible from a Street or Lane via a path of adequate qualities and dimensions that allows for daily access to those items and/or mobility devices.

“Parking” means the use of land or Building for the storage of a vehicle or vehicles.

“Residential Use” means a Building containing one or more Dwelling Units, on a Lot within the Ground Oriented (GO) Zone.

“Retaining Wall” means a predominantly vertical, rigid structure that retains soil, gravel or other medium in order to allow for two different ground surface levels on either side of the structure.

“Permeable Area” means the sum of all areas of the Lot that are free of Structures, whether the Structures are at, above, or below grade; that are not a Parking Space or Driveway; and that consist of a permeable material, including soil, gravel, pavers and other materials that allow for the absorption and release of ground water through infiltration and evaporation.

“Single-Aspect” means a Dwelling Unit that has been designed with openable windows on one wall.

"Storey" means the space between a floor level and the ceiling directly above it and includes:

(1) A floor that is partly or wholly below the level of the ground surrounding the Building;

(2) Except for a Crawl Space, an area directly beneath a floor level that can be accessed and used, whether it is enclosed by Exterior Walls or not.

PART 6: COMMERCIAL ZONE REGULATIONS

601 USES IN C-1A CENTRAL LONSDALE COMMERCIAL A ZONES, C-1B CENTRAL LONSDALE COMMERCIAL B ZONES AND C-2 GENERAL COMMERCIAL AND C-2A NEIGHBOURHOOD COMMERCIAL ZONES *[Bylaw 8418 June 15,2015]*

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the C-1A Central Lonsdale Commercial A Zone, C-1B Central Lonsdale Commercial B Zone, C-2 General Commercial and C-2A Neighbourhood Commercial Zones:

(1) Retail-Service Group 1 Use:

(a) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
(b) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
(c) Accessory Off-Street Parking Use;
(d) Accessory Off-Street Loading Use.

(2) Tourist Accommodation Use, subject to Section 607(8) of this Bylaw:

(a) Accessory Off-Street Parking Use;
(b) Accessory Off-Street Loading Use.

(3) Off-Street Parking Use *in the C-1B, C-2 and C-2A Zones only;*
(Bylaw 6748 February12, 1996)

(4) Off-Site Parking Use *in the C-1B, C-2 and C-2A Zones only;*
(Bylaw 6748 February 12, 1996)

602 USES IN C-3 LOCAL COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the C-3 Local Commercial Zone:

(1) Retail-Service Group 3 Use:

(a) Accessory One-Unit Residential Use, subject to Section 607(2) of this Bylaw;
(b) Accessory Off-Street Parking Use.

603 USES IN CS-1 SERVICE COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the CS-1 Service Commercial Zones:

(1) Retail Service Group 1 Use:

(a) Accessory Drive-Through Use, subject to Section 607(11) of this Bylaw;
(b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
(c) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
(d) Accessory Off-Street Parking Use;
(e) Accessory Off-Street Loading Use.

(2) Retail Service Group 2 Use:

(a) Accessory Drive-Through Use, subject to Section 607(11) of this Bylaw;
(b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
(c) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
(d) Accessory Off-Street Parking Use;
(e) Accessory Off-Street Loading Use.

(3) Car Wash - Automatic Use, subject to Section 607(7) of this Bylaw:

(a) the sale of gasoline in connection with the operation of a Car Wash;
(b) Accessory Off-Street Parking Use;
(c) Accessory Off-Street Loading Use.

(4) Off-Site Parking Use.

604 USES IN CS-2 SERVICE STATION COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the CS-2 Service Station Zones:

(1) Service Station Use, subject to Section 607(5) of this Bylaw:

(a) Accessory Service Station Use, subject to Section 607(6) of this Bylaw;
(b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
(c) Accessory Off-Street Parking Use;
(d) Accessory Off-Street Loading Use.

(2) Off-Site Parking Use.

605 USES IN CS-3 SPECIAL COMMERCIAL ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the CS-3 Special Commercial Zones:

(1) Retail Service Group 1 Use:

(a) Accessory Arcade Use, subject to Section 607(10) of this bylaw;
(b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
(c) Accessory Off-Street Parking Use;
(d) Accessory Off-Street Loading Use.

(2) Retail Service Group 2 Use:

(a) Accessory Arcade Use, subject to Section 607(10) of this bylaw;
(b) Accessory Unenclosed Storage Use, subject to Section 607(4) of this Bylaw;
(c) Accessory Off-Street Parking Use;
(d) Accessory Off-Street Loading Use.

(3) Wholesale Use:

(a) Accessory Off-Street Parking Use;
(b) Accessory Off-Street Loading Use.

(4) Off-Site Parking Use.

606 UNASSIGNED

607 SPECIAL PROVISIONS FOR USES IN COMMERCIAL ZONES

(1) Accessory Apartment Use

An Accessory Apartment Use:

(a) shall be permitted only on a floor level above the second Storey;
(b) in addition to the regulations in Part 6 for size, shape and siting of Buildings in C-1A, C-1B or C-2 Zones, shall provide minimum dwelling unit sizes *[Bylaw 8314, July 22, 13]* as regulated in Section 510(1) of this Bylaw;
(c) (i) in all Accessory Apartment Use Residential Dwelling Units Level 1 Adaptable Design elements are required as outlined in the Adaptable Design Guidelines; *[Bylaw 7528 October 6, 2003]*
(ii) A minimum 25% of all Apartment Residential Use Dwelling Units must be designed to meet Level 2 Adaptable Design Guidelines and must consist of a representative mix of each dwelling unit type in each building. *[Bylaw 7537 November 24, 2003]*
(d) may include an Accessory Boarding Use, subject to Section 507(9) of this bylaw. *[Bylaw 8314, July 22, 2013]*

(2) Accessory One-Unit Residential Use

An Accessory One-Unit Residential Use in the C-3 Zone:

(a) shall not be permitted on a Lot of less than 557.4 square metres (6,000 square feet);
(b) shall be located within the Principal Building.

(3) Unenclosed Principal Uses

A Principal Use in the CS-1, CS-2 or CS-3 Zone that is Unenclosed in whole or in part:

(a) shall have such Unenclosed area Bounded By a landscape screen and curb if not less than 15.25 centimeters (6 inches) in Height, except where such area meets an Off-Street Parking Use on the same Lot;
(b) shall have such Unenclosed area surfaced with asphalt or concrete;
(c) shall provide Accessory Off-Street Parking Spaces in accordance with Part 9 of this Bylaw.

(4) Accessory Unenclosed Storage Use

An Accessory Unenclosed Storage Use shall be bounded on all sides by a Landscape Screen of not less than 1.524 metres (5 feet) or more in Height which shall be properly maintained at all times.

(5) Service Station Use

A Service Station Use:

(a) shall not be permitted on a Lot of less than 1,114.8 square metres (12,000 square feet);
(b) for Service Station Use, shall have distances from Lot lines of not less than 4.57 metres (15 feet) from a service station pump island or canopy;
(c) a Service Station Use shall provide at least one full service gasoline pump. *[Bylaw 7046 August 10, 1998]*

(6) Accessory Service Station Use

An Accessory Services Station Use shall not occupy more than 74.32 square metres (800 square feet) of the Gross Floor Area of the Building.

(7) Car Wash - Automatic

A Car Wash - Automatic Use:

(a) shall not be permitted on a Lot of less than 1114.8 square metres (12,000 square feet);

(b) shall have distances from Lot lines of not less than 4.57 metres (15 feet) for a gasoline pump island.

(8) Tourist Accommodation Use

A Tourist Accommodation Use:

(a) shall not be permitted on a Lot of less than 1858.0 squares metres (20,000 square feet);
(b) shall provide accommodation in Sleeping Units only;
(c) shall include an office with a guest register;
(d) shall not contain cooking or kitchen facilities in a Sleeping Unit;
(e) shall have a floor area of not less than:
    (i) 23.225 square metres (250 square feet) within each Sleeping Unit occupied by one person only;
    (ii) 27.87 square metres (300 square feet) within each Sleeping Unit occupied by two or more persons.

(9) Child Care Use

A Child Care Use:

(a) shall be subject to the regulations pursuant to the Provincial Childcare Licensing Regulations.

(10) Accessory Arcade Use

An Accessory Arcade Use:

(a) shall occupy not more than 40% of the Gross Floor Area of the principal Commercial Social and Recreation Facility to which it is Accessory;
(b) shall not be located within 100 metres (328 feet) of another Accessory Arcade Use;
(c) shall provide a minimum of 3.35 square metres (36 square feet) of floor area per Amusement Machine, said floor area shall not include an area occupied by another Use;
(d) notwithstanding the regulations made pursuant to the Liquor Control and Licensing Act with respect to the placement of Amusement Machines on licensed Premises, the placement of such machines, or the placement of an arcade may not occur in contravention of this Bylaw;
(e) shall be restricted to more than two; but not more than eight Amusement Machines.

(11) Accessory Drive-Through Use

An Accessory Drive-Through Use shall provide a minimum stacking lane for vehicles waiting for drive-through service as follows:

(a) for drive-through restaurants: 43.9 metres (144 feet);
(b) for all other accessory drive-through uses: 20.7 metres (68 feet);

This length shall be measured from the point of the delivery location back along the centre line of the stacking Lane. Stacking Lanes shall not conflict with required maneuvering aisles, Parking Spaces, Loading bays, garbage containers, or the necessary access thereto.

608 SPECIAL SITING AND HEIGHT CONTROLS FOR COMMERCIAL BUILDINGS ADJOINING A RESIDENTIAL ZONE

Portions of Buildings in the C-1A, C-1B, C-2, C-2A and CS-3 Commercial Zones situated on a Lot immediately adjoining a Lot in a residential zone, and situated less than 9.144 metres (30 feet) from the adjoining residential Zone:

(1) shall have walls without windows or apertures on the side facing the adjoining residential zone;

(2) shall be sited not less than:

(a) 6.096 metres (20 feet) from the front and Rear Lot Line;
(b) 1.524 metres (5 feet) from the Interior Side Lot Line;
(c) 3.04 metres (10 feet) from the Exterior Side Lot Line;

(3) shall be limited to one Storey, or 3.658 metres (12 feet) in Height.

609 SPECIAL LANDSCAPE REQUIREMENTS FOR COMMERCIAL BUILDINGS ADJOINING OR OPPOSITE A RESIDENTIAL ZONE

When a commercial Lot is adjoining or opposite to a residential Lot, not less than 30% of that part of the Lot within a distance of 9 metres (29.5 feet) of the residential property shall be provided as Open Site Space; such Open Site Space shall include a Landscape Screen of not less than 1.5 metres (4.9 feet) in Height provided along the Lot line fronting the residential zone and which shall be broken only by driveways and walks.

610 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN THE C-1A AND C-1B CENTRAL COMMERCIAL ZONES

Buildings in the C-1A Central Lonsdale Commercial A Zones and C-1B Central Lonsdale Commercial B Zones:

(1) shall be limited to one per Lot.

(2) Gross Floor Area

(a) combined and in total with Structures, shall not exceed 2.6 times the Lot Area;

(b) notwithstanding subsection 610(2)(a), a minimum Gross Floor Area of 1.0 times the Lot Area shall be located below the third Storey of the Principal Building;

[Bylaw 8575, October 16, 2017]

(3) Lot Coverage

shall not exceed a Lot Coverage of 90%, reduced to 35% above the second Storey.

(4) Height

Notwithstanding Section 409, the maximum Height of Principal Buildings in the C-1A Zone is 24.4 metres (80 feet) and in the C-1B Zone is 36.6 metres (120 feet) measured from Average Grade to the highest point of the Principal Building including elevator shafts and mechanical rooms.

(5) Siting

(a) shall be sited not less than 3.048 metres (10 feet) from a flanking Lane; and not less than 6.096 metres (20 feet) from the Rear Lot Line, except that the setback from the Rear Lot Line may be reduced by 0.305 metres (1 foot) for each 0.305 (1 foot) of setback provided from the Front Lot Line, not to exceed a maximum of 3.048 metres (10 feet);

(b) above the second Storey in the C-1A Zone, shall be set back at a 45 degree vertical angle from the second Storey fronting Lonsdale Avenue;

(c) notwithstanding Subsections 610(3), (5)(a)and (b) and (6), all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys.

(6) Building Width and Length

shall not exceed a horizontal width or length of 51.816 metres (170 feet) above the second Storey and 30.48 metres (100 feet) above the third Storey.

611 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN C-2 GENERAL COMMERCIAL AND C-2A NEIGHBOURHOOD COMMERCIAL ZONES

Buildings in C-2 General Commercial and C-2A Neighbourhood Commercial Zones:

(1) shall be limited to one per Lot except when the Lot area exceeds 2,023.5 square metres (0.5 acres);

(2) Gross Floor Area

combined and in total with Structures, shall not exceed 2.3 times the Lot Area; *[Bylaw 8575, October 16, 2017]*

(3) Lot Coverage

shall not exceed a Lot Coverage of 70%.

(4) Height

heights shall not exceed:

(a) in the C-2 Zone: 12.192 metres (40 feet);
(b) in the C-2A Zone: one storey, nor 6.096 metres (20 feet).

(5) Siting

shall be sited not less than 6.096 metres (20 feet) from the Rear Lot Line.

(6) Building Width and Length

Above the second Storey shall not exceed a horizontal width or length of 30.48 metres (100 feet).

612 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN C-3 LOCAL COMMERCIAL ZONES

Buildings in C-3 Local Commercial Zones:

(1) shall be limited to one per Lot.

(2) Deleted *[Bylaw 8575, October 16, 2017]*

(3) Lot Coverage

shall not exceed a Lot Coverage of 45%.

(4) Height

shall not exceed a Height of two Storeys, nor 9.144 metres (30 feet).

(5) Siting

shall be sited not less than:

(a) 1.524 metres (5 feet) from the Front Lot Line;
(b) 6.096 metres (20 feet) from the Rear Lot Line;
(c) 1.524 metres (5 feet) from the Interior Side Lot Line;
(d) 3.048 metres (10 feet) from the Exterior Side Lot Line.

613 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN CS-1 SERVICE COMMERCIAL ZONES

Buildings in CS-1 Service Commercial Zones:

(1) shall be limited to one per Lot.

(2) Deleted *[Bylaw 8575, October 16, 2017]*

(3) Lot Coverage

shall not exceed a Lot Coverage of 45%.

(4) Height

shall not exceed a Height of two Storeys, nor 10.668 metres (35 feet).

(5) Siting

shall be sited not less than 6.096 metres (20 feet) from a Lot line except the Interior Side Lot Line.

614 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN CS-2 SERVICE STATION ZONES

Buildings in CS-2 Service Station Zones:

(1) shall be limited to one per Lot.

(2) Deleted *[Bylaw 8575, October 16, 2017]*

(3) Lot Coverage

shall not exceed a Lot Coverage of 45%.

(4) Height

shall not exceed a Height of two Storeys, nor 10.668 metres (35 feet).

(5) Siting

shall be sited not less than:

(a) 6.096 metres (20 feet) from a Front Lot Line or Exterior Side Lot Line;
(b) 3.048 metres (10 feet) from a Rear Lot Line; and
(c) 6.096 metres (20 feet) from an Interior Side Lot Line, except when situated on Lonsdale Avenue south of 23rd Street.

615 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN CS-3 SPECIAL COMMERCIAL ZONES

Buildings in CS-3 Special Commercial Zones:

(1) shall be limited to one per Lot.

(2) Deleted *[Bylaw 8575, October 16, 2017]*

(3) Lot Coverage

shall not exceed a Lot Coverage of 70%.

(4) Height

shall not exceed a Height of two Storeys, nor 10.668 metres (35 feet).

(5) Siting

shall be sited not less than 6.096 metres (20 feet) from a Rear Lot Line.

PART 6A: LOWER LONSDALE ZONES

6A01 USES IN LL-1, LL-2, LL-3, LL-4 AND LL-5 LOWER LONSDALE ZONES

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in the Lower Lonsdale Zones:

(1) Retail Service Group 1 Use:

(a) Accessory Apartment Use, subject to Section 6A02(1) of this Bylaw;
(b) Accessory Arcade Use, subject to Section 607(10) of this Bylaw;
(c) Accessory Off-Street Parking Use;
(d) Accessory Off-Street Loading Use.

(2) Tourist Accommodation Use, subject to Section 607(8) of this Bylaw:

(a) Accessory Off-Street Parking Use;
(b) Accessory Off-Street Loading Use.

(3) Civic Use:

(a) Accessory Off-Street Parking Use;
(b) Accessory Off-Street Loading Use.

(4) Off-Site Parking Use in the LL-3, LL-4 and LL-5 Zones only.
[Bylaw 6748 February 12, 1996]

(5) Off-Street Parking Use; in the LL-3, LL-4 and LL-5 Zones only.
[Bylaw 6748 February 12, 1996]

6A02 SPECIAL PROVISIONS FOR USES IN LL-1, LL-2, LL-3, LL-4 AND LL-5 LOWER LONSDALE ZONES

(1) An Accessory Apartment Use in the Lower Lonsdale Zones:

(a) shall be permitted on a floor level above the second Storey;
(b) shall have sizes as specified in Section 510(1) of this Bylaw.
(c) may include an Accessory Boarding Use, subject to Section 507(9) of this bylaw; *[Bylaw 8314, July 22, 2013]*
(d) shall meet the Adaptable Design requirements per Section 423 of this bylaw. *[Bylaw 8578, November 6, 2017]*

(2) A Veterinary Clinic Use in the Lower Lonsdale Zones shall be completely Enclosed within a Principal Building.

(3) A Child Care Use shall be subject to Section 607(9) of this Bylaw.

6A03 UNASSIGNED

6A04 SIZE SHAPE AND SITING OF BUILDING IN LOWER LONSDALE ZONES

Buildings in Lower Lonsdale Zones:

(1) shall be limited to one per Lot.

(2) Gross Floor Area

(a) combined and in total with Structures, shall not exceed 2.6 times the Lot Area;
(b) notwithstanding subsection 6A04(2)(a), a minimum Gross Floor Area of 1.0 times the Lot Area shall be located below the third Storey of the Principal Building for development in the LL-1 and LL-2 zones;

[Bylaw 8575, October 16, 2017]

(3) Lot Coverage

shall not exceed a Lot Coverage of 90% reduced to 35% above the second Storey;

(4) Height

(a) in the LL-1, LL-2, LL-3 and LL-4 Zones, Height shall not exceed the following:
LL-1 Zone: 7.62 metres (25 feet);
LL-2 Zone: 12.192 metres (40 feet);
LL-3 Zone: 15.24 metres (50 feet);
LL-4 Zone: 23.012 metres (75.5 feet);

(b) in the LL-5 zone shall not exceed a Height of 30.48 metres (100 feet), measured to the highest point of the Principal Building including elevator shafts, mechanical rooms and roof top equipment. *[Bylaw 8346 July 21, 2014]*

(5) Siting

(a) shall be sited not less than 3.048 metres (10 feet) from a Rear Lot Line or a flanking Lane;
(b) all portions of Principal Buildings exceeding four Storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding four Storeys;
(c) above the second Storey in the LL-1 and LL-2 Zones shall be setback at a 45 degree vertical angle from the second Storey fronting Lonsdale Avenue.

(6) Building Width and Length

shall not exceed a horizontal width or length of 51.816 metres (170 feet) above the second Storey and 30.48 metres (100 feet) above the third Storey.

PART 7: INDUSTRIAL ZONES

701 USES IN THE M-1, M-2, M-2A, M-3, M-4 INDUSTRIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no other shall be permitted in the M-1, M-2, M-2A, M-3 and M-4 Industrial Zones

(1) Industrial Use, subject to Section 702(1) of this Bylaw:

- (a) Accessory Retail Service Group 2 Use, subject to Section 702(3) of this Bylaw;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Off-Street Loading Use.

(2) Child Care Use, subject to Section 607(9) of this Bylaw:

- (a) Accessory Off-Street Parking Use.

(3) In the M-1 Zone only:

- (a) Car Wash - Automatic Use;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Off-Street Loading Use.

(4) In the M-2A Zone only, a Grain Elevator Use;

- (a) Accessory Off-Street Parking Use;
- (b) Accessory Off-Street Loading Use.

(5) In the M-3 Zone only:

- (a) Retail building supply establishment of less than 3,710 square metres (40,000 square feet) unless established in the City prior to March 15, 2000; *[Bylaw 7223 June 26, 2000]*
  - (i) Accessory Mobile Food Vending Use, subject to Section 702(6) of this Bylaw; *[Bylaw 8227 July 23, 2012]*
- (b) Surveying Office Use;
- (c) Accessory Unenclosed Storage Use, subject to Section 702(2) of this Bylaw;
- (d) Accessory Off-Street Parking Use;
- (e) Accessory Off-Street Loading Use.

(6) In the M-4 Zone only

- (a) Industrial Use (M-4); *[Bylaw 8215 February 27, 2012]*
- (b) Accessory Manufacturing Retail Use*; [Bylaw 8215 February 27, 2012]*
- (c) Industrial Area Commercial Use, subject to Section 702(5) of this Bylaw; *[Bylaw 8418 June 15, 2015]*
- (d) Accessory Off-Street Parking Use;

(e) Accessory Off-Street Loading Use. *[Bylaw 6748 February 12, 1996]*
(f) Accessory Lounge Use, subject to Section 702 (7); *[Bylaw 8705, May 6, 2019]*

(7) In the M-2 Zone only *[Bylaw 8350 October 20, 2014]*

(a) Cannabis Production subject to:
(i) Section 404 of this Bylaw;
(ii) Cannabis Production shall not be permitted within any Comprehensive Development Zone adopted prior to June 30, 2014;
[Bylaw 8609, September 17, 2018]

(b) Accessory Off-Street Parking Use.

702 SPECIAL PROVISIONS FOR USES IN INDUSTRIAL ZONES

(1) Industrial Use Limitations

An Industrial Use:

(a) in the M-2 or M-3 Zone shall not be permitted on a Lot less than 1,858 square metres (20,000 square feet), except where such Lot was existing at the effective date of this Bylaw;
(b) in the M-2 and M-4 Zones shall not include log storage or any Use involving the processing of logs, or any Use involving the burning of log refuse, bulk storage or bulk handling of sulphur;
(c) in the M-1, M-3 and M-4 Zones shall be completely Enclosed within a Building;
(d) in the M-1, M-3 and M-4 Zones, shall not include foundries;
(e) shall not involve the bulk Loading, bulk unloading, Bulk Plants/storage, production, refining or processing of Dangerous Goods;
(f) shall not discharge or emit across Lot lines:
(i) odorous, toxic, or noxious matter or vapours;
(ii) heat, glare, or radiation;
(iii) recurrently generated ground vibration;
(g) a Lot adjoining or opposite to a commercial or residential zone shall provide along the Lot line fronting such zone a Landscape Screen of not less than 2 metres (6.5 feet)in Height which shall be properly maintained at all times.

(2) Accessory Unenclosed Storage Screening

An Accessory Unenclosed Storage Use in the M-3 Zone shall be bounded on all sides by a Landscape Screen of not less than 1.829 metres (6 feet) or more than 2.438 metres (8 feet) in Height, which shall be properly maintained at all times.

(3) An Accessory Retail Service Group 2 Use

(a) shall be completely Enclosed within the Building occupied by the Industrial Use to which it is Accessory;
(b) shall not occupy more than 30% of the Gross Floor Area of the building; *[Bylaw 8215, February 27, 2012]*
(c) Deleted *[Bylaw 8215, February 27, 2012]*

(4) An Accessory Manufacturing Retail Use *[Bylaw 8215 February 27, 2012]*

(a) shall be completely enclosed within the Principal Building;
(b) together with Accessory Retail Service Group 2 Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use; *[Bylaw 8705, May 6, 2019]*

(5) Industrial Area Commercial Use Limitations

An Industrial Area Commercial Use:

(a) shall be completely Enclosed within a Building;
(b) with the exception of a Mission for Seamen, shall not occupy the main floor of a Building (main floor of the Building shall mean that floor which has the greatest floor space in a Building and which is closest in elevation to the level of the fronting Street);
(c) may include a Mission for Seamen as a social club function on any floor in the Building.

(6) Accessory Mobile Food Vending Limitations

An Accessory Mobile Food Vending Use:

(a) may be located in a mobile cart only and not more than two carts may operate accessory to the principal retail building supply establishment use;
(b) shall not occupy any required parking spaces on the site;
(c) shall not occupy any portion of a street or lane;

(7) Accessory Lounge Use

(a) shall be completely enclosed within the Principal Building;
(b) together with Accessory Retail Service Group 2 Use and Accessory Manufacturing Retail Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use to a maximum of 80 square metres (861.1 square feet);
(c) notwithstanding 702 (7)(a) and 702 (7)(b), an on-site outdoor patio is permitted with a maximum area which shall not exceed 50% of the permitted Accessory Lounge Use.
[Bylaw 8705, May 6, 2019]

703 SIZE, SHAPE, AND SITING OF BUILDINGS AND STRUCTURES IN INDUSTRIAL ZONES

Buildings and Structures in Industrial Zones:

(1) Deleted *[Bylaw 8575, October 16, 2017]*

(2) Height

shall not exceed a Height of 12.192 metres (40 feet) in M-1, M-2, M-3, and M-4 Zones; except that when situated in an M-1 or M-4 Zone on a Lot located on First Street between Forbes Avenue and St. Andrew's Avenue, the Building shall not exceed a Height of 4.572 metres (15 feet) measured from the Building grade, established on the Street or Lane adjoining the north side of the Lot.

(3) (a) Siting in the M-1, M-2 and M-4 Zones
in the M-1, M-2 and M-4 Zones, shall not be sited less than 3.048 metres (10 feet) from a Lane;

(b) Siting in the M-3 Zone
in the M-3 Zone, shall not be sited less than:

(i) 6.096 metres (20 feet) from a Front Lot Line;
(ii) 6.096 metres (20 feet) from an Exterior Side Lot Line;
(iii) 3.048 metres (10 feet) from a Rear Lot Line;
(iv) 3.048 metres (10 feet) from an Interior Side Lot Line on one side only, unless the Lot has an exterior side yard in which case no setback is necessary from the Interior Side Lot Line.

PART 7A: LIGHT INDUSTRIAL ZONE REGULATIONS

7A01 USES IN THE M-5 LIGHT INDUSTRIAL ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the M-5 Light Industrial Zone:

(1) Light Industrial Manufacturing Use:

(a) Accessory Office Use, subject to Section 7A02 (2);
(b) Accessory Retail Use, subject to Section 7A02 (3);
(c) Accessory Unenclosed Storage Use, subject to Section 7A02 (5) of this Bylaw;
(d) Accessory Off-Street Parking Use;
(e) Accessory Off-Street Loading Use.

(2) Light Industrial Warehousing and Wholesaling Use:

(a) Accessory Office Use, subject to Section 7A02 (2);
(b) Accessory Automotive Retail Use, subject to Section 7A02 (4);
(c) Accessory Unenclosed Storage Use, subject to Section 7A02 (5) of this Bylaw;
(d) Accessory Off-Street Parking Use;
(e) Accessory Off-Street Loading Use.

(3) Child Care Use, subject to Section 607(9) of this Bylaw:

(a) Accessory Off-Street Parking Use.

7A02 SPECIAL PROVISIONS FOR USES IN M-5 LIGHT INDUSTRIAL ZONE

(1) A Use in the M-5 Zone:

(a) shall not be permitted on a lot less than 1,858 square metres (20,000 square feet), except where such lot was existing at the effective date of this Bylaw;
(b) shall not include a foundry, or log storage or a Use involving the processing of logs or any Use involving the burning of log refuse, bulk storage or bulk handling of sulphur, milling of grains, refining sugar, vegetable oil or fat, or the brewing or distilling of alcoholic beverages;
(c) shall be completely Enclosed within a Building except in the cases of an Accessory Unenclosed Storage Use, an Accessory Off-Street Parking Use and Accessory Off-Street Loading Use;
(d) shall not discharge or emit across Lot lines:
(i) odorous, toxic, or noxious matter or vapours;
(ii) heat, glare, or radiation;
(iii) recurrently generated ground vibration.

(e) A Lot adjoining or opposite to a commercial or residential zone shall provide along the Lot line fronting such zone, a Landscape Screen of not less than 2 metres (6.562 feet) in Height which shall be properly maintained at all times.

(2) Accessory Office Limitations

An Accessory Office Use in the M-5 Zone:

(a) shall be completely Enclosed within the Building occupied by the Principal Use to which the office Use is Accessory;
(b) shall not occupy more than 20% of the Gross Floor Area of the Principal Use and Accessory Uses combined for any business;
(c) shall include all offices, meeting rooms, reception areas, waiting areas and drafting areas.

(3) Accessory Retail Limitations

An Accessory Retail Use in the M-5 Zone:

(a) shall be completely Enclosed within the Building occupied by the Principal Use;
(b) shall not occupy more than 20% of the Gross Floor Area of the Principal Use and Accessory Uses combined;
(c) shall be limited to the sale of Light Industrial Products produced by the Principal Light Industrial Manufacturing Use;
(d) shall include showrooms, display areas, washroom for visitors and customer reception areas;
(e) shall be physically separated or walled off from the Principal Use.

(4) Accessory Automotive Retail Limitations

An Accessory Automotive Retail Use in the M-5 Zone:

(a) shall be completely enclosed within the Building occupied by the Principal Use;
(b) together with any Accessory Retail Uses, shall not occupy more than 20% of the Gross Floor Area of the Principal Use and Accessory Uses combined;
(c) shall include showrooms, display areas, washrooms for visitors and customer reception areas;
(d) shall be physically separated or walled off from the Principal use.

(5) Accessory Unenclosed Storage Limitations

An Accessory Unenclosed Storage Use:

(a) shall be bounded on all sides by a Landscape Screen of not less than 1.829 metres (6 feet) nor more than 2.438 metres (8 feet) in Height;
(b) shall not be permitted within the front yard setback of a Building.

7A03 SIZE, SHAPE, AND SITING OF BUILDINGS AND STRUCTURES IN THE M-5 ZONE

Buildings and Structures in the M-5 Zone:

(1) Deleted *[Bylaw 8575, October 16, 2017]*

(2) Lot Coverage

(a) where the Lot Area is 3,251.5 square metres (35,000 square feet) or greater, or where access is limited to one point shared with an adjacent property pursuant to Section 907(6)(a) shall not exceed a Lot Coverage of 50%;
(b) where the Lot Area is less than 3,251.5 square metres (35,000 square feet), and where access to the Lot is not limited to one shared access point pursuant to Section 907(6)(a) shall not exceed a Lot Coverage of 40%.

(3) Height

shall not exceed a Height of 9.144 metres (30 feet).

(4) Siting

shall not be sited less than:

(a) 6.096 metres (20 feet) from a Front Lot Line;
(b) 6.096 metres (20 feet) from a Rear Lot Line;
(c) 6.096 metres (20 feet) from an Exterior Side Lot Line;
(d) 0 metres (0 feet) from an Interior Side Lot Line on one side only, 6.096 metres (20 feet) from an Interior Side Lot Line on other side.

7A04 LANDSCAPING PROVISIONS

A Landscape Screen of not less than 3.048 metres (10 feet) in width must be provided and maintained adjacent to a front or exterior side property line, except for access points.

7A05 SPECIAL SETBACK PROVISION

Notwithstanding any other provisions of this Bylaw, no Building, Structure or any part thereof shall be located within 10 metres (32.8 feet)of the top of the bank of Mosquito Creek.

PART 7B: WATERFRONT ZONE REGULATIONS

7B01 USES IN THE W-1 WATERFRONT ZONES

Subject to the regulations contained in this Bylaw, the following uses and no others shall be permitted in the Waterfront Zone:

(1) Light Industrial Use:

(a) Accessory One-Unit Residential Use;
(b) Accessory Retail Service Use, subject to Section 7B02(1) of this Bylaw;
(c) Accessory Unenclosed Storage Use, subject to Section 7B02(2) of this Bylaw;
(d) Accessory Off-Street Parking;
(e) Accessory Off-Street Loading.

(2) Marina Use, subject to Section 7B06:

(a) Accessory One-Unit Residential Use;
(b) Accessory Retail Service Use, subject to Section 7B02(1) of this Bylaw;
(c) Accessory Unenclosed Storage Use, subject to Section 7B02(2) of this Bylaw;
(d) Accessory Off-Street Parking;
(e) Accessory Off-Street Loading.

(3) Waterfront Use:

(a) Accessory Retail Service Use, subject to Section 7B02(1) of this Bylaw;
(b) Accessory Unenclosed Storage Use, subject to Section 7B02(2) of this Bylaw;
(c) Accessory Off-Street Parking;
(d) Accessory Off-Street Loading.

(4) Child Care Use, subject to Section 607(9):

(a) Accessory Off-Street Parking;

7B02 SPECIAL PROVISIONS FOR USES IN THE WATERFRONT ZONE

(1) Accessory Retail Service Limitations

For Accessory Retail Service Uses the floor area shall not exceed 20% of the Gross Floor Area of the Principal Use and Accessory Use combined, provided that in the case of a Warehousing Use shall not include retail

sales. The 20% factor may be increased in the case of an office Use as permitted within the definition of a Light Industrial Use.

(2) Accessory Unenclosed Storage Limitations

An Accessory Unenclosed Storage Use:

(a) shall be located to the rear of the front face of the Principal Building, and in no case less than 6.096 metres (20 feet) from a Front Lot Line and 3.048 metres (10 feet) from an Exterior Side Lot Line;
(b) shall be Enclosed by a Landscape Screen or wall not less than 3.048 metres (10 feet) in Height, which shall be properly maintained at all times and shall be landscaped in accordance with Section 7B04 of this Bylaw;
(c) shall have no goods, materials or things stored or piled to a Height greater than 3.048 metres (10 feet) within 3.048 metres (10 feet) from the perimeter wall or Fence, and under no circumstances shall any storage Use exceed 4.267 metres (14 feet) in Height.

(3) Processing Use Limitations

A Processing Use:

(a) shall be limited to the treatment of fish and aquatic crustaceans;
(b) shall not include Accessory Unenclosed storage;
(c) shall not discharge fish offal into any sewer system and shall transport such fish offal to an approved disposal Site.

7B03 SIZE, SHAPE & SITING OF BUILDINGS AND STRUCTURES IN THE WATERFRONT ZONE

(1) Deleted *[Bylaw 8575, October 16, 2017]*

(2) Lot Coverage

The Principal Buildings together with Accessory Buildings constructed on any one Lot shall not exceed a Lot Coverage of 50% provided that such Lot Coverage may be increased by 1% for each 5% of the Gross Floor Area that is Used For warehousing, manufacturing, servicing and repairs to a maximum Lot Coverage of 70%.

(3) Height

(a) Buildings and Structures not constructed on the foreshore or over Tidal Waters shall not exceed a Height of 12.192 metres (40 feet);
(b) Buildings and Structures constructed totally or in part over Tidal Waters shall not exceed a Height of 5.486 metres (18 feet) measured from the underside to the top of such Buildings and

Structures and in any case shall not exceed geodetic elevation of 8.839 metres (29 feet) (G.S.C.).

(4) Setbacks

Principal Buildings shall be sited not less than:

(a) 6.096 metres (20 feet) from a Front Lot Line;
(b) 3.048 metres (10 feet) from an Exterior Side Lot Line;
(c) 3.048 metres (10 feet) from an Interior Side Lot Line on one side only, unless the Lot has an exterior side yard in which case no setback is necessary from the Interior Side Lot Line.

7B04 LANDSCAPING PROVISIONS

Lots adjoining or opposite to a commercial or residential zone shall provide along the Lot line fronting such zone, a Landscape Screen of not less than 2 metres (6.562 feet) in Height which shall be properly maintained at all times.

7B05 GARBAGE PROVISIONS

(1) Not less than one garbage container space shall be located on each Lot and for each Principal Building on that Lot.

(2) Each garbage container space shall be a minimum of 3.048 metres (10 feet) wide, 3.658 metres (12 feet) deep and 4.267 metres (14 feet) in Height and shall have direct access at all times for removal by sanitary disposal trucks.

(3) Each garbage container space shall be fenced or screened with a solid barrier of not less than 2.438 metres (8 feet) in Height on at least three sides with the Unenclosed side facing the Building.

7B06 MARINA PROVISIONS

(1) For the purposes of Section 7B06 the following interpretations shall apply:

"approved" means approved in writing by the authority having jurisdiction which shall be either the designated local Municipal authority or the Provincial authority, whichever is applicable;

"back flow preventer" means a device or method to prevent back flow of contaminants into a potable water supply system;

"discharge" includes, but not so as to limit its meaning any spilling, leaking, pumping, pouring, emitting, emptying, throwing or dumping;

"garbage" means solid galley waste, food waste, paper bags, plastics, glass, metal, bottles, crockery, junk or refuse of any nature;

"marine toilet" means any toilet on or within a watercraft used to discharge sewage;

"medical health officer" means the Medical Health Officer of the Municipality or of the North Shore Union Board of Health or his duly appointed assistants;

"Council" means the Council of the Corporation of the City of North Vancouver;

"oil" means oil of any kind or in any form and, without limiting the generality of the foregoing, includes petroleum, fuel oil, sludge, oil refuse and oil mixed with wastes, but does not include dredged soil;

"person" means a person as defined in The Interpretation Act of British Columbia;

"potable water" means water which has been approved for drinking purposes by the Medical Health Officer;

"pump-out facility" means an approved device or method for removing sewage from a holding tank connected to a marina toilet or from a self-contained marina toilet on a watercraft;

"sewage or domestic sewage" means human excretion and the water-carried wastes from ablutions, culinary activity and laundering;

"watercraft" means any boat, vessel, ship, craft, houseboat, raft, barge or hull which is afloat and which is used exclusively for pleasure purposes, boat rentals or water taxis but without limiting the generality of the foregoing, excludes craft used for commercial purposes such as fishing boats, tug boats and barges.

(2) The following regulations shall apply to all marinas within the City of North Vancouver, including all watercraft within the Municipality except those which come solely under Federal jurisdiction:

(a) in addition to the requirements contained in these regulations, all other regulatory bylaws of the City of North Vancouver shall apply;

(b) no person shall construct a marina or make structural or mechanical renovations to any marina without first obtaining approval in writing for such construction;

(c) submissions for approval of marina plans shall be made to the Development Services Department of the Corporation of the City of North Vancouver;

(d) no person shall operate a marina unless he is the holder of a valid and subsisting operating permit issued by the Medical Health Officer;

(e) the owner of an existing marina shall make necessary renovations to the marina, if required, in order that the marina shall meet the requirements of this Bylaw;

(f) the Medical Health Officer is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance. The Medical Health Officer shall have free access to any marina at all reasonable times for the purpose of inspection;

(g) the owner of a marina shall provide adequate staff to supervise the operation of the marina and to maintain the operation in conformity with the requirements of this Bylaw;

(h) when the Medical Health Officer finds a condition which, in his opinion, may be a hazard to the health or safety of the persons using or operating the marina, he may order the owner to take such action as he deems necessary to correct this condition;

(i) the Medical Health Officer may, by giving 24 hours written notice of his intention to a marina owner or operator, order the closure of a marina which he considers a health or safety hazard.

(3) Water supply to a marina shall comply with the following:

(a) an adequate supply of pressurized potable water shall be available at all marinas at a distance not greater than 152.4 metres (500 feet) from any watercraft at the marina;

(b) Where potable water is supplied to dockside watering points, the water supply shall be protected with an approved backflow prevention device as required under the Provincial Plumbing Code as specified by the authority having jurisdiction.

(4) Sewage disposal shall comply with the following:

(a) No person shall discharge or cause to be discharged sewage or oil from any watercraft moored at marinas. The operator of a marina shall post notices in a conspicuous location prohibiting such discharge.

(b) all sewage from any marina shall be discharged into an approved Municipal sewage system or into a sewage system otherwise approved by the Medical Health Officer;

(c) pump out facilities shall be required by the Medical Health Officer at marina operations for the convenience of watercraft equipped with holding tanks;

(d) pump-out facilities provided at marinas shall be available for use at all reasonable times.

(5) Electrical power shall be provided at all marinas and all electrical installations at marinas shall be in strict accordance with the Provincial Electrical Code.

(6) Washroom facilities at marinas shall comply with the following:

(a) separate washroom facilities shall be provided for men and women at all marinas for use 24 hours a day every day on which the marina is operated;

(b) the washroom facilities shall provide a minimum of one toilet and one lavatory basin for men and one toilet and one lavatory basin for women for each 100 moorage spaces or fraction thereof. One-half of the total number of toilets required for men may be substituted with urinals. Marinas with less than 10 moorage spaces shall only be required to provide one lavatory and one toilet;

(c) the operator of a marina shall post signs on the docks indicating the location of washroom facilities.

(7) Solid waste collection and disposal shall comply with the following:

(a) discharge of garbage from any watercraft moored at marinas or from marina docks shall be prohibited. The operator of a marina shall post notices in a conspicuous location prohibiting such discharge;

(b) all marinas shall have adequate closed contained facilities for garbage which are adequate in the opinion of the Medical Health Officer. The operator of a marina shall post notices of such locations;

(c) provision shall be made, by the marina operator, for regular servicing and normal maintenance of garbage containers.

(8) The following general safety standards shall apply to all marinas:

(a) buildings, docks, floats, gangways, piers and ramps shall be kept in good repair and free of safety hazards;

(b) all inclined walkways or ramps shall have non-skid surfaces, cleats and handrails;

(c) adequate lighting shall be provided throughout the marina;

(d) Marinas shall have adequate lifesaving provisions which are adequate in the opinion of the Medical Health Officer. As a minimum, life rings, assist poles or ladders from docks into the water shall be provided. Such facilities shall be conveniently located and readily accessible for use.

PART 8: PUBLIC USE AND ASSEMBLY ZONES REGULATIONS

801 USES IN THE P-1 PUBLIC USE AND ASSEMBLY ZONE

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in P-1 Public Use and Assembly Zones:

(1) Civic Use:

(a) Accessory Recreational Retail Sales and Service;
(b) Accessory Off-Street Parking Use;
(c) Accessory Off-Street Loading Use.

(2) Child Care Use: Subject to Section 607(9) of this Bylaw

(a) Accessory Off-Street Parking Use.

(3) Off-Street Parking Use.

802 USES IN THE P-2 PUBLIC USE AND ASSEMBLY ZONE

Subject to the regulations contained in this Bylaw, the following Uses and no others shall be permitted in P-2 Public Use and Assembly Zones:

(1) Assembly Use: Subject to Section 803(1) of this Bylaw:

(a) Accessory Off-Street Parking Use;
(b) Accessory Off-Street Loading Use.

(2) Private Hospital Use:

(a) Accessory Off-Street Parking Use;
(b) Accessory Off-Street Loading Use.

(3) Child Care Use: Subject to Section 607(9):

(a) Accessory Off-Street Parking Use.

803 SPECIAL PROVISIONS FOR USES IN PUBLIC USE AND ASSEMBLY ZONES

(1) Assembly Lot Area Limitation

An Assembly Use shall not be permitted on a Lot of less than 1,114.8 square metres (12,000 square feet);

(2) Accessory Recreational Retail Sales Limitations

Without limiting the generality of the Uses permitted under the definition "Civic Use", an Accessory Recreational Retail Sales and Service Use:

(a) shall be completely Enclosed within a Principal or Accessory Building located on the Site;

(b) shall not include the sale or consumption of alcoholic beverages, except that alcoholic beverages may be consumed under the authority of a "Public Special Occasion License" *[Bylaw 7508 June 23, 2003]* issued to a bona fide organization under the Regulations adopted pursuant to the Liquor Control and Licensing Act;

804 SIZE, SHAPE AND SITING OF BUILDINGS IN PUBLIC USE AND ASSEMBLY ZONES

(1) Deleted *[Bylaw 8575, October 16, 2017]*

(2) Civic Use

Principal Buildings for a Civic Use:

(a) Lot Coverage
together shall not exceed a Lot Coverage of 40%; For purposes of Section 804, the definition of Lot Coverage shall be amended so as to exclude Floor Area exclusively used for a Child Care Use, up to a maximum exemption of 260 square metres (2,800 square feet); *[Bylaw 6748 February 12, 1996]*

(b) Height
shall not exceed a Height of 27.432 metres (90 feet);

(c) Siting
shall be sited not less than 7.62 metres (25 feet) from a Lot line.

(3) Assembly Use

Principal Buildings for an Assembly Use:

(a) Lot Coverage
together shall not exceed a Lot Coverage of 40%; For purposes of Section 804, the definition of Lot Coverage shall be amended so as to exclude Floor Area exclusively used for a Child Care Use, up to a maximum exemption of 260 square metres (2,800 square feet); *[Bylaw 6748 February 12, 1996]*

(b) Height
shall not exceed a Height of 18.288 metres (60 feet);

(c) Siting
shall be sited not less than 7.62 metres (25 feet) from a Lot line.

(4) Private Hospital Use

Principal Buildings for a Private Hospital Use.

(a) Gross Floor Area
together shall not exceed a total Gross Floor Area equal to 0.5 times the lot area;

(b) Lot Coverage
together shall not exceed a Lot Coverage of 40%;

(c) Height
shall not exceed a Height of two Storeys.

(5) Off-Street Parking Use

Principal Buildings for an Off-Street Parking Use:

(a) Lot Coverage
together with other Principal and Accessory Buildings, shall not exceed a Lot Coverage of 90%;

(b) Height
shall not exceed a Height of 12.192 metres (40 feet);

(c) Siting
shall be sited not less than 1.524 metres (5 feet) from a Lot line.

(6) Accessory Buildings

(a) Height
shall not exceed a Height of 4.57 (15 feet);

(b) Siting
shall be sited not less than 7.62 metres (25 feet) from a Lot line;

DIVISION IV: PARKING AND LOADING STANDARDS

Purpose

Division IV contains regulations for parking spaces, loading spaces, vehicular maneuvering and other related matters. These regulations apply to properties in all zones and should therefore be read in conjunction with the regulations contained in other Divisions of this Bylaw.

PART 9: PARKING AND ACCESS REGULATIONS

901 REQUIRED PARKING SPACE

Subject to Sections 305 and 307, the minimum number of Parking Spaces for any Building or Use shall be provided in accordance with Section 908 of this Bylaw.

902 METHODS OF PARKING PROVISION

Subject to Sections 903, 904 and 905, required Parking may be provided On-site, Off-site or by means of Alternative Parking Provision. *[Bylaw 8464, May 30, 2016]*

903 ON-SITE PARKING

(1) All required Parking Spaces shall have vehicular access from a Street or lane;

(2) All required Parking Spaces shall be located on the same Lot as the Building or Use for which they are intended to serve, except as permitted under Sections 904 or 905, and except in the case of Parking permitted as a principal Use in this Bylaw.

904 OFF-SITE PARKING

(1) Off-Site Parking Location

A required Parking Space may be located Off-Site on a Lot within 121.9 metres (400 feet) of the Building or Use for which Parking is required, provided that the Off-Site parking shall be secured by:

(a) agreement subject to subsection 904(2); or
(b) registered Land Title Act covenant subject to subsection 904(3).
[Bylaw 8464, May 30, 2016]

(2) Off-Site Parking Secured by Agreement

(a) Subject to Section 904(3)(b) in the C-2, CS-1, CS-2, CS-3 and M-4 zones, Off-Site Parking may be obtained by an agreement;

(b) Security Deposit:
The owner of the Building requiring the Parking Spaces, the tenant, and the City shall be party to said agreement and each Parking Space supplied Off-Site shall be guaranteed by a security deposit, a form and terms satisfactory to the City in the amount of $ 1,000 per Off-Site Parking space, such deposit to be re-evaluated or re-negotiated every five years, and to be forfeited should the owner, tenant, or their successor or assigns fail to provide the required number of Off-Site Parking Spaces;

(c) Terms of Parking Agreement
The agreement shall state the location of the Use requiring the Off-Site parking, the location and number of Parking Spaces provided off-site, and terms of any lease or rental agreement between the owner of the Off-Site parking site, and the owner of the Building requiring the Off-Site Parking spaces. The City need not approve said agreement or permit Off-Site Parking if, in the opinion of the City, the Off-Site Parking would be detrimental to the health, safety, convenience or welfare of the adjoining owners, occupants or the public generally;

(d) Cancellation
Off-site Parking agreement may be cancelled only by the mutual consent of both the City and the owner, his successors or assigns.

(3) Off-Site Parking Secured by Land Title Act Covenant

(a) Subject to subsection 904(1) Off-Site Parking secured by a Section 215 Land Title Act covenant is permitted in all zones;

(b) Notwithstanding subsection 904(2)(a) where a Parking deficiency is created through the construction, reconstruction, structural alteration, or extension of a building, Off-Site Parking shall be obtained by a Section 215 Land Title Act covenant only;

(c) Terms of the Covenant
A Land Title Act covenant for Off-Site Parking shall state the location and number of Parking Spaces provided off-site, and terms of any lease or rental agreement between the owner of the Off-Site Parking Site and the owner of the Building requiring Off-Site Parking Spaces. The City need not approve said covenant or permit such Off-Site Parking if, in the opinion of the Council of the City, the Off-Site Parking would be detrimental to the health, safety, convenience or welfare of the adjoining owners, occupants or the public generally;

(d) The Section 215 covenant shall be filed in the Land Title Office.

(4) Default and Penalty

The City will, in accordance with the *Local Government Act*, suspend the business license of the owner, his/her successors or assigns, if the required Off-Site Parking is discontinued and an alternate Parking Site in conformance with this Bylaw is not supplied within ninety days.

905 ALTERNATIVE PARKING PROVISION *[Bylaw 8464, May 30, 2016]*

(1) Limited Application

Alternate parking provision shall not reduce the minimum required Parking Spaces for:

(a) Parking Spaces for One-Unit Residential Use and Two-Unit Residential Use; or

(b) Disability Parking Spaces in accordance in subsection 906(6) for any Use;

(2) Payment-in-Lieu of Parking

(a) as a payment to fund the future creation of a Municipal Parking Facility, Payment-in-Lieu of Parking shall reduce the minimum provision of Parking spaces required in accordance with Section 908 by one Parking Space for every payment of $35,000;

(b) Parking Spaces provided in this section are not available on a reserved or dedicated basis within the Municipal Parking Facility;

(c) Time of Payment
Payments referred to in subsection 905(1) are required at the time of:
(i) building permit issuance for the Gross Floor Area that requires the Parking Space specified in this Bylaw; or
(ii) business license issuance for the Use that requires the Parking Space specified in this Bylaw.

(3) Car Share Parking

(a) Car sharing service
The service shall:
(i) provide neighbourhood car-sharing services to its members by making available vehicles for short-term, two-way, use, meaning that each Shared Vehicle is returned to the same location that it is picked up;
(ii) have a membership generally open to a substantial segment of the population;

(iii) operate within the City of North Vancouver;
(iv) provide, prior to issuance of a Development Permit, a letter of commitment to operate the Shared Vehicle at the Shared Vehicle Parking Space;

(b) Shared Vehicle
A letter of credit for $50,000 shall be provided to the City to secure the provision of one Shared Vehicle, with the letter of credit:
(i) reduced to $25,000 after provision of the following:
a. a legal agreement with a car-sharing service to operate the Shared Vehicle at the Shared Vehicle Parking Space;
b. confirmation from the car-sharing service identified in subsection 905(3)(a) that funds sufficient to purchase the Shared Vehicle have been provided or that the car acquisition has been otherwise completed; and
c. a Shared Vehicle Parking Space has been secured in accordance with subsection 905(3)(c);
(ii) returned in full with confirmation from the car-sharing service that it has operated a Shared Vehicle at the Shared Vehicle Parking Space for a minimum of six years after an occupancy permit has been issued for the Building;

(c) Shared Vehicle Parking Space
A Shared Vehicle Parking Space provided as part of the required Parking shall:
(i) be clearly accessible to the public at all times:
a. in common ownership and not be assigned to any strata lot;
b. secured exclusively for the use of a Shared Vehicle through a covenant registered on title pursuant to Section 215 of the Land Title Act;
c. include all necessary reciprocal access easements and such other agreements to ensure access to, egress from and the right for the public use of the Shared Vehicle Parking Space;
(ii) be individually labelled for the exclusive use of a Shared Vehicle;
(iii) not be counted towards the minimum required visitor Parking Spaces;
(iv) may be provided off-site in accordance with the Street and Traffic Bylaw, 1991, No. 6234, as amended from time to time; and
(v) subject to the approval of the City Engineer at the time of building permit issuance;

(d) Parking reduction
The minimum vehicle Parking requirement in accordance with subsection 908(8), with no reduction in the minimum Visitor Parking requirement in accordance with Section 908(7), shall be reduced by four Parking Spaces, for provision of all of the following:
(i) one Shared Vehicle subject to subsection 905(3)(b); and
(ii) one Shared Vehicle Space subject to subsection 905(3)(c);

906 GENERAL PARKING AND ACCESS REGULATIONS

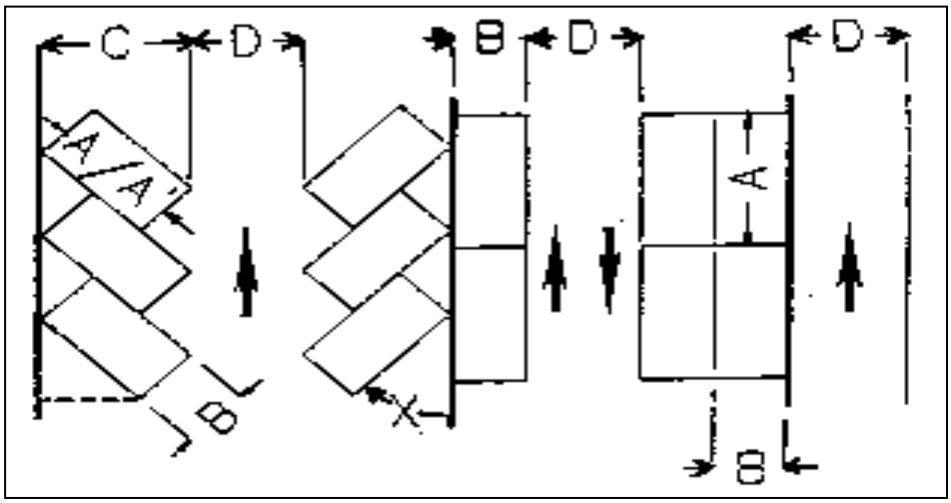
(1) Parking and access regulations in Section 906 apply generally to all zones unless otherwise specified in this Bylaw;

(2) A Parking Space and maneuvering aisle shall comply with the dimensions and regulations shown in Figure 9-2;

Figure 9-2 – Parking and Maneuvering Dimensions - Minimum Parking Space and Aisle Dimensions In Metres

Angle X	Regular A	Small Car A^1	Space Width B	Effective Length C	Maneuvering Aisle D	Direction of Traffic
90°	5.486 (18')	-	2.5 (8.2') *[Bylaw 8404 March 30, 2015]*	5.486 (18')	6.7 (22')	two-way or one-way
90°	-	4.65(15.25')	2.44 (8')	4.65 (15.25')	6.7 (22')	two-way or one-way
60°	5.486 (18')	-	2.44 (8')	5.97 (19.59')	5.28 (17.33')	one-way
60°	-	4.65 (15.25')	2.44 (8')	5.24 (17.19')	5.28 (17.33')	one-way
60°	5.486 (18')	-	2.44 (8')	5.97 (19.59')	6.096 (20')	two-way
45°	5.486 (18')	-	2.44 (8')	5.6 (18.38')	3.86 (12.67')	one-way
45°	-	4.65 (15.25')	2.44 (8')	5.01 (16.43')	3.86 (12.67')	one-way
45°	5.486 (18')	-	2.44 (8')	5.6 (18.38')	6.096 (20')	two-way
Parallel	6.7 (22')	-	2.44 (8')	-	5.486 (18')	two-way
Parallel	6.7 (22')	-	2.44 (8')	-	3.5 (11.5')	one-way
Laneway	6.71 (22')	-	2.10 (6.9')	-	Lane	Two-way or one-way

* = Maximum 35% Parking Spaces allowed with A^1 dimensions as per Section 906(3)(a)(ii).



(3) Parking Design Standards *[Bylaw 8464, May 30, 2016]*

(a) Parking Space dimensions

(i) Parking Space shall not be less than:

a. 2.50 metre (8.2 foot) width;

b. 5.49 metre (18 foot) length;

c. Deleted; *[Bylaw 8558, June 19, 2017]*

(ii) notwithstanding 906(3)(a)(i), a maximum of 35% of the required Parking Spaces may be provided as small car parking spaces that meet the following standards:

a. 2.44 metre (8 foot) width;

b. 4.65 metres (15.25 foot) length;

c. Deleted; *[Bylaw 8558, June 19, 2017]*

d. each Parking Space is clearly marked “SMALL CAR ONLY”;

(b) Laneway Parking Space

Notwithstanding 906(3)(a)(i), a laneway Parking Space shall be located so that the length of the Parking Space is common to an open Lane provided:

(i) when width is located in its entirety on a Lot, the laneway Parking Space shall be:

a. set back a minimum of 4.6 metres (15 feet) from the point of intersection of two Lanes, or of a Street and a Lane, when such road allowances intersect at an interior angle of 135 degrees or less;

b. set back a minimum of 1.0 metre (3.3 feet) from the point of intersection of a driveway and a Lane or from an Interior Side Lot Line; and

c. subject to the approval of the City Engineer;

(ii) when Parking Space width is projecting into the Lane, the laneway Parking Space shall:

a. project a maximum of 1.0 metre (3.3 feet) into the Lane;
b. reduce the minimum laneway Parking Space width in accordance with subsection 906(2), measured as the width on the Lot, by an amount no greater than the width of the projection into the Lane;
c. be set back a minimum of 5.6 metres (18.4 feet) from the point of intersection of two Lanes, or of a Street and a Lane, when such road allowances intersect at an interior angle of 135 degrees or less;
d. be set back a minimum of 1.8 metres (6 feet) from the point of intersection of a driveway and a Lane or from an Interior Side Lot Line; and
e. maintain a sufficient clear vehicle travel width on the Lane; and
f. subject to the approval of the City Engineer at the time of building permit issuance;

(c) Parking Space setbacks and projections
A Parking Space shall be:
(i) set back a minimum of 0.3 metres (1 foot) from a Lot Line common to a Lot and a Street or a Lot and a Lane with the exception of a laneway Parking Space; and
(ii) on a Lot with lane access and an Accessory Coach House, parking spaces shall be sited no more than 3.05 metres (10 feet) from the Rear Lot Line, as measured from the point of the parking space closest to the Rear Lot Line; *[Bylaw 8883, March 7, 2022]*
(iii) set back a minimum of 0.3 metres (1 foot) from any wall, fence or other Structure over 0.3 metre (1 foot) height with the exception of:
a. Parking for One-Unit Residential Use or Two-Unit Residential Use;
b. a structural column located within 1.52 metres (5 feet) of the midpoint of the Parking Space length; or
c. a structural column located within the rear 0.3 metres (1 foot) adjoining the maneuvering aisle;
(iv) free of any column projection; and
(v) free of any other projection provided that a maximum 5% of the required Parking Spaces may include an obstruction that:
a. projects a maximum 1.2 metres (4 feet) into the front of the Parking Space furthest from the maneuvering aisle;
b. maintains a minimum 1.2 metres (4 feet) head clearance; and

c. includes a leading edge angled at 45 degrees and clearly marked “CAUTION – LOW CLEARANCE” in black letters on a bright yellow background;

(d) Parking Space delineation
Each Parking Space, with the exception of a Lot in a One-Unit Residential or Two-Unit Residential zone, shall be clearly:
(i) delineated by painted solid lines or other acceptable pavement marking device for each Parking Space; and
(ii) numbered for identification;

(e) Parking areas
Each Parking Space, maneuvering aisle and driveway, with the exception of Parking on a Lot in a One-Unit Residential or Two-Unit Residential zone, shall be:
(i) surfaced with asphalt, concrete or permeable paving with the exception of Parking for a farmer’s market;
(ii) designed with adequate curbs and wheel stops of not less than 0.15 metres (6 inches) in Height to ensure that vehicles are kept back from fences, exterior walls and landscaped areas; and
(iii) in the case of unconcealed Parking areas, Bounded By a Landscape Screen with a minimum Height of 0.91 metres (3 feet) subject to subsection 906(4)(h);

(f) Parking area lighting
Parking areas shall be illuminated only with shielded lighting so that:
(i) direct rays of light do not fall on an adjacent Lot; and
(ii) glare does not impact motorists on adjacent Streets or Lanes.

(4) Access Points, Driveway Slope and Vision Clearance

(a) A driveway in this Bylaw includes all required access to Parking or Loading Spaces;

(b) Vehicular Access Standards and Specifications
Vehicular access off a Street shall be designed to conform with the standards and specifications of the Subdivision and Development Control Bylaw;

(c) Limitation of Access
Subject to Section 906(4)(g) of this Bylaw:
(i) for a Lot abutting on both an opened Street and an opened lane, vehicular access shall be from the lane. No access will be permitted from the Street, except for a service station Use, a Civic Use or a passenger pick up and drop off use;

(ii) for a Lot abutting on two streets of different classifications, as defined in the Subdivision and Development Control Bylaw, vehicular access shall be located off the Street of the lower classification;
(iii) for a Lot abutting on Lonsdale Avenue, no vehicular access is permitted off Lonsdale Avenue, except for a service station use;

(d) Parking Space access directly from Lane *[Bylaw 8464, May 30, 2016]*

Access to individual Parking Spaces located directly off a Lane, with the exception of laneway Parking Spaces, shall only be permitted in:
(i) One-Unit and Two-Unit Residential zones;
(ii) Ground-Oriented Residential zones provided that the Lot has a:
a. Rear Lot Line length of less than 16 metres (52.5 feet); and
b. density no greater than 1.0 times the Lot Area;
(iii) Commercial and Industrial zones; and
(iv) Shared Vehicle Parking Space in any zone subject to the approval of the City Engineer;

(e) Lane Dedication
Vehicular access may be obtained from a Lane providing the Lot in question has had deducted from it the required or proportionate dedication to the Lane road allowance, and the Lane has in turn a point of access and egress to an opened road allowance. Direct Parking access to or from a Lane will not be permitted in any zone, unless to a dedicated and opened lane;

(f) Setbacks from Intersections:
All driveway crossings providing ingress and egress to a Parking or Loading area shall be located at a minimum distance of 7.62 metres (25 feet) from the point of intersection of two streets, or 4.52 metres (15 feet) from the point of intersection of two lanes, or of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less;

(g) Relaxation of Driveway Standards and Crossing Locations
Notwithstanding any other provision in this Bylaw, alternate driveway widths or locations of crossings may be permitted by the City Engineer where, in his opinion:
(i) the grade of the Lot exceeds 20%, or the driveway slopes are excessive for safe driving, or
(ii) vehicular access from a Lane or Street is unavailable, or
(iii) extraordinary traffic conditions so require or allow, or
(iv) the vehicular access is to public parking;

(h) Vision Clearance at Driveway Intersections
Driveways shall provide an unobstructed view of pedestrians and traffic where such driveways intersect a street. Notwithstanding Principal or Accessory Buildings otherwise permitted in this Bylaw, no Structure or landscaping except high-branched trees shall exceed 0.914 metres (3 feet) in Height within the area Bounded By the driveway, the Lot line, and a line joining points along said lines 4.572 metres (15 feet) from their point of intersection;

(i) Driveway Slope
(i) No driveway ramp shall exceed a slope of 10% (1:10) in the first 6.096 metres (20 feet) from the property line, and 12.5 % beyond the first 6.1m;
(ii) The maximum allowable slope between a garbage storage area and pick-up point is 1%;

(j) Steep Driveway
A driveway ramp with a slope exceeding 5% (1:20) shall have a surface f at least 3.048 metres (10 feet) in length with a slope of 5% or less, before it meets the street or lane. Such surface may include the adjoining boulevard if approved by the City Engineer;

(k) Crossfalls
The maximum allowable crossfall in a Parking area is 5%;

(l) Convex Mirrors on Ramps
Convex mirrors are required on ramps to a Parking Structure where:
(i) the width of the ramp does not permit vehicles to bypass each other; or
(ii) a motorist coming in one direction cannot readily view a motorist coming in an opposite direction;

(m) Clearance at Garage Entrance
(i) All driveway ramps and entrances to garages shall have a clear Height of 2.134 metres (7 feet);
(ii) If a security gating system is used on a driveway ramp for two-way traffic movement, a clear width equal to the minimum driveway width shall be provided at the gate;
(iii) If a key lock or magnetic card security system is used, the activation unit must be placed in the centre of the driveway ramp. When the ramp is less than 5.486 metres (18 feet), as permitted under Section 906(5)(e) the security gate shall be activated by a remote control unit in the vehicle;
(iv) When the driveway is accessed from a street, the security gate and activation unit shall be setback a minimum of 5.486 metres (18 feet) from the property line such that a vehicle is

off the Street and boulevard when stopped to activate the gate.

(5) Driveway Standards and Regulations

(a) Limits of Driveways and their Widths
Parking areas shall have unobstructed access to and egress from an open Street or Lane via not more than two driveways of not less than 2.743 metres (9 feet.) in width for one-way traffic, nor less than 5.486 metres (18 feet) in width for two-way traffic except that:

on a Lot of 18.288 metres (60 feet) or more in width, one driveway maybe added for each 464.5 square metres (5,000 square feet) of Parking area in excess of 929 square metres (10,000 square feet) unless otherwise specified in this Bylaw;

(b) Driveway Widths at Lot Line
Except where otherwise permitted in this or any other Bylaw, the maximum width of any driveway Crossing as measured at the property line shall be 6.096 metres (20 feet) in residential zones and 7.62 metres (25 feet) in all other zones;

(c) Dead-end Aisle
When angled Parking of 60 degrees or less is employed in combination with a dead-end aisle, it may be designed on the basis of a 3.5 metre (11.5 feet) aisle, providing said dead-end aisle does not exceed 19.81 metres (65 feet) in length and access to the aisle is from a Lane or internal driveway;

(d) Parallel Parking
When parallel Parking is employed in combination with a dead-end aisle, it may be designed on the basis of a 2.743 metres (9 feet) aisle providing said dead-end aisle does not exceed 13.716 metres (45 feet) in length and access to the aisle is from a Lane only;

(e) Reduced Driveway Width
Notwithstanding Section 906(5)(a), a two-way driveway ramp serving a residential Parking Lot with 10 or less stalls may have its width reduced to a minimum of 3.658 metres (12 feet) subject to Section 906(4)(l);

(6) Disability Parking *[Bylaw 7650, November 22, 2004]*

Disability Parking stalls shall:

(a) be provided on the same Lot as the Building or Use it serves, and located at building or lobby entrances, or as close as possible while being safely accessible; *[Bylaw 7650 November 22, 2004]*

(b) be calculated as required in Section 908(11); *[Bylaw 8558, June 19, 2017]*

(c) be not less than 4 metres (13.12 feet) wide, and a portion of the width may include up to 1.5 metres (4.92 feet) of an adjoining walkway, provided such walkway is a minimum of 4 metres (13.12 feet) in width, and shall not be less than 5.486 metres (18 feet) in length; *[Bylaw 7650 November 22, 2004]*

(d) be designated with a pole mounted sign in conformance with the disabled Parking sign as set out in Schedule 2 of Division (23) of the regulations to the Motor Vehicle Act R.S.B.C. 1979, Chapter 288;

(e) when Disability Parking *[Bylaw 7650 November 22, 2004]* Spaces are provided for residential use, at least one of the stalls shall be provided for use by visitors**.** *[Bylaw 7091 February 1, 1999]*

(f) disability parking spaces shall be held in common ownership and shall not be assigned to any strata lot unless agreed to by resolution of 75% of the strata corporation owners who do not include the original developer of the building. *[Bylaw7650 November 22, 2004]*

(g) notwithstanding subsection 906(6)(b), no Disability Parking Spaces are required for Townhouse Residential Use that has a total number of required Parking Spaces of less than 10 spaces. *[Bylaw 8464, May 30, 2016]*

907 SPECIFIC PARKING AND ACCESS REGULATIONS

(1) Parking and access in any zone is subject to Section 906 unless otherwise specified in Section 907.

(2) Specific Parking and Access Regulations in Residential Zones

(a) Parking Location
Parking Spaces shall be sited to the rear of the front face of a Principal Building, inside a Building or underground, except in the RC-1, RC-2 or RG-1 Zones;

(b) Exemption of Parking Location
Notwithstanding Section 907(2)(a), in the area Bounded By the Trans Canada Highway No.1, the Lane west of Lonsdale Avenue, West 27th Street, and Chesterfield Avenue, Unenclosed Parking Spaces may occur in front of the front face of the Principal Residential Use, provided that:

(i) all such Parking Spaces and driveways shall be surfaced with asphalt or concrete;

(ii) driveway access to front yard Parking shall not exceed 4.57 metres (15 feet) in width;

(iii) the on grade Parking surface shall accommodate not more than two spaces and in no case shall the parking, including driveway access, exceed an area of 50 square metres (538.2 square feet);

(iv) the Parking surface shall be located not less than 2 metres (6.5 feet) from the Front Lot Line;

(v) access to front yard Parking for corner lots will be limited in such a way that the nearest point of access to the intersecting property lines along the streets will be 10.363 metres (34 feet);

(c) Non-Conforming Parking Location
Notwithstanding subsections 907(2)(a) and 907(2)(b) in the One-Unit and Two-Unit residential zones, Parking shall be permitted in front of the front face of the Principal Building where the Principal Building was erected prior to July 7, 1950, and the original or subsequent Parking provision was located in front of the front face of the principal building;

(d) Parking of Commercial and Recreational Vehicles
Unless completely Enclosed within a Building or underground, a Parking Space shall not be Used For the Parking or storing of:

(i) commercial vehicles, except that one such vehicle of not more than 762 Kg (3/4 ton) rated capacity may be parked or stored on the Lot;

(ii) contractors' equipment;

(iii) house trailers, boat trailers or boats, except that any combination of these to a maximum combined length of 12.192 metres (40 feet) may be parked or stored on the Lot in any open space to the rear of the front face of a principal building, except that in the RC zones, such vehicles shall be located not less than 6.096 metres (20 feet) from the Front Lot Line;

(e) Distance from Habitable Room Windows
In the RC-1, RC-2, RG-1, RM-1 and RH-1 Zones, a Parking area shall be sited such that the surface of such Use at ground level, or a driveway for such use, is not within an arc of 3.048 metres (10 feet) in radius measured from the nearest surface of a window to a habitable room;

(f) In the RM-1 Zone, Parking area may have access to and egress from a Lane along 50% of the Lot line abutting the lane;

(g) On a Lot in the RC-1 and RC-2 Zones, the aggregate driveway widths shall not be more than 40% of the original Front Lot Line or 40% of the combined distance of the original front and Exterior Side Lot Lines;

(3) Specific Parking and Access Regulations in Commercial Zones

(a) A principal Use in the CS-1, CS-2, or CS-3 Zone that is Unenclosed in whole or in part may have access to such Unenclosed area via not more than two driveways of not less than 2.743 metres (9 feet), nor more than 7.62m (25 feet) wide each;

(b) A service station Use may have access via not more than two driveways of not more than 7.62 metres (25 feet) wide each from each Street upon which the Lot abuts, unless otherwise provided for in this Bylaw;

(c) An Accessory Apartment Use shall:
(i) with the exception of visitors parking shall provide Concealed Parking for all required Parking Spaces;
(ii) provide parking in accordance with Section 907(2)(e);

(d) Parking or Off-Site Parking Spaces:
(i) shall occupy not more than 95% of the surface of the Lot area;
(ii) in the C1-A and C1-B Zones shall be sited to the rear of a Principal Building, inside a building, or underground;
(iii) in the C-2 Zone shall be sited to the rear of the front face of a Principal Building, if there is a principal building;
(iv) in the CS-1 and C-2 Zones, shall have access and egress as specified in Section 906, except that for lots in excess of 0.4 hectare (one acre) in area, the maximum width of driveways may be increased to 10.973 metres (36 feet).

(4) Specific Parking and Access Regulations in the Lower Lonsdale Zones

(a) A Parking or an Off-Site Parking Use in the LL-1, LL-2, LL-3, LL-4 and LL-5 Zones:
(i) shall be sited to the rear of the Principal Building, or be provided as Concealed Parking;
(ii) shall be Concealed Parking where the Gross Floor Area of the Principal Building exceeds 1.0 times the Lot area.

(5) Specific Parking and Access Regulations in the W-1 Waterfront Industrial Zone

(a) Vehicular Access and Egress in W-1 Zone:
(i) may be obtained from the Front, Rear or Exterior Side Lot Line and shall not exceed 10.973 metres (36 feet) in width;
(ii) shall not be permitted within 12.192 metres (40 feet) of the intersection of two streets;

(iii) may be obtained from a driveway shared by adjacent lots, subject to a registered Land Title Act covenant or easement on terms satisfactory to the City; but for individual lots access and egress points must be separated by not less than 12.192 metres (40

(iv) may be obtained along the full length of the Rear Lot Line in the case where a Lot adjoins a Lane on a Rear Lot Line, provided that the area to the rear of any Principal Building shall not be Used For required Parking purposes.

(6) Specific Parking and Access Regulations in the M-5 Light Industrial Zone

(a) In the M-5 Zone, vehicular access and egress to First Street shall be restricted to one driveway not to exceed a width of 7.62 metres (25 feet), except that:

(i) where a shared driveway with an adjoining Lot is provided by a registered Land Title Act covenant, the total driveway width may be a maximum 10.973 metres (36 feet);

(ii) where a registered Land Title Act covenant under subsection 907(6)(a)(i) is employed for future shared access with an adjoining lot, then for the purpose of section 7A03(2) the access will be deemed to be an access point shared with an adjacent property;

(iii) where the Lot Area is 3,251.5 square metres (35,000 square feet) or greater, vehicular access and egress may be provided by more than one shared driveway;

provided that the City need not approve said covenant if the existence of such driveway would be detrimental to the safety, convenience or welfare of the adjoining property owners or occupants or the public generally;

(b) Vehicular access from Fell Avenue or Bewicke Avenue shall not be permitted;

(c) Access and egress points located within 60.96 metres (200 feet) of the intersection of Fell Avenue and First Street shall be limited to right turn in and right turn out only;

(d) A Parking Space shall not be located within a distance measured parallel to and 15.24 metres (50 feet) from the centre line of the First Street road allowance.

(7) Specific Parking and Access Regulations in the Public Use and Assembly Zones

Parking in Public Use and Assembly Zones shall not occupy more than 90% of the surface of the Lot area.

908 MINIMUM PROVISION OF PARKING SPACES

(1) Fractional Number

The required Parking specified in this Bylaw is based on the minimum standard. *[Bylaw 8558, June 19, 2017]* When the calculation of Parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.

(2) Additional Parking Requirements

(a) The required Parking Spaces shall be provided in accordance with Section 908(10), except that for a residential Building with three or more units developed at a density of 0.5 Floor Space Ratio or more, and for a Building in a Commercial, Industrial, or Public Use and Assembly Zone, one additional Parking Space is required for every 5.486 metres (18 feet), of potential public Parking on the curb or shoulder of the Street lost to provide a driveway Crossing accessing the Lot;

(b) Subsection 908(2)(a) does not apply where vehicular access from the Lane is not available due to physical difficulties, unavailability of flankage access or extraordinary circumstances.

(3) Minimum Parking Provision

The minimum Parking required shall be the sum of the requirements for each Building class where a Building or buildings on a Lot fall within more than one Building class under subsection 908(10).

(4) Duration of Parking Provision

Parking shall be provided on a 24 hour per day basis for every day or portion thereof where a Use is in operation, whether the Use is in operation in whole or in part.

(5) Exclusive Parking Use

Parking Spaces shall not be credited as required Loading space, or space for refuse disposal containers.

(6) Recycling Container

A Parking Space shall not be discredited where it has been Used For the enclosure and storage of recycling containers as part of a Municipal Program for those buildings which commenced construction prior to December 31, 1990.

(7) Visitor Parking

Where provision of 10 or more Parking Spaces is required on a lot, a portion of the required Parking Spaces in accordance with Figure 9-3 shall be dedicated for visitor Parking and shall: *[Bylaw 8558, June 19, 2017]*

(a) be calculated at a ratio of 0.1 spaces per dwelling unit; *[Bylaw 8558, June 19, 2017]*

(b) be provided in a common Parking area, clearly accessible and available to visitors at all times, and if located behind a security gate must be accessible by intercom *[Bylaw 7537 November 24, 2003];*

(c) all visitor stalls to be individually labelled “Visitor Parking Only”;

(d) visitor stalls shall be held in common ownership and shall not be assigned to any strata lot. *[Bylaw 6935 September 22, 1997]*

(e) visitor stalls provided in the form of laneway stalls may be permitted subject to the approval of the City Engineer; *[Bylaw 8464, May 30, 2016]*

(8) Calculation of Parking Requirements

Parking shall be provided in accordance with Part 9 of this Bylaw and the minimum number of Parking spaces provided shall be calculated on the basis of Figure 9-3:

(9) Deleted *[Bylaw 8558, June 19, 2017]*

(10) Deleted *[Bylaw 8558, June 19, 2017]*

(11) Required Disability Parking

A portion of the required Parking Spaces in accordance with Figure 9-3 shall be dedicated for Disability Parking and shall:

(a) Within Townhouse Residential Use, Apartment Residential Use, Rental Apartment Residential Use and Accessory Apartment Residential Use, be calculated at a ratio of 0.038 Disability Parking Spaces for each Dwelling Unit;

(b) For non-residential uses, be calculated at a ratio of one Disability Parking Space for each 25 required Parking Spaces up to 50 plus 0.02 Disability Parking Spaces for each required Parking Space in excess of 50.

[Bylaw 8558, June 19, 2017]

Figure 9-3 – Minimum Parking Provision by Class of Building

Class of Building	Required Number of Spaces
A. Residential Uses	
One-Unit Use, or a Two-Unit Use, or an Accessory One-Unit Use.	1 space per Dwelling Unit
Accessory Coach House Use, Accessory Secondary Suite Use, or both Accessory Coach House Use and Accessory Secondary Suite Use *[Bylaw 8529, February 27, 2017]*	1 space
Accessory Dwelling Unit	1 space *[Bylaw 8296 April 8, 2013]*
Accessory Bed & Breakfast Use	1 space per bedroom for Bed & Breakfast Use
Accessory Boarding Use	1 space per two boarders
Accessory Home Occupation Use – Childcare	1 space
Cedar Village Residential Use in the RC-1 Zone	1 space per dwelling unit only plus 0.5 spaces per dwelling unit to be provided within a common parking area on the original lot, 1 space per dwelling unit where 0.5 space per dwelling unit is not provided with a common parking area
Cedar Village Residential Use in the RC-2 Zone	1.35 spaces per Dwelling Unit *[Bylaw 8558, June 19, 2017]*
Child Care Use	3 spaces
Rental Apartment Residential Use	0.6 spaces per Dwelling Unit *[Bylaw 8558, June 19, 2017]*
Residential Care Facility *[Bylaw 8635, July 16, 2018]*	0.3 spaces per Dwelling Unit *[Bylaw 8635, July 16, 2018]*
Residential Uses within a Transit Oriented Area as designated by Bylaw within the City of North Vancouver *[Bylaw 9030, June 17, 2024]*	0.038 Disability Parking spaces per Dwelling Unit *[Bylaw 9030, June 17, 2024]*
All other Residential Uses *[Bylaw 8464, May 30, 2016]*	1.05 spaces per Dwelling Unit, not including Lock-Off Units *[Bylaw 8558, June 19, 2017]*
B. Commercial Uses	
A Building in the C1-A, C1-B, LL-1, LL-2, LL-3, LL-4 and LL-5 Zones for Retail-Service Group 1 uses other than those mentioned specifically in this table	1 space per 75 square metres (807.3 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
A Building in the C-2, C-2A, C-3, CS-1 or CS-3 Zone for Retail-Service Group 1, Retail-Service Group 2, or Retail-Service Group 3 uses, other than those specifically mentioned in this table	1 space per 50 square metres (538.2 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*

Class of Building	**Required Number of Spaces**
A Licensee Retail Store or a building licensed by the Liquor Control and Licensing Branch of British Columbia as a licensed establishment, other than a "*Food Primary Licence*" *[Bylaw 7508, June 23, 2003]* or an area designated as a "*Lounge Endorsement Area*" *[Bylaw 7508, June 23, 2003]. [Bylaw 8421, July 7, 2015]*	1 space per 50 square metres (538.2 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Tourist Accommodation Use	1 space per sleeping unit or dwelling unit
A Building in the CS-2 Zone	1 space per 25 square metres (269.1 square feet) of Gross Floor Area for accessory service station use, plus 1 space per 50 square metres (538.2 square feet) of the remainder of the Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Bowling Alley Use	3 spaces per bowling lane
Building or buildings on one lot, with a combined floor area greater than 464.5 square metres (5,000 square feet), for a shopping centre, food store, or department store	1 space per 19 square metres (204.5 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
A restaurant developed as an integral part of a shopping centre in the CS-1 Zone	1 space per 19 square metres (204.5 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Building in the CS-1 or CS-3 Zone for restaurants, cafes, and the sale of refreshments	1 space per 19 square metres (204.5 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Car Wash – Automatic Use	1 space per 25 square metres (269.1 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Wholesale or Warehouse in the CS-3 Zone	1 space per 95 square metres (1022.6 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater *[Bylaw 8558, June 19, 2017]*
Child Care Use	The parking requirement for this Use is as per the Retail Service Group 1 Use or Retail Service Group 2 Use in the respective zone and a minimum of 1 Parking Space provided for this Use shall be designed and marked as a drop off and pick up space located as close as possible to Building entry.
C. Industrial Uses	
Industrial Use	1 space per 95 square metres (1022.6 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater *[Bylaw 8558, June 19, 2017]*

Class of Building	**Required Number of Spaces**
A Building in the M-5 Zone	1 space per 75 square metres (807.3 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Industrial Area Commercial Use in the M-4 Zone, other than those specifically mentioned in this table	1 space per 50 square metres (538.2 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Light Industrial Use	1 space per 50 square metres (538.2 square feet) of Gross Floor Area for accessory retail service uses, architectural data, processing, drafting, engineering and surveying office uses, plus 1 space per 95 square metres (1022.6 square feet) of the remainder Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Waterfront use	1 space per 95 square metres (1022.6 square feet) of Gross Floor Area for warehousing, manufacturing, service and repair shops, and 1 space per 50 square metres (538.2 square feet) of Gross Floor Area for permitted uses, unless otherwise specified in this bylaw *[Bylaw 8558, June 19, 2017]*
Marina use	1 space per 2 mooring spaces and 1 space per 2 rental boats
Cannabis Production within the M-2 Zone *[Bylaw 8350, October 20, 2014] [Bylaw 8609, September 17, 2018]*	1 space per 95 square metres (1022.6 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater *[Bylaw 8558, June 19, 2017]*
Launching ramp, marine elevator, launching crane or derrick in the W-1 Zone	20 spaces per use, and 50 percent of all parking spaces provided shall be a minimum of 12.192 metres (40 feet) in length
Restaurant, cafe or licensed premises in the W-1 Zone	1 space per 12 square metres (129.2 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Passenger terminal in the W-1 Zone	1 space per 17 square metres (183 square feet) of waiting area *[Bylaw 8558, June 19, 2017]*
Accessory One-Unit Residential Use in the W-1 Zone	1 space
Grain Elevator Use	1 space per 235 square metres (2529.5 square feet) of Gross Floor Area or not less than 1 space per 2 persons employed on the lot, whichever is greater *[Bylaw 8558, June 19, 2017]*
Retail Building Supply Establishment in the M-3 Zone	1 space per 50 square metres (538.2 square feet) for Gross Floor Area used for internal display or retail uses plus 1 space per 95 square metres (1022.6 square feet) of Gross Floor Area used for wholesaling and storage purposes *[Bylaw 8578, November 6, 2017]*

Class of Building	**Required Number of Spaces**
A Building or portion of a Building for a Mission for Seamen	1 space per 125 square metres (1345.5 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Child Care Use in an Industrial Zone *[Bylaw 8558, June 19, 2017]*	1 space per 95 square metres (1022.6 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater *[Bylaw 8558, June 19, 2017]*
D. Public Use and Assembly Uses	
Civic Uses and Assembly Uses	1 space per 115 square metres (1237.9 square feet) *[Bylaw 8558, June 19, 2017]*
That portion of a building for Civic Use containing Accessory Recreational Retail Sales and Service Use	1 space per 50 square metres (538.2 square feet) of Gross Floor Area *[Bylaw 8558, June 19, 2017]*
Building for churches, auditoriums, theatres and undertaking establishments	1 space per 12 square metres (129.2 square feet) of total assembly area. When any of these uses has more than one assembly area, the requirement shall apply to the largest only *[Bylaw 8558, June 19, 2017]*
Building for a public school a private school, kindergarten and a college	1.25 spaces per classroom, plus 1 for each 12 students in Grade 10 or over, and in equivalent occupational classes
Child Care Use	1 space per 115 square metres (1237.9 square feet) *[Bylaw 8558, June 19, 2017]*

909 PROVISION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

(1) Fractional Number

When the calculation of Parking Spaces requiring Electric Vehicle charging infrastructure results in a fraction of 0.5 or more of a space, one Parking Space shall be equipped with Electric Vehicle charging infrastructure to meet this fractional requirement.

(2) Residential Uses

All Parking Spaces provided for Residential Uses shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level for an Electric Vehicle, except parking spaces for Accessory Secondary Suite Use.

(3) Non-Residential Uses

For Parking Spaces provided for non-residential uses:

(a) A minimum 35% of Parking Spaces shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level for an Electric Vehicle; and

(b) A minimum of 10% of Parking Spaces or one Parking Space, whichever is greater, shall include an Energized Outlet capable of supporting Opportunity Charging.

(4) Disability Parking

(a) All Disability Parking Spaces provided for Residential Uses shall include an Energized Outlet capable of providing Level 2 Charging or a higher charging level for an Electric Vehicle.

(b) A minimum of 45% of Disability Parking Spaces provided for non-residential or a minimum of one Disability Parking Space, whichever is greater, shall include an Energized Outlet capable of supporting Opportunity Charging.

(5) Shared Vehicles

All Parking Spaces for Shared Vehicles shall include an Energized Outlet capable of supporting Opportunity Charging.

(6) Visitor Parking

A minimum of 10% of visitor Parking Spaces provided or a minimum of one Parking Space, whichever is greater, shall include an Energized Outlet capable of supporting Opportunity Charging.

(7) Labeling of Energized Outlets

Energized Outlets provided pursuant to Sections 909(2), (3), (4), (5) and (6) of this Bylaw shall be labeled for the use of Electric Vehicle charging.

(8) Electric Vehicle Energy Management Systems

Where an Electric Vehicle Energy Management System is implemented, the Director of Planning may specify a minimum performance standard to ensure a sufficient rate of Electric Vehicle charging.

[Bylaw 8818, April 12, 2021]

PART 10: LOADING REGULATIONS

1001 Required Loading Space

(1) Loading Spaces are required for a Building for an Industrial, Commercial or Civic Use involving the movement of goods and materials by vehicles.

(2) The minimum number of Loading Space required shall be one Loading Space per Building, or one Loading Space per 1393.5 square metres (15,000 square feet) of the Gross Floor Area, whichever is the greater.

1002 General Loading Regulations

(1) Design Standards

A Loading Space shall:

(a) be located entirely on the same Site as the Building or Use to be served;

(b) not be less than 2.743 metres (9 feet) in width, 9.144 metres (30 feet) long, and 4.191 metres (13.75 feet) in height, except that where more than one Loading Space is required or provided only one such Loading Space shall require a Height of 4.191 metres (13.75 feet), the remaining space shall have a Height of not less than 2.13 metres (7 feet);

(c) not be located in a maneuvering aisle or driveway;

(d) be accessible from a maneuvering aisle, Street or Lane via driveways permitting a sufficient turning radius for Loading trucks in accordance with the 1991 edition of the Turning Vehicle Templates published by the Transportation Association of Canada;

(e) be surfaced with asphalt or concrete, curbed, graded and drained to properly dispose of surface water and be clearly delineated as a Loading space.

(2) Lighting

All lighting used to illuminate any Loading area shall be so shielded that no direct rays of light fall on any adjacent premises, or cause a glare problem for motorists on adjacent streets or lanes.

(3) Driveway Slope

No driveway ramp shall exceed a slope of 10% (1:10) in the first 6.096 metres (20 feet) from the property line, and 12.5% beyond the first 6.096 metres (20 feet).

(4) Slopes and Crossfalls

The maximum allowable slope or crossfall in a Loading area is 5%.

1003 SPECIFIC LOADING REGULATIONS

(1) W-1 Zone

Loading requirements in W-1 Zone shall be as follows:

a) one Loading Space per 929 square metres (10,000 square feet) of Gross Floor Area or part thereof;

(b) each Loading Space shall be not less than 9.144 metres (30 feet) in length, 3.048 metres (10 feet) in width and 4.267 metres (14 feet) in Height;

(c) each Loading Space shall be separate from any required Parking spaces and shall not interfere with or block any access to the Lot or to Parking area;

(d) no vehicle either Loading or unloading goods or materials to a Lot shall have any portion of the vehicle extending into any public road or right-of-way while Loading or unloading.

(2) M-5 Zone

A Loading Space in the M-5 zone shall not be located within a distance measured parallel to and 15.24 metres (50 feet) from the centre line of the First Street road allowance.

PART 10A: BICYCLE PARKING AND ACCESS REGULATIONS

10A01 Required Bicycle Parking

Subject to Sections 305 and 307, the minimum number of Bicycle Parking Spaces for any Building or Use shall be provided in accordance with Section 10A06 of this bylaw. *[Bylaw 8578, November 6, 2017]*

10A02 General Bicycle Parking Standards

(1) Bicycle Parking Space

A Bicycle Parking Space shall:

(a) have dimensions no less than 0.3m width for Short-Term Bicycle Parking Use and 0.6m width for Secure Bicycle Parking Use, measured as the clear distance between the rack supports or between the rack support and any other obstruction, and 1.8m length;

(b) not be located in a maneuvering aisle, pedestrian pathway or City street unless approved by the City;

(c) have overhead clearance of no less than 2.5m;

(d) be surfaced with a hard, durable material such as asphalt, concrete or pavers.

(2) Vertical Bicycle Parking Space

A Vertical Bicycle Parking Space shall:

(a) have dimensions no less than 0.6m width, measured as the clear distance between the rack supports or between the rack support and any other obstruction, and 1.0m length not be counted towards required Short-Term Bicycle Parking Spaces;

(b) not be counted towards more than 35% of required Secure Bicycle Parking Spaces.

(3) Bicycle Parking Access

All Bicycle Parking shall comply with the dimensions and regulations shown in Figure 10A-01, and have an access aisle width of no less than 0.9m.

Figure 10A-01 – Bicycle Parking and Maneuvering Dimensions - Minimum Bicycle Parking Space Width and Aisle Width in Metres

Bicycle Parking Space Width	Access Aisle Width
0.60	1.2
0.65	1.1
0.70	1.0
0.75	0.9

10A03 Short-Term Bicycle Parking

(1) Location

All Short-Term Bicycle Parking Spaces shall be provided in a common area, clearly visible and accessible to visitors and be:

(a) within 15m of the main entrances of Principal Buildings;
(b) located so that at least 50% of spaces are sheltered from the elements where more than six Short-Term Bicycle Parking Spaces are required;
(c) located off-street unless on-street placement is approved by the City.

10A04 Method of Parking Provision

All Short-Term Bicycle Parking Spaces shall be provided by means of a bicycle rack.

10A05 Secure Bicycle Parking

(1) Location

All Secure Bicycle Parking Spaces shall be provided in a common area and be:

(a) fully enclosed;
(b) at the level of the grade, or at the first level of vehicle parking above or beneath grade;
(c) accessed directly on grade or by elevator from a primary entrance.

(2) Method of Parking Provision

All Secure Bicycle Parking Spaces shall be provided by means of a Bicycle Rack in a Bicycle Room or Bicycle Compound, individual Bicycle Lockers, or combination thereof;

(3) Bicycle Compound and Room Size

All Bicycle Compounds and Rooms shall:

(a) accommodate a maximum of 40 Bicycle Parking Spaces;
(b) be separate from other Uses including general storage areas;
(c) include one electrical outlet for every 4 Bicycle Parking Spaces in a Bicycle Compound. *[Bylaw 8418 June 15, 2015]*

(4) Use by Wheeled Mobility Aids

Bicycle Compounds and Rooms may be used to park wheeled mobility aids with the limitations that;

(a) such use shall not impose on access aisle;
(b) bicycle racks shall be provided unless it is demonstrated with reasonable accuracy the proportion of people requiring wheeled mobility aids expected to use the site.

10A06 Minimum Provision of Bicycle Parking Spaces

(1) Fractional Number

The Required Bicycle Parking Spaces specified in this Bylaw is based on the minimum bicycle standard and the highest demand at any time of the day or year. When the calculation of parking requirements results in a fraction of 0.5 or more of a space, one Parking Space shall be provided to meet this fractional requirement.

(2) Minimum Parking Provision

The minimum parking required shall be the sum of the requirements for each Building class where a Building or buildings on a Lot fall within more than one Building class under Section 10A05(4).

(3) Duration of Parking Provision

Parking shall be provided on a 24 hour per day basis for every day or portion thereof where a Use is in operation, whether the Use is in operation in whole or in part.

(4) Calculation of Parking Requirements

The minimum Parking required shall be calculated on the basis of Figure 10A-02:

Figure 10A-02 – Parking Provision by Class of Building - Minimum Required Bicycle Parking Spaces

Class of Building	Required Bicycle Parking Spaces Short-Term	Secure
A. Residential Uses		
Townhouse, Apartment, Rental Apartment, or Accessory Apartment Residential Use, not including Lock-Off Units *[Bylaw 8464, May 30, 2016]*	0-19 units: no requirement 20-59 units: 6 spaces 60 or more units: 6 spaces per every 60 units or part thereof	1.5 spaces per unit
B. Commercial Uses		
A building in the C1-A, C1-B, C-2, C-2A, C-3, CS-1, CS-2, CS-3, LL-1, LL-2, LL-3, LL-4, LL-5	6 spaces per 1,000 m2 Gross Floor Area	1 space per 250 m^2 Gross Floor Area
C. Industrial Uses		
Industrial Area Commercial Use, Surveying Office, Light Industrial Use	6 spaces per 1,000 m2 Gross Floor Area	1 space per 250 m^2 of Gross Floor Area
Other Industrial Use	6 spaces for any development containing a minimum of 1,000 m2 Gross Floor Area	1 space per 2,500 m^2 of Gross Floor Area
D. Civic and Assembly Uses		
Civic Uses	6 spaces per 1,000 m2 Gross Floor Area	1 space per 250 m^2 Gross Floor Area
Assembly Uses	6 spaces per 500 m2 Gross Floor Area	1 space per 250 m^2 Gross Floor Area

10A07 Accessory End Destination Facility

All new Buildings and Uses that require Secure Bicycle Parking shall provide an Accessory End Destination Facility:

(1) Location

Accessory End Destination Facilities shall be provided in a common area and be:

(a) no more than 50m from the Secure Bicycle Parking;
(b) at the level of the grade, or at the first level above or beneath grade;

(c) accessed directly by elevator from a primary entrance or from grade.

(2) Exception for Residential Use

Secure Bicycle Parking Spaces required by classes of buildings listed under “A. Residential Uses” in Figure 10A-02 shall not be counted towards Accessory End Destination Facility Requirements in Section 10A08.

(3) Exception Due to Employee Fitness Centre

Where facilities are provided on-site as part of an employee fitness centre meet or exceed the requirements of Section 10A08, and are accessible to cyclists before and after work shifts, no additional Accessory End Destination Facilities are required.

(4) Equitable Access to Facilities

Accessory End Destination Facilities shall:

(a) be equally divided by gender:
    (i) unless it is demonstrated with reasonable accuracy the proportion of each gender expected to use the site;
    (ii) where there are no more than 30 required Secure Bicycle Parking Spaces, Accessory End Destination Facilities may be unassigned to gender, provided that each washroom, consisting of a wash basin, grooming station and shower, is lockable by the user and has appropriate signage indicating that it is a shared facility;

(b) include a minimum of one wash basin, grooming station, shower and locker that is accessible to a user in a wheelchair of each gender.

10A08 Accessory End Destination Facility Standards

All Accessory End Destination Facilities shall provide the following:

(1) Showers and Wash Basins

Showers and wash basins shall be provided in accordance with Section 10A08.

(2) Water Closets

Water closets accessible to cyclists before and after work shifts must be:

(a) provided in accordance with Section 10A08;

(b) located within 50 m of the Accessory End Destination Facility where not provided as part of the Accessory End Destination Facility.

(3) Clothing Lockers

Personal clothing lockers shall:

(a) number two times the number of required Secure Bicycle Parking Spaces;
(b) measure a minimum of 90 cm in height, 30 cm in width and 45 cm in depth.

(4) Grooming Stations

Grooming stations shall:
(a) equal the number of required showers;
(b) be located separate from the wash basin or shower unless shared facilities are provided subject to Section 10A06(4);
(c) consist of a mirror, electrical outlet and a counter top with a minimum width of 60 cm and a minimum depth of 25 cm.

10A09 Minimum Requirements of Accessory End Destination Facility

The minimum total facility requirements shall:

(1) Calculation of Minimum Accessory End Destination Facility

The minimum Accessory End Destination Facility Requirements shall be calculated on the basis of Figure 10A-03, except that:

(a) any Secure Bicycle Parking spaces counted towards additional parking reductions in Section 908(10)(b) shall be added to the required number of Secure Bicycle Parking spaces for the purposes of minimum Accessory End Destination Facility Requirements.

Figure 10A-03 – Accessory End Destination Facility Requirements – Minimum Total Facility Requirements

Required Number of Secure Bicycle Parking Spaces	Water Closets	Wash Basins	Showers
Less than 3	0	0	0
3-10	0	1	1
11-20	0	2	2
21-30	0	3	3
31-40	2	4	4
For each additional 30 or part thereof	2 additional	2 additional	2 additional

DIVISION V: INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT *[Bylaw 9127, October 6, 2025]*

PART 11: INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

1101 This Division applies to all Accessory Apartment Residential, Apartment Residential, Ground-Oriented Residential, and Rental Apartment Residential uses that permit residential and mixed-use residential apartment buildings, except for any such developments authorized by zoning bylaw amendment adopted prior to July 14, 2025.

1102 In any development that includes any of the uses listed in Part 1101, the minimum number of Inclusionary Housing units is:

(1) in the case of a multi-unit residential building that is held under a single legal title, 10% of the units;
(2) in the case of a multi-unit residential building that is subdivided by way of a strata plan into individual strata lots, 2% of the units in the building, all of which must be transferred in fee simple, at a nominal cost, to a non-profit housing provider, a government agency, a not-for-profit housing cooperative, or a society or registered charity, for the purpose of providing affordable or special needs housing.

1103 Where the required number of Inclusionary Housing units calculated in accordance with the percentages set out in Part 1102 results in a fraction of unit, the result shall be rounded up to the next whole number.

1104 In the case of a multi-unit residential building that is subdivided by way of a strata plan into individual strata lots, or a multi-unit residential building that is held under a single legal title and that contains fewer than 41 dwelling units, a developer may, instead of providing the required number of Inclusionary Housing units, pay the following amount, as a condition of the issuance of a building permit, to the City's Affordable Housing Reserve Fund:

(1) $26,000 for every Dwelling Unit within a multi-unit residential building that is held under a single legal title; and
(2) $12,900 for every Dwelling Unit within a multi-unit residential building that is subdivided by way of a strata plan into individual strata lots.

1105 Inclusionary Housing units must:

(1) be comparable to market dwelling units in size, layout, bedrooms and location within a building and floorplate, and meet a minimum requirement of 15% of units with 3 or more bedrooms in strata residential buildings and 10% of units with 3 or more bedrooms in rental tenure buildings, and the occupants of Inclusionary Housing units in a development that includes any

other units must have the same building an amenity access as occupants of those other units; and

(2) Notwithstanding Part 1105 (1), Inclusionary Housing Units must meet minimum unit sizes as stipulated in the City's Inclusionary Housing Policy.

DIVISION VI: COMPREHENSIVE DEVELOPMENT ZONES

PART 12: COMPREHENSIVE DEVELOPMENT ZONES

Division VI presents Comprehensive Development Zone Standards as an integral part of the “Zoning Bylaw, 1995, No. 6700”. Comprehensive Development (CD) Zones are identified on the Zoning Map. CD Zones are usually site specific and often create a package of Zoning standards unique to that site. CD Zones are most often created in response to a site specific development application. A Zoning Bylaw Amendment is then considered by Council in accordance with the City's Official Community Plan.

Users of Division VI should thoroughly review the applicable Comprehensive Development Zone Standards. Many Comprehensive Development Zones also refer to Divisions I through IV of the “Zoning Bylaw, 1995, No. 6700” for general regulations or variances therefrom. Users are therefore advised to refer to other Divisions of the “Zoning Bylaw, 1995, No. 6700” as necessary. Division VI may be purchased or viewed at City Hall.

COMPREHENSIVE DEVELOPMENT 1 ZONE

Regulations for individual Comprehensive Development Zones shall be as follows:

In the CD-1 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking and off-street loading spaces for the sites indicated in Schedule 1 of the Bylaw shall be as follows:

(1) for Site 2, as for the CS-1 Zone, except that the minimum number of off-street parking spaces provided for a building used as a service station shall be eight spaces per 92.9 square metres (1,000 square feet) of gross floor area exclusive of servicing bays;

(2) for Site 3, as for the RG-1 Zone, except that

(a) Sections 511(1), 511(2), and 511(3) shall not apply;

(b) buildings and structures used for a garden apartment residential use shall not exceed a total floor area of 0.6 times the lot area, when the floor area of basements and of portions of buildings used for parking are excluded;

(c) buildings and structures used for a garden apartment residential use shall have a minimum of 156.1 square metres (1,680 square feet) of lot area for each dwelling unit, when the lot area used for parking space, streets, and vehicular access is excluded;

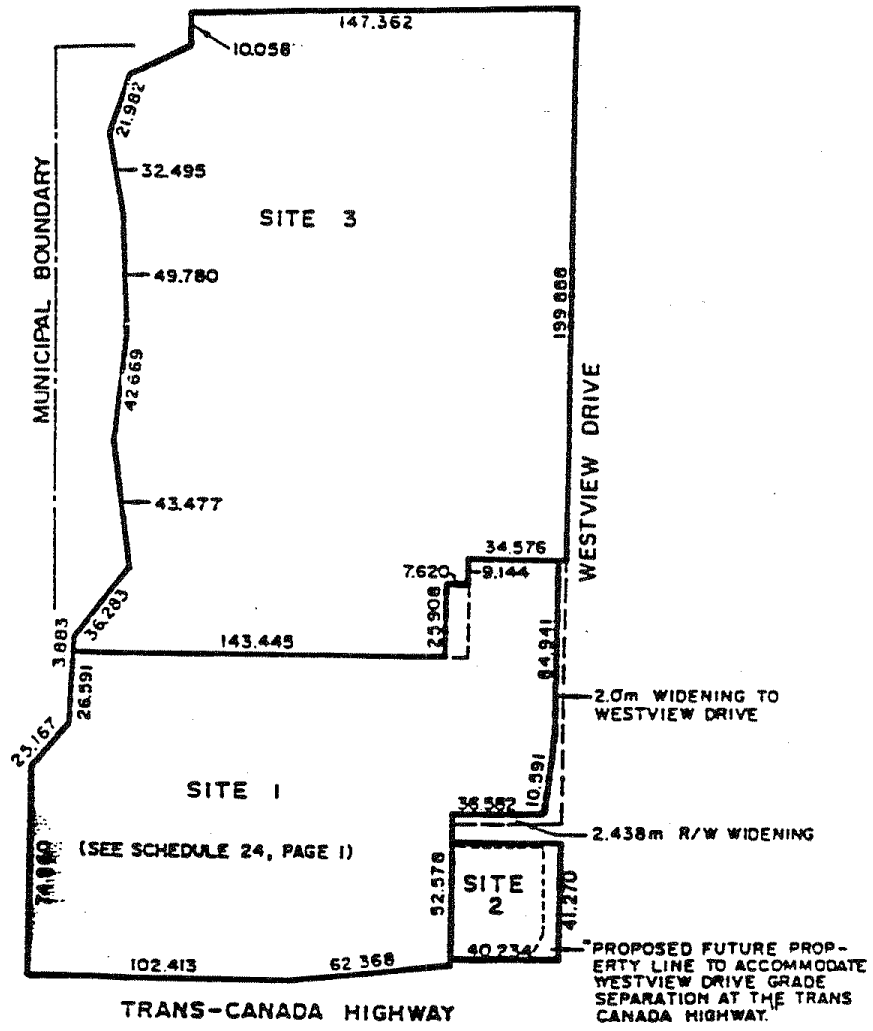
(d) the minimum number of off-street parking spaces for each building shall be 1.2 spaces per dwelling unit;

(e) notwithstanding other provisions of this Bylaw, where a parking space along its length adjoins a wall, a fence or other structure over 0.3 metre (1 foot) in height, no additional width shall be required for each parking space, provided that an opening 1.8 metres (6 feet) wide by 2.13 metres (7 feet) high is located in the wall so as to provide unobstructed access to two passenger doors on the side of a vehicle adjacent to the wall, fence or other structure;

(f) Section 511(5) of Bylaw 3778 is hereby waived in one instance only to an extent sufficient to permit a setback of 1.83 metres (6 feet) from the east building face to an adjacent (Site 1A, Schedule 24) property line over a distance of 11.3 metres (37 feet) in the area of the southeast corner of Site 3;

CD-1	SCHEDULE 1	Page 1 of 1
Amending Bylaw No. 6700		

TITLE: Site Area Plan



CD-004

COMPREHENSIVE DEVELOPMENT 4 ZONE

(123-127 and 145 East 13th Street)

[Original text deleted in its entirety and replaced according to Bylaw 8677, October 1, 2018.]

In the CD-004 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1A Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1 Use;
(b) Laboratories used for scientific, research and development, medical and/or dental testing, experimentation and/or research;
(c) Accessory Apartment Use subject to Section 607(1)(b, c and d);
(d) Accessory Home Occupation Use, subject to Section 507(5);
(e) Accessory Home Office Use, subject to Section 507(5);
(f) Child Care Use, subject to Section 607(9);
(g) Accessory Off-Street Loading Use;
(h) Accessory Off-Site Parking Use;
(i) Off-Site Parking Use;

[Bylaw 8833, September 21, 2021]

(2) Gross Floor Area:

(a) The maximum Gross Floor Area is 2.6 Floor Space Ratio (FSR);

(b) Notwithstanding 3 (a), the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Amenity Share and Community Amenity Use	Provision of an Amenity Share or in-kind contribution of $6,434,448 for density increase of 1.4 FSR to a maximum of 4.0 FSR	Maximum 5654.6 square metres (60,866 square feet)	As per OCP Policy Section 2.2.1

(c) Notwithstanding 3 (b), the Gross Floor Area may be further increased as follows:

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from 105 Carrie Cates Court ("Foot of Lonsdale") (CD-642)	Residual density that is not to be utilized on donor site.	3,837.09 sq. m. (41,302.2 sq. ft.) or 0.95 FSR	As per OCP Policy Section 2.3

Such that the total effective on-site Gross Floor Area is not to exceed 4.95 FSR;

(d) For the purposes of the CD-004 Zone, Gross Floor Area shall excluded accessory non-commercial social and recreational facilities up to a maximum of 72 square metres (775 square feet) provided that the area is held in common ownership and is used only for non-commercial purposes; *[Bylaw 8833, September 21, 2021]*

(e) For the purposes of the CD-004 Zone, Open Appendages may be excluded from Gross Floor Area provided that the total area does not exceed 14 percent of total Gross Floor Area; *[Bylaw 8833, September 21, 2021]*

(3) Building Height:

(a) The Principal Building shall not exceed a Building Height of 58.7 metres (192.6 feet) as measured from the average Building Grades at the north property line along East 13th Street; *[Bylaw 8833, September 21, 2021]*

(b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.5 metres (21.3 feet) including elevator shafts and mechanical rooms; *[Bylaw 8833, September 21, 2021]*

(4) Section 610(5) Siting shall be waived and replaced with the following siting requirements:

(a) The Principal Building shall be sited not less than:
- i. 0.9 metres (3.0 feet) from East 13th Street;
- ii. 0.0 metres (0 feet) from eastern property boundary;
- iii. 2.0 metres (6.5 feet) from the western property boundary; and
- iv. 2.4 metres (8 feet) from the lane;

(b) Weather protection canopies that project over public sidewalks and pathways shall be exempt from Setback requirements;

[Bylaw 8833, September 21, 2021]

(5) Section 610(6) Building Width and Length shall be waived;

(6) Maximum Lot Coverage shall be 90 percent; *[Bylaw 8833, September 21, 2021]*

(7) Secure Bicycle Parking for a residential use may be located on any level, provided that a dedicated elevator, accessible to residents at all times, allows for access from the ground floor to all levels with residential Secure Bicycle Parking; *[Bylaw 8833, September 21, 2021]*

(8) Where a compacting device is installed in residential or commercial garbage and recycling areas, the required minimum floor area for storage of garbage and recycling for that use may be reduced to 80 percent; *[Bylaw 8833, September 21, 2021]*

(9) Minimum Parking Space dimensions for Regular spaces shall be 5.486 metres (18 feet) by 2.59 metres (8.5 feet) and Section 906(3)(c)(ii), minimum setback from structures, shall be waived; *[Bylaw 8833, September 21, 2021]*

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-6

COMPREHENSIVE DEVELOPMENT 6 ZONE

(Lots "A" & "B" of 32, Block 127, D.L. 274, Plan 4706)

In the CD-6 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone, except that

(1) the permitted principal use shall be limited to 4 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 35%;

(3) principal buildings shall be sited not less than

  (i) 7.925 metres (26 feet) from the front and rear lot lines;

  (ii) 2.438 metres (8 feet) from the interior side lot line;

  (iii) 3.658 metres (12 feet) from the exterior side lot line;

(4) principal buildings together shall not exceed a gross residential floor area of 0.65 times the lot area;

(5) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(6) access to and egress from the accessory off-street parking to a street shall be via not more than 1 driveway which shall not exceed a width of 5.486 metres (18 feet) at the front property line;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) all refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view by a 1.829 metres (6 feet) minimum screen;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 7 ZONE

(146-160 East 2nd Street)

In the CD-007 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except that: *[Bylaw 9100, July 7, 2025]*

(1) the permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1A Use;
(b) Rental Residential Apartment Use subject to Section 6A02(1) of this Bylaw, except that an Rental Residential Apartment Use shall be permitted on the second storey and above;
(c) Accessory Home Occupation Use, subject to Section 507(6);
(d) Accessory Home Office Use, subject to Section 507(6);
(e) Child Care Use, subject to Section 607(9);
(f) Accessory Off-Street Loading Use;
(g) Accessory Off-Street Parking Use;
(h) Off-Site Parking Use;

(2) Gross Floor Area:

(a) The maximum Gross Floor Area is 2.6 FSR;
(b) Not withstanding (2)(a) the Maximum Gross Floor Area may be increased as follows:

BASE DENSITY			
OCP Schedule 'A'		2.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSTIY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		**3.6 FSR**	

(3) Lot Coverage shall not exceed 90%, reduced to 68% above the second storey;

(4) Building Height:

(a) The principal building shall not exceed a building height of 23 metres (75.5 feet) as measured from the average grade at the southern property line;

(5) Height Exceptions:

(a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:

i. parapet walls, guard rails, Garden Structures, common staircase and elevator structures by not more than 6.1 metres (20 feet);
ii. Fully screened mechanical equipment, sited at least 2.5 metres (8.2 feet) from the outer edge of the roof, by not more than 6.1 metres (20 feet);

(6) Siting:

(a) Principal Building shall be sited in accordance with the following:
i. from the Front Lot Line (southern boundary):
1. No less than 0.5 metres (1.6 feet) to the basement levels;
2. No less than 1 metre (3.3 feet) to ground level walls;
3. No less than 1.8 metre (5.9 feet) to upper level walls;
4. No less than 1.1 metres (3.6 feet) to an unenclosed balcony;

ii. from the Rear Lot Line (northern boundary):
1. No less than 0.5 metres (1.6 feet) to the basement levels;
2. No less than 0.5 metres (1.6 feet) to walls between ground level and level 2 (lane level);
3. No less than 3.0 metres (9.8 feet) to all upper level walls;
4. No less than 1.1 metres (3.6 feet) to an unenclosed balcony;

iii. from the Exterior Side Lot Line (western boundary):
1. No less than 3.0 metres (9.8 feet) to the basement levels;
2. No less than 3.0 metres (9.8 feet) to ground level walls;
3. No less than 2.6 metres (8.5 feet) to upper level walls and unenclosed balconies;

iv. from the Interior Side Lot Line (eastern boundary):
1. No less than 0 metres to the basement levels;
2. No less than 0 metres to walls between ground level and the upper residential levels;
3. Notwithstanding (6)(iv)(2), the walls are to be no less than 4.1 metres (13.4 feet) to the two uppermost levels of the building;
4. No less than 2.0 metres (6.5 feet) to an unenclosed balcony;

(7) Section 6A04 (5)(b) shall be varied to permit all portions of Principal Buildings exceeding four Storeys to be sited at least 17.0 metres (55.7 feet) from all portions of other Principal Buildings exceeding four storeys;

(8) Section 6A04 (6) shall be varied to allow the principal building not exceed a horizontal width or length of:

(a) 51.8 metres (170 feet) above the second storey; and
(b) 39.6 metres (130 feet) to the two uppermost levels of the building;

(9) Section 906(4)(c)(i) shall be varied to permit vehicle access from a Street where the lot abuts both and open Street and an opened lane;

(10) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) A minimum of 6 residential visitor Parking Spaces shall be provided;
(b) A minimum of 6 commercial Parking Spaces shall be provided;
(c) 2 vehicle Parking Spaces shall be identified as shared residential visitor and commercial parking spaces.

CD-8 COMPREHENSIVE DEVELOPMENT 8 ZONE

(Lots 4 & 5, Block 63, D.L. 548, Plan 1203; Lot B, Block 63, D.L. 548, Plan 10261; Lots Am. 17 and Am. 18, W.20' of Lot 19, 19 Ex. W. 20', E. 20' Lot 20, Block 63, D.L. 548, Plan 750)

In the CD-8 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RG-1 Zone, except that:

(1) Section 503(1) and (2) shall not apply;

(2) the permitted principal use shall be limited to 31 dwelling units, 29 three-bedroom units and 2 two-bedroom units;

(3) Section 511 shall not apply;

(4) principal buildings, together with accessory buildings and structures shall not exceed a lot coverage of 34.5% reduced to 32% above the first storey;

(5) principal buildings shall not exceed a height of 9.144 metres (30 feet), not to exceed two storeys;

(6) principal buildings shall be sited not less than

(i) 3.048 metres (10 feet) from the front and rear lot lines;

(ii) 2.59 metres (8.5 feet) from the side lot lines;

(7) principal buildings together shall not exceed a gross residential floor area equal to 0.74 times the lot area;

(8) principal buildings together shall have not less than 159.42 square metres (1,716 square feet) of lot area for each dwelling unit;

(9) Sections 510(3) and 510(5) shall not apply;

(10) Where one wall faces another wall of the same building or the wall of another building or structure on the same lot, principal buildings shall be sited to provide a continuous 90-degree horizontal arc, unencumbered by buildings or structures, of radius not less than:

(i) 7.01 metres (23 feet) from the centre of each window of a living room;

(ii) 5.334 metres (17.5 feet) from the centre of each window of a habitable room other than a living room;

(iii) 5.334 metres (17.5 feet) from the centre of any other window, from walls, or from corners of walls, provided that structures, as mentioned in this Section shall not include garden structures;

(11) Section 402(2) with respect to a living room shall not apply;

(12) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(13) driveway access to the street shall be limited to one two-way driveway, with a maximum width of 7.62 metres (25 feet), or two one-way driveways with a maximum width of 3.659 metres (12 feet) each;

(14) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(15) refuse storage containers may not occupy required parking spaces and should be readily accessible for pickup and users and shall be screened from exterior view by a 1.329 metres (6 feet) maximum screen;

(16) all exterior finishes shall be approved by the Advisory Design Panel.

CD-10 COMPREHENSIVE DEVELOPMENT 10 ZONE

(Lots 41,42 & 43, Block "B", D.L. 265/552, Plan 7199)

In the CD-10 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the C-2 Zone except that

(1) the permitted principal use shall be limited to

(a) banks and financial institutions;

(b) business and professional offices;

(c) business and trade schools;

(d) personal service establishments including:

barber shops, beauty parlours, dry cleaners, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, and other similar establishments;

(e) restaurants and cafes, whether or not licensed under the Liquor Control and Licensing Act of British Columbia provided that the sole use of such restaurants and cafes is the preparation, sale and consumption of food on the premises;

(f) retail stores, including:

grocery stores, bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home furnishings, hardware and drug stores, stationery stores, camera shops, art galleries and other similar establishments;

(g) studios, including:

artist, display, music, dance, radio, recording, television and photographic studios;

(h) accessory off-street parking use;

(i) accessory off-street loading use;

(2) principal buildings shall be sited

(a) 0 metres (0 feet) from the rear lot line;

(b) 0 metres (0 feet) from the interior lot line (east property line);

(c) outside the area of the required exterior side yard described as follows:

Commencing at the southwest corner of Lot 43, Block "B", D.L. 265, Plan 7199, New Westminster District; thence south 89 degrees 05' east a distance of 24.88 feet; thence north 0 degrees 55' east a distance of 56.33 feet; thence north 22 degrees 41' east a distance of 56.33 feet; thence north 89 degrees 05' west a distance of 2.78 feet to the northwest corner of said Lot 43; thence south 22 degrees 41' west a distance of 116.3 feet more or less to the point of commencement;

(d) 64 feet from the front lot line (16th Street) for that portion of the building fronting the first 105 feet measured from the southeast corner of Lot 41; and 0 feet from the front lot line (16th Street) for that portion of the building between 105 feet and 189.3 feet measured from the southeast corner of Lot 41;

(3) principal buildings together shall not exceed a gross floor area of 951.296 square metres (10,240 square feet) or a lot coverage of 57%;

(4) buildings and structures shall not exceed a height of 6.7 metres (22 feet);

(5) the minimum of off-street parking spaces provided shall be 1 space per 46.45 square metres (500 square feet) of gross floor area. Twenty parking spaces shall be provided;

(6) one loading bay shall be provided;

(7) open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers may not occupy required parking spaces and shall be readily accessible for users and for disposal pick-up and shall be screened on all sides by a 1.829 metres (6 feet) minimum screen;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

(10) 300 square feet of commercial gross floor area shall be permitted in a basement and shall not be included in the calculations for parking requirements. **(Bylaw 6880-Apr.28/97)**

CD-11 **COMPREHENSIVE DEVELOPMENT 11 ZONE**
(Lot "A" of 6, Block 6, D.L. 548, Plan 8055)

In the CD-ll Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone except that

(1) the permitted principal use shall be limited to 8 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 35%;

(3) principal buildings shall be sited not less than

(i) 11 feet from the front lot line;

(ii) 11 feet from the exterior side lot line;

(iii) 20 feet from the interior side lot line;

(iv) 7 feet from the rear lot line;

(4) principal buildings together shall not exceed a gross residential floor area of .90 times the lot area;

(5) notwithstanding Section 510(3), principal buildings where one wall faces another wall of the same building or the wall of another building or structure on the same lot, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by buildings or structures, of radius not less than

(i) 40 feet from the centre of each window of a living room ;

(ii) 30 feet from the centre of each window of a habitable room other than a living room;

(iii) 3 feet from the centre of any other window, from walls, or from corners of walls;

provided that structures, as mentioned in this section, shall not include garden structures;

(6) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-12 COMPREHENSIVE DEVELOPMENT 12 ZONE

(Lots E & G of Resub. 6, Block 6, D.L. 548, Plan 898)

In the CD-12 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone except that

(1) the permitted principal use shall be limited to 13 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 40%;

(3) principal buildings shall be sited not less than

(i) 15 feet from the front lot line;

(ii) 12 feet from the exterior side lot line;

(iii) 10 feet from the interior side lot line;

(iv) a minimum of 6 inches from the rear lot line;

(4) principal buildings together shall not exceed a gross residential floor area of .95 times the lot area:

(5) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained:

(7) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view;

(8) all exterior finishes shall be approved by the Advisory Design Panel;

(9) Sections 408 and 510 shall not apply.

CD-13 COMPREHENSIVE DEVELOPMENT 13 ZONE

(Westerly 279' of Block 217, D.L. 545/546, Plan 2642)

In the CD-13 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the P-l Zone, except that

(1) the permitted principal use shall be limited to federal, provincial and municipal courts and accessory facilities;

(2) principal buildings shall not exceed a lot coverage of 50%;

(3) principal buildings shall be sited not less than

  (i) 25 feet from the east and west property lines;

  (ii) 10 feet from the north and south property lines;

(4) principal buildings shall not exceed a height of 45 feet;

(5) the minimum number of off-street parking spaces shall be 1 space per 1,000 square feet of total floor area;

(6) all open areas not covered by buildings, structures, drive-ways and parking spaces shall be suitably landscaped and maintained;

(7) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view;

(8) all exterior finishes shall be approved by the Advisory Design Panel.

CD-14 COMPREHENSIVE DEVELOPMENT 14 ZONE

(Lot 22, Block 130, D.L. 274, Plan 878)

In the CD-14 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone, except that

(1) the permitted principal use shall be limited to 4 dwelling units;

(2) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(3) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view by a 5-foot minimum screen

(4) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 15 ZONE

(Lots 26, 27, 28, 29, 30 & 31, Block 127, D.L. 274, Plan 878
Harbourside Property Management Ltd., 220 East 4th Street)

In the CD-15 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as follows:

(1) the permitted principal use shall be limited to 28 dwelling units;

(2) (i) principal buildings shall not exceed a lot coverage of 40% excluding balconies, or 45.5% including enclosed balconies;
(ii) principal buildings shall not exceed a gross floor area of 0.80 times the lot area;

(3) principal buildings shall be sited not less than
(i) 13 feet from the front lot line;
(ii) 15 feet from the rear lot line;
(iii) 6 feet from the interior side lot line;

(4) notwithstanding Section 508(l), accessory off-street parking spaces shall be sited within the lot coverage of the building;

(5) notwithstanding Section 510(2) principal buildings where one wall faces another wall of the same building or the wall of another building or structure on the same lot, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by buildings or structures, of radius not less than

(i) 30 feet from the centre of each window of a living room;
(ii) 30 feet from the centre of each window of a habitable room other than a living room;
(iii) 10 feet from the centre of any other window, from walls, or from corners of walls;

provided that structures, as mentioned in this section, shall not include garden structures;

(6) notwithstanding Section 510(4) principal buildings where two or more principal buildings are situated on one lot shall be sited in accordance with Section 915(3);

(7) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(8) access to and egress from the accessory off-street parking to a street shall be via not more than 2 driveways which shall not exceed a width of 18 feet at the front property line;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view;

(11) design and exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 16 ZONE

(Lots 29 & 30, Block 124, D.L. 271, Plan 780)

In the CD-16 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone, except that

(1) the permitted principal use shall be limited to 9 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 35%;

(3) principal buildings shall be sited not less than

(i) 12 feet from the front lot line;
(ii) 8 feet from the rear lot line;
(iv) 24 feet from the west interior side lot line;
(v) 7 feet from the east interior side lot line;

(4) principal buildings together shall not exceed a gross residential floor area of .90 times the lot area;

(5) notwithstanding Section 510(3) principal buildings where one wall faces another wall of the same building or the wall of another building or structure on the same lot, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by buildings or structures, of radius not less than

(i) 40 feet from the centre of each window of a living room;
(ii) 30 feet from the centre of each window of a habitable room other than a living room;
(iii) 3 feet from the centre of any other window, from walls, or from corners of walls;

provided that structures, as mentioned in this section, shall not include garden structures;

(6) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-17 COMPREHENSIVE DEVELOPMENT 17 ZONE

(Lots 1, 2, 3 & 4 of Resub. 10, Block 206, D.L. 545, Plan 1533)

In the CD-17 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1
Zone, except that;

(1) the permitted principal use shall be limited to 26 dwelling units;

(2) balconies may project beyond the face of the building to a maximum distance of six feet

(3) notwithstanding Section 402(7) a medium density apartment residential use may be permitted adjacent to an unopened lane allowance;

(4) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitable landscaped and maintained;

(5) refuse storage containers may not occupy required parking spaces and should be readily accessible for pick-up and users and shall be screened from exterior view;

CD-18

COMPREHENSIVE DEVELOPMENT 18 ZONE

(Lots 17 & 18, Block 131. D.L. 274, Plan 878)

In the CD-18 Zone, permitted uses, regulations for permitted uses, regulations for size, shape and siting of buildings and structures shall be as in the RM-1 Zone, except that

(1) the permitted principal use shall be limited to 8 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 40%;

(3) principal buildings shall not exceed a height of 2 storeys nor 31 feet;

(4) principal buildings shall be sited not less than:

  (i) 18 feet from the front lot line;

  (ii) 3.6 feet from the rear lot line;

  (iii) 11.4 feet from the exterior side lot line;

  (iv) 3.6 feet from the interior side lot line;

(5) Unassigned;

(6) principal buildings together with accessory buildings shall not exceed a gross residential floor area of .95 times the lot area;

(7) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(8) Section 510(3) shall not apply;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened from exterior view:

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-19 COMPREHENSIVE DEVELOPMENT 19 ZONE

(Lots 20, 21, 22, 23 & 24, Block 39, D.L. 548, Plan 1405 (Lot 25 Resub. 6 & 7, Block 39, D.L. 548, Plan 1405)

In the CD-19 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 29 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 36% and with accessory buildings shall not exceed a lot coverage of 55%;

(3) principal buildings shall not exceed a height of 32 feet;

(4) principal buildings shall be sited not less than

(i) 13 feet from the front lot line

(ii) 15 feet from the rear lot line

(iii) 7.5 feet from the east interior lot line

(iv) 11 feet from the west interior lot line;

(5) Unassigned;

(6) principal buildings, together with accessory buildings shall not exceed a floor space ratio of .88 times the lot area:

(7) Section 510(3) shall not apply;

(8) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(9) all open areas not covered by buildings, structures, drive-ways and parking spaces shall be suitably landscaped and maintained; 7 (10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened from exterior view;

(10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened from exterior view;

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-20 COMPREHENSIVE DEVELOPMENT 20 ZONE

(Lots 1,2, & 3, Block 48, D.L. 548, Plan 1401; Lot 1, E.1/2 2, W.1/2 2, 3, & 4, Block 48, D.L. 548, Plan 957)

In the CD-20 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 32 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 38%;

(3) principal buildings shall not exceed a height of 26 feet:

(4) principal buildings shall be sited not less than

(i) 6.88 feet from the front lot line

(ii) 6.56 feet from the rear lot line

(iii) 7.00 feet from the east interior lot line

(iv) 19.00 feet from the west interior lot line;

(5) Unassigned;

(6) principal buildings, together with accessory buildings shall not exceed a floor space ratio of .725 times the lot area;

(7) Section 510(3) shall not apply;

(8) the minimum number of off-street parking spaces shall be 1.5 spaces per dwelling unit;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for the pick-up and for users and shall be screened from exterior view:

(11) all exterior finishes shall be approved by the Advisory Design Panel;

COMPREHENSIVE DEVELOPMENT 21 ZONE

(W. ptn. Lot 11(Bed Burrard Inlet) & Extreme W. ptn. Lot 12, in front of D.L. 271, Plan 12391)

In the CD-21 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal uses shall be limited to:

(a) public assembly, educational and institutional uses, including auditoriums, meeting halls, theatres, art galleries, museums, libraries, community centres, churches, recreational facilities, youth centres, pedestrian malls;

(b) accessory non-commercial social and recreation facilities;

(c) accessory off-street parking;

(d) accessory off-street loading;

(e) accessory one-family residential use;

(2) the principal and accessory buildings shall not exceed a lot coverage of 47.0%;

(3) the principal building shall be sited as shown on the attached Schedule 4, which forms a part of this By-law;

(4) Section 408(2) shall not apply;

(5) no setback will be required for the stairs or elevated walkways located at the northeastern corner of the building, which provide access from finished grade to the level of the pedestrian access overpassing the railway tracks;

(6) the principal building shall not exceed three storeys and a vertical control dimension of 16 metres, measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(7) the principal building, together with accessory buildings shall not exceed a gross floor area of 1.0 times the lot area:

(8) the minimum number of accessory off-street parking spaces provided shall be 95, of which three shall be supplied for the use of the handicapped:

(9) a minimum of three off-street loading bays shall be provided;

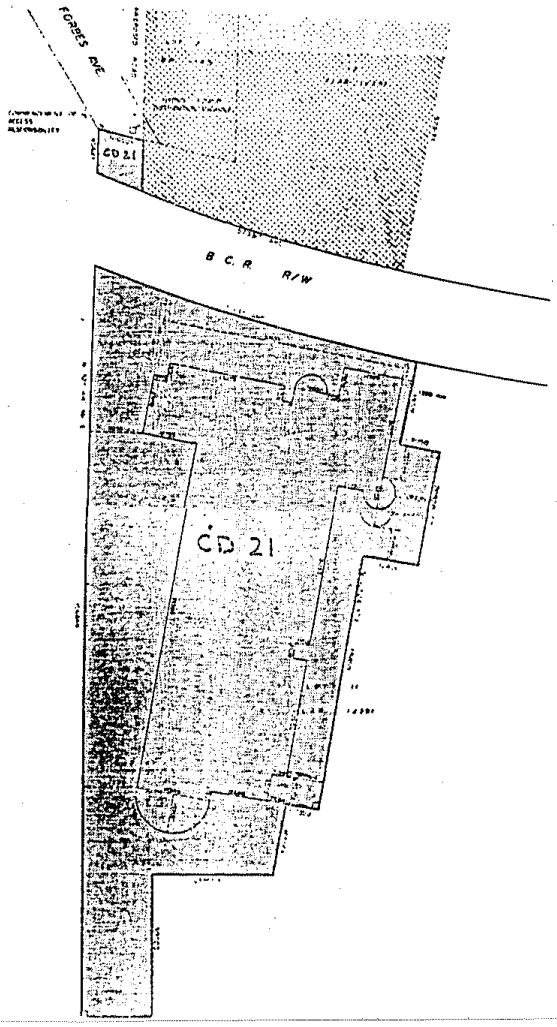
(10) all open areas not covered by buildings, structures, drive-ways and parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(12) all exterior finishes shall be approved by the Advisory Design Panel.

CD-21 Amending Bylaw No. 6700	SCHEDULE 4	Page 1 of 1

TITLE: Siting Plan



COMPREHENSIVE DEVELOPMENT 22 ZONE

(North side of 100 and 200 blocks East Esplanade, excluding 214 East Esplanade;
South side of 100 Block West Esplanade; and 2641 Chesterfield Avenue)

[Bylaw 9152, March 2, 2026]

In the CD-22 Zone, permitted uses, regulations for permitted uses, regulations for size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Industrial Zone except that:

(1) the permitted principal use shall be limited to an on-grade off-street parking use and the lengths and widths of stalls and maneuvering aisles shall be as specified in Part 9 of this By-law;

(2) no buildings or structures shall be constructed on the sites.

CD-23 COMPREHENSIVE DEVELOPMENT 23 ZONE

(Lot 5, District Lot 271 of the bed and foreshore of Burrard Inlet, Plan 18883) (South side 200 block West Esplanade at Mahon/Forbes Avenues). (PINECORP), as shown shaded and marked CD-23 on Plan Schedule 5, page l).

In the CD-23 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as follows:

(1) The permitted uses shall be limited to:

(a) research laboratory;

(b) business and professional offices;

(c) government offices;

(d) non-commercial social and recreational facilities, including games rooms, hobby rooms, day care centres, greenhouses and other similar facilities;

(e) off-street parking;

(f) accessory off-street parking;

(g) accessory off-street loading;

(2) the principal and accessory buildings shall not exceed a lot coverage of 78 per cent;

(3) (a) the principal building, together with accessory buildings, shall not exceed a gross floor area of l.8 times the lot area (f.s.r.);

(b) where accessory non-commercial social and recreational facilities are provided, then the floor area of such facilities shall not be included in the calculation of gross floor area and floor space ratio, providing such area does not exceed 10 per cent of the gross floor area;

(c) staircases, stairwells, corridors, hallways, landings, courtyards and plazas shall be excluded from the gross floor area calculations provided they open onto the interior courtyard of the principal building, covered by a glass canopy and used on a non-commercial basis as either required access or amenity area;

(4) a minimum public access area of not less than 20 per cent of the total lot area shall be provided. This area may include outside areas for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all times;

(5) the principal building shall be sited and shaped within the envelopes shown on the attached Schedule 5, pages l and 2, which forms a part of this by-law;

(6) the principal building shall not exceed three storeys and a vertical control dimension of 16 metres, measured from the average of the building grades of that portion of Esplanade which fronts on the northern boundary of the parcel. Glass canopies over courtyards and glass greenhouses may exceed this height maximum by 2 metres (6.6 feet);

(7) (a) no vehicular access will be permitted to this site from Esplanade;

(a) for all office uses: one parking space per 74 square metres (800 square feet) of total floor area of office uses;

(b) vehicular access may be obtained from the foot of Forbes Avenue, lying south of Esplanade, in accordance with the specifications and requirements for access described in Part 9 of this by-law;

(8) the minimum number of accessory off-street parking spaces which shall be provided for on-site uses shall be predicated on the following:

(b) for retail uses and for public corridors, lobbies, waiting areas, and required accesses thereto: one parking space per 46.5 square metres (500 square feet) of total floor area .

(c) a minimum of sixteen unsecured and unreserved accessory parking spaces shall be provided for invited office public parking use;

for purposes of establishing parking ratios within the CD-23 Zone, "office" is defined as: a business, professional, or government office, or research laboratory use from which the public is normally excluded, except by appointment;

(9) a minimum of two (2) off-street loading bays shall be provided, one of which shall have a clear height provision of 4.25 metres (14 feet);

(10) all open areas not covered by buildings, structures, driveways, or parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides from exterior view;

(12) in the event this site is employed only for off-street parking as a principal use, a landscape screen shall be provided;

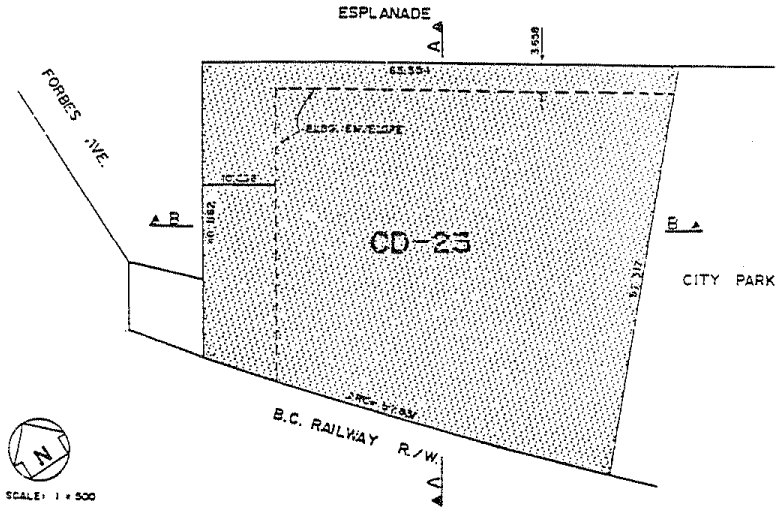
(13) all landscaping plans and exterior finishes shall be submitted for examination and recommendation by the City's Advisory Design Panel;

(14) research laboratory use means, for the purposes of this section, a non-industrial use that is classified as a wet laboratory use (as opposed to a dry laboratory use) for the purposes of evaluating, assaying, or testing materials by means of chemicals, flammable liquids, compressed gases, acids or other means involving special waste discharge, noise abatement, anti-glare and ventilating requirements that must occur in accordance with governing codes, by-laws and regulations in order to ensure an environmentally clean use which does not cause a health, fire or explosion hazard. For purposes of this section, a dry laboratory use is defined as an office use in which electronic and/or computerized methods of evaluation are employed;

(15) a research laboratory use will be limited to 35% of the gross floor area.

CD-23 Amending Bylaw No. 6700	SCHEDULE 5	Page 1 of 2

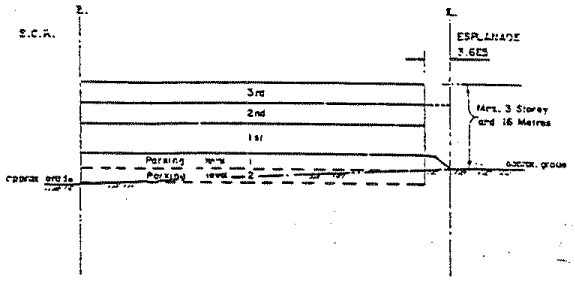
TITLE: Siting Plan



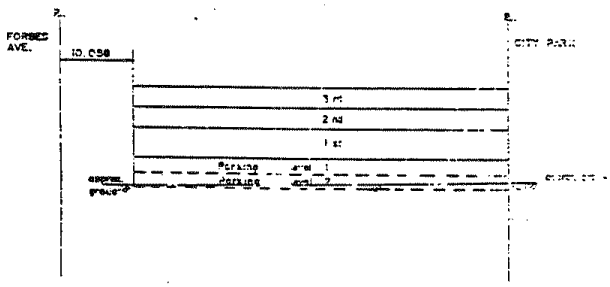
LOT AREA .....= 3023 SQ.METRES
BLDG. ENVELOPE AREA .....= 2392 SQ.METRES
PERC. PERMITTED LOT COVERAGE...= 72%

CD-23 Amending Bylaw No. 6700	SCHEDULE 5	Page 2 of 2

TITLE: Height & Siting Plan



SECTION A-A



SECTION B-B

CD-24 COMPREHENSIVE DEVELOPMENT 24 ZONE

(Eastern 77.724 metres (255 feet) more or less of Lot "A" D.L. 271 and of the bed and foreshore of Burrard Inlet, Plan 12820 and the fronting portion of the British Columbia Railway Right-of-Way, R.P. 1030, as shown shaded and marked as CD-24 on Plan Schedule 6, page 1, attached.)

In the CD-24 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as follows:

(1) the permitted uses shall be limited to:

(a) banks and financial institutions;

(b) business and professional offices;

(c) business and trade schools:

(d) commercial entertainment uses including: night clubs, cabarets, discotheques and movie theatres, but excluding drive-in theatres;

(e) hotels;

(f) farmers' markets;

(g) fraternal lodges, social clubs, service clubs, health clubs;

(h) government offices;

(i) personal service establishments, such as: barber shops, beauty parlours, dry cleaners, appliance repair shops, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, printing shops and other similar establishments;

(j) public assembly, civic and institutional uses such as: auditoriums, meeting halls, theatres, art galleries, museums, libraries, community centres, churches, recreation facilities, youth centres and other similar establishments;

(k) restaurants, cafes and coffee houses excluding drive-in restaurants;

(l) retail stores, such as: grocery stores, bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home wares, drug stores, stationery stores, camera shops and other similar establishments provided that none of such individual uses shall exceed a floor area of 465 square metres (5,000 square feet);

(m) studios, such as: artists, display, music, dance, radio, recording, television and photographic studios;

(n) Taxi dispatch offices;

(o) tourist accommodation and facilities;

(p) veterinary clinics;

(q) accessory one-family residential;

(r) accessory non-commercial social and recreational facilities, including: tennis courts, squash courts, gymnasiums, games rooms, hobby rooms, swimming pools, day-care centres, libraries, meeting halls and other similar facilities;

(s) off-street parking;

(t) accessory off-street parking;

(u) accessory off-street loading;

(2) the principal and accessory buildings shall not exceed a lot coverage of 91 per cent, and in the event the bonus available under 3 (c) is exercised, then a maximum lot coverage of 92 per cent is permitted.

(3) (a) the principal building, together with accessory buildings, shall not exceed a gross floor area of 2.6 times the lot area, as shown on Schedule 6, page 1, attached (fsr);

(b) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in the calculations of floor space ratio, providing such area does not exceed 10 per cent of the gross floor area;

(c) if structures or buildings are built over all or a portion of the railway Right-of-Way lying south of this lot area, as shown on Schedule 6, page 1, as an extension of the principal building on said lot area, then the square metric area of the portion of the railway Right-of-Way over which such structures or buildings are built shall be added to the lot area for purposes of applying the floor space ratio factor of 2.6;

(d) in the event the bonus available under 3(c) preceding, is exercised, the siting envelope and building configuration must be within that demonstrated in Schedule 6, page 1, and page 2, Section A-A;

(e) in the event the bonus available under 3(c) preceding is exercised, a condition of this bonus is the provision of a public access area for pedestrian use, which will facilitate the passage of pedestrians over the British Columbia Rail Right-of-Way so they may exit on to the public park to the south of the Right-of-Way, in a manner satisfactory to the City. This pedestrian access area shall be a minimum width of 3.20 metres (10.5 feet) clear dimension, and may be located within the area designated P. 1 on Schedule 6, page one, which forms a part of this by-law.

(4) a minimum public access area of not less than 20 per cent of the aggregate of said lot area and the portion of the railway Right-of-Way over which structures or buildings are built, shall be provided. This area may include out-side areas used for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all times. In compliance with 3(e) preceding, the provision of a public access area for pedestrian use overpassing the British Columbia Rail Right-of-Way will be considered as part of this requirement;

(5) the principal buildings shall be sited and shaped within the envelopes shown on the attached Schedule 6, pages 1 and 2, which forms a part of this By-law;

(6) the principal building shall not exceed six storeys and a vertical control dimension of 23 metres, measured from the average building grades of that portion of Esplanade which fronts on the northern boundary of the parcel;

(7) (a) no vehicular access will be permitted to this site from Esplanade:

(b) vehicular access may be obtained from the foot of Chesterfield Avenue, lying south of Esplanade, in accordance with the specifications and requirements for access described in Part 4 of this by-law;

(8) the minimum number of accessory off-street parking spaces which shall be provided for on-site uses shall be predicated on the following:

(a) for all office uses: one parking space per 74 square metres (800 square feet) of total floor area of office uses:

(b) for retail uses and for public corridors, lobbies, waiting areas and required accesses thereto: one parking space per 46.5 square metres (500 square feet) of total floor for purposes of establishing parking ratios within the CD-24 Zone, "Office" is defined as: a business, professional or government office use from which the public is normally excluded, except by appointment; all other parking specifications will be predicated on the requirements laid out in Section 1001 of this by-law;

(9) a minimum of three (3) off-street loading bays shall be provided, one of which shall have a clear height pro-vision of 4.25 metres (14 feet):

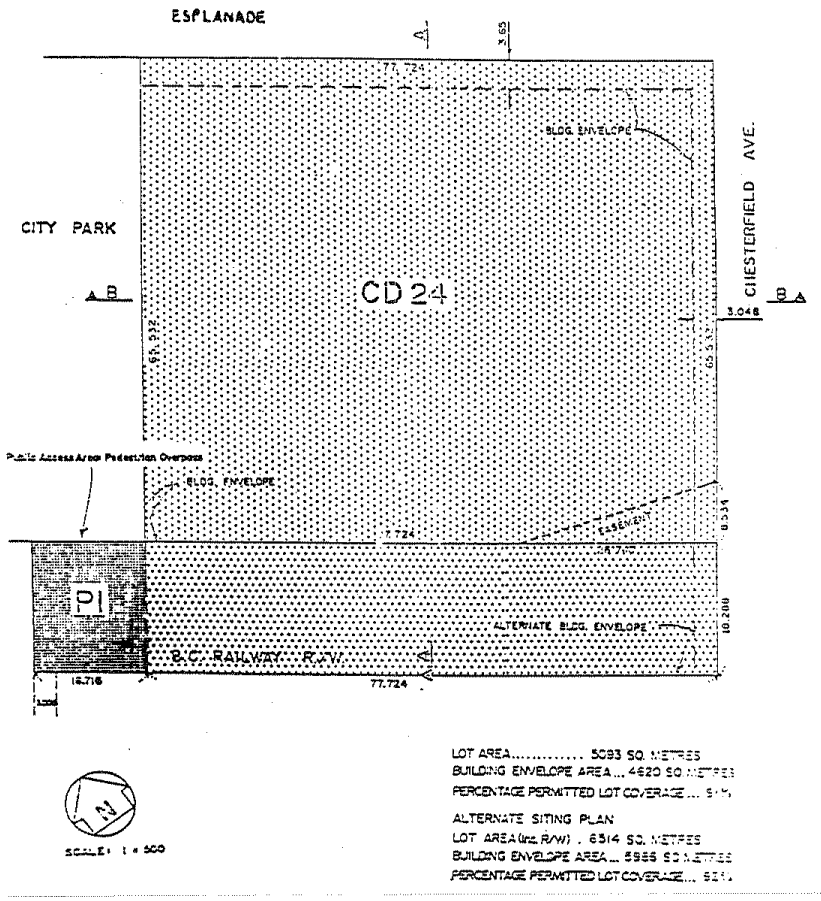
(10) all open areas not covered by buildings, structures, drive-ways or parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(12) all landscaping plans and exterior finishes shall be submitted for examination and recommendation by the City's Advisory Design Panel.

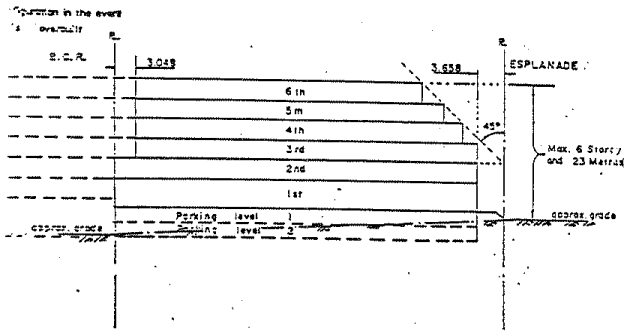
CD-24	SCHEDULE 6	Page 1of 2
Amending Bylaw No. 6700		

TITLE: Siting Plan

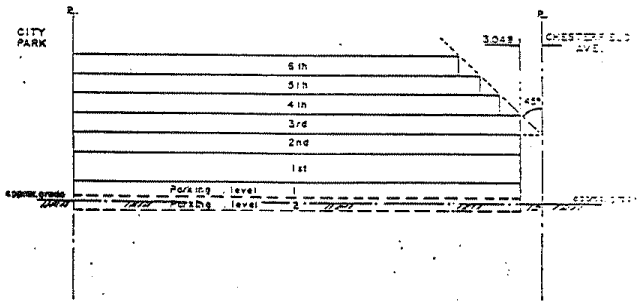


CD-24 Amending Bylaw No. 6700	SCHEDULE 6	Page 2 of 2

TITLE: Height & Siting Plan



SECTION A – A



SECTION B – B

CD-25 COMPREHENSIVE DEVELOPMENT 25 ZONE

(Lots 1-5 inclusive, Block 178, D.L. 271, Group 1, Plan 4295; Part of Lots 6-8 inclusive, lying to the north of the Right-of-Way of the Terminal Railway of the National Harbours Board shown outlined green on R.P. 2481, Block 178, D.L. 271, Group 1, Plan 4295; Lot 9 of the bed and foreshore of Burrard Inlet lying in front of D.L. 271, Group 1, Plan 12276; part of the westerly portion of Lot 10 of the bed and foreshore of Burrard Inlet lying in front of D.L. 271, Plan 12276; part of Parcel "A" (R.P. 2483) being the foreshore of Burrard Inlet in front of Lot 9, Group 1, N.W.D., Plan 12276; part of Parcel "A" (R.P. 2257) of that portion of the foreshore of Burrard Inlet lying in front of Lot 9, Group 1, N.W.D., Plan 12276, all as shown shaded and marked as CD-25 on Plan Schedule 7, i.e. 1, attached.)

In the CD-25 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as follows:

(1) the permitted uses shall be limited to:

(a) banks and financial institutions;

(b) business and professional offices;

(c) business and trade schools;

(d) commercial entertainment uses including: night clubs, cabarets, discotheques and movie theatres but excluding drive-in theatres;

(e) hotels;

(f) farmers' markets;

(g) fraternal lodges, social clubs, service clubs, health clubs:

(h) government offices;

(i) personal service establishments such as: barber shops, beauty parlours, dry cleaners, appliance repair shops, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, printing shops and other similar establishments;

(j) public assembly, civic and institutional uses such as: auditoriums, meeting halls, theatres, art galleries, museums, libraries, community centres, churches, recreational facilities, youth centres and other similar establishments:

(k) restaurants, cafes and coffee houses excluding drive-in restaurants;

(l) retail stores such as: grocery stores, bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home wares, drug stores, stationery stores, camera shops and other similar establishments, provided that none of such individual uses shall exceed a floor area of 465 square metres (5,000 square feet);

(m) studios, such as: artists, display, music, dance, radio, recording, television and photographic studios;

(n) taxi dispatch offices;

(o) tourist accommodation and facilities;

(p) veterinary clinics;

(q) accessory one-family residential;

(r) accessory non-commercial social and recreational facilities, including tennis courts, squash courts, gymnasiums, games rooms, hobby rooms, swimming pools, day-care centres, libraries, meeting halls, and other similar facilities;

(s) accessory off-street parking;

(t) accessory off-street loading:

(2) the principal and accessory buildings shall not exceed a total lot coverage of 78.9 per cent of the north and south portions of the lot area, if development is con-fined to the portion north of the C.N.R. Right-of-Way, as shown on Schedule 7, page 1; alternatively, if structures or buildings are built over the C.N.R. Right-of-Way as an extension of the principal building or structure on the northern portion of the site, then the lot coverage may increase in direct proportion to the square metric area of the Right-of-Way over which structures or buildings are built, up to a maxi-mum of 85.6 per cent of the total site area, including the C.N.R. Right-of-Way, as shown of Schedule 7, page 3;

(3) (a) where the northern portion only of the site is utilized for building, then the gross floor area shall not exceed 2.6 times 2,084 square metres (22,433 square feet) which equals 5,428 square metres (58.325 square feet):

(b) if structures or buildings are built over all or a portion of the C.N.R. Right-of-Way, as shown on Schedule 7, page 3, as an extension of the principal building on the northern portion, then the square metric area of the portion of the Right-of-Way over which such structures or buildings are built shall be added to the lot area of 2,173 square metres (23,390 square feet), for purposes of applying the floor space ratio factor of 2.6, the product of which shall deter-mine the maximum gross floor area permitted;

(c) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in the calculations of floor space ratio, providing such area does not exceed 10 per cent of the gross floor area:

(4) (a) a minimum public access area of not less than 20 per cent of the total lot area shall be provided. This area may include outside areas used for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all times;

(b) where the building on this site contacts the public access area (plaza) of the adjacent site, lying immediately to the east, and such contact is in a manner which provides a pedestrian access approved by the City, a credit of 10 square metres (108 square feet) for every 3 metres (10 feet) of access width will be granted in computing public access area required under 4(a) preceding:

(5) the principal building shall be sited and shaped within the envelope shown on the attached Schedule 7, pages 1 to 4, which forms a part of this By-law;

(6) the principal building shall not exceed six storeys and a vertical control dimension of 23 metres, measured from the average building grades of that portion of Esplanade which fronts on the northern boundary of the parcel.

(7) (a) no vehicular access will be permitted to this site from Esplanade;

(b) vehicular access may be obtained from the foot of Chesterfield Avenue, lying south of Esplanade, in accordance with the specifications for access described in Part 9 of this by-law;

(8) the number of accessory off-street parking spaces which shall be provided for on-site uses shall be predicated on the following:

(a) for all office uses: one parking space per 74 square metres (800 square feet) of total floor area of office uses;

(b) for retail uses and for public corridors, lobbies, waiting areas and required accesses thereto: one parking space per 46.5 square metres (500 square feet) of total floor area; and in any case, a maximum of 86 off-street parking spaces shall be provided within the CD-25 Zone.

For purposes of establishing parking ratios under Subsection (8)(a), "office" is defined as: a business, professional or government office use from which the public is normally excluded, except by appointment. All other parking specifications will be predicated on the requirements laid out in Section 1001 of this By-law.

(9) a minimum of two (2) off-street loading bays shall be provided, one of which shall have a clear height provision of 4.25 metres (14 feet);

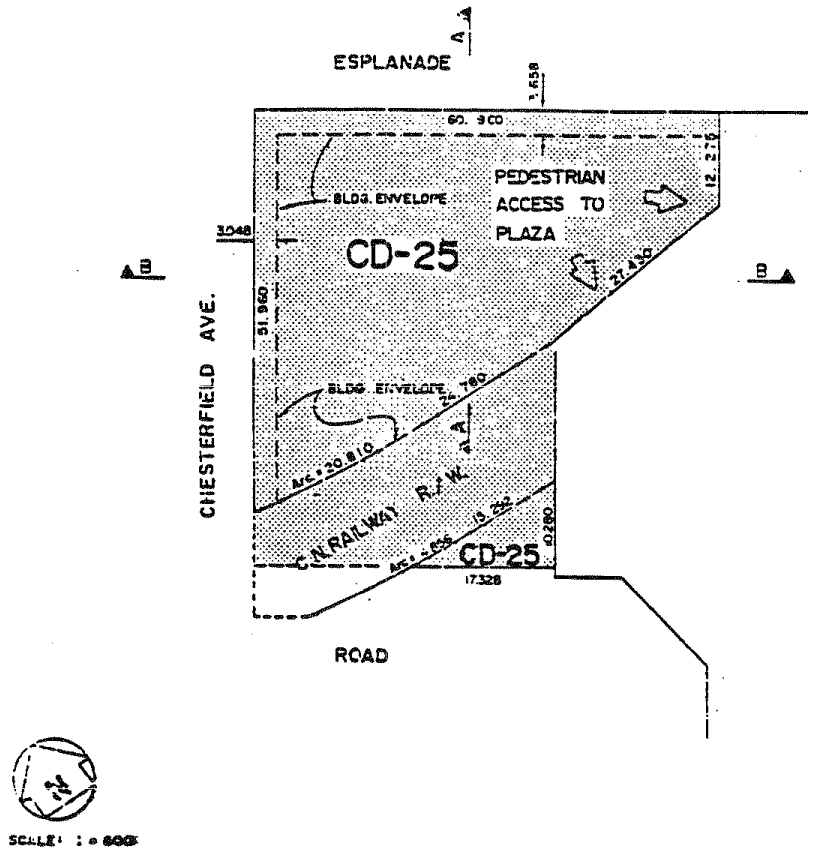
(10) all open areas not covered by buildings, structures, drive-ways or parking spaces shall be suitably landscaped and maintained:

(11) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(12) all landscaping plans and exterior finishes shall be submitted for examination.

CD-25	SCHEDULE 7	Page 1 of 4
Amending Bylaw No. 6700		

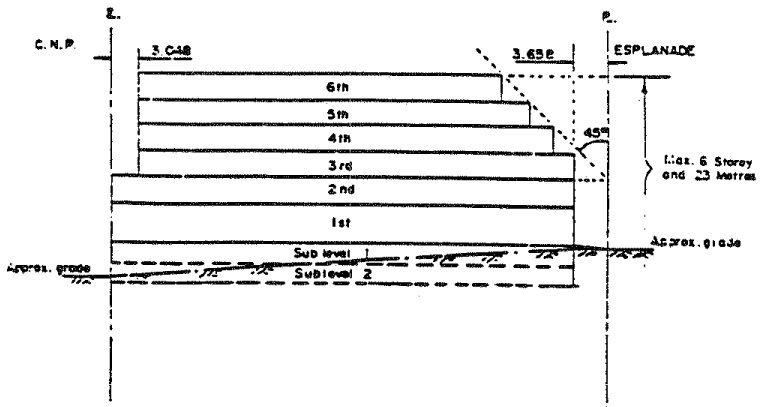
TITLE: Siting Plan



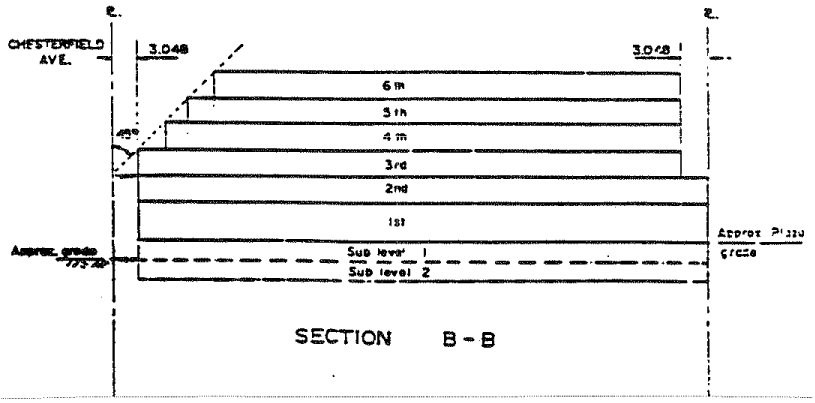
LOT AREA (TOTAL) ..... = 2173 SQ. METRES
BLDG. ENVELOPE AREA ..... = 1714 SQ. METRES
PERCENTAGE PERMITTED LOT COVERAGE = 78.9 %

CD-25 Amending Bylaw No. 6700	SCHEDULE 7	Page 2 of 4

TITLE: Height & Siting Plan



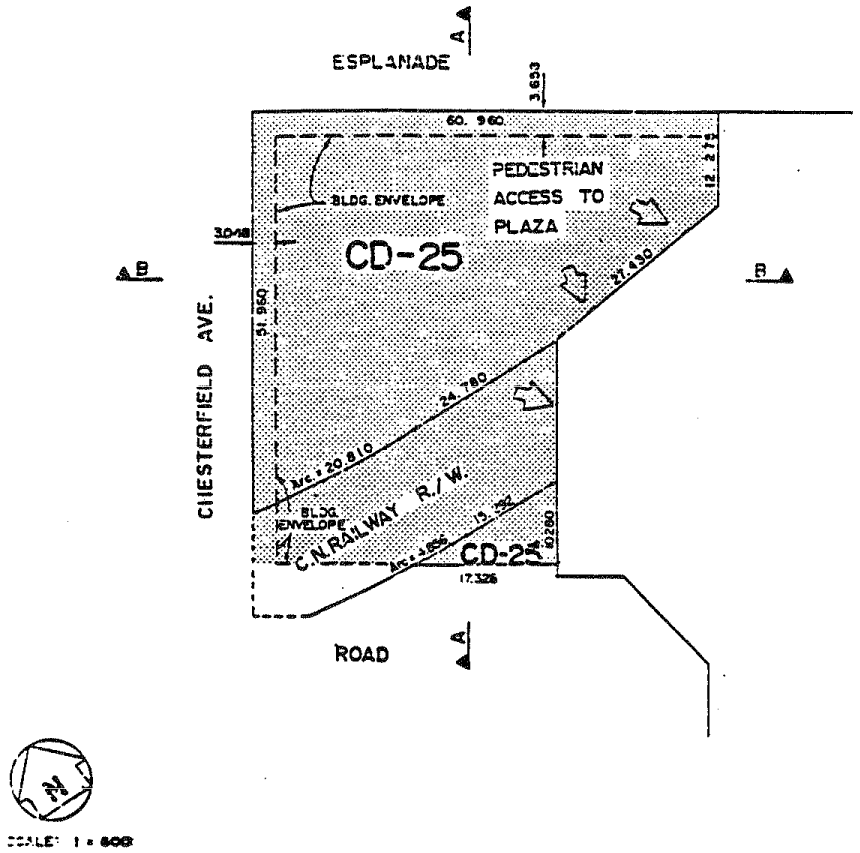
SECTION A – A



SECTION B – B

CD-25	SCHEDULE 7	Page 3 of 4
Amending Bylaw No. 6700		

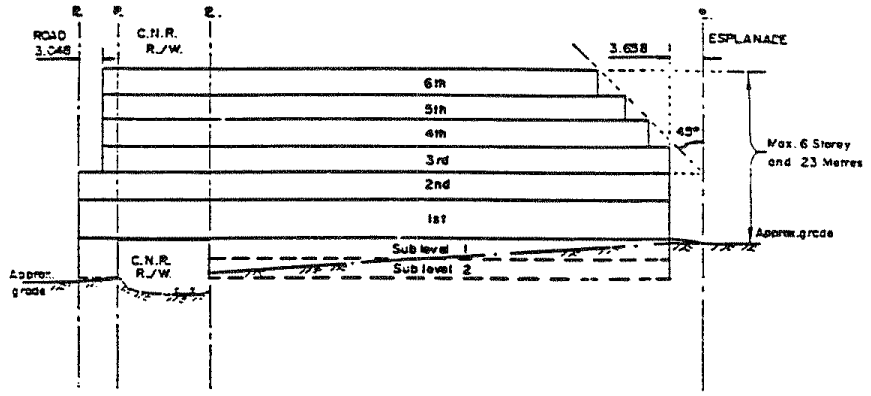
TITLE: Alternate Siting Plan



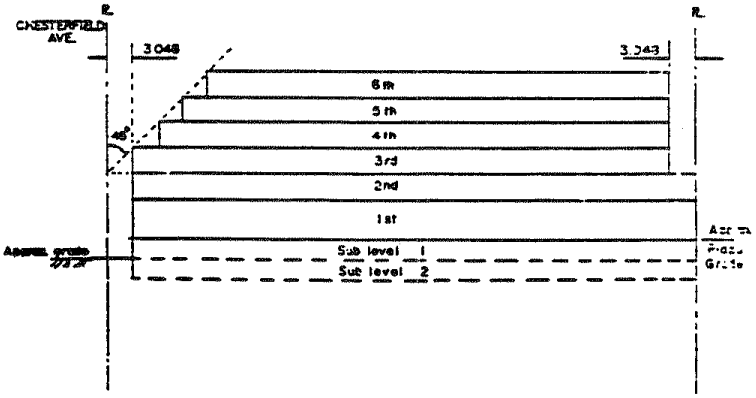
LOT AREA (INCLUDING R/W:).....= 2740 SQ. METRES
BLDG. ENVELOPE AREA.....= 2346SQ. METRES
PERCENTAGE PERMITTED LOT COVERAGE = 85.6 %

CD-25 Amending Bylaw No. 6700	SCHEDULE 7	Page 4 of 4

TITLE: Alternate Height & Siting Plan



SECTION A–A



SECTION B-B

CD-26 COMPREHENSIVE DEVELOPMENT 26 ZONE

(Part of Lots 9 and 10 Lying to the north of the Right-of-Way of the Terminal Railway of the National Harbours Board shown outlined green on R.P. 2481, Block 178, D.L. 271, Group 1, Plan 4295; Part of Lots 9-15 inclusive lying to the south of the Right-of-Way of the Terminal Railway of the National Harbours Board shown outlined green on R.P. 2481, Block 178, D.L. 271, Group 1, Plan 4295; Part of Lot 10 of the bed and foreshore of Burrard Inlet lying in front of D.L. 271, Plan 12276; Lot 16 (See 218020-L), Block 178, D.L. 271, Plan 4295; Part of Foreshore shown on R.P. 1030 lying in front of Block 178, D.L. 271; Right-of-Way of the Terminal Railway of the National Harbours Board shown outlined green on R.P. 2481; Parcel "A" (R.P. 3033) of Lots 6, 7 and 8, Block 178, D.L. 271, Group 1, N.W.D., Plan 4295; Part of Parcel "A" (R.P. 2483) being the Foreshore of Burrard Inlet in front of Lot 9, Group 1, N.W.D., Plan 12276, all as shown shaded and marked as CD-26 on Plan Schedule 8, Page 1, attached.)

In the CD-26 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as follows:

(1) the permitted uses shall be limited to :

(a) banks and financial institutions, including automatic including automatic teller machines;

(b) business and professional offices;

(c) business and trade schools;

(d) fraternal lodges, social clubs, service clubs, health

(e) government offices;

(f) personal service establishments such as: barber shops, beauty parlours, dry cleaners, appliance repair shops, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, printing shops and other similar establishments;

(g) public assembly, civic and institutional uses such as: auditoriums, meeting halls, theatres, art galleries, museums, libraries, community centres, churches, recreation facilities, youth centres and other similar establishments;

(h) restaurants, cafes and coffee houses, excluding drive-in restaurants;

(i) retail stores such as: grocery stores, bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home wares, drug stores, stationery stores, camera shops and other similar establishments, provided that none of such individual uses shall exceed a floor area of 465 square metres (5,000 square feet);

(j) studios, such as: artists, display, music, dance, radio, recording, television and photographic studios;

(k) taxi dispatch offices;

(l) public transportation terminals and access to public transportation terminals;

(m) accessory non-commercial social and recreation facilities including: tennis courts, squash courts, gymnasiums, games rooms, hobby rooms, swimming pools, day-care centres, libraries, meeting halls and other similar facilities;

(n) accessory off-street parking;

(o) off-street parking;

(p) accessory off-street loading;

(2) a lot coverage of 100 per cent is permitted;

(3) (a) the principal building, together with accessory buildings shall not exceed a gross floor area of 2.6 times the lot area (fsr);

(b) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in the calculations of floor space ratio, providing such area does not exceed 10 per cent of the gross floor area;

(4) (a) a minimum public access area of not less than 50 per cent of the total site area (including the C.N.R. Right-of-Way) shall be provided; at the Plaza levels, as shown on Schedule 8, pages 3 and 6, and at the ground level, as shown on Schedule 8, page 2. These areas shall be used for pedestrian access, emergency vehicle access, access to adjacent properties and landscaping. These public access areas must include a means of public access between the Plaza levels and the ground elevation below at the southern extremity of the building. Such areas shall be accessible to the public at all times.

(b) public access areas in the form of:

(i) pedestrian access;

(ii) vehicular access rights-of-way;

(iii) emergency access

shall be in accordance with Schedule 8, pages 2 and 3;

(c) public access in conjunction with the transportation terminal shall be provided within the area so designated on Schedule 8, Page 2;

(5) the principal building shall be sited and shaped within the envelope shown on the attached Schedule 8, pages l to 6, which forms a part of this bylaw;

(6) the principal building shall not exceed six storeys and a vertical control dimension of 28.75 metres, measured from the average building grades of that portion of Esplanade which fronts on the northern boundary of the parcel;

(7) (a) no vehicular access except emergency access will be permitted to this site from Esplanade;

(b) vehicular access may be obtained from the foot of Rogers Avenue, lying south of Esplanade and from the east-west road Right-of-Way easement, in accordance with the specifications for access described in Part 9 of this by-law;

(8) the minimum number of 560 spaces for off-street and accessory off-street parking use shall be provided on-site with the required number of spaces for accessory off-street parking use being predicated on the following:

(a) for all office uses: one parking space per 74 square metres (800 square feet) of total floor area of office uses;

(b) for retail uses and for public corridors, lobbies, waiting areas, and required accesses thereto: one parking space per 46.5 square metres (500 square feet) of total floor area;

Section 1001(2) of this By-law shall not apply to off-street parking uses provided in excess of the required number of spaces for accessory off-street parking use; the provision of all parking spaces shall be in accordance with the specifications contained in Part 4 and Part 10 of this bylaw;

(9) a minimum of four (4) off-street loading bays shall be provided, all of which shall have a clear height provision of 4.25 metres (14 feet);

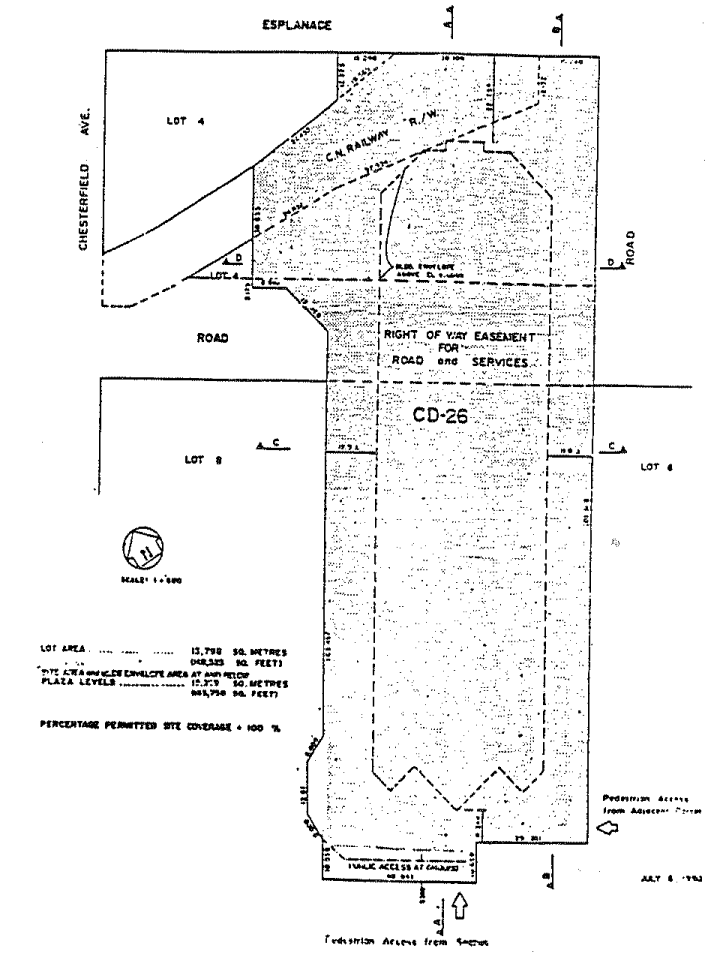
(10) all open areas not covered by buildings, structures, driveways or parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(12) all landscaping plans and exterior finishes shall be submitted for examination and recommendation by the City's Advisory Design Panel.

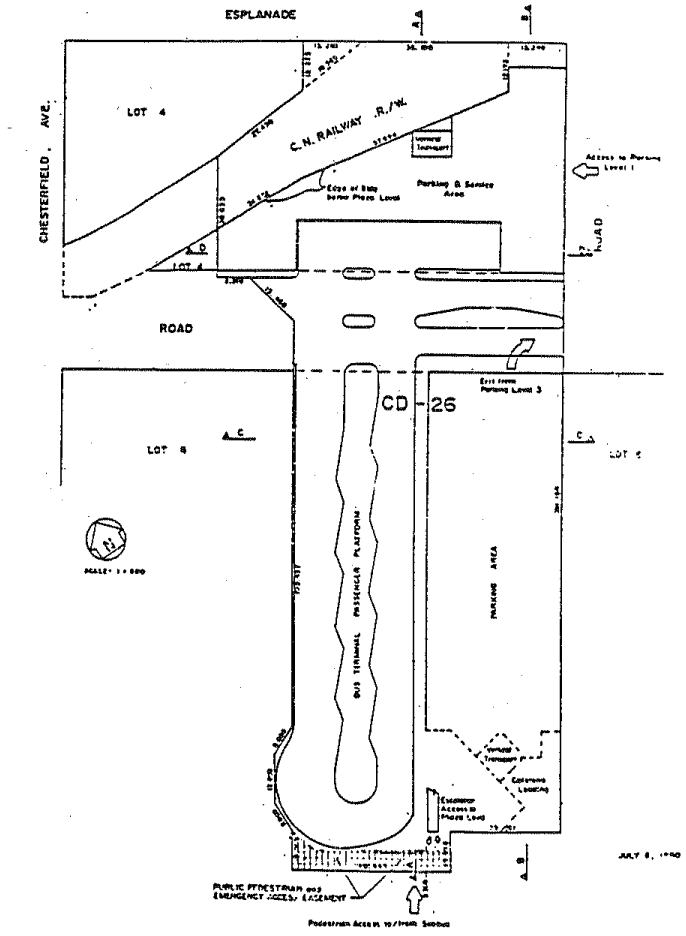
CD-26	SCHEDULE 8	Page 1 of 6
Amending Bylaw No. 6700		

TITLE: Siting Plan



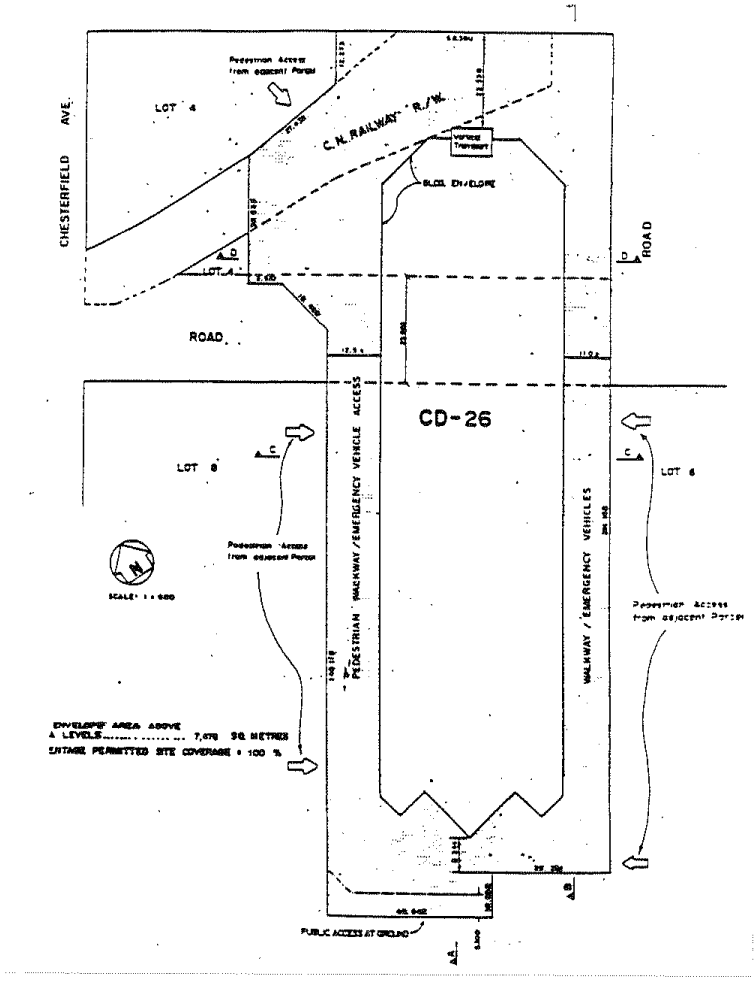
CD-26 Amending Bylaw No. 6700	SCHEDULE 8	Page 2 of 6

TITLE: Transportation Siting Plan



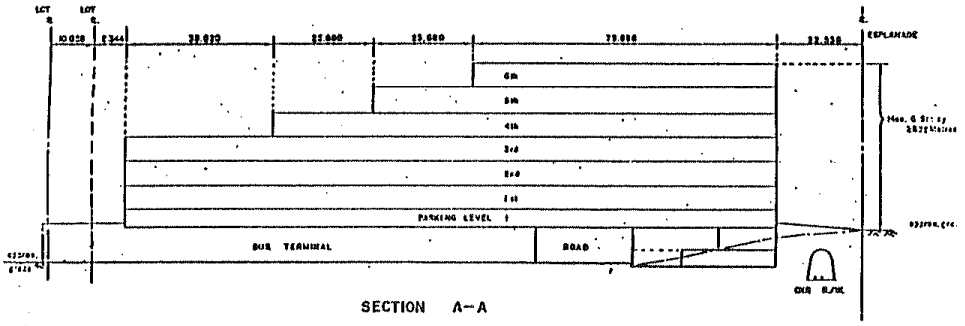
CD-26	SCHEDULE 8	Page 3 of 6
Amending Bylaw No. 6700		

TITLE: Public/Emergency Access Plan



CD-26 Amending Bylaw No. 6700	SCHEDULE 8	Page 4 of 6

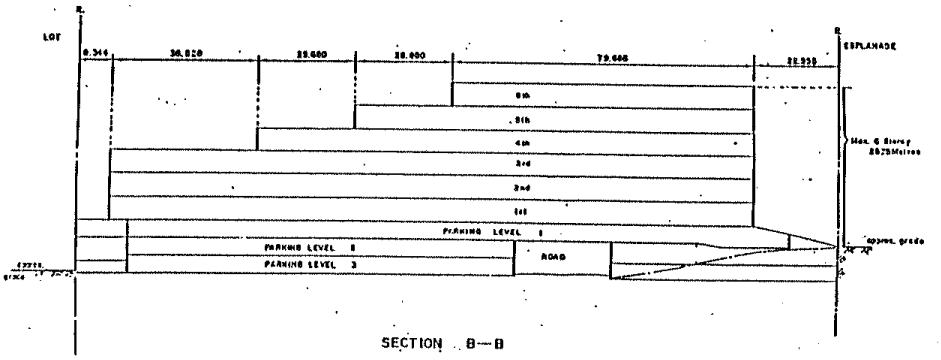
TITLE: Section Plan A-A



SECTION A–A

CD-26 Amending Bylaw No. 6700	SCHEDULE 8	Page 5 of 6

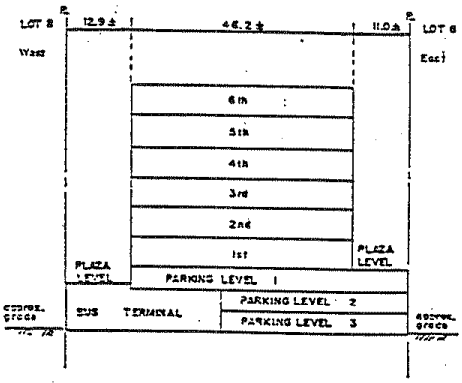
TITLE: Section Plan B-B



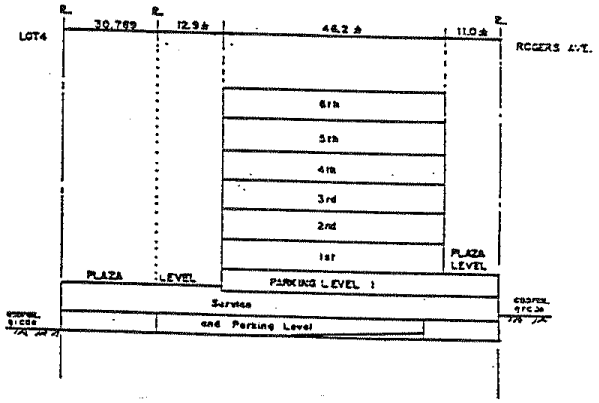
SECTION B—B

CD-26	SCHEDULE 8	Page 6 of 6
Amending Bylaw No. 6700		

TITLE: Section Plans C-C & D-D



SECTION C—C



SECTION D—D

COMPREHENSIVE DEVELOPMENT 27 ZONE

(Lot 1 of Lot 12 of the Bed of Burrard Inlet, lying in front of District Lot 271, Plan No. 20272 – Lonsdale Quay) (GENSTAR/SHELTER CORPORATION – residential)

In the CD-27 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of building and structures and regulations for required off-street parking shall be as follows:

(1) the permitted uses shall be limited to:

(a) medium density apartment use, for a maximum of 100 dwelling units;

(b) accessory non-commercial social and recreational facilities, including: tennis courts, squash courts, gymnasiums, games rooms, hobby rooms, swimming pools, day-care centres, libraries, meeting halls, and other similar facilities;

(c) accessory off-street parking;

(d) accessory off-street loading;

(e) off-site parking for a maximum of 10 cars;

(2) the following sections will not apply: Section 510(4), Section 511, and Section 512;

(3) the principal and accessory buildings shall not exceed a lot coverage of 67.9 percent;

(4) (a) the principal buildings, together with accessory buildings shall not exceed a gross floor area of 1.3 times the lot area (fsr);

(b) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in the calculations of floor space ratio, providing such area does not exceed 10 percent of the gross floor area;

(5) a minimum public access area of not less than 25.0 percent of the total area shall be provided. This area may include outside areas used for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground or upper floor or roof areas, providing they are accessible to the public at all times;

(6) the principal building(s) shall be sited and shaped within the envelopes shown on the attached Schedule 9, pages 1 and 2 which forms a part of this Bylaw;

(7) the principal building(s) shall not exceed four storeys and a vertical control dimension of 16 metres, measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(8) vehicular access will be obtained from the public access easement lying at the foot of Chesterfield Avenue;

(9) accessory off-street parking shall be provided at the ratio of 1.2 spaces per dwelling unit;

(10) the minimum number of unsecured and unreserved accessory off-street parking spaces provided shall be 26. Said 26 spaces will include at all times 16 spaces for the visitors to the residential building and 10 spaces for the patrons, visitor and employees of the commercial building located on Lot 2 of the Bed of Burrard Inlet, lying in front of District Lot 271, Plan 20272 (Except as expressly set out herein, for the purpose of this Section, the term "unsecured basis" means that no gating, fencing or other security restrictions will be used to prohibit vehicular access to said parking and the term "unreserved basis" means that no parking spaces will in any way be designated as reserved for particular persons or uses but will be available to the public on a "first come-first served" basis);

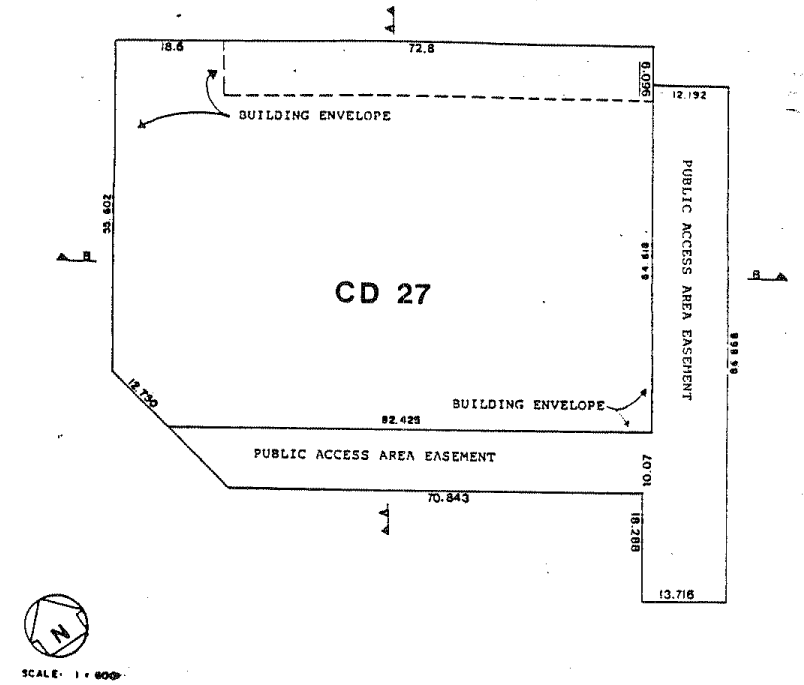
(11) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on al sides from exterior view;

(13) all landscaping plans and exterior finishes shall be submitted for examination and recommendation by the City's Advisory Design Panel.

CD-27 Amending Bylaw No. 6700	SCHEDULE 9	Page 1 of 2

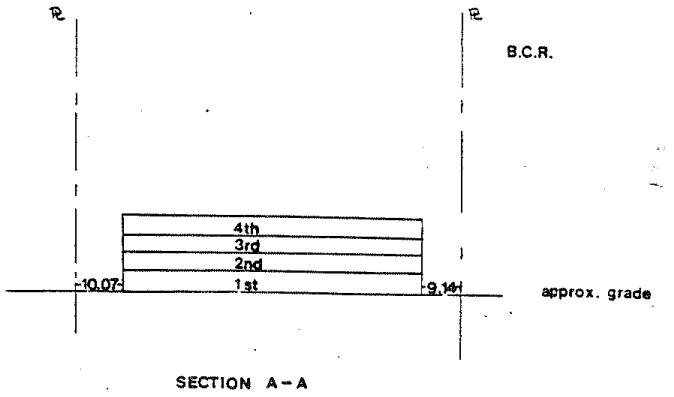
TITLE: Siting Plan



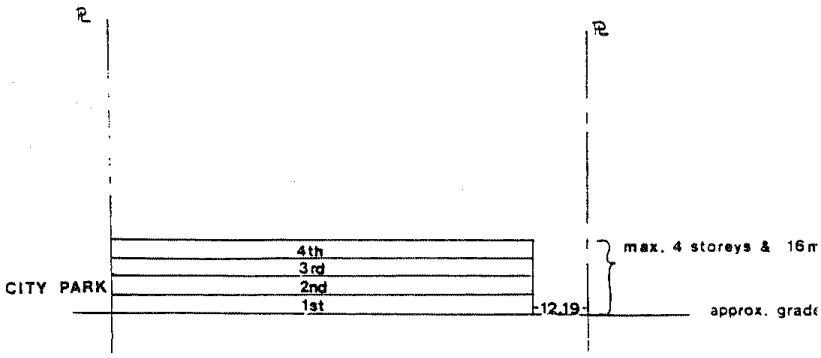
LOT AREA = 7,732 m^2
BUILDING ENVELOPE AREA = 5,311 m^2
% PERMITTED LOT COVERAGE = 67.9%

CD-27 Amending Bylaw No. 6700	SCHEDULE 9	Page 2 of 2

TITLE: Section Plans



SECTION A – A



SECTION B – B

CD-028

COMPREHENSIVE DEVELOPMENT 28 ZONE

(Lot 11, of the bed of Burrard Inlet, lying in front of D.L. 271, Plan 18883, L.D. 37, New Westminster Group 1, BOSA BROS. Lonsdale Quay)

In the CD-28 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as in the RM-1 Zone except that:

(1) for the purposes of the CD-28 Zone the lot area shall be defined as the site area described on Schedule 10, Page 1;

(2) the permitted uses shall be limited to:

- (a) medium density apartment use, having a maximum of 100 dwelling units;
- (b) accessory non-commercial social and recreation facilities including recreation rooms, spas, day-care centres, and other similar facilities;
- (c) off-street parking;
- (d) off-site parking to serve the CD-25 Zone, CD-30 Zone and CD-29 Zone only;
- (e) accessory off-street parking;
- (f) accessory off-street loading;

(3) the principal and accessory buildings shall not exceed a lot coverage of 99.1 percent, reduced to 22.3 percent above the second storey;

(4)

- (a) the principal building, together with accessory buildings, shall not exceed a gross floor area of 2.6 times the site area (fsr);

- (b) where accessory non-commercial social and recreation facilities are provided, then the floor area for such facilities shall not be included in the calculations of floor space ratio, providing such area does not exceed 10 percent of the gross floor area;

- (c) for purposes of calculating gross floor area in the CD-28 Zone, any portion of a basement, cellar, first storey or second storey used for electrical, mechanical or garbage containment uses shall be excluded;

(5) a minimum public pedestrian access area of not less than 1,467.82 square metres (15,800 square feet) or 30.0 percent of the site area shall be provided substantially as shown on Schedule 10, Page 11. This area may include outside areas used for pedestrian access or which are landscaped and integrated into pedestrian access areas. Such areas may be located under cover and may be located on a ground floor, upper floor or roof area, providing they are accessible to the public at all times. Such areas must include pedestrian stair access to and from parking levels Two and Three at approximate geodetic elevations 3.9 metres (12.8 feet) and 6.7 metres (22 feet) respectively and must include the main staircase entry from Chadwick Court to the plaza level at approximate elevation 9.6 metres (31.5 feet) geodetic. Public pedestrian access areas shall exclude public access rights-of-way that include vehicular use;

(6) where the building on this site contacts the public pedestrian access area (plaza) of the adjacent site, at approximate geodetic elevation 9.6 metres (31.5 feet), lying immediately

to the east, provision shall be made to ensure the free flow of pedestrian access to and from the site;

(7) the principal building shall be sited in accordance with the following siting plans:

(a) Parking Level One at elevation 1.1 metres (3.6 feet) geodetic, in accordance with Schedule 10, Page 2;

(b) Parking Level Two at elevation 3.9 metres (12.8 feet) geodetic, in accordance with Schedule 10, Page 3;

(c) Parking Level Three at elevation 6.7 metres (22 feet) geodetic, in accordance with Schedule 10, Page 4;

(d) Residential Level One at elevation 9.6 metres (31.5 feet) geodetic, in accordance with Schedule 10, Page 5;

(e) Residential Levels Two through Eight at elevations 12.65 metres (41.5 feet) through 28.35 metres (93.0 feet) geodetic, in accordance with Schedule 10, Page 6;

(f) Residential Level Nine at elevation 30.96 metres (101.6 feet) geodetic, in accordance with Schedule 10, Page 7;

(g) Residential Level Ten at elevation 33.58 metres (110.2 feet) geodetic, in accordance with Schedule 10, Page 8;

(h) Residential Level Eleven at elevation 36.195 metres (118.75 feet) geodetic, in accordance with Schedule 10, Page 9;

(i) Residential Level Twelve at elevation 38.81 metres (127.3 feet) geodetic, in accordance with Schedule 10, Page 10;

(8) the principal building shall not exceed a maximum height of 14 storeys, nor a vertical control dimension of 38.86 metres (127.49 feet), measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(9) Section 906(5)(b) shall be waived in its entirety and vehicular access shall be provided as described on Schedule 10, Page 3 and shall be in accordance with the following:

(a) driveway 1 shall have a maximum width of 10.37 metres (34 feet) and shall provide access to residential accessory off-street parking only;

(b) driveway 2 shall have a maximum width of 6.7 metres (22 feet);

(c) driveway 3 shall have a maximum width of 6.7 metres (22 feet) and shall provide access to on-site loading and garbage facilities only;

(10) Sections 510(3), 510(4) and 512 of By-law No. 3778 shall not apply;

(11) (a) accessory off-street parking shall be calculated at the rate of 1.2 spaces per dwelling unit;

(b) in addition to 11(a) above, a minimum of 10 visitor parking spaces shall be provided;

(c) off-site parking shall be restricted to Parking Levels Two and Three as described on Schedule 10, Pages 3 and 4 and not exceed a maximum of 151 off-site parking spaces;

(d) a minimum total of 281 parking spaces shall be provided on site;

(12) a minimum of two (2) off-street loading bays shall be provided;

(13) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fences, or structures over 0.92 metres (3 feet) in height be placed in the area bounded by the intersecting lines of two streets, or a street and a driveway, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(14) Section 410(2) shall be waived as follows:

(i) to the extent necessary to permit unenclosed balconies to protrude 1.68 metres (5.5 feet) beyond the siting envelopes demonstrated in Schedule 10, Pages 5 through 10;

(ii) to the extent necessary to permit parking structure overhangs exclusively for landscaping use in accordance with Schedule 10 Page 3 at elevation 6.7 metres and Schedule 10, Page 4 at elevation 9.6 metres (Plaza Level).

(15) Section 409 shall be waived in its entirety such that there shall be no height exceptions permitted;

(16) all mechanical exhausting from parking levels must discharge to the north or south. All roof top exhaust systems shall be screened and shall discharge to the south;

(17) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways or parking spaces;

(18) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

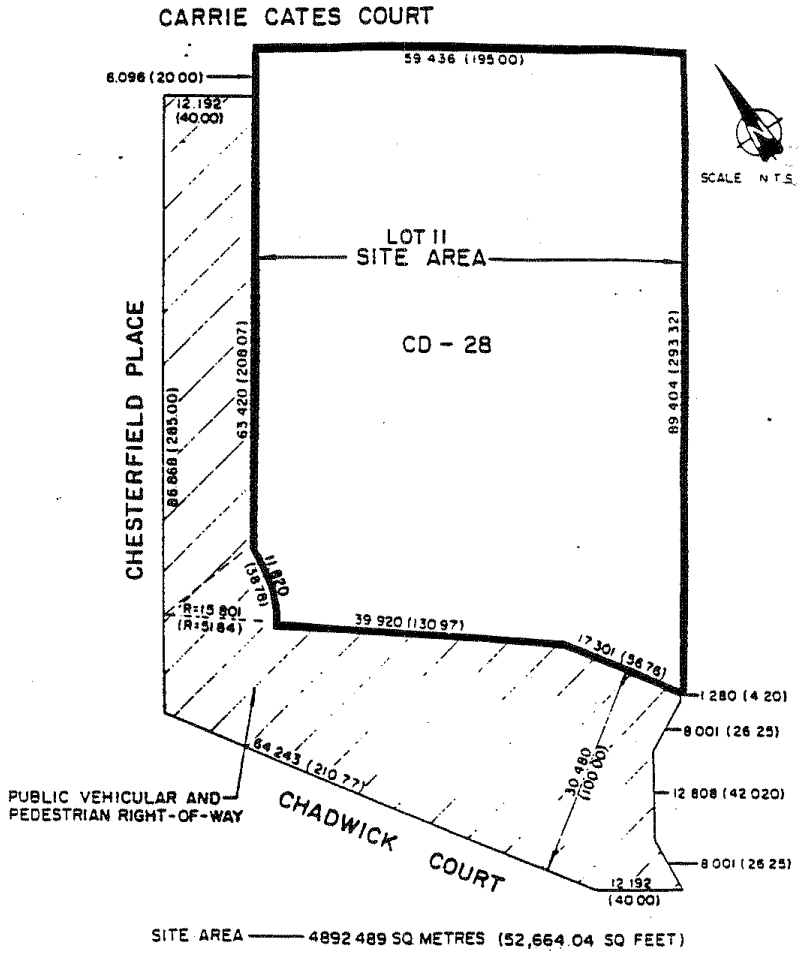
(19) residential dwelling units shall be constructed to a standard sufficient to reduce the interior noise levels received from off-site sources to a level that will

(a) comply with C.M.H.C. Standard - Road and Rail Noise No. NHA5156;

(b) with the reasonable requirements of the City's Noise Control Officer.

CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 1 of 11

TITLE: Site Area Plan

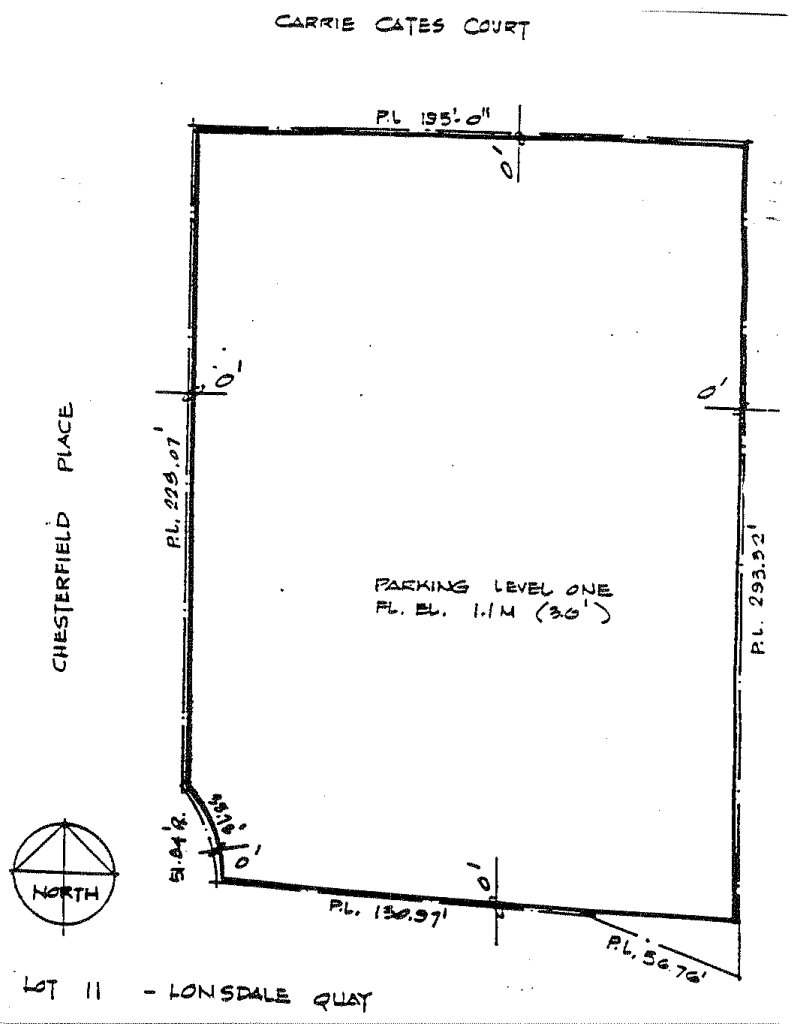


SITE AREA — 4892 489 SQ METRES (52,664 04 SQ FEET)

NOTE ALL DIMENSIONS ARE IN METRES, WITH IMPERIAL CONVERSION IN BRACKETS EG METRES (IMPERIAL)

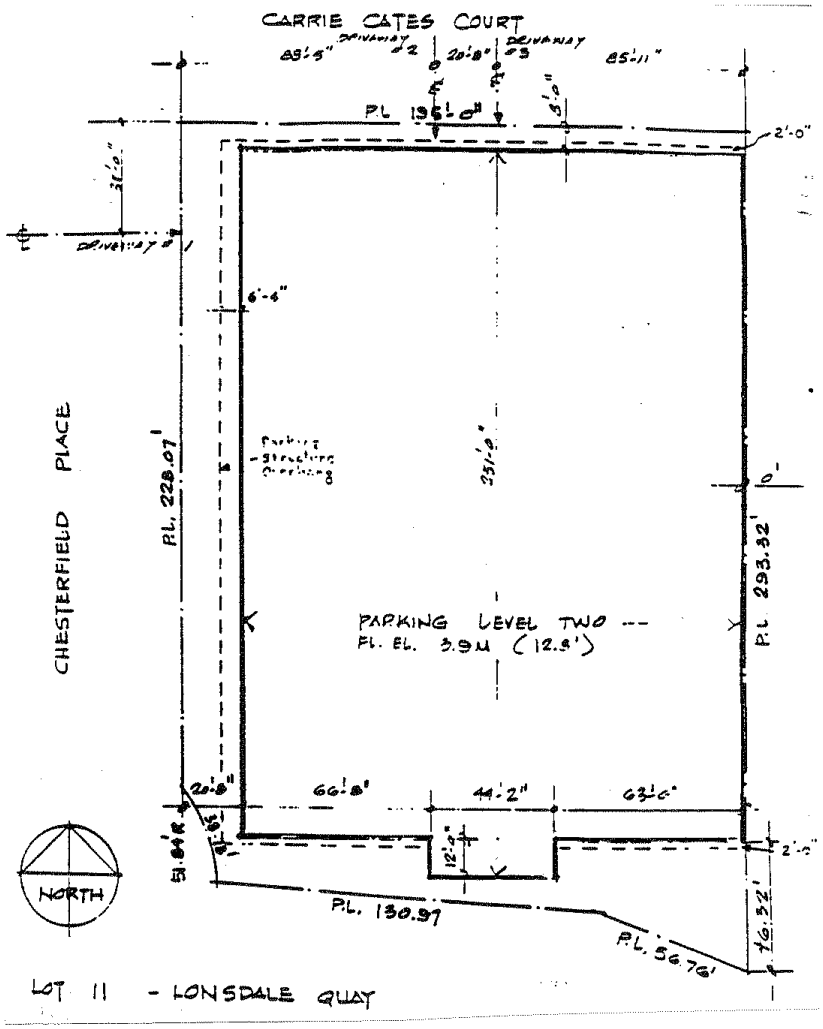
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 2 of 11

TITLE: Parking Level One Siting Plan



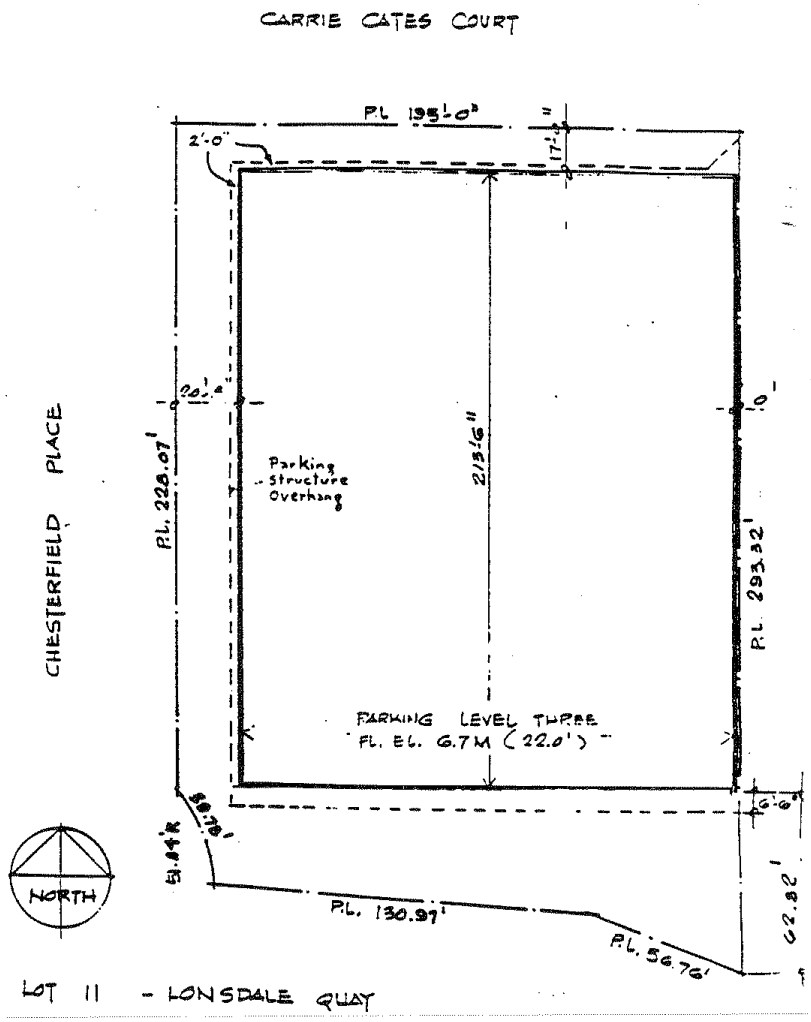
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 3 of 11

TITLE: Parking Level Two Siting Plan



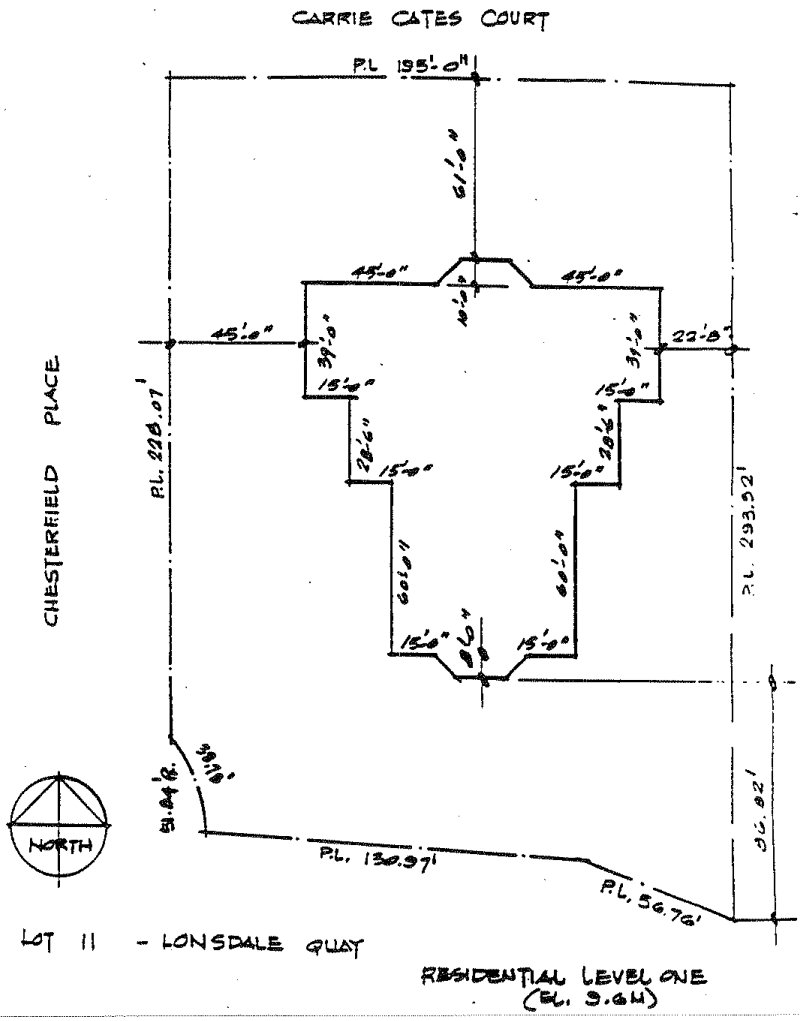
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 4 of 11

TITLE: Parking Level Three
Siting Plan



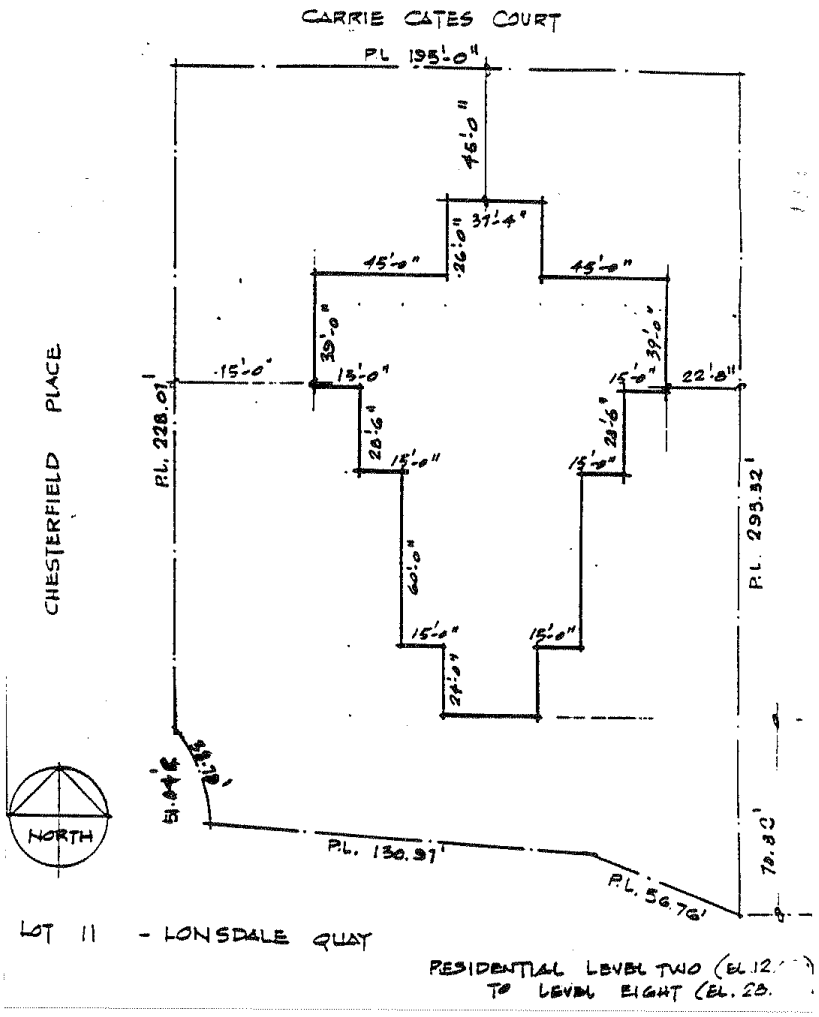
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 5 of 11

TITLE: Residential Level 1 Siting Plan



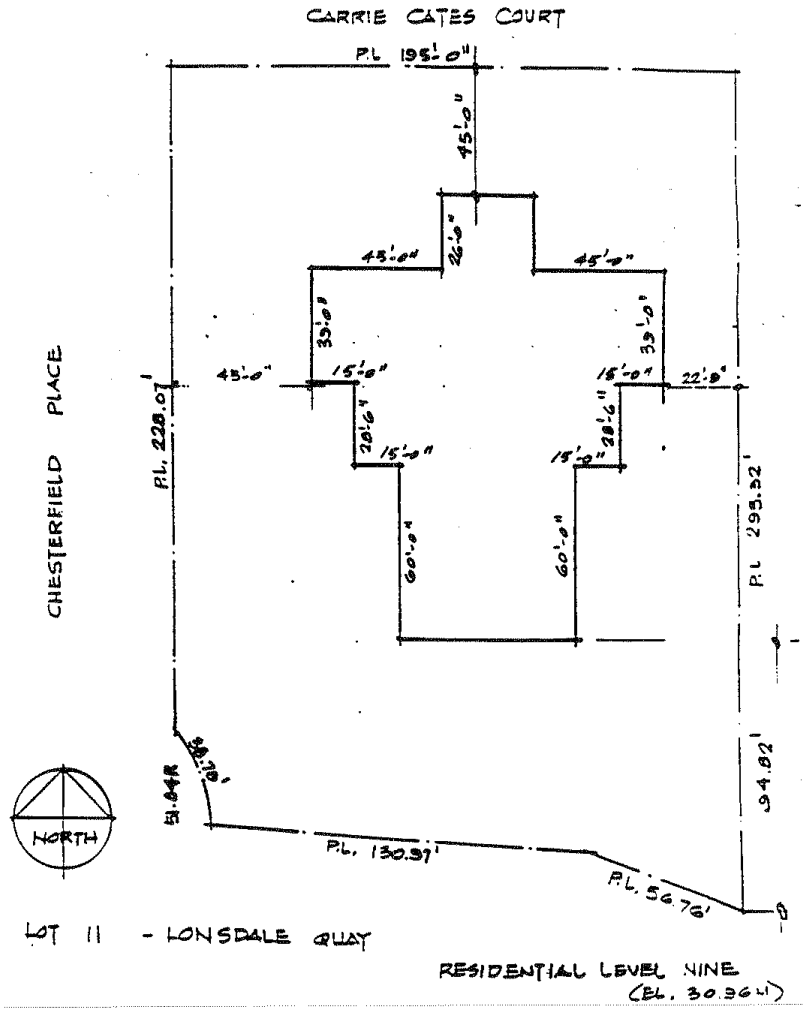
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 6 of 11

TITLE: Residential Level 2-8
Siting Plan



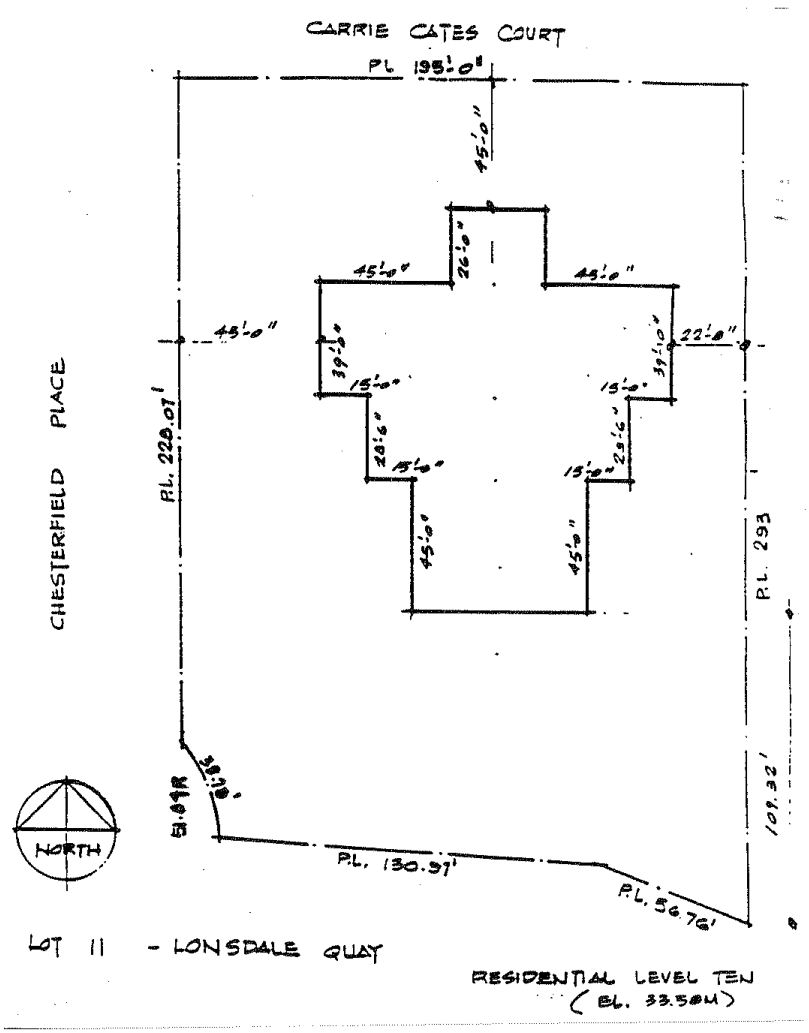
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 7 of 11

TITLE: Residential Level 9 Siting Plan



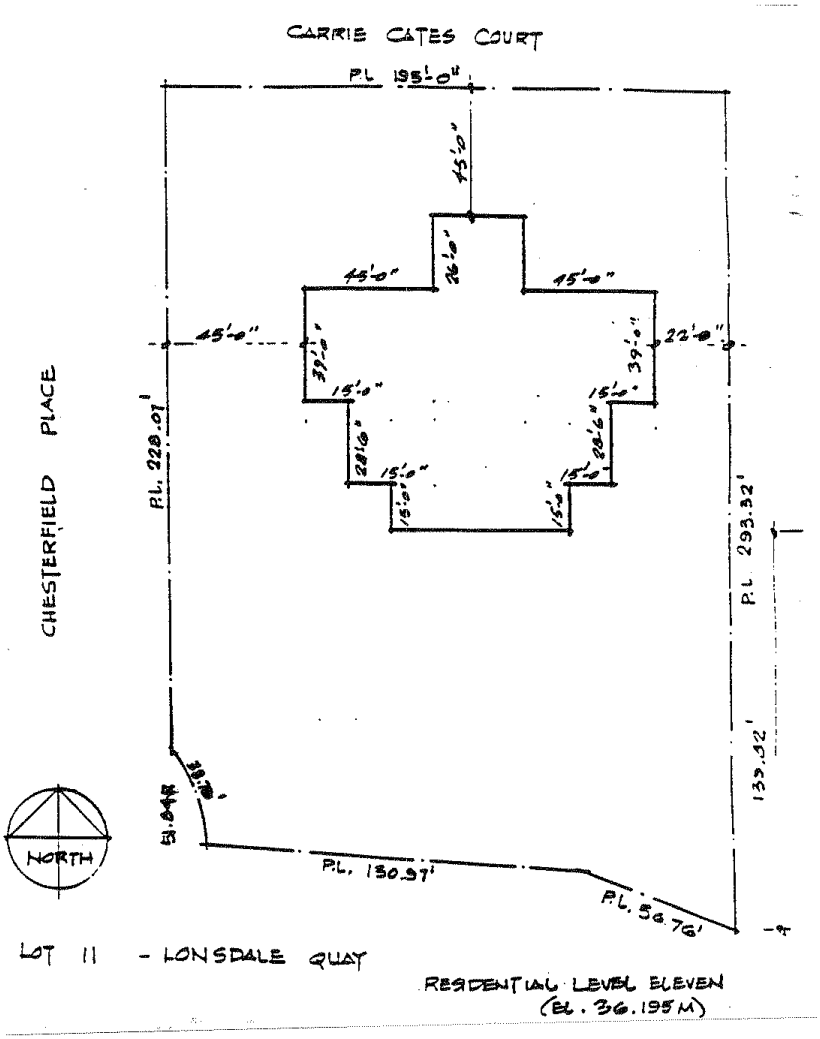
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 8 of 11

TITLE: Residential Level 10
Siting Plan



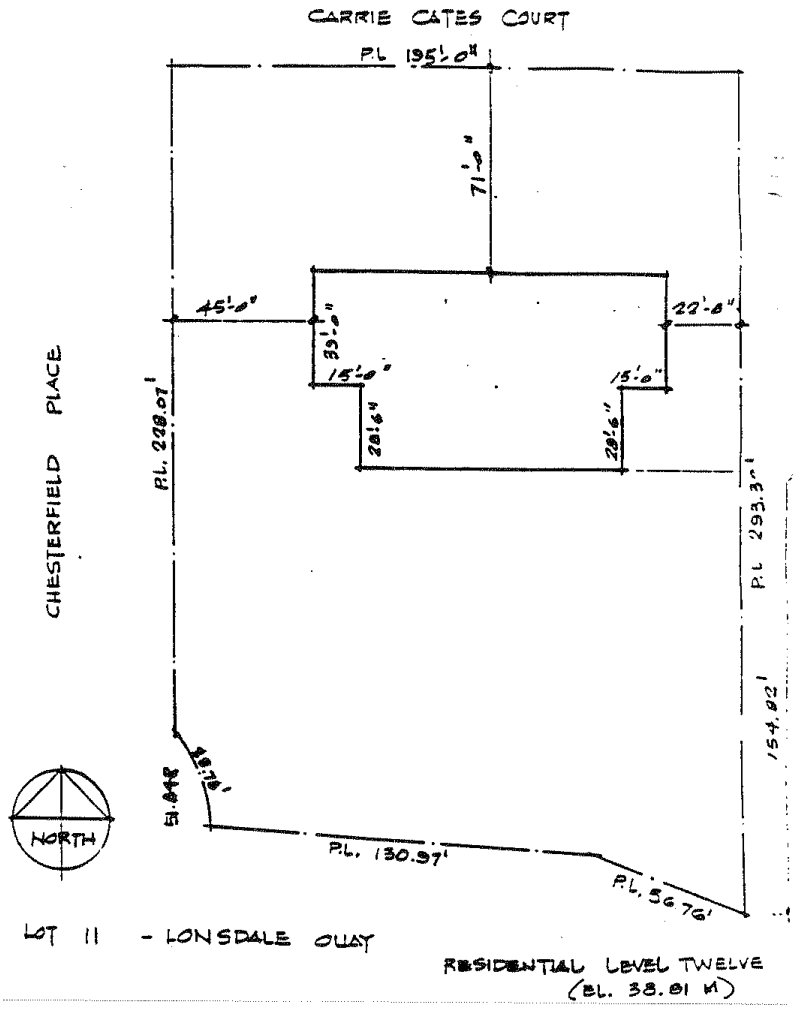
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 9 of 11

TITLE: Residential Level 11
Siting Plan



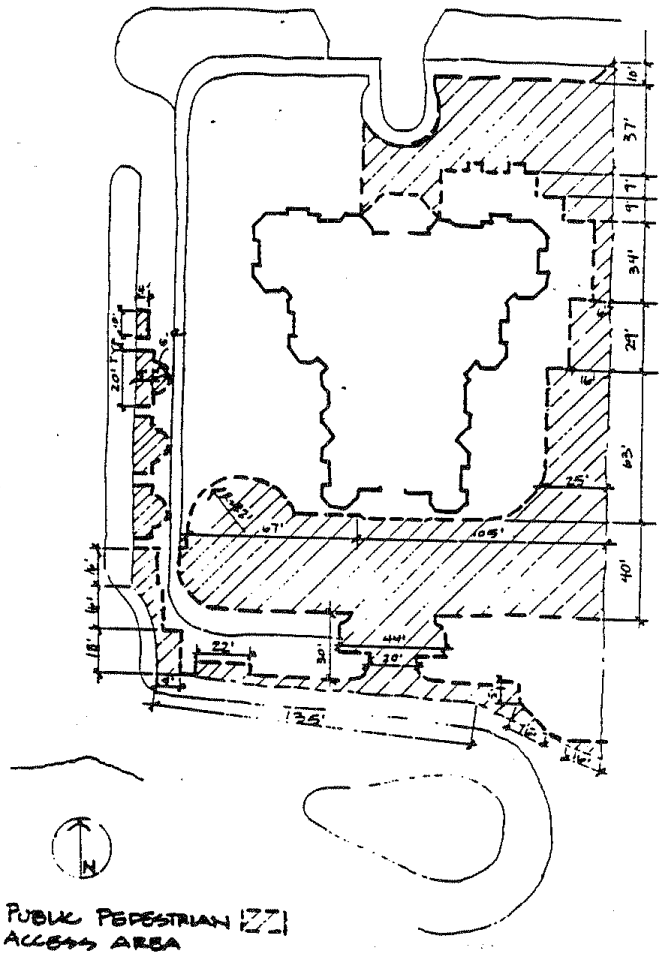
CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 10 of 11

TITLE: Residential Level 12
Siting Plan



CD-28 Amending Bylaw No. 6700	SCHEDULE 10	Page 11 of 11

TITLE: Public Pedestrian Access Plan



COMPREHENSIVE DEVELOPMENT 29 ZONE

(Part of Parcel 2 (Reference Plan 2480) of portion of bed and foreshore of Burrard Inlet lying in front of Parcel 1, Explanatory Plan 1897, D.L. 271, Plan 12276, as shown shaded and marked as CD-29 on Plan Schedule 11, Page 1, attached (Circadian))

In the CD-29 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as follows:

(1) the permitted uses shall be limited to:

(a) banks and financial institutions

(b) business and professional offices;

(c) business and trade schools;

(d) transportation terminals and access to transportation terminals;

(e) fraternal lodges, social clubs, service clubs, health clubs;

(f) government offices;

(g) personal service establishments such as:

barber shops, beauty parlours, dry cleaners, appliance repair shops, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, printing shops and other similar establishments;

(h) public assembly, civic and institutional sues such as:

auditoriums, meeting halls, theatres, art galleries, museums, libraries, community centres, churches, recreation facilities, youth centres, and other similar establishments;

(i) restaurants, cafes and coffee houses, excluding drive-in restaurants;

(j) retail stores such as:

grocery stores, bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home wares, drug stores, stationery stores, camera shops and other similar establishments, provided that none of such individual uses shall exceed a floor area of 465 square metres (5,000 square feet);

(k) studios such as:

artists, display, music, dance, radio, recording, television and photographic studios;

(l) accessory off-street loading;

except that in the case of Building A as shown on Schedule 11, Page 1, the permitted uses shall exclude the use of those cooking facilities that produce smoke or grease laden vapours and/or requiring mechanical ventilation, but may include the sale of food or refreshments on a heated, re-heated or pre-cooked basis;

(2) the principal buildings shall not exceed a lot coverage of 85.1 per cent;

(3) the principal buildings shall not exceed a gross floor area of 2.0 times the lot area (fsr);

(4) a minimum public access area of not less than 43 per cent of the total lot area shall be provided. This area may include outside areas used for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all times;

(5) the principal buildings shall be sited and shaped within the envelope shown on the attached Schedule 11, Pages 1 and 3, which forms a part of this bylaw; and in no case shall the number of principal buildings exceed two (2);

(6) the principal buildings shall not exceed the number of storeys and vertical control dimension specified in the Section A-A, B-B, and C-C as shown on Schedule 11, Page 3, which forms part of this bylaw; vertical control dimensions are to be measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(7) vehicular access will be permitted from the proposed 15.24 metres (50 feet) wide public access area Right-of-Way easement located immediately north of and adjacent to the north-west corner of this site;

(8) where public access areas are required to accommodate both vehicular and pedestrian traffic, see Schedule 11, Page 2. The minimum width provided for vehicle purposes shall be 5.3 metres (17.4 ft.) and the minimum width provided for pedestrian purposes shall be 1.7 metres (5.6 ft.);

(9) the minimum number of accessory off-street parking spaces provided for on-site uses shall be predicated on the following:

(a) for all office uses:

one parking space per 74 square metres (800 square feet) of total floor area;

(b) for retail uses and for public corridors, lobbies, waiting areas and required accesses thereto:

one parking space per 46.5 square metres (500 square feet) of total floor area; for purposes of establishing parking ratios within the CD-29 Zone, "office" is defined as:

a place or room used primarily for the transaction of business in which people are quartered primarily for work purposes, such as: administration, clerical work, rendering services of a professional nature and from which the public is excluded, except by appoint; all other parking specifications will be predicated on the requirements laid out in Section 908 of this bylaw; except that off-site parking as required under Section 904 shall be allowed by Covenant when located within 152.4 metres (500 feet) of the property;

(10) a minimum of two (2) off-street loading bays shall be provided – one of which shall have a clear height provision of 4.25 metres (14 feet);

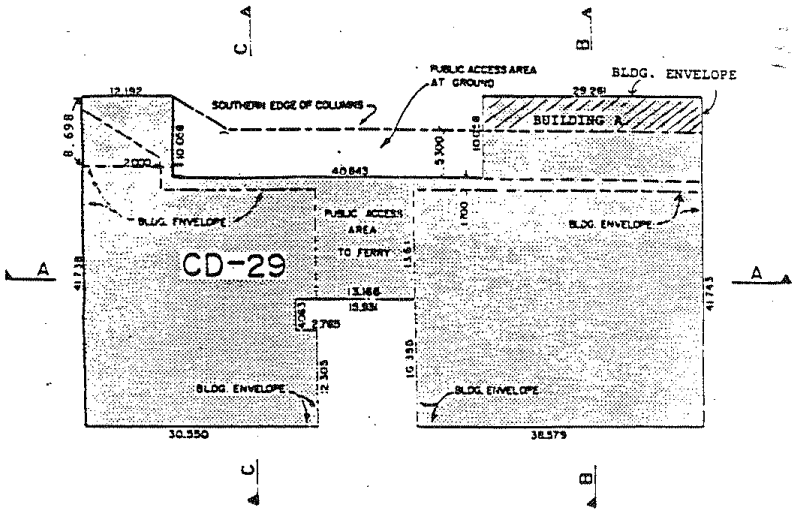
(11) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(13) all landscaping plans and exterior finishes shall be submitted for examination and recommendation by the City's Advisory Design Panel.

CD-29 Amending Bylaw No. 6700	SCHEDULE 11	Page 1 of 3

TITLE: Siting Plan

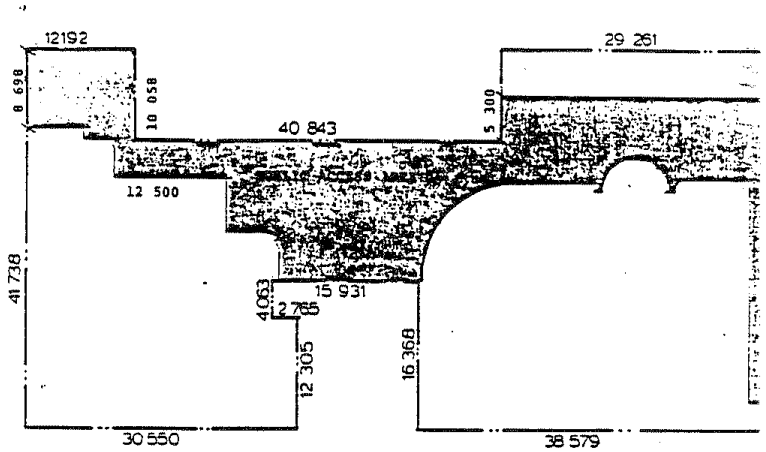


LOT. AREA .....= 2797 SQ. METRES
BLDG. ENVELOPE AREA .....= 2520 SQ. METRES
PERCENTAGE PERMITTED LOT COVERAGE .....= 85.1%

SCALE: 1:500

CD-29 Amending Bylaw No. 6700	SCHEDULE 11	Page 2a of 3

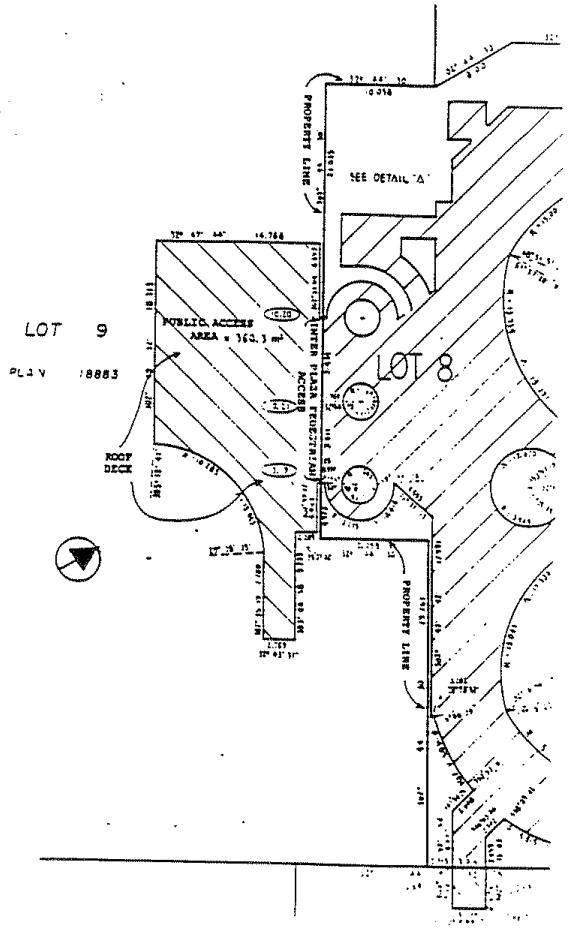
TITLE: Public Access – Ground Floor



PUBLIC ACCESS AREA GROUND LEVEL MINIMUM 850 m ^{2}

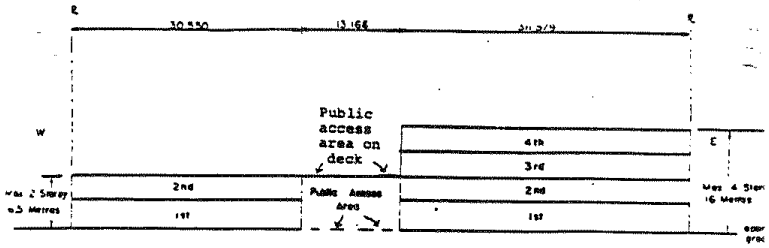
CD-29 Amending Bylaw No. 6700	SCHEDULE 11	Page 2b of 3

TITLE: Public Access – Upper Floor

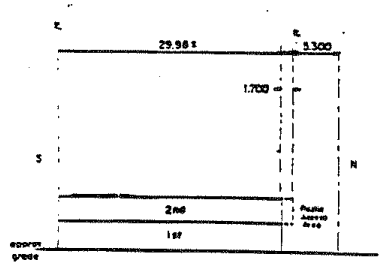


CD-29 Amending Bylaw No. 6700	SCHEDULE 11	Page 3 of 3

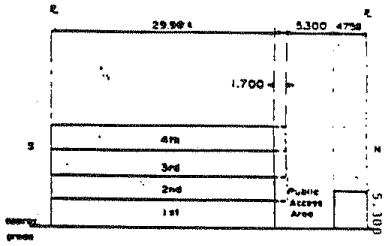
TITLE: Section Plan



SECTION A–A



SECTION C–C



SECTION B–B

COMPREHENSIVE DEVELOPMENT 30 ZONE

(Lot 13 of the bed and foreshore or Burrard Inlet lying in front of D.L. 271, Plan 19472, as shown shaded and marked at CD-30 on Plan Schedule 12, Page 1.)

In the CD-30 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as follows:

(1) the permitted uses shall be exclusively limited to the following and all other uses are expressly prohibited:

(a) public market use on the first floor level, approximate elevation 3.35 metres geodetic to 4.00 metres geodetic; and on the second floor level, approximate elevation 8.5 metres geodetic;

(b) hotel use:

(i) on the first floor level, as a hotel lobby use only, approximate elevation 4.00 metres geodetic. For the purpose of this section, "hotel lobby use" means reception desks, administrative offices, elevators, stairs and necessary access thereto;

(ii) on the second floor level, approximate elevation 8.5 metres geodetic;

(iii) the third floor level, approximate elevation 12.5 metres geodetic;

(iv) on the four floor level, approximate elevation 16.1 metres geodetic;

(c) child minding services for the temporary care of children in accordance with the regulations and requirements of the Provincial "Community Care Facility Act";

(d) off-street and accessory off-street parking uses, storage and hotel entry and hotel laundry uses to be located on the basement level, approximate elevation 1.10 metres geodetic;

(e) public use areas, including public viewing areas, public seating areas and public circulation corridors where all required public circulation corridors in a public market use area shall be a minimum 1.1. metres (44 inches) wide, unless required to be wider under the occupancy load requirements of the B.C. Building Regulations;

(f) accessory off-street loading;

(g) a maximum of twenty in the aggregate of mobile carts, wagons, kiosks or similar structures as defined under the Business License Bylaw, a maximum of twelve of which may be in operation in outdoor public use areas;

(h) commercial passenger vehicle loading and unloading in the shaded area if indicated on Schedule 12, Page 1, Siting Plan;

(i) accessory outdoor dining use, in those areas indicated on Schedule 12, Page 3 and Page 4;

(2) the following Sections shall not apply: Sections 510(4) and 510(5), Section 511 and Section 512;

(3) the principal and accessory buildings, shall not exceed a lot coverage of 80.5 percent;

(4) (a) the principal building, together with accessory buildings, shall not exceed a gross floor area of 2.0 times the lot area (fsr);

(b) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in the calculations of floor space ratio, providing such area does not exceed 10 percent of the gross floor area;

(5) a minimum public access area of not less than 24 percent of the total lot area shall be provided. This area may include outside areas used for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all times;

(6) a public access area of a minimum of 6 metres (20 feet) in width must be provided for pedestrian use linking the public access area shown on Schedule 12, Page 1, with the public plaza area to the south of the site. The location and configuration of this public pedestrian access area may be varied and may be provided either at ground level or on an elevated basis, depending upon the development design;

(7) where public access areas are required to accommodate both vehicular and pedestrian traffic, see Schedule 12, Page 1. The minimum width provided for vehicle purposes shall be 6 metres (19.7 feet) and the minimum width provided for pedestrian purposes shall be 1.5 metres (5 feet);

(8) the principal building shall be sited and shaped within the envelope shown on the attached Schedule 12, Page 1.

(9) the principal building shall not exceed four storeys and shall have a vertical control dimension of not more than 16 metres (52.5 feet) measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(10) Vehicular access is permitted from the dedicated road allowance fronting the north property line and from the lot fronting the west property line;

(11) the minimum 186 off-street and accessory off-street parking spaces are required. Except for the minimum number of off-street and accessory off-street parking spaces, Section 908(4) shall not apply. All other parking specifications will be predicated on requirements laid out in Part 9 of the bylaw;

(12) a minimum of three (3) off-street loading bays shall be provided, one of which shall have a clear height provision of 4.25 metres (14 feet);

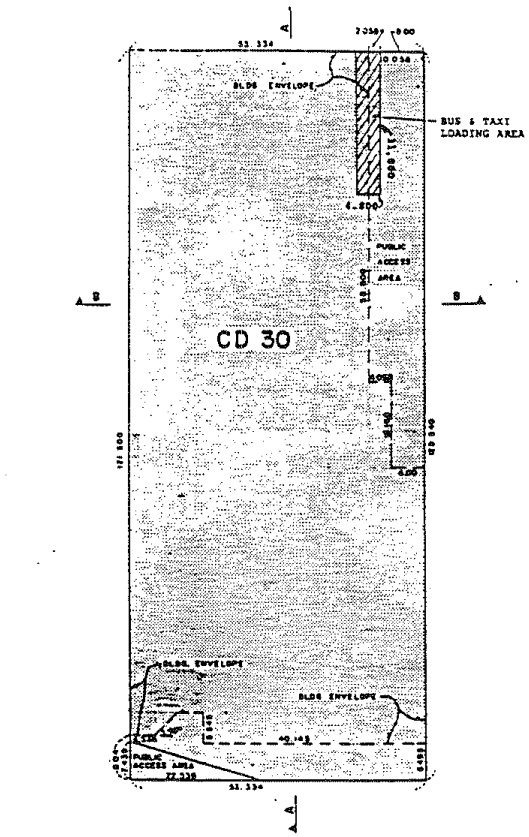
(13) all open areas not covered by buildings, structures, driveways or parking spaces shall be suitably landscaped and maintained;

(14) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(15) all landscaping plans and exterior finishes shall be submitted for examination and recommendation to the City's Advisory Design Panel.

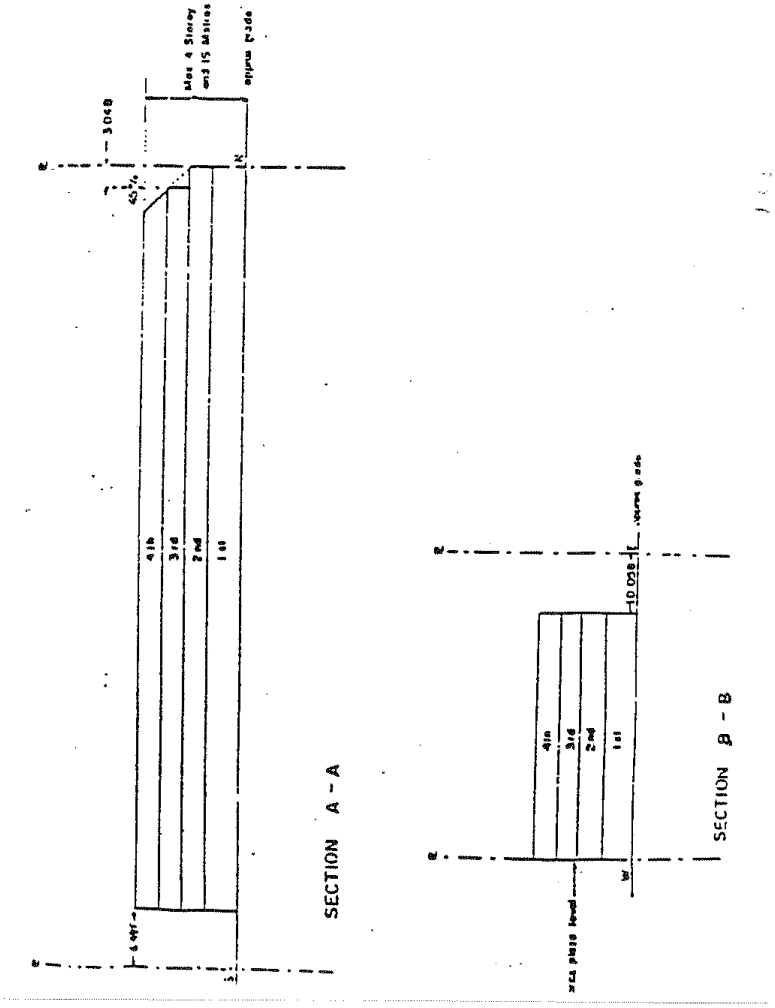
CD-30 Amending Bylaw No. 6700	SCHEDULE 12	Page 1 of 4

TITLE: Siting Plan



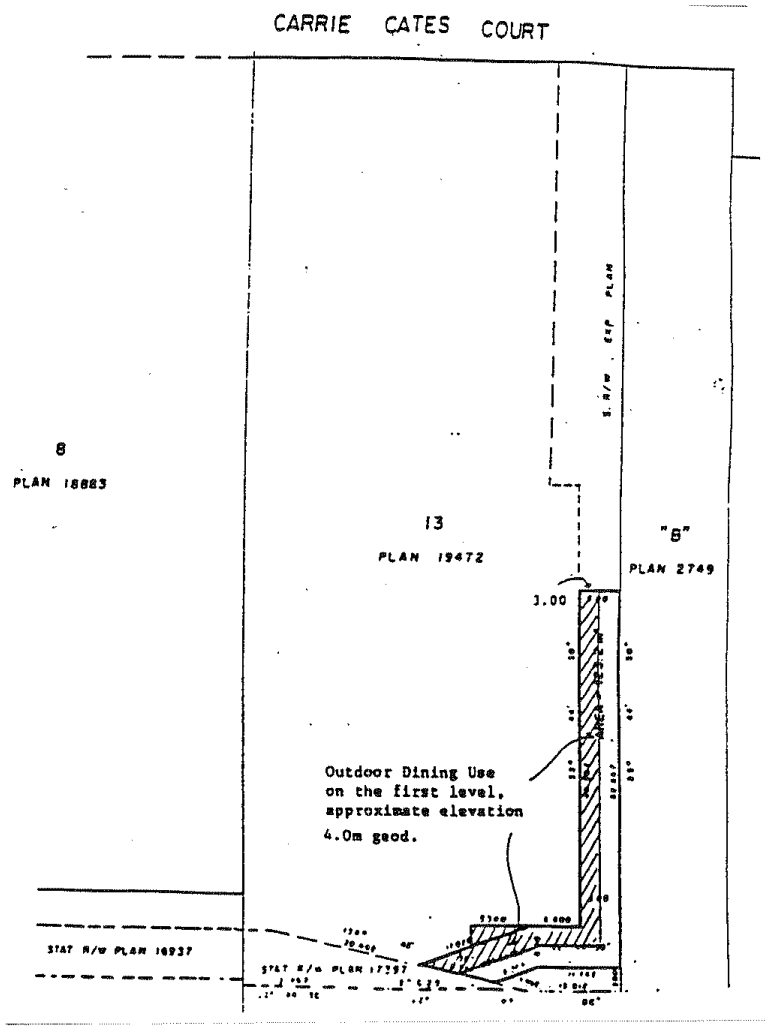
CD-30 Amending Bylaw No. 6700	SCHEDULE 12	Page 2 of 4

TITLE: Section Plan



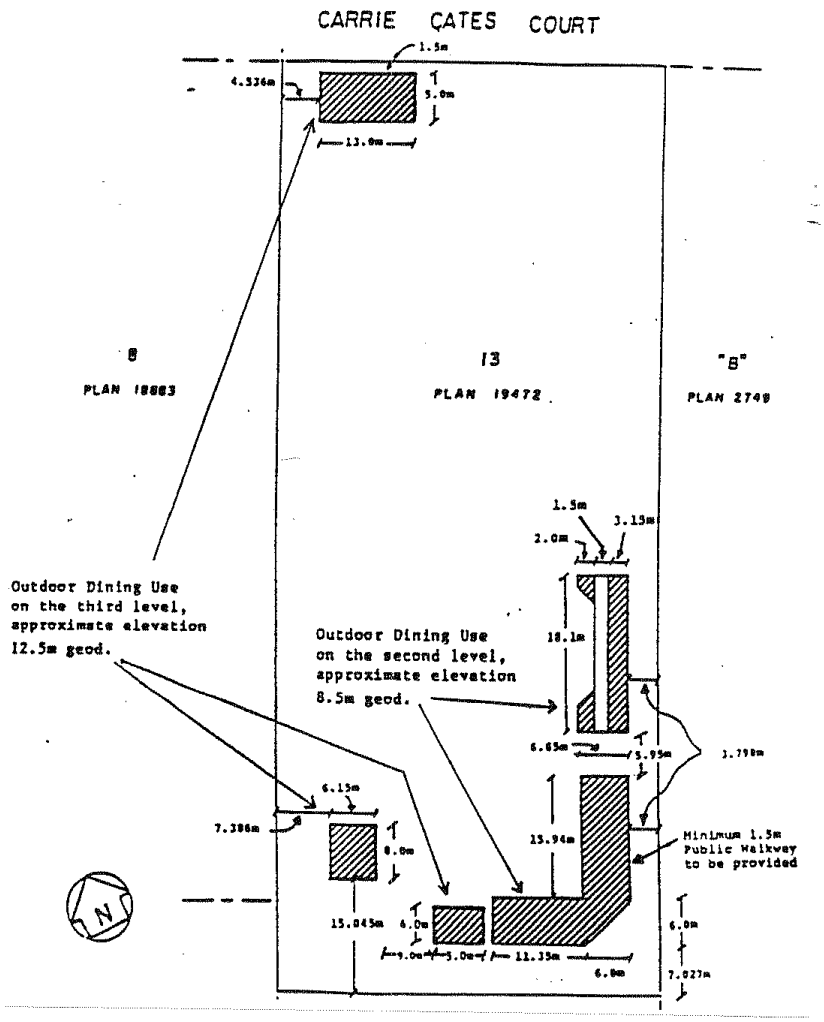
CD-30 Amending Bylaw No. 6700	SCHEDULE 12	Page 3 of 4

TITLE: First Level Outdoor Dining



CD-30 Amending Bylaw No. 6700	SCHEDULE 12	Page 4of 4

TITLE: Second Level Outdoor Dining



COMPREHENSIVE DEVELOPMENT 32 ZONE

(Part of Parcel 2 (R.P. 2480) or portion of the bed and foreshore of Burrard Inlet lying in front of Parcel 1, Explanatory Plan 1897, D.L. 271; Part of Lot 8 of the bed and foreshore of Burrard Inlet lying in front of D.L. 271, Plan 12223; Part of Parcel "G" (R.P. 2586) lying in front of Parcel 1 (R.P. 10071); Part of Lot 10 of the bed and foreshore of Burrard Inlet lying in front of D.L. 271, Plan 12276; Part of Lot "A", D.L. 271, and of the bed and foreshore of Burrard Inlet, Plan 12820; and that part of the bed and foreshore of Burrard Inlet distant 53.34 metres (175 feet), plus or minus, lying in front of Lot 8, Plan 12223, and Parcel 2 (R.P. 2480), as shown outlined and marked CD-32 on Plan Schedule 13, attached)

In the CD-32 Zone, permitted uses, regulations for permitted uses, regulations for required off-street parking, shall be as in the M-2 Industrial Zone, except that:

(1) the permitted uses shall be limited to:

(a) an inner harbour passenger ferry terminal and ancillary office and maintenance facilities;

(b) accessory off-street parking;

(c) accessory off-street loading;

(2) the permitted uses shall not be allowed on a lot of less than 13,000 square metres (140,000 square feet);

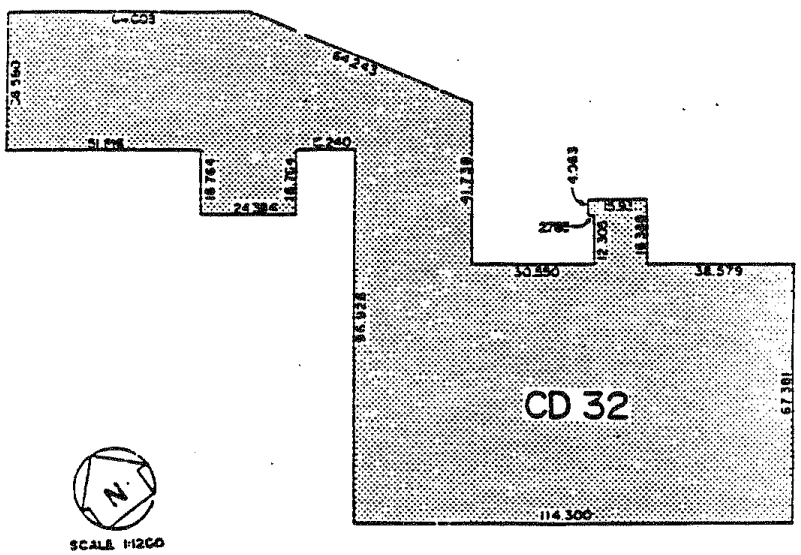
(3) the permitted lot coverage shall not exceed 50 percent;

(4) the principal buildings shall not exceed a height of 7.5 metres (24.5 feet) measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(5) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

CD-32 Amending Bylaw No. 6700	SCHEDULE 13	Page 1 of 1

TITLE: Site Area Plan



CD-33 COMPREHENSIVE DEVELOPMENT 33 ZONE

(Lots 37 Block "B", D.L. 265, Plan 7199 north side 900 Block West 16th Street from RS One-family Residential Zone)

In the CD-33 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures shall be as in the C-2 General Commercial Zone, except that:

(1) the permitted principal use shall be limited to:

(a) banks and financial institutions;
(b) business and professional offices;
(c) business and trade schools;

(d) personal service establishments, including: barber shops, beauty parlours, dry cleaners, florist, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, and other similar establishments;

(e) restaurants and cafes, whether or not licensed under the Liquor Control and Licensing Act of British Columbia, provided that the sole use of such restaurants and cafes is the preparation, sale and consumption of food on the premises;

(f) retail stores, including: grocery stores, bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home furnishings, hardware, and drug stores, stationery stores, camera shops, art galleries, and other similar establishments;

(g) studios, including: artist, display, music, dance, radio, recording, television and photographic studios;

(h) accessory off-street parking use;
(i) accessory off-street loading use;

(2) principal buildings shall be sited not less than:

(a) 50 feet from the front lot line;
(b) 0 feet from the interior side lot line;
(c) 0 feet from the rear lot line;

except when a lot is bounded by intersecting lanes, principal buildings shall not be sited in an area bounded by the intersecting lot lines of the lanes and a line joining points along said lot lines 3.05 metres (10 feet) from their point of intersection;

(3) principal buildings, together with accessory buildings shall not exceed a gross floor area of 4700 square feet nor a lot coverage of 48 percent;

(4) buildings and structures shall not exceed a height of 24 feet;

(5) Sections 609A and 609B with respect to special siting, height and landscape requirements shall not apply. No fence, wall or structure shall be erected to a height greater than 1 metre (3.28 feet) and no hedge, bush or other plant material shall be allowed to grow to a height which would obstruct vision clearance in an area bounded by the intersecting lot lines of a street and a lane and a line joining points along said lot lines 4.5 metres (15 feet) from their point of intersection;

(6) the minimum number of off-street parking spaces provided shall be one space per 500 square feet of gross floor area;

(7) one loading bay shall be provided on each lot, except that on Lot 37, Block "B", D.L. 265, the said loading bay shall be eight feet wide, eighteen feet long, and seven feet high;

(8) at least one refuse storage container shall be provided on site and it shall be screened from view by a minimum 6 foot high landscape screen and when located within 25 feet of the principal building, shall be enclosed by a roof. A refuse container may not occupy a required parking space and shall be readily accessible to all users and for pick-up;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

(10) Section 907(3)(iii) of this By-law shall not apply.

COMPREHENSIVE DEVELOPMENT 34 ZONE

(Lots 7, 8, and 9 of Sub.A, Block 48, D.L. 548, Plan 1401)

In the CD-34 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 14 dwelling units;

(2) principal buildings shall no exceed a lot coverage of 49 per cent;

(3) principal buildings shall no exceed a height of 32 feet;

(4) principal buildings shall be sited not less than:

(i) 5 feet from the front lot line;
(ii) 5 feet from the rear lot line;
(iii) 5 feet from the interior side lot line;
(iv) 9 feet from the exterior side lot line;

except that bay window features may be allowed to project 2 feet into the front and rear setbacks in two instances only;

(5) principal buildings together with accessory buildings shall not exceed a floor space ration of 0.95 times the lot size;

(6) Sections 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-36 COMPREHENSIVE DEVELOPMENT 36 ZONE

(Lot D of 7, Block 29, D.L. 548, Plan 7881, 220 West 16th Street)

In the CD-36 Zone, permitted uses, regulations for permitted uses, regulations for size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 31.5 per cent;

(3) principal buildings shall not exceed a height of 30 feet;

(4) principal buildings shall be sited not less than:

(i) 11 feet from the front lot line;

(ii) 9 feet from the rear lot line;

(iii) 6 feet from the east interior side lot line;

(iv) 18 feet from the west interior side lot line:

(5) no fence, wall structure or landscape screen shall be erected to a height greater than 3 feet and no hedge, bush or other plant material shall be allowed to grow to a height which would obstruct the line of vision in an area bounded by the intersecting lot lines of a street and a lane, or a lane and a lane, and a line joining points along said lot lines 15 feet from their point of intersection;

(6) principal buildings together with accessory buildings shall not exceed a floor space ratio of 0.80 times the lot area;

(7) principal buildings shall be arranged on the site in such a manner that the maximum number of attached units, having common walls. is three units:

(8) Section 906(5)(a) shall not apply;

(9) the minimum number of off-street parking spaces provided shall be nine spaces, with at least one parking space provided adjacent to each dwelling unit; all unconcealed spaces shall be bounded by a landscape screen of not less than three feet in height;

(10) vehicular access may be obtained from the adjacent lanes only, as follows:

(i) access from the lane lying north of and immediately to the rear of the site may be obtained for a maximum of 30 per cent of the length of that portion of the property fronting the lane;

(ii) access from the lane lying east of and immediately adjacent to the site, may be obtained for a maximum of 63 per cent of the length of that portion of the property fronting the lane;

(iii) the maximum width of any single driveway accessing from the lane shall not exceed 27 feet:

(11) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) refuse storage containers shall be readily accessible for pick-up and for all users and shall be screened on all vertical sides by a minimum six foot high landscape screen;

(13) all exterior finishes shall be approved by the Advisory Design Panel.

CD-37

COMPREHENSIVE DEVELOPMENT 37 ZONE

(157-165 West 19th Street/1838-1842 Chesterfield Avenue)

In the CD-37 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 10 dwelling units;

(2) principal buildings shall not exceed a lot coverage of 48 per cent;

(3) principal buildings shall not exceed a height of 30 feet:

(4) principal buildings shall be sited not less than:

(i) 6.6 feet from the front lot line;
(ii) 5.0 feet from the rear lot line;
(iii) 4.0 feet from the interior side lot line;
(iv) 12.0 feet from the exterior side lot line:

(5) principal buildings together with accessory buildings shall not exceed a floor space ratio of 0.85 times the lot area;

(6) Sections 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit;

(8) all open areas, not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for all users and shall be screened on all vertical sides by a minimum 6 foot high landscape screen;

(10) all exterior finishes shall be approved by the Advisory Design

CD-38

COMPREHENSIVE DEVELOPMENT 38 ZONE

(Lot 7, Block 48, D.L. 548, Plan 957 Lot D, Block 48, D.L. 548, Plan 14105)

In the CD-38 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 10 dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 45 per cent;

(3) principal buildings shall not exceed a height of 28 feet:

(4) principal buildings shall be sited not less than:

10 feet from the front lot line;
(ii) 12 feet from the rear lot line;
(iii) 6 feet from the interior and exterior side lot lines;

(5) principal buildings, together with accessory buildings shall not exceed a floor space ratio of 0.80 times the lot area;

(6) Sections 510 (3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of two lanes and a line joining points along said lot lines, 15 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-39 COMPREHENSIVE DEVELOPMENT 39 ZONE

(Lot B of Subdivision 17, Block 37, D.L.549, Plan 9150 Am. Sub. 16, Block 37, D.L. 549, Plan 4881, Lot A of Subdivision 17, Block 37, D.L. 549, Plan 9150, (STRATA CORPORATION VR1152)

In the CD-39 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1A Central Commercial Zone, except that:

(1) the permitted uses shall be limited to:

(a) retail service group 1 use;

(b) accessory apartment use;

(c) accessory off-street parking use;

(d) accessory off-street loading use;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 49 percent reduced to 35 per cent above the second storey; for purposes of this section "storey" means the space between a floor level and the ceiling directly above it when the floor level is not less than an elevation of 324.0 feet geodetic;

(3) (a) the principal buildings, together with accessory buildings shall not exceed a gross floor area of 2.6 times the lot area;

(b) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in calculations of floor space ratio, providing such area does not exceed 10 per cent of the gross floor area; (for purposes of this section "accessory non-commercial social and recreational facilities" means accessory facilities which are provided solely for the occupants of the principal building);

(4) the principal building shall be sited not less than:

(a) 7.0 feet from the front lot line;

(b) 10.0 feet from the rear lot line;

(c) 3.0 feet from the exterior side lot line;

(d) 39.2 feet from the interior side lot line;

and shall be sited within the siting envelopes shown on the attached Schedules 16(1) to 16(8), inclusive, which form part of this bylaw, except that enclosed balconies may project up to 8.0 feet into the required setbacks;

(5) principal buildings shall not exceed a height of 13 storeys;

(6) (a) the minimum number of concealed off-street parking spaces provided shall be 188;

(b) in the event that a use requiring parking at a rate higher than 1 space per 750 square feet of gross floor area is introduced into the building, parking for this said use shall be provided in accordance with Part 10 of this bylaw;

(7) Section 610(6) shall be varied to allow a width and length above the second storey of 112 feet and 116 feet respectively;

(8) Section 907(d)(ii) shall not apply;

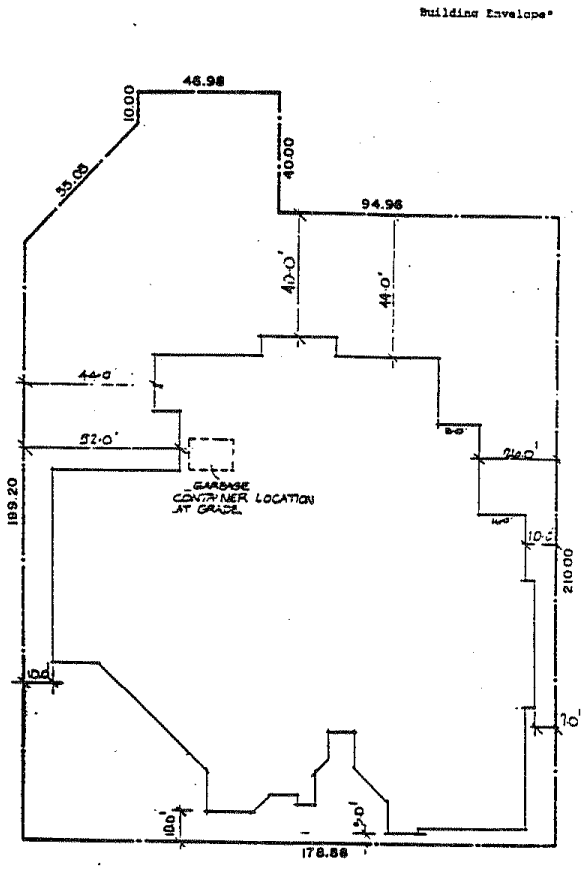
(9) (a) refuse storage containers shall be readily accessible for pick up and for all users and shall be screened on all sides from exterior view;

(b) refuse storage containers for the commercial uses in the building shall be located at grade at the location shown on Schedule 16(1) and shall be screened from exterior view;

(10) all landscape plans and exterior finishes of buildings shall be approved by the Advisory Design Panel.

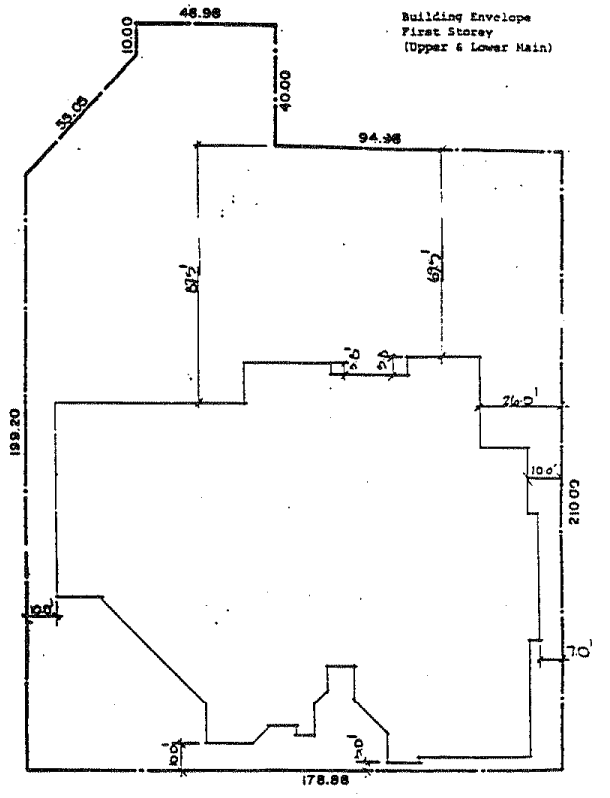
CD-39	SCHEDULE 16	Page 1 of 8
Amending Bylaw No. 6700		

TITLE: Siting Plan



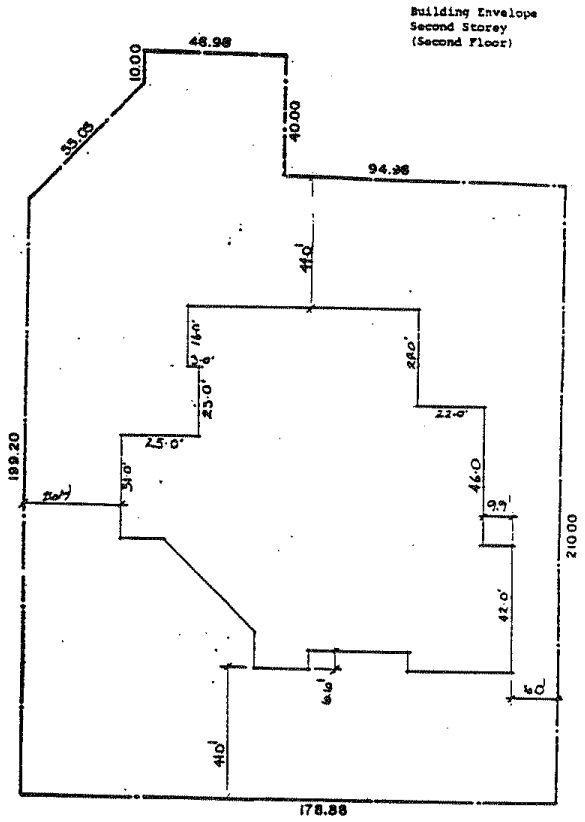
CD-39	SCHEDULE 16	Page 2 of 8
Amending Bylaw No. 6700		

TITLE: First Storey Siting Plan



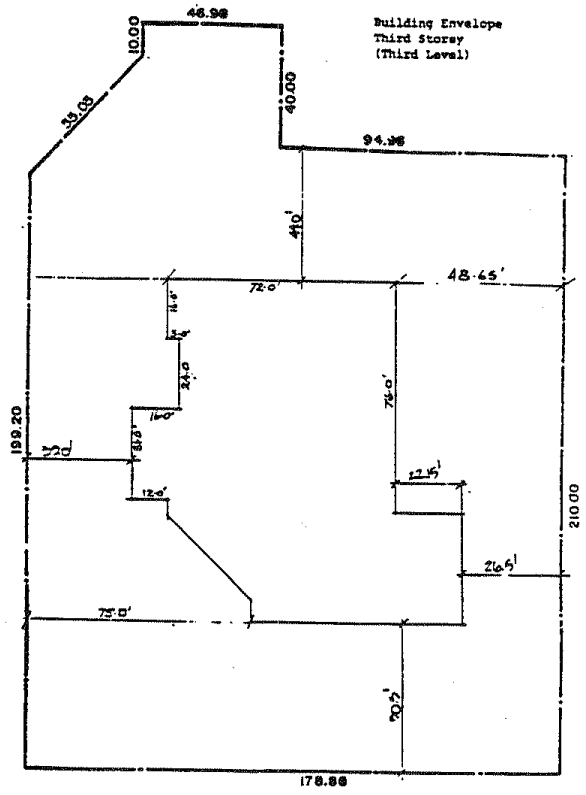
CD-39 Amending Bylaw No. 6700	SCHEDULE 16	Page 3 of 8

TITLE: Second Storey Siting Plan



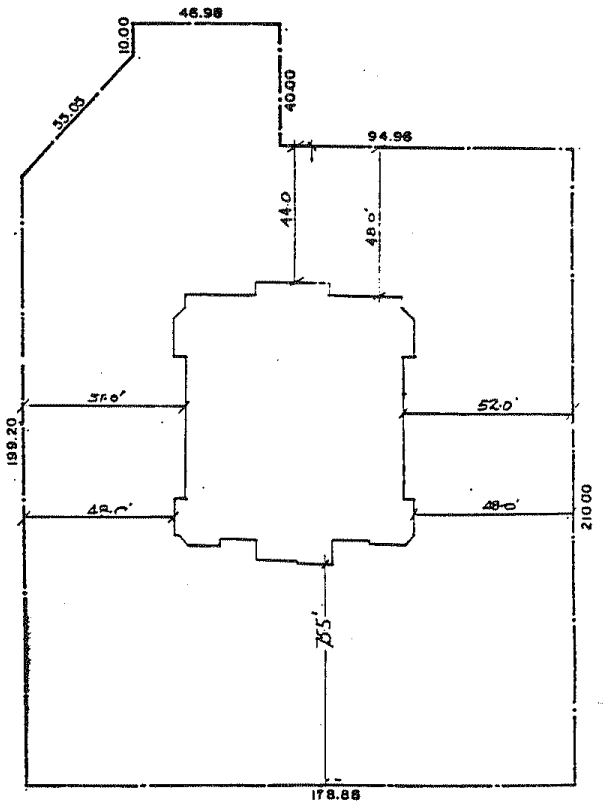
CD-39	SCHEDULE 16	Page 4 of 8
Amending Bylaw No. 6700		

TITLE: Third Storey Siting Plan



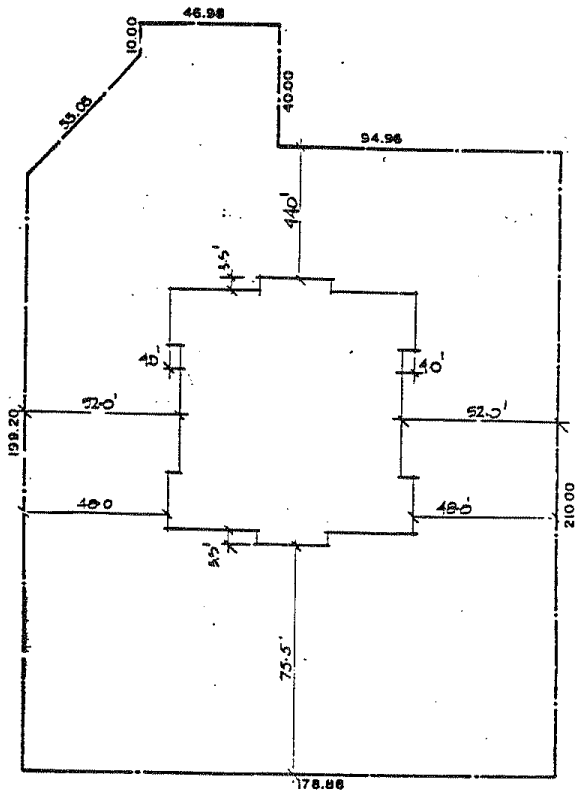
CD-39 Amending Bylaw No. 6700	SCHEDULE 16	Page 5 of 8

TITLE: Fourth Storey Siting Plan



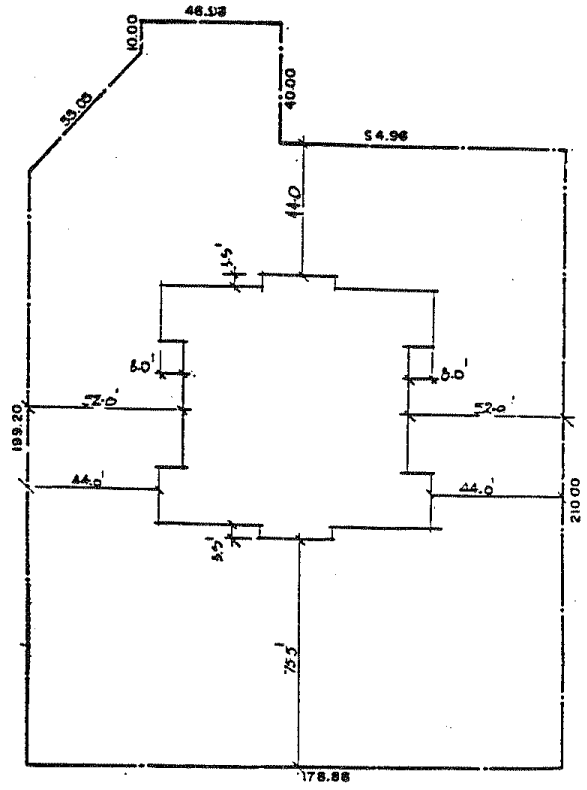
CD-39 Amending Bylaw No. 6700	SCHEDULE 16	Page 6 of 8

TITLE: Fifth to Tenth Floor Siting Plan



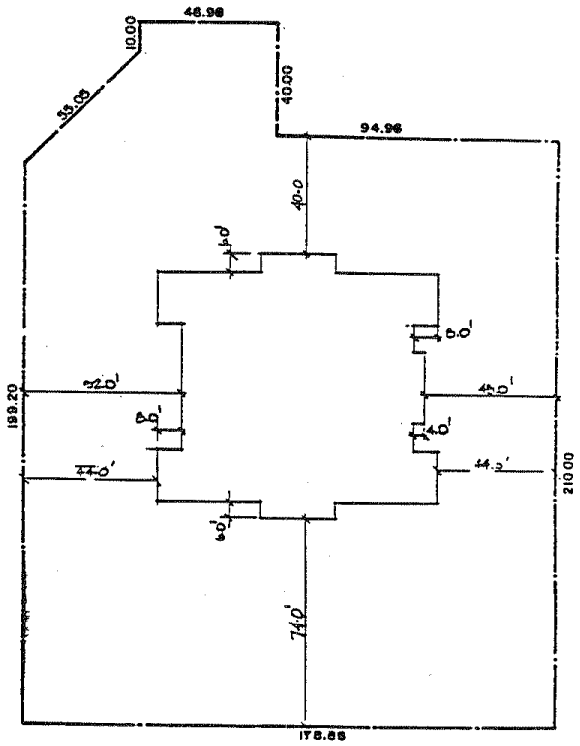
CD-39 Amending Bylaw No. 6700	SCHEDULE 16	Page 7 of 8

TITLE: Eleventh Floor Siting Plan



CD-39 Amending Bylaw No. 6700	SCHEDULE 16	Page 8 of 8

TITLE: Above Eleventh Floor Siting Plan



CD-41 COMPREHENSIVE DEVELOPMENT 41 ZONE

(Lots 10 to 17 incl., South-east portion of Lot 9 and E. 40 ft. of Lot 18, Block 68 D.L. 271, Plan 750 and that portion of Delbruck Avenue and portion of lane lying between and adjacent to Lots 9 to 18, incl., stopped up and closed by Bylaw No. 5212, Block 68, D.L. 271 Ex. Plan 14685 attached to Bylaw No. 5212, as shown outlined in Schedule 18).

In the CD-41 Zone, permitted uses, regulations for permitted uses, regulations for size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-2 Cedar Village Residential 2 Zone, except that:

(1) the number of dwelling units permitted on the site shall not exceed twenty-six;

(2) principal and accessory buildings shall be sited not less than 6.096 metres (20 feet) from any original lot line;

(3) vehicular access and egress from the site shall be limited to one driveway crossing with maximum width of twenty-five feet and said crossing shall be established in accordance with the City's Street and Traffic Bylaw No. 4949;

(4) the minimum number of off-street parking spaces shall be one space per dwelling unit plus 0.5 spaces per dwelling unit to be provided within a common parking area on the original lot, or two spaces per dwelling unit where a common parking area is not provided;

(5) in the event of subdivision of the original lot by way of conventional subdivision, bare-land strata plan or other means, vehicular access and egress shall occur at the original driveway as permitted in Clause (3) of this Section and access to individual lots shall be ensured through the use of mutual easements;

(6) refuse storage containers shall be easily accessible for users and for pick-up and shall be screened on all sides by a minimum 1.829 metres (6 feet) high landscape screen;

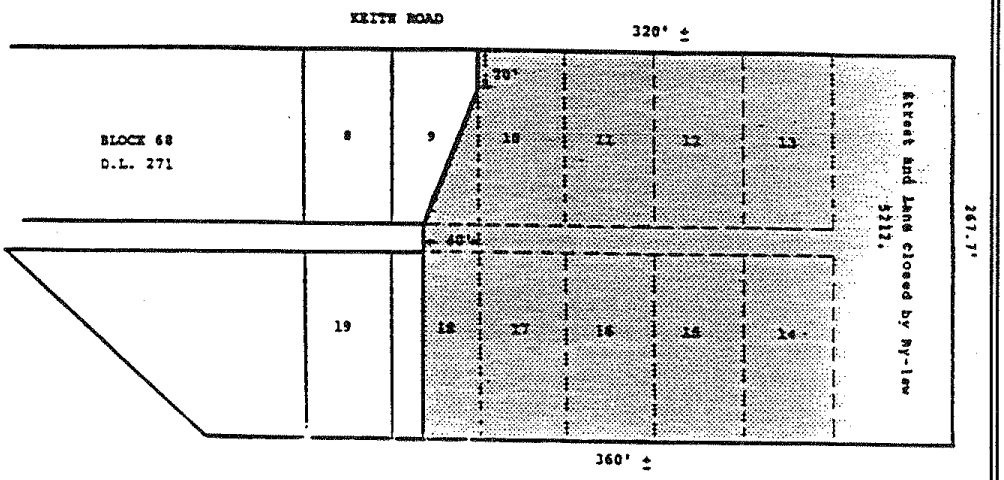
(7) all exterior finishes on buildings and structures and all landscaping shall be approved by the Advisory Design Panel;

(8) a minimum ten-foot wide landscape screen, with a planting height of not less than three feet shall be provided along the length of the northern property line of the site and a six foot high fence shall be constructed along the eastern and southern property lines;

(9) notwithstanding Clause (8) preceding, no fence, wall or structure shall be erected to a height greater than one metre (3.28 feet) and no hedge, bush or other plant material shall be allowed to grow so as to obstruct vision in the area bounded by the intersecting lot lines at a street, driveway or lane corner and a line joining points along said lines 4.5 metres (15 feet) from their point of intersection.

CD-41 Amending Bylaw No. 6700	SCHEDULE 18	Page 1 of 1

TITLE: Site Area Plan



CD-42 COMPREHENSIVE DEVELOPMENT 42 ZONE

(Lots 28-32, Block 115, D.L. 274, Plan 878 200 Block East 6th Street)

In the CD-42 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 23 dwelling units: 18 three-bedroom and 5 two-bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 46.0 per cent;

(3) principal buildings shall not exceed a height of 10.06 metres (33 feet);

(4) principal buildings shall be sited not less than:

  (a) 2.13 metres (7 feet) from the front lot line;

  (b) 1.524 metres (5 feet) from the rear lot line;

  (c) 2.9 metres (9.5 feet) from the exterior side lot line;

  (d) 1.98 metres (6.5 feet) from the interior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a floor space ratio of 0.90 times the lot area;

(6) Sections 510(3) and 510(5) shall not apply;

(7) The minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 35 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a lane and a line joining points along said lot lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all side;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-43 COMPREHENSIVE DEVELOPMENT 43 ZONE

(Lots 22 & 23, Block 88, D.L. 549, Plan 4328 226 East 10th Street)

In the CD-43 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal use shall be limited to 4 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 49.2 per cent;

(3) principal buildings shall not exceed a height of 8.534 metres (28 feet);

(4) principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 1.22 metres (4 feet) from the rear lot line;

(c) 1.524 metres (5 feet) from the interior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a floor space ratio of 0.99 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) notwithstanding Clause (7) preceding, unobstructed visibility shall be provided for vehicles egressing from the carport directly on to the lane. No fence, structure or plant material shall be installed to a height greater than 3 feet to obstruct sight lines in the area bounded by a line extended northwards from the westerly wall of the carport at a 60 degree angle from said extension and cutting the rear lot line at a point 2.438 metres (8 feet) west of the intersection of the driveway and the lot line;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-44 COMPREHENSIVE DEVELOPMENT 44 ZONE

Lots 6 & 7 of Lot 1, Block 6, D.L. 548, Plan 1233 - 2020 Chesterfield)

In the CD-44 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 two-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 41 per cent;

(3) principal buildings shall not exceed a height of 29 feet;

(4) principal buildings shall be sited not less than:

(a) 18 feet from the front lot line;

(b) 5 feet from the rear lot line;

(c) 5 feet from the interior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a floor space ratio of 0.96 times the lot area;

(6) Section 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on the site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-45 COMPREHENSIVE DEVELOPMENT 45 ZONE

Lot A (RP 2892), Block 32, D.L. 549, Plan 750 - 200 Block East 17th Street)

In the CD-45 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 41 per cent;

(3) principal buildings shall not exceed a height of 27 feet;

(4) principal buildings shall be sited not less than:

  (a) 25 feet from the front lot line;

  (b) 32 feet from the rear lot line;

  (c) 5 feet from the interior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a floor space ratio of 0.9 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on the site;

(7) all open areas not covered by buildings, structures, driveways, and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-46 COMPREHENSIVE DEVELOPMENT 46 ZONE

Lot 15, Block 64, D.L. 271/548, Plan 750 - 320 West 13th Street.

In the CD-46 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 dwelling units: one three-bedroom and two four-bedroom;

(2) principal buildings ***shall not exceed a lot coverage of 36 per cent*** *[Bylaw7654 Feb.28/05]*;

(3) principal buildings shall not exceed a height of 29.5 feet;

(4) principal buildings shall be sited not less than:

(a) 26 feet from the front lot line;

(b) *54* *[Bylaw7654 Feb.28/05]* feet from the rear lot line;

(c) 4 feet from the interior side lot line;

(5) Section 906(4)(d) of the Zoning By-law shall not apply;

(6) principal buildings ***shall not exceed a floor space ratio of 0.75 times the lot area. For the purposes of CD-46, the following areas shall be exempt from Gross Floor Area calculation:***

(a) mechanical areas located on the main floor, for all three dwelling units, up to a maximum of 63 sq.ft. (0.0075fsr)

(b) entrance areas on the main floor, for all three dwelling units, up to a maximum 190 sq ft. total (0.023 fsr) *[Bylaw 7654 Feb.28/05]*;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on the site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides:

(10) all exterior finishes shall be approved by the Advisory Design Panel;

(11) accessory buildings shall be limited to three single car garages not to exceed a total area of 720 sq.ft. *{Bylaw 7654 Feb.28/05]*

COMPREHENSIVE DEVELOPMENT 47 ZONE

Lot G, Block 126, D.L. 274, Plan 878 - East side 400 Block Lonsdale.

In the CD-47 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) the permitted principal use shall be limited to 19 two-bedroom dwellinq units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 27.6 per cent;

(3) principal buildings shall not exceed a height of 79.0 feet, nor 7 storeys plus a penthouse;

(4) principal buildings shall be sited not less than

(a) 25.5 feet from the front lot line;

(b) 25.0 feet from the rear lot line;

(c) 25.0 feet from the exterior side lot line;

(d) 25.0 feet from the interior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area equal to 1.84 times the lot area; for the purposes of this section, the non-commercial social and recreational area located at a geodetic elevation of 153.0 feet, with an area not exceeding 730.0 sq. ft., shall be excluded from the calculation of gross floor area, and shall be retained permanently for the exclusive use of the residents of the building:

(6) the minimum number of concealed off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 23 parking spaces be provided on the site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but no fence, structure or plant material shall be installed to a height greater than 3 feet to obstruct vision in the area bounded by the driveway, lot line and a line joining points along said lines 10.0 feet from their point of intersection;

(8) notwithstanding Clause (7) preceding, no plant material exceeding 18.0 inches in height shall be planted along the lane within 15.0 feet north of the driveway, and any fence or guard rail along the lane shall be constructed in such a manner that the drivers entering the lane have a line of visibility to the north that is within 2.0 feet of the lane pavement;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-48 COMPREHENSIVE DEVELOPMENT 48 ZONE

(Lot 13, Block 115, D.L. 274, Plan 878, 263 East Keith Road)

In the CD-48 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 dwelling units: Two three-bedroom and one two-bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 39.1 per cent;

(3) principal buildings shall not exceed a height of 26.5 feet:

(4) principal buildings shall be sited not less than:

  (a) 20 feet from the front lot line;

  (b) 50 feet from the rear lot line;

  (c) 5 feet from the interior side lot line;

  (d) 13.0 feet from the easterly side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.67 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-49 COMPREHENSIVE DEVELOPMENT 49 ZONE

(Lot F of 7, Block 29, D.L. 548, Plan 7881 - 230 West 16th Street)

In the CD-49 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 34.7 per cent;

(3) principal buildings shall not exceed a height of 30.5 feet;

(4) principal buildings shall be sited not less than:

  (a) 6.0 feet from the front lot line;

  (b) 5.0 feet from the rear lot line;

  (c) 5.5 feet from the westerly side lot line;

  (d) 13.0 feet from the easterly side lot line;

(5) principal buildings together with accessory buildings shall not exceed gross floor area of 0.86 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel

CD-50 COMPREHENSIVE DEVELOPMENT 50 ZONE

(Lot 20, Block 84, D.L. 549, Plan 2533 - 234 East 11th Street)

In the CD-50 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 37.6 per cent;

(3) principal buildings shall not exceed a height of 31.5 feet;

(4) principal buildings shall be sited not less than:

  (a) 7 feet from the front lot line;

  (b) 6 feet from the rear lot line;

  (c) 6 feet from the interior side lot line;

(5) principal buildings, together with accessory building shall not exceed a gross floor area of 0.84 times the lot area:

(6) Sections 402(7) and 906(4)(d) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-51 COMPREHENSIVE DEVELOPMENT 51 ZONE

(Lot 21, Block 131, D.L. 274, Plan 878 - from RT-l , 258 East Third Street - Centre Investments Ltd.)

In the CD-51 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 31.3 per cent;

(3) principal buildings shall not exceed a height of 32.5 feet;

(4) principal buildings shall be sited not less than:

(a) 34.0 feet from the front lot line;

(b) 22.0 feet from the rear lot line;

(c) 10.0 feet from the interior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.85 times the lot area;

(6) Sections 906(4)(d), 908(2)(f), and 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area between the parking stalls and lot lines;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 52 ZONE

(Lot 30, Block 166, D.L.. 274, Plan 878,175 East 1st Street, RUSTY GULL PUB/HANSED ENGINEERING, formerly TAPPING)

In the CD-52 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal use shall be limited to a neighbourhood public-house pursuant to the Liquor Control and Licensing Act; (**Liquor Primary License**)***[Bylaw 7508 June 23/03 refers]*** with a maximum interior licensed floor area of 1192 square feet (110.74 sq.m.)and a maximum outdoor licensed floor area of 300 sq. ft. (27.87 sq. m.), as determined by the B.C. Liquor Control & Licensing Branch;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 79.1 per cent;

(3) principal buildings shall not exceed a height of 6.706 metres (22 feet) nor one storey plus basement;

(4) principal buildings shall be sited not less than:

(a) 0 metres (0 feet) from the front lot line;

(b) 0 metres (0 feet) from the interior side lot line;

(c) 7.62 metres (25 feet) from the rear lot line, except that a 13 ft.(3.96 metres) siting exception shall be permitted for an unenclosed patio or deck;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 1.02 times the lot area;

(6) off-street parking provision for a building licensed by the Liquor Control and Licensing Branch of British Columbia shall be as specified in Part 9 of this bylaw;

(7) a minimum of one off-street loading bay shall be provided;

(8) refuse storage containers shall be readily accessible for pick up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-53 COMPREHENSIVE DEVELOPMENT 53 ZONE

(Lot 23, Blk 67, D.L. 271/547, Plan 750 - 656 West Keith Road)

In the CD-53 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 33.8 per cent;

(3) principal buildings shall not exceed a height of 28 feet;

(4) principal buildings shall be sited not less than:

(a) 24 feet from the front lot line;

(b) 22 feet from the rear lot line;

(c) 5 feet from the interior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.75 times the lot area;

(6) Sections 906(4)(d), 402(7), and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit and in no case shall less than 5 parking spaces be provided on the site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 55 ZONE

(Lot 27, Block 115, D.L. 274, Plan 878 – 228 East 6th Street)

In the CD-55 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 dwelling units: 3 three-bedroom and 1 two-bedroom;

(2) principal buildings together with accessory buildings shall not exceed a lot coverage of 35.3 per cent;

(3) principal buildings shall not exceed a height of 29 feet;

(4) principal buildings shall be sited not less than:

(a) 12.0 feet from the front lot line;
(b) 5.0 feet from the rear lot line:
(c) 5.0 feet from the interior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.68 times the lot area;

(6) Sections 402(7), 906(4)(d), and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, drive-ways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the driveway, lot line, and a line joining points along said lines 10.0 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-057

COMPREHENSIVE DEVELOPMENT 57 ZONE

(Ptn of 'A' Pcl 1, being portion of foreshore lying in front of Pcl 'X', D.L. 271, Plan 5936; and Pcl 'B' (exP1.2749) of that part of the bed and foreshore of Burrard Inlet shown on Ex.P1.1879, lying in front of Block 177, D.L. 271) all as shown and described on Schedule 19.

[Original text deleted and replaced in its entirety by Bylaw 8681, October 15, 2018.]

In the CD-057 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the Lower Lonsdale 2 (LL-2) Zone, except that:

(1) One Principal Building shall be permitted on the Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

- (a) Retail-Service Group 1 Use;
- (b) Civic Use;
- (c) One Tourist Accommodation Use unit, subject to Section 607(8) of this Bylaw;
- (d) Marina Use;
- (e) Accessory Off-Street Parking Use; and
- (f) Accessory Off-Street Loading Use;

(3) Under this Zone, Tourist Accommodation Use shall be permitted on all levels.

(4) The location of the building shall not be sited less than:

- (a) 24.17 meters (79.3 feet) from the north property line;
- (b) 0.43 metres (1.40 feet) from the east property line;
- (c) 0.79 metres (2.60 feet) from the west property line; and
- (d) 89.58 metres (293.9 feet) from the south property line;

(5) Section 607(8)(c), provision of office with guest register, be waived;

(6) Maximum building height shall be measured from a base elevation of 4.50 metres (14.76 feet) geodetic.

CD-58 COMPREHENSIVE DEVELOPMENT 58 ZONE

(Lots 1 & 2, Block C, D.L. 265, Plan 7199 - 903-907 West 16th Street)

In the CD-58 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 47.6 per cent:

(2) principal buildings shall not exceed a height of 29.0 feet, or two storeys;

(3) principal buildings shall be sited not less than:

(a) 41.5 feet from the front lot line;
(b) 0.0 feet from the rear lot line;
(c) 0.0 feet from the interior side lot line;
(d) 0.0 feet from the exterior side lot line;

(4) for purposes of siting exceptions, under Section 408(2), when considering the projection of a canopy or balcony beyond the face of a building the required setback from the front lot line may be reduced by not more than 6 feet;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.86 times the lot area;

(6) Sections 907(3)(d)(iii), 906(3)(i) and 611(4) shall not apply;

(7) off-street parking shall be provided at the ratio of one parking space per 500 square feet of gross floor area with a minimum provision of 18 spaces. Where a use is introduced that has a specified requirement in excess of one parking space per 500 square feet, parking must be provided in accordance with Section 908(4) of the By-law;

(8) off-street or accessory off-street parking areas shall have access to an opened and dedicated "lane" in accordance with Part 2 INTERPRETATION and Section 906(4)(e) of the Bylaw;

(9) one off-street loading bay shall be provided in accordance with Section 1002 of the By-law, except that the height of a loading bay as specified under Section 1002(1) may be varied to permit a minimum height of 12.5 feet;

(10) (a) an accessory off-street parking use located in front of the front face of the principal building shall be screened along its front lot line by a landscape screen of not less than 2 feet in height:

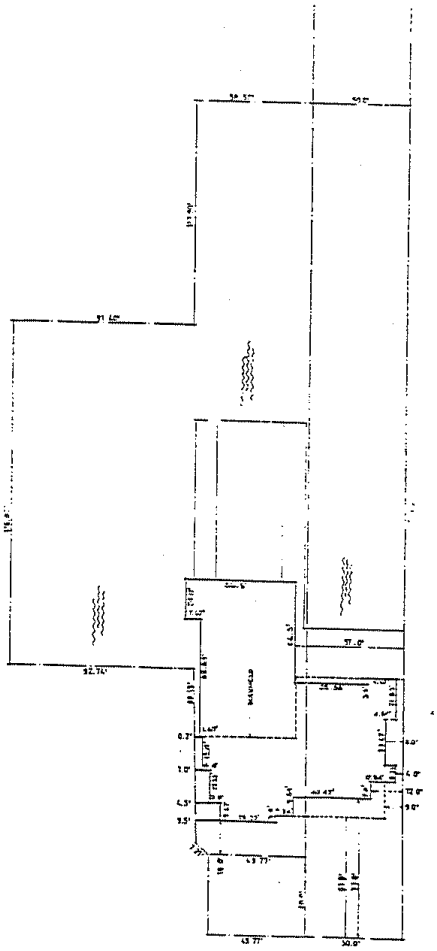
(b) all open areas not covered by buildings, structures, drive-ways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or any structures be placed in the triangular area bounded by the intersecting lot lines of the lanes and a line joining points along said lot lines 10 feet from their point of inter-section;

(11) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(12) all exterior finishes shall be approved by the Advisory Design Panel.

CD-58 Amending Bylaw No. 6700	SCHEDULE 20	Page 1 of 1

TITLE: Siting Plan



CD-60 COMPREHENSIVE DEVELOPMENT 60 ZONE

(East 1/2 and West 1/2 of Lot 19, Block 13, D.L. 274, Plan 878, 266-268 East 3rd Street - TERRY FOGLE - from RT-l)

In the CD-60 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 two-bedroom dwelling units:

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 42 per cent;

(3) principal buildings shall not exceed a height of 31 feet;

(4) principal buildings shall be sited not less than:

  (a) 31.0 feet from the front lot line;

  (b) 24.0 feet from the rear lot line;

  (c) 5.0 feet from the interior side lot lines;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.88 times the lot area, excluding the basement area and 1.075 times the lot area including the basement area;

(6) the minimum number of off-street parking spaces required shall be 1.5 per dwelling unit, 5 spaces to be provided within the lot coverage of the principal building and one space at grade to the rear of the principal building;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides:

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-62

COMPREHENSIVE DEVELOPMENT 62 ZONE

(Lots 12-15 Encl., Block 5, D.L. 265, Plan 1406 - 803-823 West 16th Street)

In the CD-62 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 42 dwelling units: 1 bachelor, 11 one-bedroom, and 30 two-bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 47.5 per cent;

(3) principal buildings shall not exceed three storeys;

(4) principal buildings shall be sited not less than:

(a) 20.0 feet from the front lot line;

(b) 20.0 feet from the rear lot line;

(c) 15.0 feet from the interior side lot line;

(d) 20.0 feet from the exterior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 1.4 times the lot area exclusive of the lane dedication

(6) Section 402(7) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 50 parking spaces be provided on site;

(8) a minimum of eight of the required off-street parking spaces shall be designated for visitor parking and shall be conveniently located. Access to visitor parking shall not be obstructed by security gate, fence or door at any time;

(9) all open areas not covered by buildings, structures, driveways, and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the easterly retaining wall along the driveway, the lane and a line joining points along said lines, 15 feet from their point of inter-section:

(10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides:

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-63

COMPREHENSIVE DEVELOPMENT 63 ZONE

(Lot "H", Resub. 6, Block 29, D.L. 548, Plan 2481; Strata Lots 1, 2, & 3 - Strata Plan VR 1432 - 245, 247, 249 West 17th St., from RT-l Two-family Residential 1 Zone, BABKOWSKI)

In the CD-63 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-1 Zone, except that:

(1) the permitted principal use shall be limited to three dwelling units, each containing three bedrooms plus den;

(2) principal buildings shall not exceed a lot coverage of 33.0 percent;

(3) principal buildings shall not exceed a height of 23.0 feet nor two storeys;

(4) principal buildings shall be sited not less than:

(a) 24.0 feet from the front lot line;

(b) 11.5 feet from the rear lot line;

(c) 17.5 feet from the westerly side lot line;

(d) 5.5 feet from the easterly side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.64 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(7) (a) for purposes of CD-63 Zone, Section 906(5)(a) shall be amended to permit a maximum of three driveways on this lot;

(8) for purposes of CD-63 Zone, no building shall be constructed on a lot of less than 9,500 square feet in area;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material, fence, or structure in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a lane, or a lane and a lane, and a line joining points along said lot lines, 15 feet from their point of intersection;

(10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-64

COMPREHENSIVE DEVELOPMENT 64 ZONE

(Lots A & B, of Lot 26, Block 133, D.L. 274, Plan 4917 - 148 West 3rd Street)

In the CD-64 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-3 Zone, except that:

(1) principal buildings shall be sited not less than:

(a) 10.0 feet from the front lot line;

(b) 59.0 feet from the rear lot line;

(2) notwithstanding Section 1002 of the Zoning By-law, one loading bay shall be provided, with dimensions of minimum 18 feet long by 9 feet wide;

(3) no building or structure shall be constructed, reconstructed, added to, altered, or extended unless the lot size exceeds 5,900 square feet;

(4) refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides;

(5) all exterior finishes shall be approved by the Advisory Design Panel.

CD-67 COMPREHENSIVE DEVELOPMENT 67 ZONE

(Lot E, Block 115, D.L. 274, Plan 878, 223 East Keith Road, from RT-1 Two-Family Residential 1 Zone)

In the CD-67 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal use shall be limited to 9 dwelling units: 1 two-bedroom unit and 8 three-bedroom units:

(2) Principal buildings, together with accessory buildings shall not exceed a lot coverage of 55.0 per cent;

(3) Principal buildings shall not exceed a height of 34.75 feet; (4) principal buildings shall be sited not less than:

(a) 10.0 feet from the front lot line;

(b) 4.0 feet from the rear lot line;

(c) 5.0 feet from the interior side lot line;

(4) Principal buildings together with accessory buildings shall not exceed a gross floor area of 0.9 times the lot area;

(5) Sections 906(c)(d) and 907(2)(f) shall not apply;

(6) The minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) All exterior finishes shall be approved by the Advisory Design Panel.

CD-68 COMPREHENSIVE DEVELOPMENT 68 ZONE

(Lot 6, Subdivision 15/16, Block 17, D.L. 549, Plan 1854 202 East 17th Street from RT-1 Two-family Residential 1 Zone)

In the CD-68 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that

(1) the permitted principal use shall be limited to four three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 36.5 per cent;

(3) principal buildings shall not exceed a height of 28.0 feet;

(4) principal buildings shall be sited not less than:

(a) 7.0 feet from the front lot line;

(b) 24.0 feet from the rear lot line;

(c) 6.0 feet from the interior side lot line;

(d) 5.0 feet from the exterior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.86 times the lot area:

(6) Sections 906(4)(d), 510(3) and 907(2)(f) shall not apply;

(7) The minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site:

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a lane, or the intersecting lot lines of two streets, and a line joining points along said lot lines, 15 feet from their Point of intersection:

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-69

COMPREHENSIVE DEVELOPMENT 69 ZONE

(Lot 32, Block 124, D.L. 271, Plan 750 - 278 West 4th Street)(from RT-l Two-Family Residential l Zone)

In the CD-69 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 two-bedroom dwelling units:

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 42.5 per cent;

(3) principal buildings shall not exceed a height of 30.0 feet;

(4) principal buildings shall be sited not less than:

(a) 15.0 feet from the front lot line;

(b) 7.0 feet from the rear lot line;

(c) 4.0 feet from the interior side lot line;

(d) 5.0 feet from the exterior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.96 times the lot area;

(6) Sections 906(4)(c), 906(e)(d), 907(2)(f), and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 7 concealed and l unconcealed parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a lane, or intersecting lot lines of two streets and a line joining points along said lot lines, 15 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-70

COMPREHENSIVE DEVELOPMENT 70 ZONE

(Lots 17, 18, E1/2 and W1/2 of Lot l9, Block 127, D.L. 274, Plan 878, 266-272 East 4th Street from RT-l Two-Family Residential 1 Zone)

In the CD-70 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 13 dwelling units: three-bedroom and 6 two-bedroom units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 50.0 percent;

(3) principal buildings shall not exceed a height of 30.75 feet;

(4) principal buildings shall be sited not less than:

(a) 10.5 feet from the front lot line;

(b) 15.0 feet from the rear lot line;

(c) 5.0 feet from the interior side lot line;

(d) 5.0 feet from the exterior side lot line;

(5) architectural features may project a maximum of 2.0 feet onto the exterior side yard for a combined floor area of 48.0 square feet;

(6) principal buildings shall not exceed a gross floor area of 0.84 times the lot area;

(7) Unassigned

(8) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 20 spaces be provided on site;

(9) a minimum of five (5) of the required off-street parking spaces shall be designated for visitor parking and shall be conveniently located. Access to visitor parking shall not be obstructed by security gate, fence or door at any time;

(10) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a lane, and the intersecting lot lines of two streets, and a line joining points along said lot lines, 15 feet from their point of intersection;

(11) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(12) all exterior finishes shall be approved by the Advisory Design Panel.

CD-71 COMPREHENSIVE DEVELOPMENT 71 ZONE

(Lots 1-6 incl., Block 163, D.L. 271, - south side 200 Block West 1st Street, east of Semisch Avenue)

In the CD-71 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking shall be as follows:

(1) the permitted uses shall be limited to:

(a) retail service group 1 use;

(b) accessory one-family residential use;

(c) a **Liquor Primary License** ***[Bylaw 7508 June 23/03 refers]*** establishment (neighbourhood pub);

(d) accessory off-street parking use;

(e) accessory off-street loading use;

(f) off-site parking use; for purposes of this section, off-site parking use means a subordinate use in the CD-71 Zone which provides for the required accessory off-street parking needs generated by a building located on a separate lot;

(g) a **LICENSEE RETAIL STORE LICENSE** ***[Bylaw 7508 June 23/03 refers]*** establishment (LICENSEE RETAIL STORE);

(2) the principal building shall not exceed a lot coverage of 77 percent, reduced to 54 percent above the second storey;

(3) (a) the principal building shall not exceed a gross floor area of 2.3 times the lot area;

(b) where public access area at the building entrance on 1st Street is enclosed for purposes of security, such area shall not be included in the calculation of gross floor area, providing such area does not exceed 18.58 square metres (200 square feet);

(4) the principal building shall not be sited less than:

(a) 0.914 metres (3 feet) from the front lot line;

(b) 2.984 metres (10 feet) from the rear lot line;

(c) 2.984 metres (10 feet) from the exterior side lot line;

and shall be sited within the siting envelopes shown on Schedules 21(a) to 21 (g) inclusive, which form part of this bylaw;

(5) the principal building shall not exceed a height of 4 storeys, nor a vertical control dimension of 19.82 (65 feet);

(6) the sunlight angle and building setback applicable to the building wall facing 1st Street shall be in compliance with Schedule 21(g) which forms part of this bylaw. For purposes of this Section, sunlight angle is established at a point horizontal with the roof line of the second storey at the property line;

(7) (a) the minimum number of off-street parking spaces provided shall be 90;

(b) in the event that Retail Service Group 1 use requiring parking at the ratio greater than 1 space per 46.45 square metres (500 square feet) of gross floor area is introduced into the building, parking for this said use shall be provided in accordance with Part 9 of the Zoning Bylaw;

(c) a minimum of 50 unsecured parking spaces shall be provided for:

(i) commercial tenants' parking;

(ii) invited retail public parking;

(iii) invited office public parking;

(iv) invited pub public parking

and shall be accessible during normal business hours without obstruction by any security gating system;

(8) refuse storage containers shall be readily accessible for pick-up and for all users and shall be screened on all sides from exterior view;

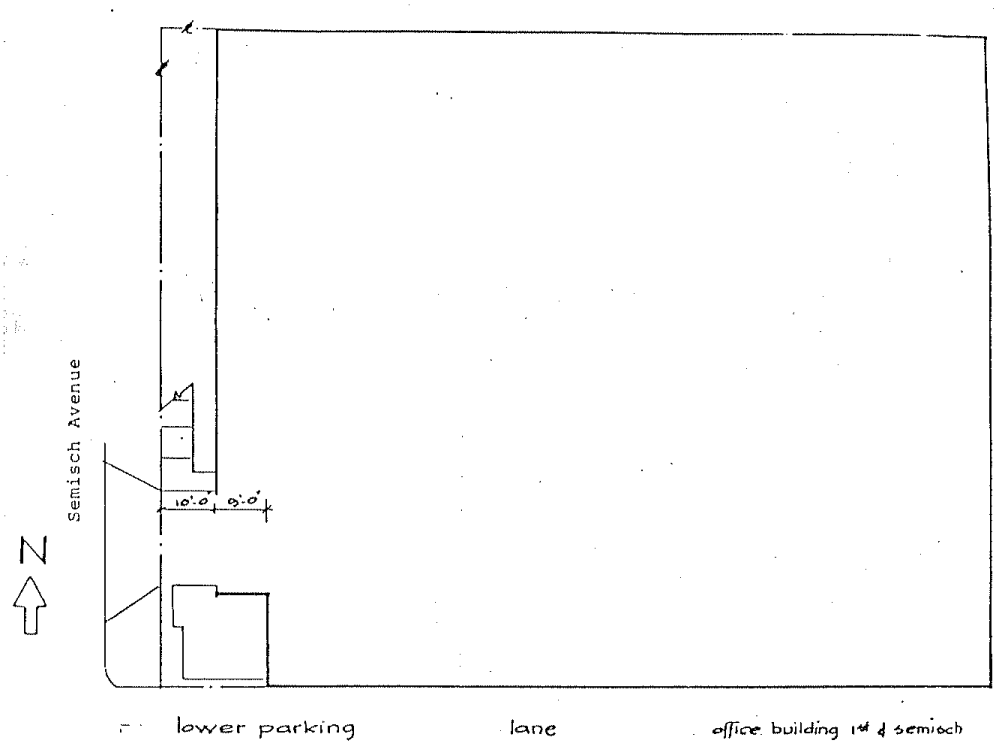
(9) all open areas not occupied by building, structure or driveways shall be suitably landscaped and maintained;

(10) notwithstanding Clause (10) preceding, unobstructed visibility shall be provided for vehicles egressing on to Semisch Avenue. No fence, structure or plant material shall be installed to a height greater than 1 metre (3 feet) in the area bounded by the exterior side lot line, the lane and a line joining points along said lines 4.57 metres (15 feet) away from their intersection point;

(11) all exterior finishes shall be approved by the Advisory Design Panel.

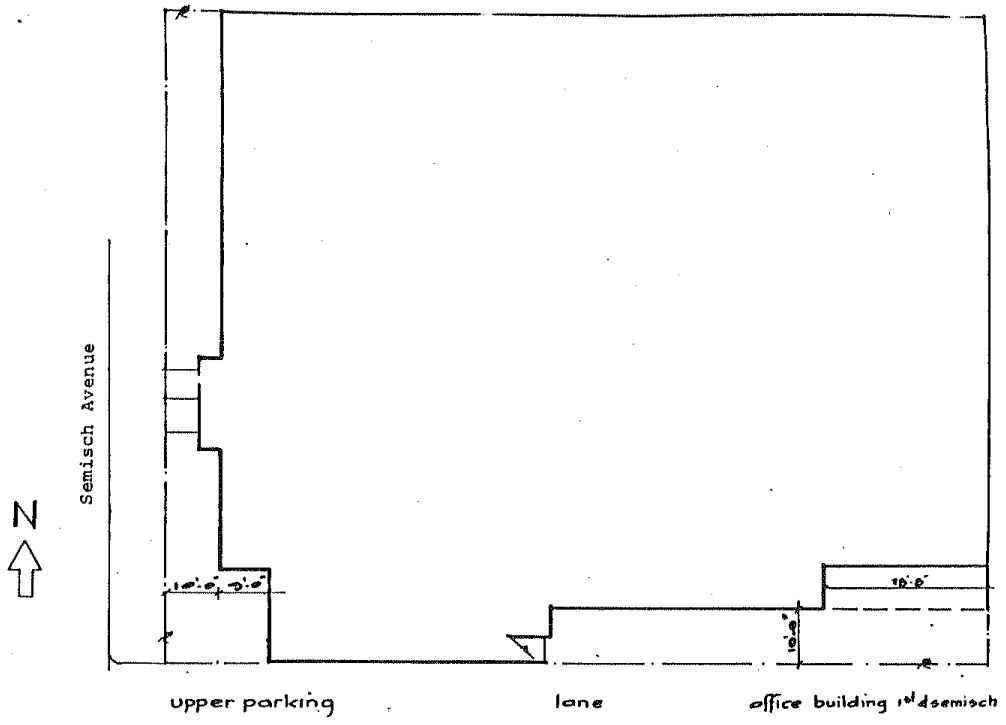
CD-71	SCHEDULE 21	Page 1of 7
Amending Bylaw No. 6700		Formerly Page 21(a)

TITLE: Lower Parking Plan



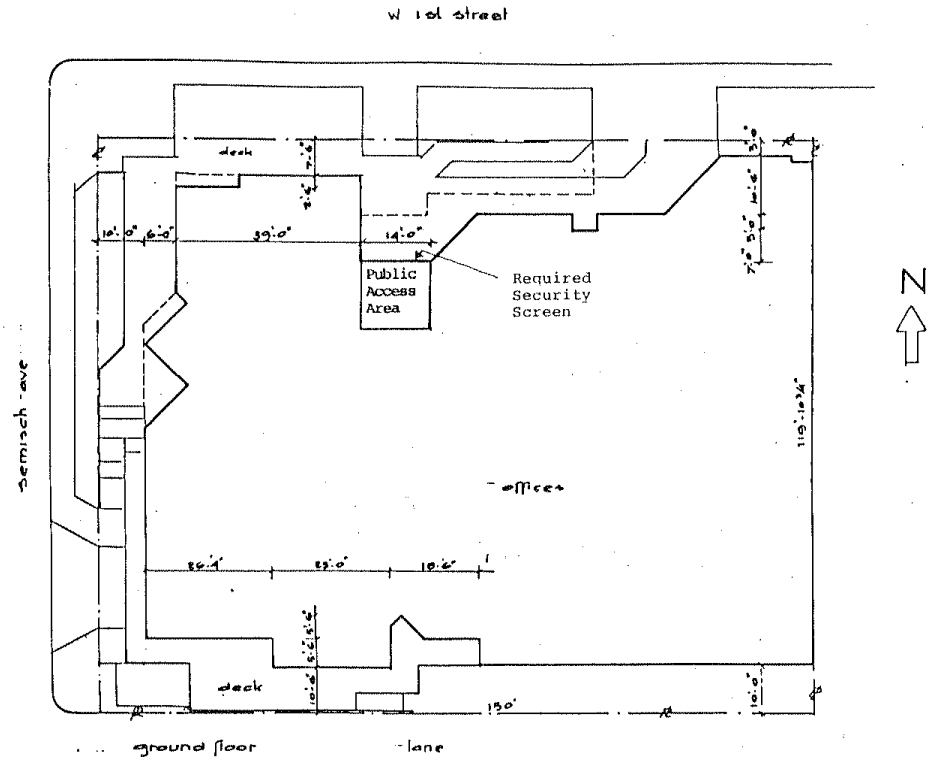
CD-71	SCHEDULE 21	Page 2 of 7
Amending Bylaw No. 6700		Formerly Page 21(b)

TITLE: Upper Parking Plan



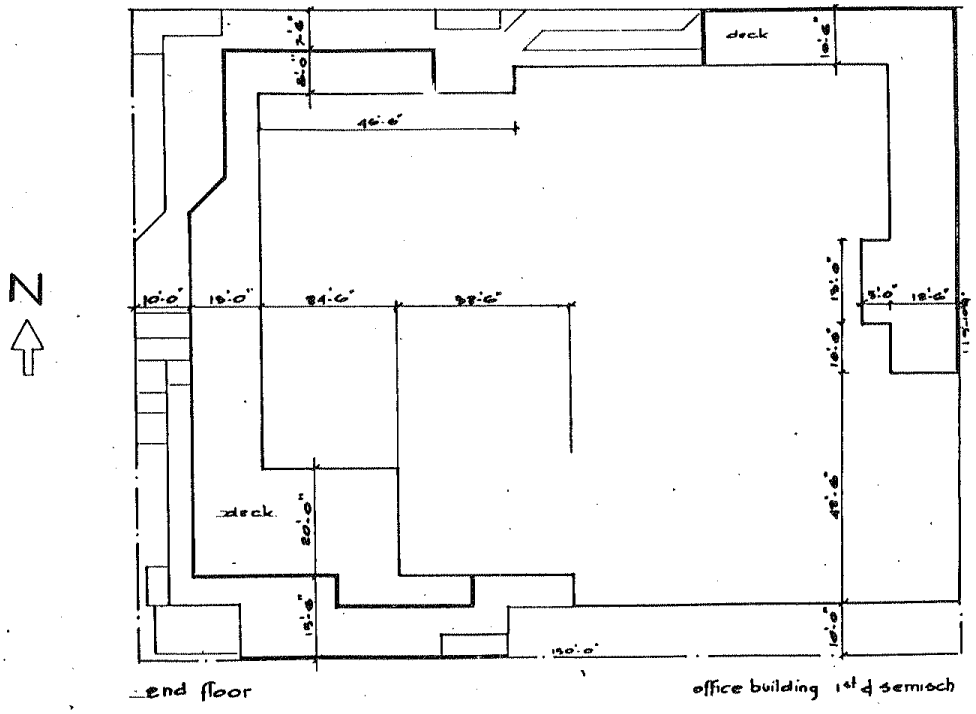
CD-71	SCHEDULE 21	Page 3 of 7 Formerly Page 21(c)
Amending Bylaw No. 6700		

TITLE:Ground Floor Plan



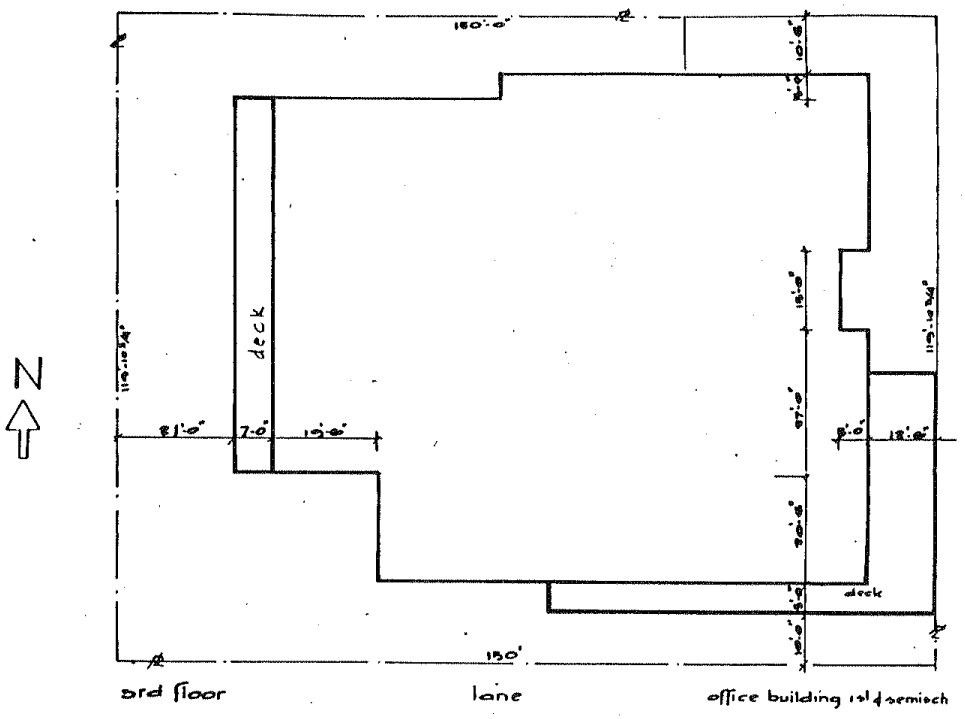
CD-71	SCHEDULE 21	Page 4 of 7 Formerly Page 21(d)
Amending Bylaw No. 6700		

TITLE: 2nd Floor Plan



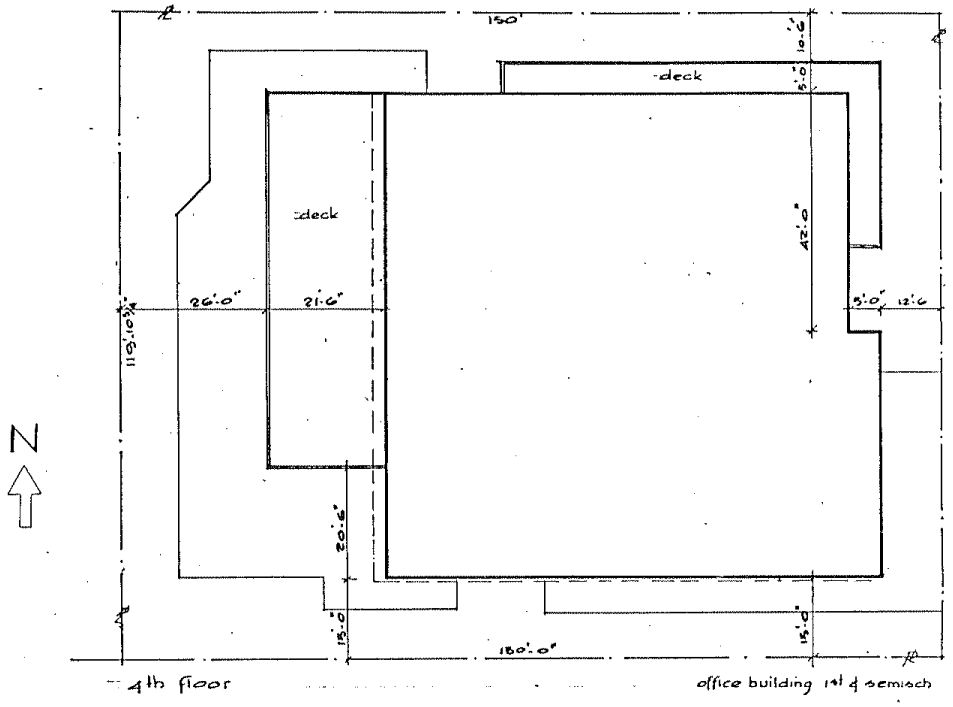
CD-71	SCHEDULE 21	Page 5 of 7
Amending Bylaw No. 6700		Formerly Page 21(e)

TITLE: 3rd Floor Plan



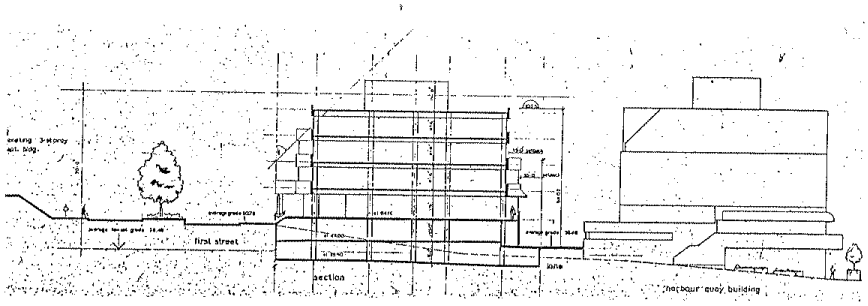
CD-71	SCHEDULE 21	Page 6 of 7
Amending Bylaw No. 6700		Formerly Page 21(f)

TITLE: 4th Floor Plan



CD-71	SCHEDULE 21	Page 7 of 7 Formerly Page 21(g)
Amending Bylaw No. 6700		

TITLE: Front Elevation



CD-73

COMPREHENSIVE DEVELOPMENT 73 ZONE

(Lot 26, Block 131, D.L. 274, Plan 878 - from RT-l Two-Family Residential 1 Zone - CR0CKART/CONOVER - 232 East 3rd Street.)

In the CD-73 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to three dwelling units: two four-bedroom and one three-bedroom-

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 31 per cent

(3) principal buildings shall not exceed a height of 33.0 feet;

(4) principal buildings shall be sited not less than:

(a) 30.0 feet from the front lot line;

(b) 4.0 feet from the rear lot line;

(c) 12.0 feet from the westerly side lot line

(d) 8.0 feet from the easterly side lot line:

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.9 times the lot area;

(6) Section 906(4)(d) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-74 COMPREHENSIVE DEVELOPMENT 74 ZONE

(Lots 10 & 11, Block 5, D.L. 265, Plan 1406 - 829-835 West 16th Street) (From RS One-family Residential Zone)

In the CD-74 Zone, permitted uses, regulations for permitted uses regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 21 dwelling units: 8 two-bedroom and 13 one-bedroom suites:

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 44.1 per cent;

(3) principal buildings shall not exceed a height of three storeys;

(4) (a) the principal building shall be sited not less than

(i) 22.0 feet from the front lot line;

(ii) 20.0 feet from the rear lot line;

(iii) 15.0 feet from the easterly interior side lot line;

(iv) 15.0 feet from the westerly interior side lot line on the northerly 45.5 feet of the building, and 18.5 feet from the westerly interior side lot line on the southerly 41.0 feet of the building;

(b) architectural projections may project a maximum of two feet into the required front, rear, and interior side yard set-backs, provided that the sum of such projections does not exceed a horizontal length equal to 26% of the perimeter length of the building;

(c) individual architectural projection under 4(b) preceding shall not exceed a length of 13 feet;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 1.28 times the lot area;

(6) (a) the minimum number of concealed off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 25 parking spaces be provided on site;

(b) the minimum number of visitor parking spaces provided shall be 4 and shall be located outside any security gating system;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of the driveway and a lane and a line joining points along said lines, 15 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-76

COMPREHENSIVE DEVELOPMENT 76 ZONE

(Lot 18, Block 110, D.L. 548, Plan 750 - 741-761 Lonsdale Avenue)

In the CD-76 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking shall be as in the C-2 Zone, except that:

(1) the principal building shall not exceed a lot coverage of 59 per cent;

(2) the principal building shall not exceed a height of 20.5 feet, nor one storey;

(3) principal building shall be sited not less than:

  (a) 1.5 feet from the front lot line;

  (b) 0.5 feet from the rear lot line;

  (c) 14.0 feet from the interior side lot line;

  (d) 0.5 feet from the exterior side lot line;

(4) the principal building shall not exceed a gross floor area of 0.6 times the lot area;

(5) Section 609 shall not apply;

(6) the minimum number of concealed off-street parking spaces provided shall be 1 space per 500 square feet, and in no case shall less than 8 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of two streets and a line joining points along said lot lines, 15 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-77

COMPREHENSIVE DEVELOPMENT 77 ZONE

(Lot 14, and southerly adjacent strip including lane allowance and portion of Lot 2, Block 4, D.L. 265, Plan 1406 & 10395 - from RS-l and P-l) (1545 Bewicke Avenue).

In the CD-77 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to five three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 35.3 per cent;

(3) principal buildings shall not exceed a height of 24.0 feet;

(4) principal buildings shall be sited not less than:

(a) 2.6m (8.5 feet) from the front lot line;

(b) 1.5m (4.9 feet) from the rear lot line;

(c) 10.6m (34.7 feet) from the interior side lot line;

(d) 2.4m (7.8 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.46 times the lot area, exclusive of basements;

(6) Sections 906(5)(a) and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screen in excess of three feet in height be placed in the area bounded by the intersecting lines of the driveway, lot line and a line joining points along said lines, 15 feet from their point of intersection:

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-78 COMPREHENSIVE DEVELOPMENT 78 ZONE

(Balance of Lot 2 (except the westerly 39 metres, more or less), of Lot "A", Block 4, D.L. 265, Plan 10395, between 15th and 16th Streets, at Bewicke Avenue) (CREEKSIDE HOUSING CO-OPERATIVE).

In the CD-78 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 43 dwelling units: 8 one-bedroom, 7 two-bedroom, 24 three-bedroom and 4 four-bedroom dwelling units:

(2) principal buildings shall not exceed a lot coverage of 18.0 percent and, together with accessory buildings, shall not exceed a lot coverage of 27.0 percent;

(3) (a) the maximum height of principal buildings shall be:

(i) 35.0 ft. (10.67m) and 3 storeys for 4-bedroom units;

(ii) 32.0 ft. (9.76M) and 3 storeys for 3-bedroom units;

(iii) 29.0 ft. (8.84m) and two storeys for l-bedroom and 2-bedroom units;

and shall not include basement levels. For the purpose of this section, height shall be measured from the finished ground floor elevation to the highest point of the building;

(b) the maximum height of the accessory building shall be 22.0 ft. (6.71m);

(4) principal buildings shall be sited not less than:

(a) 32.0 ft. (9.75m) from the front lot line;

(b) 19.5 ft. (5.94m) from the rear lot line;

(c) 12.0 ft. (3.65m) from the northerly interior side lot line;

(d) 26.0 ft. (7.92m) from the easterly interior side lot line;

(e) 34.0 ft. (10.36m) from the northerly exterior side lot line;

(f) 10.0 ft. (3.00m) from the southerly exterior side lot line;

provided that an electrical room may project a maximum of 4 ft. onto the required setback

(5) principal buildings shall not exceed a gross floor area of 0.41 times the lot area, and together with accessory buildings, shall not exceed a gross floor area of 0.5 times the lot area;

(6) Sections 907(2)(e) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided., shall be 1.5 spaces per dwelling unit, and in no case shall less than 65 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street and a driveway, and a line joining points along the said lines, 15 feet from their point of inter-section:

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-79 COMPREHENSIVE DEVELOPMENT 79 ZONE

(Lots 1-5 incl., Block 50, D.L. 549, Plan 3264 - North side 100 Block East 14th Street at St. George's Avenue, from RM-l Medium Density, (BASTION DEVELOPMENTS)

In the CD-79 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking, shall be as in the C-lA Zone, except that:

(1) the permitted uses shall be limited to:

(a) retail service group 1 use;
(b) accessory apartment use;
(c) accessory off-street parking use;
(d) accessory off-street loading use;

provided that accessory apartment use shall be limited to a maximum of 72 units: 24 bachelor, 32 one-bedroom, and 16 two-bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 88 per cent; above the second storey, the principal building shall not exceed a lot coverage of 28 per cent;

(3) (a) the principal buildings, along with accessory buildings, shall not exceed a gross floor area of 2.6 times the lot area;

(b) floor area for accessory non-commercial, social, and recreational facilities, for residential storage areas, for necessary access thereto, and for commercial and residential foyer areas, shall not be included in calculations of gross floor area; (for purposes of this Section, "accessory non-commercial social and recreational facilities" means accessory facilities which are provided solely for the occupants of the principal building);

(4) the principal building shall be sited not less than:

(a) 0.0 metres (0.0 feet) from the front lot line;
(b) 2.8 metres (9.2 feet) from the rear lot line;
(c) 1.8 metres (5.9 feet) from the exterior side lot line;
(d) 6.0 metres (19.6 feet) from the interior side lot line;

in addition the setbacks from the rear lot line and interior side lot line may both be reduced to 0 metres for that portion of the accessory building containing the accessory off-street parking use;

(5) the principal building may not exceed a height of 11 storeys;

(6) the minimum number of off-street parking spaces provided shall be 118, based on a ratio of one parking space for every 500 square feet of commercial floor area and 1.2 parking spaces for every accessory apartment unit;

(7) Section 610(6) shall be varied to allow a width and length of 68.8 feet, and 110.2 feet, respectively, for the principal building, above the second storey;

(8) Section 907(3)(d)(ii) shall not apply;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-81 COMPREHENSIVE DEVELOPMENT 81 ZONE

(Lots 1-7, Block 38, & Lots 1-6, block 37, D.L. 552 - now Lot E, Plan 20376 - north and south sides of 800 Block Yorkshire Crescent, (HALE/MOLIMO - now MARIN DEVELOPMENTS)

In the CD-81 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures, and required off-street parking shall be as in the RG-1 Zone, except that:

(1) (a) the permitted principal use shall be limited to 54 dwelling units: 6 two-bedroom and 48 three-bedroom:

(b) the permitted accessory uses shall include a floor area of not less than 1,025 square feet (92 square metres) designed and outfitted as required by the approving authority, to accommodate a licensed day care use which may be used as non commercial social and recreational facility or as a licensed day care use;

(2) principal buildings shall not exceed a lot coverage of 26.1 percent;

(3) principal buildings shall not exceed a height of 29.0 feet (8.7 metres)

(4) principal buildings shall be sited not less than:

(a) 85.0 feet (26 metres) from the front lot line;

(b) 10.0 feet (3.0 metres) from the rear lot line;

(c) 6.0 feet (1.8 metres) from the side lot line;

(d) 10.0 feet (3.0 metres) from the exterior side lot line;

(5) principal buildings together with accessory buildings shall not exceed a gross floor area of 0.51- times the lot area;

(6) Sections 907(2)(e) and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit and in no case shall more than 15 unconcealed parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street and a driveway and a line joining points along said lines, 15 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-82 COMPREHENSIVE DEVELOPMENT 82 ZONE

(Parcel "K", an area of Ports Canada leasehold property lying in front of Lot 13, Plan 19472, D.L. 271 - Lonsdale Quay - from M-2 Industrial Zone).

In the CD-82 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of structures shall be as in the P-l Zone, except that:

(1) the permitted principal uses shall be limited to the following:

(a) public pedestrian plaza;

(b) emergency vehicle access and turnaround;

(c) incidental use for the purpose of accommodating a mobile use which shall be limited to mobile wagons or carts or light kiosks, all of which are capable of being propelled quickly by one person;

(2) no principal buildings or accessory buildings shall be permitted;

(3) all open areas whether hard surfaced or landscaped shall be suitably maintained;

(4) all finishes, surfaces, and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 83 ZONE

(Lots 1-4, Block 5, D.L. 265, Plan 1406, MacLean Management Ltd., 875-895 West 16th Street)

In the CD-83 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 38 dwelling units, 8 one-bedroom, 24 two-bedroom and 6 three-bedroom;

(2) principal buildings shall not exceed a lot coverage of 42 percent;

(3) principal buildings shall not exceed a height of 40 feet;

(4) (a) principal buildings shall be sited not less than:

(i) 6 metres (20 feet) from the front lot line;

(ii) 6 metres (20 feet) from the rear lot line;

(iii) 4.5 metres (15 feet) from the interior side lot line;

(b) accessory building containing the accessory off-street parking use may be sited .45 metres (1.5 feet) from the rear lot line;

(5) principal buildings shall not exceed a gross floor area of 1.32 times the lot area;

(6) Section 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 46 parking spaces be provided on site;

(a) the minimum number of unsecured accessory off-street parking spaces provided for visitors shall be 8. For the purpose of this Section "unsecured" means that no gating, fencing or other security restrictions will be used to prohibit vehicular access to said parking spaces;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a lane and a driveway or the intersecting lines of a lane and a lane, and a line joining points along said lines, 15 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 84 ZONE

(Lot 2 of Lot 12 of the bed of Burrard Inlet lying in front of D.L. 271, Genstar/Shelter Corporation, Lonsdale Quay)

In the CD-84 Zone, permitted uses, regulations for permitted uses, regulations for the size shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal use shall be limited to:

(a) banks and financial institutions;
(b) business and professional offices;
(c) fraternal lodges, social clubs, service clubs and health clubs, provided that any such establishment is not licensed to sell alcoholic beverages;
(d) government offices;
(e) accessory off-street loading;

(2) the principal and accessory buildings shall not exceed a lot coverage of 43 percent;

(3) the principal and accessory buildings shall not exceed a gross floor area of 0.65 times the lot area (F.S.R.);

(4) a minimum public access area of not less than 33.5 percent of the total lot area shall be provided. This area may include outside areas used for pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all times;

(5) the principal buildings shall be sited and shaped within the envelopes shown on the attached Schedule 22, pages 1 and 2, which form part of this Bylaw;

(6) the principal buildings shall not exceed two storeys and a vertical control dimension of 9.5 metres, measured from an elevation of 4.5 metres geodetic; *[Bylaw 8558, June 19, 2017]*

(7) vehicular loading access will be obtained from the public access easement lying at the foot of Chesterfield Avenue;

(8) the minimum number of 10 accessory off-street parking spaces shall be provided, predicated on the following:

(a) for all office uses, one parking space per 74 square meters (800 square feet) of total floor area;

(b) for public corridors, lobbies, waiting areas and required accesses thereto, one parking space per 46.5 square metres (500 square feet) of total floor area;

(c) all other parking specifications will be predicated on the requirements laid out in Section 908(10) of this Bylaw;

(9) a minimum of one off-street loading bay shall be provided, which shall have a clear height provision of 4.25 metres (14 feet);

(10) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides from exterior view;

(12) all landscaping plans and exterior finishes shall be submitted for examination and recommendation.

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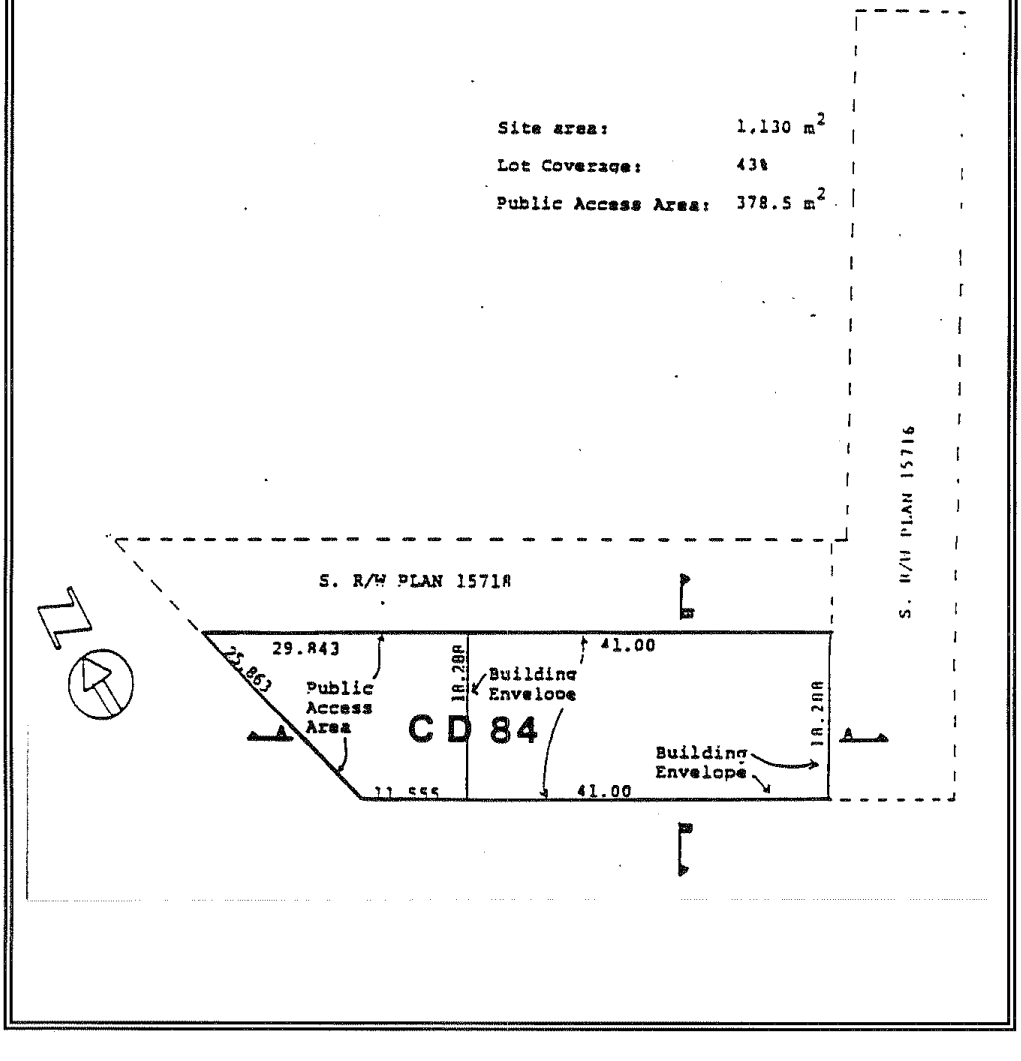
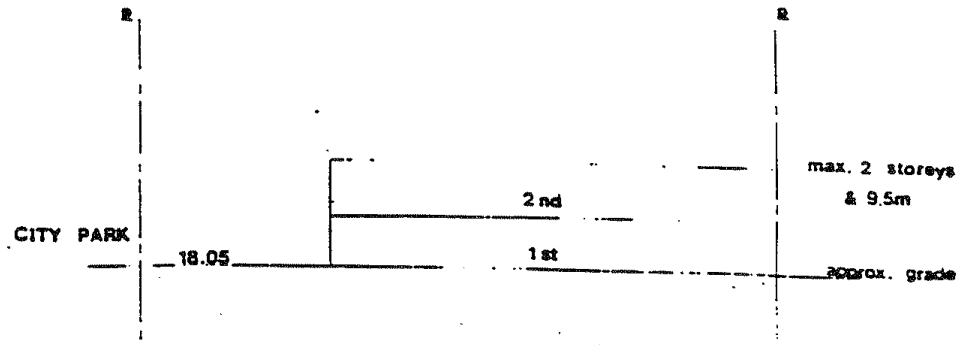
CD-84 Amending Bylaw No. 6700	SCHEDULE 22	Page 1 of 2

TITLE: Siting Plan

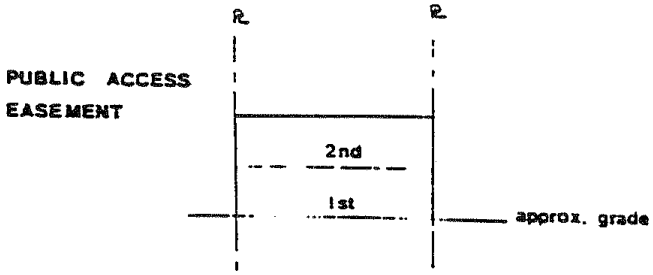


CD-84 Amending Bylaw No. 6700	SCHEDULE 22	Page 2 of 2

TITLE: Section Plan



SECTION A–A



SECTION B–B

SCALE 1:500

CD-85 COMPREHENSIVE DEVELOPMENT 85 ZONE

(Lots 7-11, Block 37, D.L. 522, Plan 3412, and Lots 8-14, Block 38, D.L. 552, Plan 3412, Buron Housing, North and South sides of Yorkshire Crescent between Hamilton & Fell Avenue)

In the CD-85 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal uses shall be limited to:

(a) 50 residential dwelling units composed of 26 two-bedroom units and 24 three-bedroom units;

(b) a community building with a minimum gross floor area of 400 square feet;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 24 percent;

(3) principal buildings shall not exceed a height of 9.5 metres (31 feet);

(4) principal buildings shall be sited not less than:

(a) 2.4 metres (8 feet) from the West 17th Street property line;

(b) 2.4 metres (8 feet) from the westerly interior side lot line;

(c) 28 metres (93 feet) from the Cumberland Crescent property line;

(d) 1.2 metres (4 feet) from the easterly interior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.463 times the lot area;

(6) Sections 906(3)(h)(i) and 907(2)(e) and 510(3) and 514 shall not apply;

(7) Section 906(5)(d) shall be waived to permit a driveway width up to 11 metres (36 feet);

(8) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 75 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street and a driveway and a line joining points along said lines, 15 feet from their point of intersection;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-86 COMPREHENSIVE DEVELOPMENT 86 ZONE

(Lots 21-23 and Lot 44, Block B, D.L. 265/552, Plan 7199, DMD Enterprises/Hylnski, West side Fell Avenue between 16th Street and Tobruck Avenue)

In the CD-86 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 9 three-bedroom dwelling units;

(2) principal buildings, together accessory buildings, shall not exceed a lot coverage of 40 percent;

(3) principal buildings shall not exceed a height of 10.65 metres (35 feet);

(4) principal buildings shall be sited not less than:

(a) 1.5 metres (4.9 feet) from the Tobruck Avenue lot line;

(b) 4 metres (13 feet) from the Sixteenth Street lot line;

(c) 1.5 metres (4.9 feet) from the interior side lot line;

(d) 4 metres (13 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 1.02 times the lot area;

(6) Sections 906(5)(a) and 510(3) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of 1 metre (3 feet) in height be placed in the area bounded by the intersecting lines of a driveway and a street and a line joining points along said lines, 2.5 metres from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-88 COMPREHENSIVE DEVELOPMENT 88 ZONE

(Lots D and 15-19, Blocks 36, 37 and 38, D.L. 552, Buron Housing Phase II, West of Fell Avenue between 17th and 19th Streets)

In the CD-88 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) (a) the permitted principal use shall be limited to 67 dwelling units, 12 two-bedroom, 47 three-bedroom and 8 four-bedroom;

(b) the permitted accessory use shall be limited to non-commercial, social and recreational facilities, and shall not exceed an area of 100 square metres (1,076 square feet);

(2) Principal buildings shall not exceed a lot coverage of 25 percent;

(3) Principal buildings shall not exceed a height of 10.43 metres (34.2 feet) for the four-bedroom units and 10.31 metres (33.8 feet) for all other units;

(4) Principal buildings shall be sited not less than:

(a) 5.1 metres (17 feet) from the front lot line;

(b) 15.2 metres (50 feet) from the Cumberland Crescent lot line;

(c) 1.2 metres (4 feet) from the interior side lot line;

(d) 2.4 metres (8 feet) from the Nineteenth Street lot line;

(e) 2.4 meters (8 feet) from the exterior side lot line;

(5) Accessory building for storage, laundry or electrical facilities may project a maximum of 1.53 metres (5 feet) onto the required setback;

(6) Principal buildings, together with accessory building, shall not exceed a gross floor area of 0.48 times the lot area;

(7) Section 510(3) shall not apply;

(8) The minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, except in the case where at least 30 percent of the units are occupied by income-tested households, then parking may be supplied at the ratio of 1.358 spaces per unit;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of two streets and a line joining points along said lot lines, 15 feet from their point of intersection;

(10) A minimum number of 6 refuse storage containers shall be provided in a location approved by the Advisory Design Panel and shall be readily accessible for pickup and for users and shall be screened on all sides;

(11) All exterior finishes shall be approved by the Advisory Design Panel.

CD-89 COMPREHENSIVE DEVELOPMENT 89 ZONE

(Lots C, 9 and 10, Block 139, D.L. 271/274, Plans 12479 & 879, Esso Petroleum, South side West 3rd Street at Chesterfield)

In the CD-89 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-2 Zone, except that:

(1) The permitted principal use shall be limited to a service station use, and a manual car wash use for a maximum of 3 bays;

(2) For purposes of CD-89 Zone, no building shall be constructed on a lot of less than 2,780 square metres (29,000 square feet) in area;

(3) Sections 907(3)(b) and 614(1) shall not apply;

(4) Buildings and structures shall not exceed a lot coverage of 13.5 percent;

(5) The required setback of buildings and structures from Third Street shall be measured from a line parallel to and 15.24 metres (50 feet) from the centre lot line of such road allowance;

(6) Buildings and structures shall not exceed a gross floor area of 0.135 times the lot area.

CD-90 COMPREHENSIVE DEVELOPMENT 90 ZONE

(Lots 1 & 2, Block 115, D.L. 274, Plan 878, Cherry Creek Holdings Ltd./Crockart, South side East Keith Road, east of St. George's Avenue)

In the CD-90 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal use shall be limited to 9 dwelling units, 6 two-bedroom and 3 three-bedroom units;

(2) Principal buildings, together with accessory buildings, shall not exceed a lot coverage of 44.1 percent;

(3) Principal buildings shall not exceed a height of 10.4 metres (33.9 feet);

(4) Principal buildings shall be sited not less than;

(a) 1.2 metres (4 feet) from the front lot line;

(b) 1.8 metres (6 feet) from the rear lot line;

(c) 1.2 metres (4 feet) from the interior side lot line;

(d) 1.5 metres (5 feet) from the exterior side lot line;

(5) Principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.91 times the lot area;

(6) Sections 906(5)(a), 907(2)(e) and 510(3) shall not apply;

(7) The minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a lane, or a street and a street, and a line joining points along said lines, 15 feet from their point of intersection;

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) All exterior finishes shall be approved by the Advisory Design Panel.

CD-91 COMPREHENSIVE DEVELOPMENT 91 ZONE

(Lots 9 & 10, Block 88, D.L. 549, Plan 1822, Alpha West Developments (from CD-54) formerly Glenan Holdings, 263 East 11th Street)

In the CD-91 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 dwelling units: 2 three-bedroom and 6 two-bedroom units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 49.9 percent;

(3) principal buildings shall not exceed a height of 9.39 metres (30.8 feet);

(4) principal buildings shall be sited not less than:

  (a) 3.6 metres (12 feet) from the front lot line;

  (b) 1.2 metres (4 feet) from the rear lot line;

  (c) 1.2 metres (4 feet) from the interior side lot line;

  (d) 2.13 metres (7 feet) from the exterior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.89 times the lot area;

(6) Sections 906(5)(a), 907(2)(f) and 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 12 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-92 COMPREHENSIVE DEVELOPMENT 92 ZONE

(Portion of Lot A, Block F, D.L. 272, Plan 6179, Devron/Hercules, Brooksbank Avenue and 5th Street)

In the CD-92 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) the permitted principal uses shall be limited to industrial uses. For purposes of this Section "industrial uses" are defined as research laboratories, product testing, and the fabrication, assembly, transportation, storage, manufacturing, servicing and wholesaling of materials, goods or things;

(b) the permitted non-industrial uses shall occupy not more than 43.3 percent of the gross floor area of the building; and for purposes of this Section "non-industrial uses" is defined as general offices, staff cafeteria, data processing, computer service, industrial designer, and drafting, engineering, architectural and surveying offices, provided that not less than 74 percent of the non-industrial uses shall be accessory and subordinate to the industrial uses under Subsection (1)(a);

(c) the permitted accessory uses shall exclude accessory unenclosed storage;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 36.5 percent;

(3) principal buildings shall not exceed a height of 16.8 metres (55 feet);

(4) principal buildings shall be sited not less than:

(a) 6.09 metres (20 feet) from the front lot line;

(b) 3.04 metres (10 feet) from the rear lot line;

(c) 42.3 metres (138 feet) from the interior side lot line;

(d) 6.09 metres (20 feet) from the exterior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.82 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be one space per 1,000 square feet of industrial area and one space per 500 square feet of office and other areas;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a street and a line joining points along said lot lines, 15 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

CD-93 COMPREHENSIVE DEVELOPMENT 93 ZONE

(Lots 3 & 4, Block 39, D.L. 548, Plan 597, MAB Industries, Developer, 1532-1538 Mahon Avenue)

In the CD-93 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 41.2 percent;

(3) principal buildings shall not exceed a height of 8.4 metres (27.5 feet);

(4) principal buildings shall be sited not less than:

  (a) 9.1 metres (30 feet) from the front lot line;

  (b) 16.5 metres (53 feet) from the rear lot line;

  (c) 1.5 metres (5 feet) from the interior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.58 times the lot area;

(6) Section 906(5)(a) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-95 COMPREHENSIVE DEVELOPMENT 95 ZONE

(Lots 27 & 28, Block 108, D.L. 274, Plan 878, MacLean Management/Morton Associates, Developer, 224-230 East Keith Road)

In the CD-95 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 dwelling units: 7 three-bedroom and 1 four-bedroom units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 44.6 percent;

(3) principal buildings shall not exceed a height of 8.84 metres (29 feet);

(4) principal buildings shall be sited not less than:

(a) 3 metres (10 feet) from the front lot line;

(b) 1.2 metres (4 feet) from the rear lot line;

(c) 1.5 metres (5 feet) from the interior side lot line;

except that, in the case of architectural projections, the required setback from the interior side lot lines may be reduced by 2 feet, provided that the combined area of such projections does not exceed 80 square feet;

(5) principal buildings shall not exceed a gross floor area of 0.982 times the lot area;

(6) Sections 906(4)(d), 907(2)(e) and 907(2)(f) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 12 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-97 COMPREHENSIVE DEVELOPMENT 97 ZONE

(Lot 16, Block 207, D.L. 245, Plan 5481, C.J.Ventures/Crockart, 2132-2136 Eastern Avenue)

In the CD-97 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 40 percent;

(3) principal buildings shall not exceed a height of 10.1 metres (33 feet);

(4) principal buildings shall be sited not less than:

(a) 2.1 metres (7 feet) from the front lot line;

(b) 2.4 metres (8 feet) from the rear lot line;

(c) 1.5 metres (5 feet) from the southerly interior side lot line;

(d) 6 metres (2 feet) from the northerly interior side lot line;

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 1.1 times the lot area;

(6) Section 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-98 COMPREHENSIVE DEVELOPMENT 98 ZONE

(Lots 5-7, Blk 108, D.L. 274, Plan 878 (223-233 East 8th Street) (from CD-75/Haskar Management) (SUNDEL/WARDLE)

In the CD-98 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 14 dwelling units: 5 two-bedrooms and 9 three-bedrooms:

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 46.5 percent;

(3) principal buildings shall not exceed a height of 10.22m (33.5 feet);

(4) principal buildings shall be sited not less than:

  (a) 2.0m (7 feet) from the front lot line;

  (b) 1.2m (4 feet) from the rear lot line;

  (c) 1.5m (5 feet) from the interior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.97 times the lot area;

(6) Sections 906(4)(d)), 907(2)(f) and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 21 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-99 COMPREHENSIVE DEVELOPMENT 99 ZONE

(Lot 5, Block D, D.L. 265, Plan 7199, Lions Gate Glass/Gerbracht, 823 West 15th Street)

In the CD-99 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) the principal building, together with accessory buildings, shall not exceed a lot coverage of 45.5 percent;

(2) the principal building shall be sited not less than:

  (a) 10 metres (34 feet) from the front lot line;

  (b) 5.7 metres (19 feet) from the rear lot line;

(3) the principal building shall not exceed a gross floor area of 0.72 times the lot area;

(4) Section 609 does not apply;

(5) all open areas not covered by the building, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(6) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(7) all exterior finishes shall be approved by the Advisory Design Panel.

(8) the permitted uses shall include a maximum of one Accessory Apartment Use;

(9) a loading bay with a minimum ceiling height of 9ft shall be permitted.

CD-100

COMPREHENSIVE DEVELOPMENT 100 ZONE

(Lot 32, Block 153, D.L. 274, Plan 878 - 300 East First Street, from RS One-family Residential Zone - EDSON PROPERTIES/MASON KENT)

In the CD-100 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 6 dwelling units: one l-bedroom, and five 2-bedroom;

(2) the principal building shall not exceed a lot coverage of 36.5 percent;

(3) the principal building shall not exceed a height of 10.7 m (35 feet):

(4) the principal building shall be sited not less than:

(a) 5.4 m (18 feet) from the front lot line;

(b) 10.3 m (34 feet) from the rear lot line;

(c) 1.5 m (5 feet) from-the interior side lot line;

(d) 1.5 m (5 feet) from the exterior side lot line; except that the exterior side yard shall not apply to a landscape structure or screen at the building entrance;

(5) the principal building shall not exceed a gross floor area of 0.92 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 7 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-101

COMPREHENSIVE DEVELOPMENT 101 ZONE

(Lots 17, 18, and "E", Block 39, D.L. 548, Plan 1405 - south side 200 Block West 16th Street) (HASKAR MANAGEMENT/CROCKART) (From RT-l Two-family Residential 1 Zone)

In the CD-101 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 14 dwelling units: 6 two-bedroom and 8 three-bedroom;

(2) principal buildings shall not exceed a lot coverage of 45.0 percent;

(3) principal buildings shall not exceed a height of 10.3 m (33.5 feet):

(4) principal buildings shall be sited not less than:

(a) 1.20 m (4.0 feet) from the front lot line;

(b) 3.65 m (12.0 feet) from the rear lot line;

(c) 1.20 m (4.0 feet) from the interior side lot lines;

(5) principal buildings shall not exceed a gross floor area of 1.1 times the lot area:

(6) Section 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 21 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a driveway and a street or a lane and a line joining points along said lines, 10 feet from their point of intersection:

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-102

COMPREHENSIVE DEVELOPMENT 102 ZONE

(The westerly portion of Lot A, Block 208, D.L. 545/546, Plan 17028 - South side 200 Block East 23rd Street.) (From RS Single Family Zone) (NORTH SHORE ALLIANCE CHURCH/TOEWS & ASSOCIATES))

In the CD-102 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the P-2 Zone, except that:

(1) principal buildings shall be sited not less than:

(a) 7.62m (25 feet) from the front lot line;

(b) 6.40m (21 feet) from the rear lot line;

(c) 7.62m (25 feet) from the exterior and interior side lot lines;

(2) Section 906(5)(a) is varied to permit a maximum of five vehicular driveways on this lot;

(3) the minimum number of off-street parking spaces provided shall be 55 spaces;

(4) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(5) refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides:

(6) all exterior finishes shall be approved by the Advisory Design Panel.

CD-103 COMPREHENSIVE DEVELOPMENT 103 ZONE

(Parcels A,B, & C, RP 1558/1748/1749, Lot 1 exc. Pcls A,B, & C, Lot A exc. Parcel A and E. 7 ft. of Lot 2, now road, all of Block 239, D.L.545, Plan 878/1252, shown as CD-103 on plan Schedule 23, page 1)

In the CD-103 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to:

(a) in Phase I - 80 dwelling units consisting of:
(i) not more than 21 one-bedroom units;
(ii) not less than 59 two-bedroom and/or two-bedroom with den units:

(b) in Phase II - 63 dwelling units, consisting of:
(i) not more than 18 one-bedroom units;
(ii) not less than 45 two-bedroom and/or two-bedroom with den units;
(iii) not more than 2 sleeping units for guest accommodation;

(c) accessory non-commercial social and recreational facilities, including lap pool, spa/whirlpool, showers and changing facilities, exercise room, lounge/common room (including kitchen, fireplace and bar), card/games room, hobby shop/ workshop and outdoor recreation facilities;

(d) amenity areas, including guest accommodation (including bath), medical examination room, concierge office, caretaker suite, etc.:

(e) accessory off-street parking;

(f) accessory off-street loading;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 45% nor 6368.3 square metres (68,550 square feet):

(3) principal buildings shall not exceed the following heights:

(a) Phase I - an overall height of 14.33 metres (47 feet) except that:

(i) each three-storey terraced section calculated individually shall not exceed a height of 11.88 metres (39 feet) from the highest projection to the finished grade;

(ii) the one-storey recreational facility connecting Phase I and Phase II shall not exceed a roof level of 150.85 metres geodetic (494.9 feet) (not including landscaping);

(b) Phase II - an overall height of 14.02 metres (46 feet), except that:

(i) each three-storey terraced section calculated individually shall not exceed a height of 11.88 metres (39 feet) from the highest projection to finished grade;

(ii) each two-storey terraced section calculated individually shall not exceed a height of 8.83 metres (29.0 feet) from the highest projection to finished grade; see Schedule 23 page 2;

(4) principal buildings shall be sited in accordance with the siting envelope demonstrated on Schedule 23 pages 1 and 2;

(5) principal buildings together with accessory buildings shall not exceed a gross residential floor area of 16,377.4 square metres (176,291 square feet), nor a floor space ratio of 1.157 subject to the following:

(a) Phase I shall not exceed a gross residential floor area of 9070.1 square metres (97,633 square feet), excluding accessory non-commercial social and recreational facilities:

(b) Phase II shall not exceed a gross residential floor area of 7307.3 square metres (78,658 square feet), excluding accessory non-commercial social and recreational facilities;

(c) where accessory non-commercial social and recreational facilities are provided, then the floor area for such facilities shall not be included in the calculation of gross residential floor area or floor space ratio;

(6) Sections 907(2)(e), 907(2)(f) and 906(4)(c), 508(5)(a), (b), 510(3), 512(4) shall not apply

(7) Section 906(5)(a) shall be waived to permit one driveway to have a width up to 10.36 metres (34 feet);

(8) Section 409 shall be waived to an extent sufficient to prohibit television antennae or dishes as a height exception;

(9) Section 410(4) shall be waived to an extent sufficient to permit an exception to the depth of underground structure requirements in the area marked in crosshatch on Schedule 23, page 1, subject to such underground structure being screened by landscaping for that portion of the structure exceeding three feet in height. For purposes of lot coverage the crosshatched portion will not be included in lot coverage calculations;

(10) the maximum number of driveway crossings shall be limited to five, as follows:

(a) 3 driveway crossings off 29th Street;

(b) 2 driveway crossings off Chesterfield Avenue;

(11) the minimum number of off-street parking spaces provided shall be calculated at the minimum rate of 1.2 spaces per dwelling unit as follows:

(a) Phase I - a minimum of 96 parking spaces of which three spaces shall be for handicapped parking;

(b) Phase II - a minimum of 81 parking spaces of which three spaces shall be for handicapped parking;

(12) a minimum of two loading bays (one loading bay for each phase of development) shall be provided;

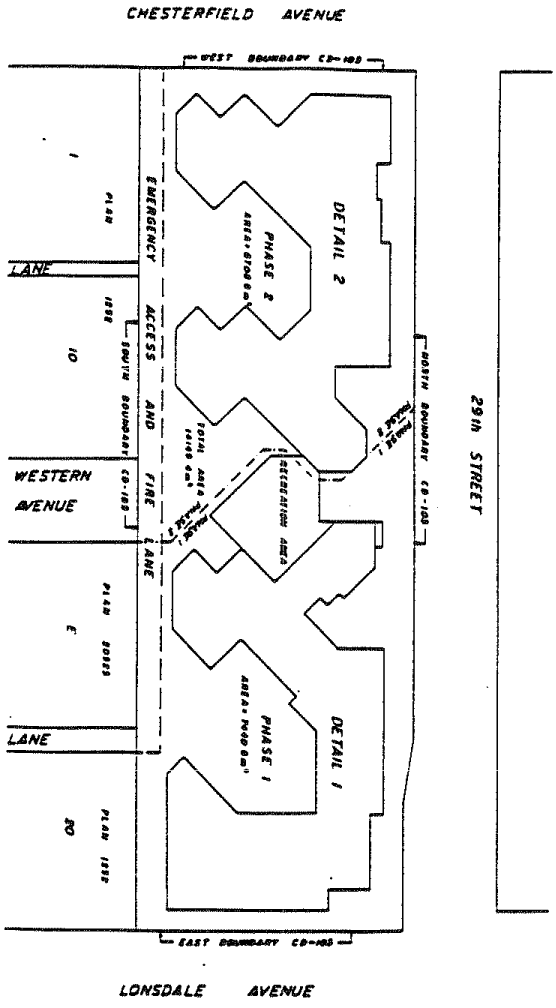
(13) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street and a driveway and a line joining points along said lines, 15 feet from their point of intersection;

(14) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(15) all exterior finishes shall be approved by the Advisory Design Panel.

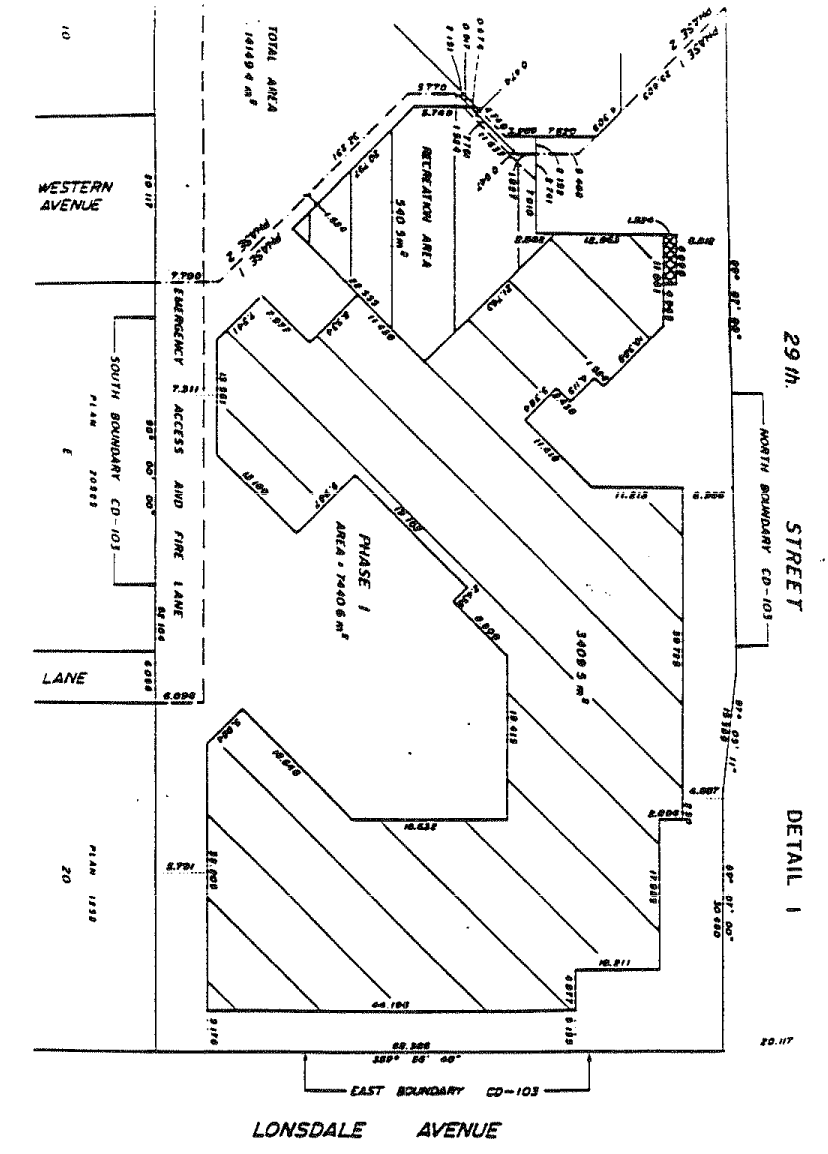
CD-103 Amending Bylaw No. 6700	SCHEDULE 23	Page 1 of 4

TITLE: Siting Plan



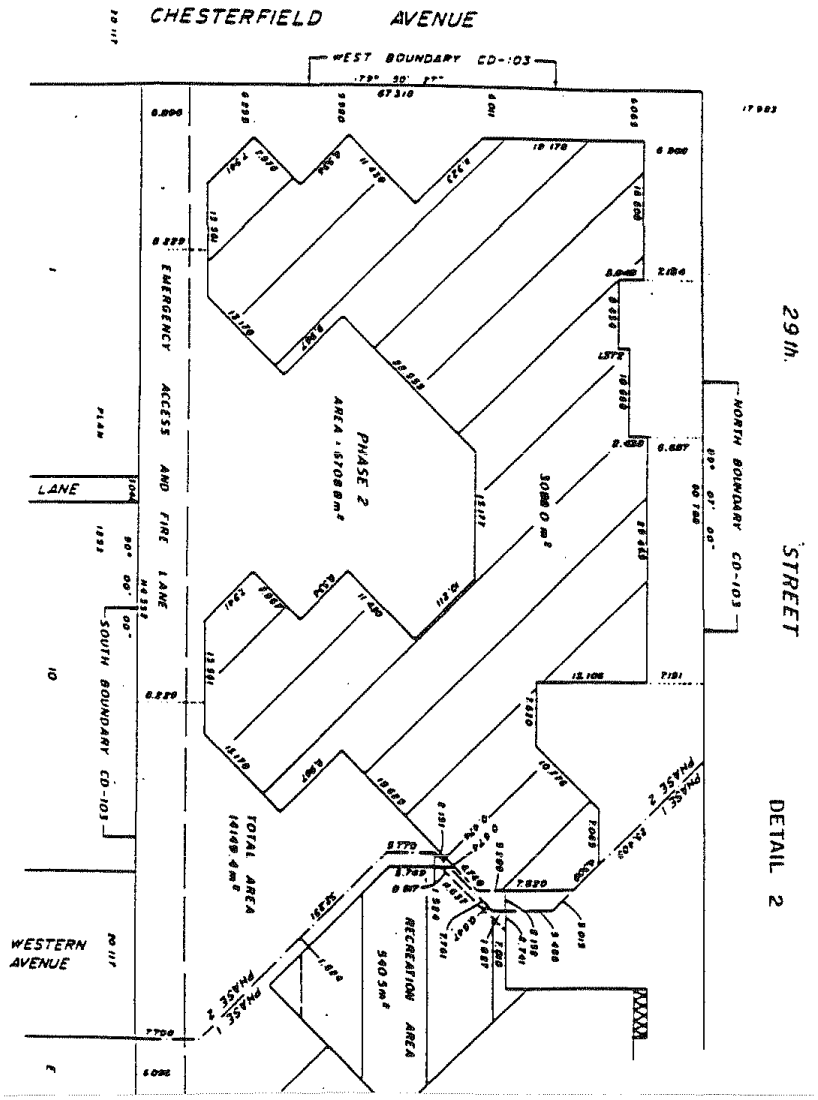
CD-103	SCHEDULE 23	Page 2 of 4
Amending Bylaw No. 6700		

TITLE: Siting Plan: East Detail



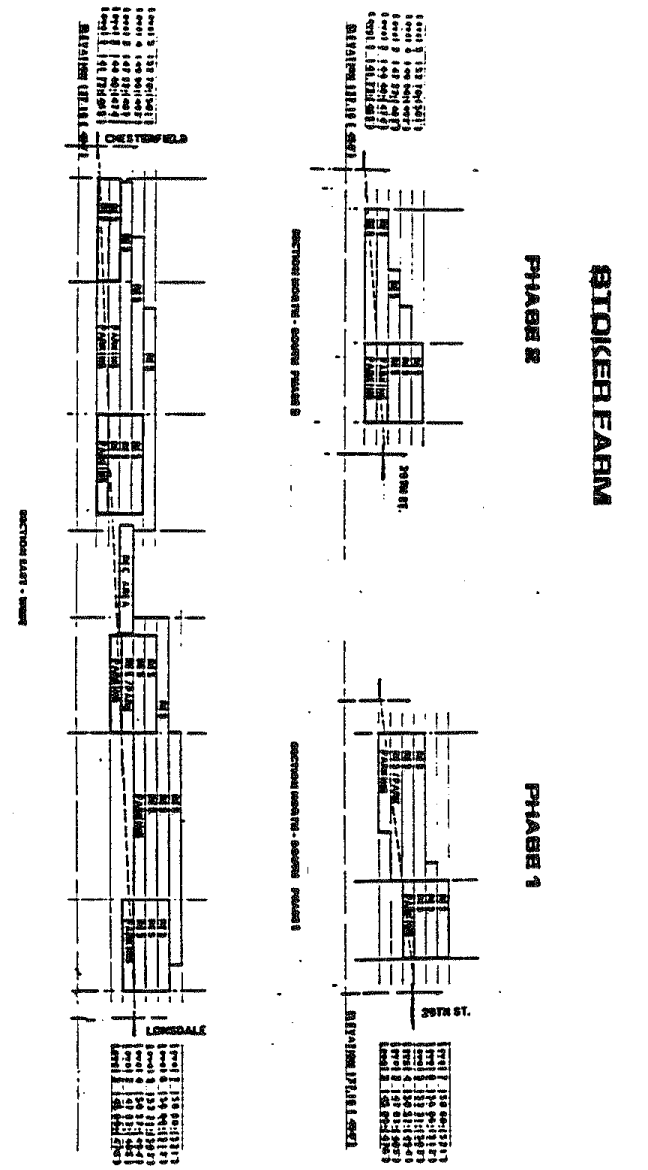
CD-103	SCHEDULE 23	Page 3 of 4
Amending Bylaw No. 6700		

TITLE: Siting Plan: West Detail



CD-103	SCHEDULE 23	Page 4 of 4
Amending Bylaw No. 6700		

TITLE: Section Plan



CD-104

COMPREHENSIVE DEVELOPMENT 104 ZONE

(Lot 6 ex. N. 10', Block 48, D.L. 548, Plan 1401 - from RS One-Family Residential Zone, N/E Corner 14th Street and Mahon Avenue - BREITKREUZ/CROCKART).

In the CD-104 zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 zone, except that:

(1) the permitted principal use shall be limited to 1 two-bedroom and 3 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 53.0 percent;

(3) principal buildings shall not exceed a height of 9.14 m (30 feet);

(4) principal buildings shall be sited not less than:

(a) 3.6 m (12.00 feet) from the front lot line, with a 4 foot balcony allowed as a siting exception;

(b) 1.5 m (5.00 feet) from the rear lot line;

(c) 2.2 m (7.25 feet) from the exterior side lot line;

(d) 1.5 m (5.00 feet) from the interior side lot line;

(5) principal buildings shall not exceed a gross floor area of 1.05 times the lot area;

(6) sections 906(4)(d) and 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-105

COMPREHENSIVE DEVELOPMENT 105 ZONE

(Lots 25 & 26, Block 108, D.L. 274, Plan 878 - 234-240 East Keith Rd.) (Maclean Management/Morton Associates) (From RT-l Two-Family Residential 1 Zone)

In the CD-105 zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 zone, except that

(1) the permitted principal use shall be limited to 8 dwelling units: 1 two-bedroom plus den, and 7 three-bedroom units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 44.6 percent;

(3) principal buildings shall not exceed a height of 9.15 metres (30 feet);

(4) principal buildings shall be sited not less than:

(a) 3.0 metres (10 feet) from the front lot line;

(b) 1.2 metres (4 feet) from the rear lot line;

(c) 1.5 metres (5 feet) from the interior side lot line;

except that, in the case of architectural projections, the required setback from the interior side lot lines may be reduced by 2.0 feet, provided that the combined area of such projections does not exceed 80 square feet;

(5) principal buildings shall not exceed a gross floor area of 0.94 times the lot area;

(6) Sections 906(5)(a), 906(4)(d) and 907(2)(e) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 12 parking spaces be provided on site, 8 of which shall be in a parking garage with access from Keith road;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-107

COMPREHENSIVE DEVELOPMENT 107 ZONE

(Lot 5, Block 131, D.L. 274, Plan 878 - 225 East 4th Street, Taylor/Harrower/Immowest, from RT-l Two-Family Residential 1 Zone)

In the CD-107 zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 zone, except that:

(1) the permitted principal use shall be limited to 4 dwelling units; 2 two-bedroom and 2 three-bedroom units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 51.0 percent;

(3) principal buildings shall not exceed a height of 11.65 m (38.21 feet);

(4) principal buildings shall be sited not less than:

(a) 7.3 m (24.0 feet) from the front lot line;

(b) 2.8 m (9.0 feet) from the rear lot line;

(c) 1.7 m (5.5 feet) from the easterly interior side lot line;

(d) 1.5 m (4.9 feet) from the westerly interior side lot line;

except that in the case of decks and stairs, the minimum distance to the front lot line may be reduced by 3.2 m (10.5 feet);

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 0.92 times the lot area;

(6) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained; but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a lane and a driveway and a line joining points along said lines, 15 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-108

COMPREHENSIVE DEVELOPMENT 108 ZONE

(Lots 6-10, incl., Resub. 6, Block 29, D.L. 548, Plan 2841, 232-248 West 16th Street - from RT-l Two-family Residential 1 Zone, HNF INTERNATIONAL SERVICES/PETER WARDLE)

In the CD-108 Zone, permitted uses, regulations for permitted uses regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 16 dwelling units: 6 two-bedroom and 10 three-bedroom units;

(2) principal buildings, together with accessory buildings, shall not exceed a lot coverage of 54 percent;

(3) principal buildings shall not exceed a height of 10.5 m (34.5 feet);

(4) principal buildings shall be sited not less than:

(a) 3.35 m (11 feet) from the front lot line;

(b) 1.20 m (4 feet) from the rear lot line;

(c) 3.00 m (10 feet) from the easterly interior side lot line;

(d) 1.20 m (4 feet) from the westerly interior side lot line;

except that a gazebo or garden structure not exceeding 3.7 m (12 feet) in height may be sited at the front lot line;

(5) principal buildings together with accessory building shall not exceed a gross floor area of 1.1 times

(6) Section 510(3) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 24 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street and a driveway and a line joining points along said lines, 15 feet from their point of intersection:

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 110 ZONE

(Lots 6, 7, 8, Block D, D.L. 265, Plan 7199, 803-815 West 15th Street, from RS One-family Residential Zone – DIX DISTRIBUTORS/MOORHEAD)

In the CD-110 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) the principal building, together with accessory buildings shall not exceed a lot coverage of 35 percent;

(2) the principal building shall be sited not less than:

(a) 5.1 m (17 feet) from the front lot line;
(b) 5.7m (19 feet) from the rear lot line;
(c) 19.5m (64 feet) from the exterior side lot line:

(3) the principal building, together with accessory buildings, shall not exceed a gross floor area of 0.5 times the lot area;

(4) Section 906(5)(a) shall not apply;

(5) the minimum number of off-street parking spaces shall be 16 spaces at the ratio of one space per 500 square feet of gross floor area;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lot lines of a street and a street and a line joining points along said lot lines, 15 feet from their point of intersection;

(7) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(8) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 111 ZONE

(Lot A, Block 31/37, D.L. 549, Plan 17433, 150 East 15th Street, M & M Developments/L. Menkis – Lions Gate Plaza Ltd.)

In the Cd-111 Zone, permitted uses, regulations for permitted uses regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1A Zone, except that:

(1) the permitted principal uses shall be limited to:

(a) retail service group 1 use, save and except the following uses:

Department stores
health clubs
billiard clubs
bowling alleys
theatres
veterinary clinics
licenses premises holding a **Liquor Primary License** **(Bylaw 7508 June 23/03 refers)**

(b) accessory apartment use, for a maximum of 75 units – 20 two-bedroom, 53 one-bedroom and 2 bachelor units;

(c) accessory off-street parking use;

(d) accessory off-street loading use;

(2) the principal building shall not exceed a gross floor area of 2.45 times the lot area;

(3) Section 607(1)(a) shall not apply;

(4) the minimum number of off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and 1 space per 500 square feet of commercial gross floor area, and in no case shall less than 102 parking spaces be provided on site;

(5) all open areas not covered by buildings, structures, driveways, and parking spaces shall be suitably landscaped and maintained;

(6) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(7) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 112 ZONE

(Lot 14, Block 97, D.L. 274, Plan 874, 266 East 9th Street from RT-1 Two-family Residential 1 Zone, ROSS MANAGEMENT LIMITED)

In the CD-112 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and require off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 two-bedroom dwelling units;

(2) the principal building, together with accessory buildings, shall not exceed a lot coverage of 40.0 percent;

(3) the principal building shall not exceed a height of 10.4m (34.0 feet);

(4) (a) the principal building shall be sited not less than:

(i) 5.4m (18 feet from the front lot line
(ii) 10.9m (36 feet) from the rear lot line
(iii) 1.5m (5 feet) from the interior side lot line

(b) the accessory building shall be sited not less than 0.45m (1.5 feet) from the interior side lot line, and 1.2m (4 feet) from the rear lot line;

(5) the principal building shall not exceed a gross floor area of 0.88 times the lot area;

(6) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(9) all exterior finishes shall be approved by the Advisory Design Panel.

CD-113

COMPREHENSIVE DEVELOPMENT 113 ZONE

(Lot B, Block 32, D.L. 549, Plan 9419 - 231 East 17th Street, OMIDI/LEYLA DESIGNERS - from RT-l Two-family Residential 1 Zone)

In the CD-113 Zone, permitted uses, regulations for permitted uses regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RC-2 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) the principal building, together with accessory buildings, shall not exceed a lot coverage of 40.2 percent;

(3) the principal building shall not exceed a height of 9.7 m (31.75 feet):

(4) the principal building shall be sited not less than:

(a) 11.5 m (38.0 feet) from the front lot line;

(b) 7.9 m (26.0 feet) from the rear lot line;

(c) 1.5 m (5.0 feet) from the interior side lot lines;

(5) the principal building, together with accessory buildings, shall not exceed a gross floor area of 0.81 times the lot area;

(6) Sections 906(4)(d) and 907(2)(e) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a driveway and a lane and a line joining points along said lines, 15 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides:

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-114

COMPREHENSIVE DEVELOPMENT 114 ZONE

(Lots 4-6, Resub.4, Block 20, D.L. 548, Plan 1093 - 1737-1757 Chesterfield Avenue LEHIS CONSTRUCTION/R. BURGERS - from RT-l Two-Family Residential 1 Zone)

In the CD-114 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and the required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 9 two-bedroom units

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 42 percent:

(3) the principal building shall not exceed a height of 9.2 m (30 feet), except that roof parapets may project a maximum of 6 feet above the roof peak;

(4) the principal building shall be sited not less than:

(a) 4.2 m (14 feet) from the front lot line;
(b) 3.9 m (13 feet) from the rear lot line;
(c) 3.g m (10 feet) from the interior side lot line;
(d) 3.0 m (10 feet) from the exterior side lot line,

except that the main floor of the buildings may project a maximum of 2.44 m (8 feet) into the required building setbacks, provided that the total area of such projections does not exceed 470 square feet;

(e) Entrance canopies and garden structures may be sited not less than 1.2 m (4 feet) from the front lot line;

(5) (a) the accessory parking garage may be sited not less than 1.2 m (4 feet) from the front lot line and 1.5 m (S feet) from the rear lot line;

(b) an electrical room may be sited at the rear lot line;

(6) the principal buildings shall not exceed a gross floor area of 1.1 times the lot area;

(7) Section 510(3) shall not apply;

(8) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 18 parking spaces be provided on site,

(a) Section 906(3)(a) is varied to the extent that 2 parking spaces may have 25% of the headroom space reduced below 7 feet;

(9) all open areas not covered by buildings, structures, driveways, and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a driveway and a lot line, and a line joining points along said lot lines, 5 feet from their point of intersection;

(10) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides

(11) all exterior finishes shall be approved by the Advisory Design Panel.

CD-115

COMPREHENSIVE DEVELOPMENT 115 ZONE

(Lot 2, Block 131, D.L. 274, Plan 878 - 209 East 4th Street, MARLADEN DEVELOPMENTS INC./PLECKO from RT-l Two-Family Residential 1 Zone)

In the CD-115 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) principal buildings shall not exceed a lot coverage of 39 percent, and together with accessory buildings, shall not exceed 43 percent;

(3) principal buildings shall not exceed a height of 8.6 metres (28 feet)

(4) principal buildings shall be sited not less than:

  (a) 7.6 metres (25.0 feet) from the front lot line;

  (b) 8.6 metres (28.5 feet) from the rear lot line;

  (c) 1.5 metres (5.0 feet) from the interior side lot line:

(5) principal buildings, together with accessory buildings, shall not exceed a gross floor area of .93 times the lot area;

(6) Section 906(4)(d) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-116

COMPREHENSIVE DEVELOPMENT 116 ZONE

(Lot E, Block 32, D.L. 549 - 245 East 17th Street) (COLNETT ENTERPRISES/N. DAVIS ARCHITECT, from RT-l Two-family Residential 1 Zone)

In the CD-116 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom welling units;

(2) the principal building shall not exceed a lot coverage of 37.0 percent and accessory buildings for off-street parking use shall not exceed a lot coverage of 7.5 percent;

(3) the principal building shall not exceed a height of 7.8 m (25.5 feet);

(4) the principal building shall be sited not less than:

(a) 8.5 m (28.0 feet) from the front lot line;

(b) 14.7 M (48.5 feet) from the rear lot line;

(c) 0.9 m (3.0 feet) from the interior side lot lines;

(5) the principal building shall not exceed a gross floor area of 0.66 times the lot area;

(6) Sections 906(5)(a) and 906(4)(d) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-117

COMPREHENSIVE DEVELOPMENT 117 ZONE

(Lot 8, Block 108, D.L. 274, Plan 878 (SZENTVERI/RASEKH , 247 East 8th Street from RT-l Two-Family Residential Zone)

In the CD-117 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 two-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 43.2 percent;

(3) principal buildings shall not exceed a height of 10.7 m (35 feet) for the front building and 9.9 m (32.4 feet) for the rear building;

(4) principal buildings shall be sited not less than:

(a) 2.4 m (8 feet) from the front lot line, except that stairs may project 7 feet on to the front yard;

(b) 6.7 m (22 feet) from the rear lot line, except that a parking structure may be sited 4 feet from the rear lot line;

(c) 1.5 m (5 feet) from the interior side lot line, except that architectural projections totalling not more than 50 square feet may project 2 feet on to the required side yards;

(5) principal buildings shall not exceed a gross floor area of 0.98 times the lot area;

(6) Section 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways d parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-118

COMPREHENSIVE DEVELOPMENT 118 ZONE

(Lots 3 and 4, Block 108, D.L. 274, Plan 878 - 215-219 East 8th Street, SUNDEL/WARDLE - from RT-l Two-family Residential 1 Zone)

In the CD-118 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 9 dwelling units: 2 two-bedroom and 7 three-bedroom units:

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 56.0 percent;

(3) principal buildings shall not exceed a height of 11 metres (36 feet);

(4) principal buildings shall be sited not less than:

(a) 2.lm (7 feet) from the front lot line;

(b) 1.2m (4 feet) from the rear lot line;

(c) 1.5m (5 feet) from the interior side lot lines;

(5) principal buildings shall not exceed a gross floor area of 1.0 times the lot area:

(6) Sections 906(5)(a) and 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-119

COMPREHENSIVE DEVELOPMENT 119 ZONE

(Lots 8-12 incl., and Lots 18-20 incl., Block A, D.L. 552, Plan 7199 - 800-816 and 858-884 Tobruck Avenue, INNER CITY HOUSING/CAPILANO CO-OP/MORTON - from RS One-family Residential Zone)

In the CD-119 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 29 dwelling units:

West Site	East Site
6 two-bedroom	3 two-bedroom
8 three-bedroom	6 three-bedroom
4 four bedroom	2 four-bedroom

(2) the principal building shall not exceed a lot coverage of 39.2 percent on the east site and 40.3 percent on the west site;

(3) the principal building shall not exceed a height of 9.5m (31.0 feet);

(4) the principal building shall be sited not less than:

(a) 0.73 metres (2.4 feet) from the front lot line;

(b) 3.00m (10.0 feet) from the rear lot line;

(c) 3.00m (10.0 feet) from the interior side lot lines;

(d) 6.60m (12.0 feet) from the exterior side lot lines;

except that the second floor of the buildings may project 2 feet into the rear yard, for a maximum floor area of 10 square metres;

(5) the principal building shall not exceed a gross floor area of 0.75 times the lot area for the combined site;

(6) Section 510(3) shall not apply;

(7) the minimum number of concealed off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 44 parking spaces be provided on site, of which 16 spaces may be designed for small cars;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 120 ZONE

(2601 Westview Drive, Two Lions Public House, 372333 British Columbia Ltd., Inc. No. 372333, PID 008-497-311, Lot F, Block 256, DL 544, Plan 21427)

In the CD-120 Zone, permitted uses, regulations for permitted uses regulations for the size, shape and siting of buildings and structures, and required off-street parking shall be as follows:

[I] for Site 1A, as described on Schedule 24, Page 1:

(1) the permitted principal uses shall be limited to:

(a) for a portion of the first level at elevation 85.0 metres % (279 feet) geodetic up to a maximum combined gross floor area of 492.37 square metres (5,300 square feet) of the total of 1179.83 square metres (12,700 square feet);

(i) retail stores including: bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, personal furnishing shops, book shops, camera shops, stationery stores, art galleries and other similar establishments;

(ii) restaurants and cafes (excluding "**Lounge Endorsement Areas"** ***[Bylaw 7508 June 23/03],*** whether or not licensed under the Liquor Control and Licensing Act of British Columbia, provided that the principal use of such restaurants and cafes is the preparation, sale and consumption of food on the premises;

(iii) personal service establishments, including: barber shops, beauty parlours, dry cleaners, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments; shoe repair shops, printers, and other similar establishments;

(iv) studios, including: artist, display, music, dance, radio, recording, television, photographic and other similar studios;

(v) business and professional offices;

(vi) banks and financial institutions;

(b) on the remaining 687.46 square metres (7,400 square feet) of the first level including access corridors and all of the second, third and fourth levels;

(i) business and professional offices;
(ii) business/trade schools;
(iii) studios, including: artist, display music, dance, radio, recording, television, photographic and other similar studios;

(c) in that area shown hatched on Schedule 24, Page 1:

(i) as per the RG-1 Garden Apartment Residential Zone (subject to Section I (11)(a));

(d) accessory off-street parking;

(e) accessory off-street loading;

(f) accessory non-commercial social and recreational facilities;

(2) the principal building (together with accessory buildings) shall not exceed a lot coverage of 55 percent. For the purposes of calculating lot coverage:

(a) the 182.37 square metres (1,963.1 square feet) area shown hatched on Schedule 24, Page 1, and designated for RG-1 Garden Apartment Residential use shall be excluded from the lot area of Site 1A;

(b) covered public pedestrian access areas shall be excluded from lot coverage calculations;

(3) the principal building identified as Building F on Schedule 24, Page 2, shall not exceed a height of 17.7 metres (58 feet) nor four storeys;

(4) the principal building shall be sited in accordance with the following siting plans:

(a) level one at elevation 85.0 metres (279 feet) geodetic in accordance with Schedule 24, Page 2;

(b) level two at elevation 89.0 metres (292 feet) geodetic in accordance with Schedule 24, Page 3;

(c) level three at elevation 92.7 metres (304 feet) geodetic in accordance with Schedule 24, Page 4;

(d) level four at elevation 96.3 metres (316 feet) geodetic in accordance with Schedule 24, Page 5;

(5) the principal building (together with accessory buildings) shall not exceed a gross floor area of 3,437.3 square metres (37,000 square feet), nor a floor space ration of 1.6. For the purposes of calculating floor space ratio:

(a) the 182.37 square metre (1,963.1 square feet) area shown hatched on Schedule 24, Page 1, and designated for RG Garden Apartment Residential use shall be excluded from the lot area of site 1A;

(6) Section 609(1) shall be waived to an extent sufficient to permit a principal building to have length and width dimensions as demonstrated by the siting envelopes presented in Schedule 24, Pages 2,3,4 and 5;

(7) Section 609B of Bylaw No. 3778 shall not apply;

(8) Section 409 of Bylaw 3778 shall be waived to an extent sufficient to prohibit radio or television antennae or dishes as a height exception;

(9) all accessory off-street parking provided on site shall be concealed and the minimum number of accessory off-street parking spaces provided shall be calculated as follows:

(a) for retail uses, restaurants, banks, or personal service establishments, 1 space per 18.58 square metres (200 square feet) of gross floor area;
(b) for business and professional offices, business/trade schools and studios, 1 space per 46.45 square metres (500 square feet) of gross floor area;

(10) a minimum of one loading bay shall be provided;

(11) (a) Notwithstanding Section 9-120 I(c), that area above grade shown hatched on Schedule 24, Page 1, shall be provided as open site space and be suitably landscaped and maintained. Underground structures constructed in accordance with Section 410(4) will be permitted for purposes of providing parking, and mechanical facilities in common to serve the principal building on Site 1A;

(b) all open areas not covered by buildings, sidewalks, loading bays, driveways and parking spaces shall be provided as open site space and shall be suitably landscaped and maintained, but in no case shall

(i) structures

(ii) landscaping material at mature height (with the exception of trees with a maximum trunk diameter of 20.32 centimetres (8 inches), and a minimum crotch height for branching of 2.13 (7 feet) provided that said trees are located to the satisfaction of the City and do not collectively represent a visual obstruction), or

(iii) landscape screen in excess of three feet in height: be placed in the area bounded by the intersection lines of two streets, or a street and a driveway and a line adjoining points along said lines, 4.57 metres (15 feet) from their point of intersection.

(12) a minimum covered public pedestrian access area of not less than 5 percent of the site area shall be provided. This may include covered outside areas used for pedestrian access, but shall exclude commercial activities;

(13) refuse storage containers shall be readily accessible for pick up and for users, shall not be located in a maneuvering aisle, or driveway, or in an area adjacent to a loading bay where access to the garbage necessitates maneuvering through the loading bay, and shall be screen on all sides;

(14) other than mechanical exhausting systems from electrical or mechanical rooms, or parking areas, no mechanical facilities in the form of ducting or exhaust systems shall be located on the north, south, east or west facades of buildings; but rather all such discharges shall be from the roof;

(15) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

[II] for site 1B, as described on Schedule 24, Page 1:

(1) the permitted principal uses shall be limited to:

(a) retail service group 1 use, but excluding billiard halls, theatres, fraternal lodges, and social clubs;

(b) retail kiosks, subject to the following:

(i) a maximum of two kiosks may be provided;
(ii) the maximum gross floor area of each retail kiosk shall not exceed 7.5 square metres (80 square feet)
(iii) a clear 2.44 metre (8 feet) public corridor must be retained for adjacent pedestrian movement.

(c) accessory off-street parking;

(d) off-site parking (to serve Site 1A only);

(e) accessory off-street loading;

(f) within Building D and the associated outdoor patio area, as shown on Schedule 24, Page 2:

(i) a liquor primary licensed established subject to the following:

(a) a maximum inside person capacity of 235, plus approved outdoor patio capacity is also allowed;

(b) Exotic Performances are prohibited on the premises;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 32%. For the purposes of calculating lot coverage, covered public pedestrian access areas shall be excluded;

(3) principal buildings, as identified on Schedule 24, Page 2, shall not exceed the following heights:

(a) Building A: 6.7 metres (22 feet), nor one storey;
(b) Building B: 6.1 metres (20 feet), nor one storey;
(c) Building C: 7.62 metres (25 feet), nor one storey;
(d) Building D: 11.89 metres (39 feet), nor two storey;
(e) Building E: 11.28 metres (37 feet), nor one storey;

(4) Section 409 shall be waived as follows:

(a) to an extent sufficient to prohibit radio or television antennae or dishes as a height exception;
(b) to an extent sufficient to allow for a 3.66 metre (12 feet) height exception on Buildings A and B for an atrium;

(5) principal buildings shall be sited in accordance with the siting envelopes demonstrated on Schedule 24, Page 2;

(6) principal buildings, together with accessory buildings, shall not exceed a gross floor area of 6,298.62 square metres (67,800 square feet) nor a floor space ratio of 0.31 FSR. For the purposes of calculating gross floor area, covered public pedestrian access areas shall be excluded;

(7) Section 609 of Bylaw No. 3778 shall not apply;

(8) Section 404(2) shall be waived in those instances where a parking easement or license to use agreement has been obtained from the adjacent jurisdiction;

(9) the minimum number of accessory off-street parking spaces provided shall be calculated at one space per 18.58 square metres (200 square feet) of gross floor area;

(10) off-street parking provision for a building licensed by the Liquor Control and Licensing Branch of British Columbia shall be as specified in Part 9 of this bylaw;

(11) one loading bay shall be provided for each of Buildings A, B, C, D and E. The minimum dimensions of loading bays shall be as per Section 1002 (1)(b), except that loading bays accessory to Buildings B and D may have minimum dimensions of 2.44 metres (8 feet) by 5.48 metres (18 feet);

(12) all open areas not covered by buildings, sidewalks, loading bays, garbage containers, driveways and parking spaces shall be provided as open site space and shall be suitably landscaped and maintained, but in no case shall:

(a) structures;

(b) landscaping material at mature height (with the exception of trees with a maximum trunk diameter of 20.32 centimetres (8 inches) and a minimum crotch height for branching of 2.13 metres (7 feet) provided that said trees are located to the satisfaction of the City and do not collectively represent a visual obstruction), or

(c) landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of two streets, or a street and a driveway and a line adjoining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(13) a minimum covered public pedestrian access area of not less than 2.45 percent of the site area shall be provided. This may include covered outside areas used for pedestrian access but shall exclude commercial activities other than retail kiosks;

(14) refuse storage containers shall be readily accessible for pick-up and for users, shall not be located in a maneuvering aisle, or driveway, or for Buildings B, D and E, in an area adjacent to a loading bay where access to the garbage necessitates maneuvering through the loading bay, and shall be screened on all sides;

(15) all exterior finishes and landscaping shall be approved by the Advisory design Panel;

(16) Section 402(19) shall be waived to the extent necessary to allow for one (1) Liquor Primary licensed establishment to be located in Building D and the associated outdoor patio area, as shown on Schedule 24, Page 2.

[III] for both Sites 1A and 1B, as described on Schedule 24, Page 1:

(1) Section 906(5)(a) shall be waived to an extent sufficient to permit vehicular access to be provided as described on Schedule 24, Page 6, and shall be in accordance with the following:

(a) driveway 1 shall accommodate two-way traffic and shall have a minimum width of 9.75 metres (32 feet) and a maximum width of 17.1 metres (56 feet);

(b) driveway 2 shall accommodate a one-way inbound traffic only and shall have a maximum width of 4.57 metres (15 feet);

(c) driveway 3 shall accommodate two-way traffic and shall have a minimum width of 7.62 metres (25 feet) and maximum width of 10.06 metres (33 feet);

(d) drive 4 shall be for the use of emergency vehicles only and shall have a minimum width of 6.7 metres (22 feet);

(e) a fifth driveway shall be permitted on the southerly property line of the CD-120 Zone providing vehicular access to or from a Trans Canada highway access road and shall have a maximum width of 12.192 metres (40 feet).

(2) on-site vehicular movements for emergency vehicles shall be, at the minimum, as identified on Schedule 24, Page 6. Internal vehicular driveways which do not provide required maneuvering or a functioning access aisle directly to either parking spaces or loading bays shall be as follows:

(a) for one-way traffic, a minimum width of 2.74 metres (9 feet);

(b) for two-way traffic, a minimum width of 5.49 metres (18 feet); except that the minimum width for two-way traffic can be reduced to 5.33 metres (17.5 feet) provided that there is the installation and continued provision of vehicular warning signage and mirrors designed to enhance vehicular visibility.

(3) Section 410(2) shall be waived as follows:

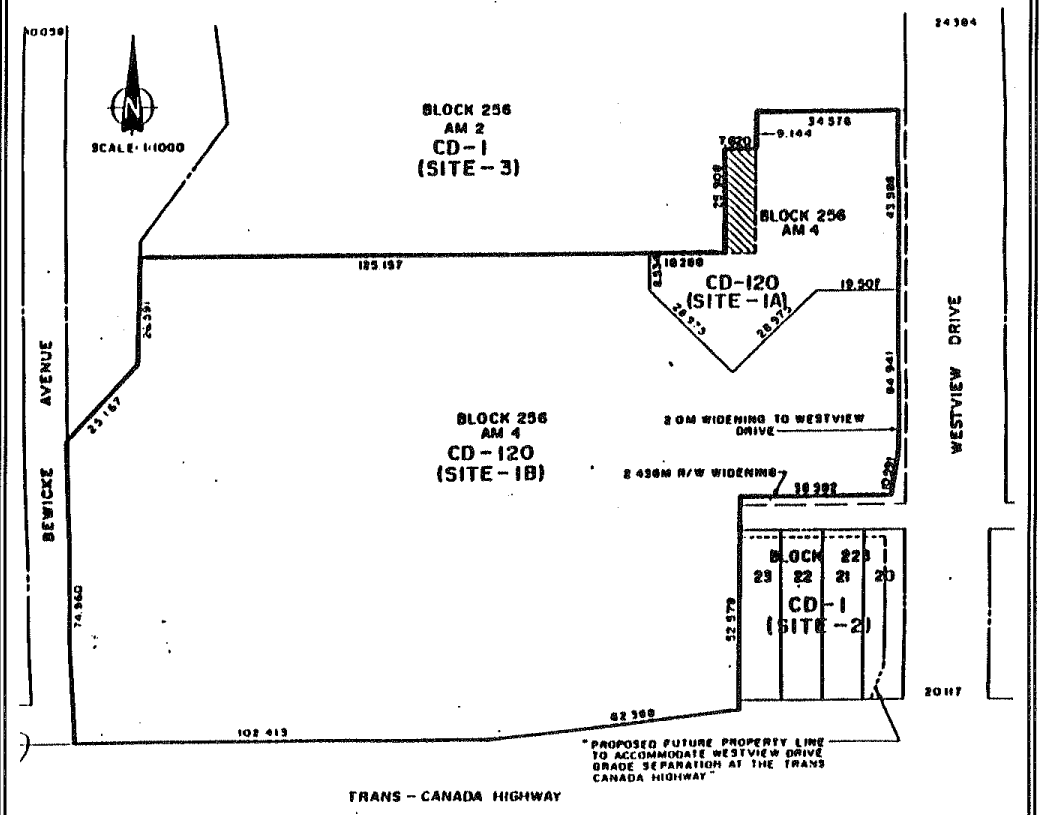
(a) to an extent sufficient to permit canopies to project a maximum of 6.1 metres (20 feet) beyond the siting envelopes demonstrated for Buildings A, B, E and F on Schedule 24, Page 2, except that for Building F canopies may not project to a point closer than 1.52 metres (5 feet) from the newly established property line of Westview Drive;

(b) to an extent sufficient to permit canopies to project a maximum of 1.52 metres (5 feet) beyond the western face of the siting envelope demonstrated for Building C on Schedule 24, Page 2.

(4) When parking spaces require by this Bylaw have been used for the provision of vehicular access to the Trans Canada Highway right-of-Way south of the CD-120 Zone, then those parking spaces shall be counted towards meeting the parking requirements, up to a maximum of 5 spaces.

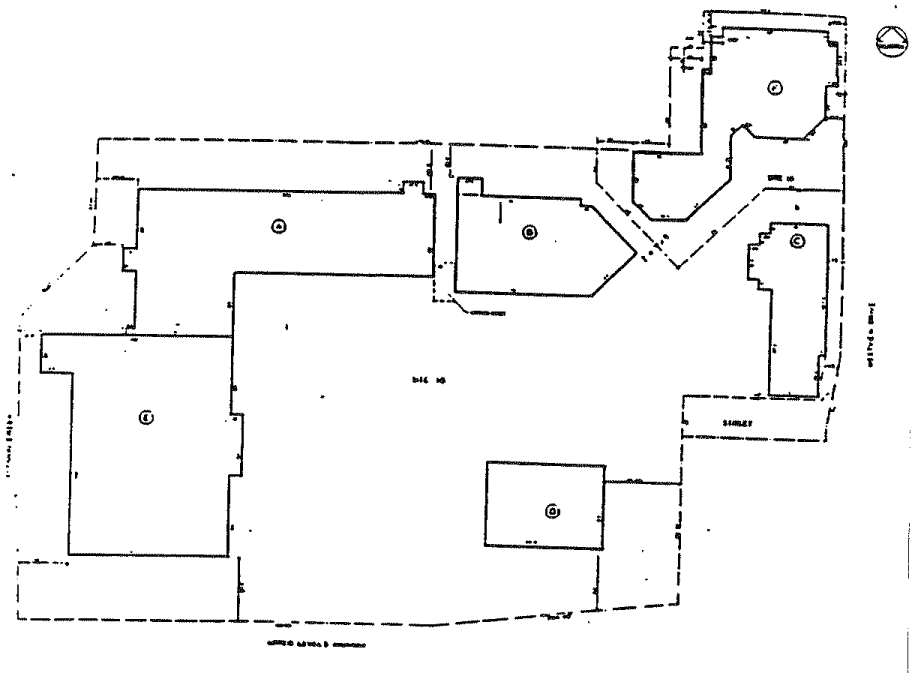
CD-120	SCHEDULE 24	Page 1 of 6
Amending Bylaw No. 6700		

TITLE: Site Area Plan



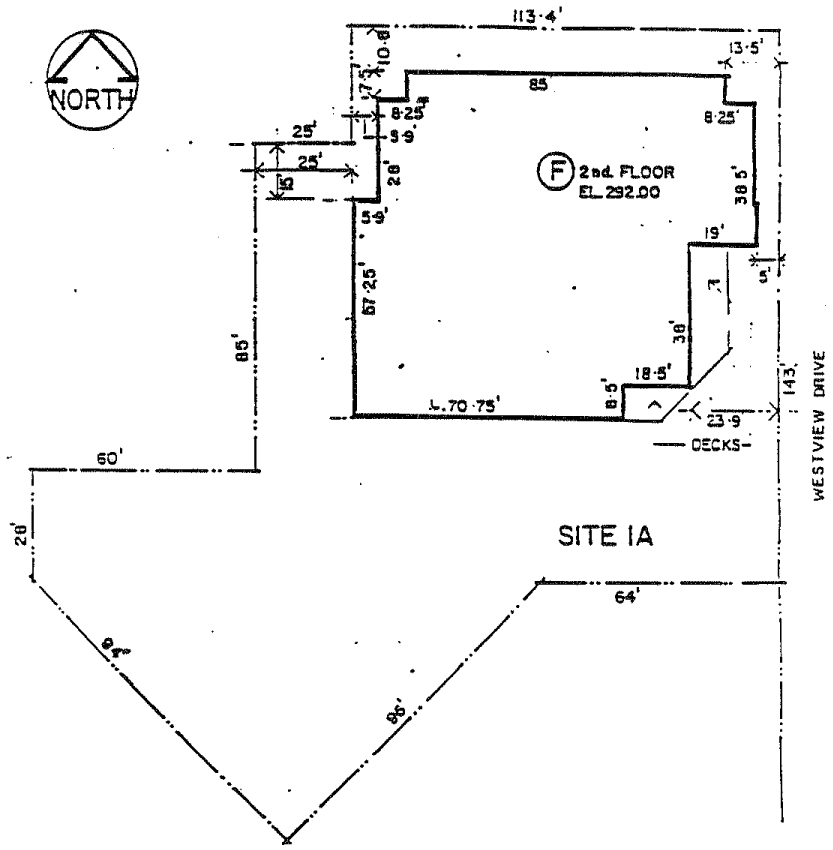
CD-120 Amending Bylaw No. 6700	SCHEDULE 24	Page 2 of 6

TITLE: Siting Plan



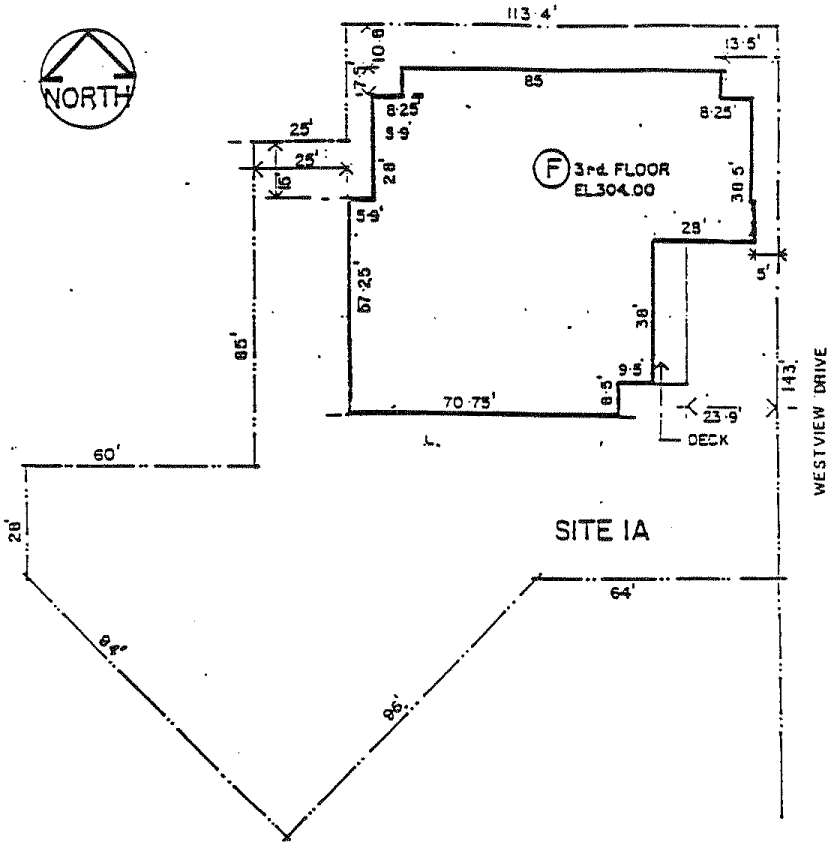
CD-120 Amending Bylaw No. 6700	SCHEDULE 24	Page 3 of 6

TITLE: Bldg. F/2nd Floor Siting Plan



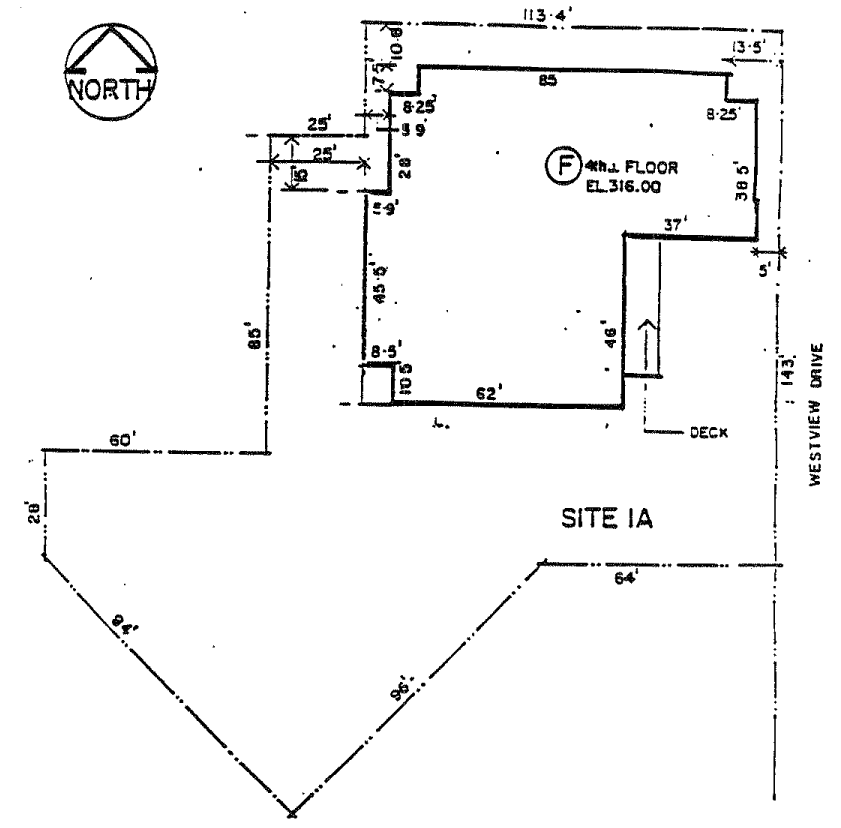
CD-120 Amending Bylaw No. 6700	SCHEDULE 24	Page 4 of 6

TITLE: Bldg. F/3rd Floor Siting Plan



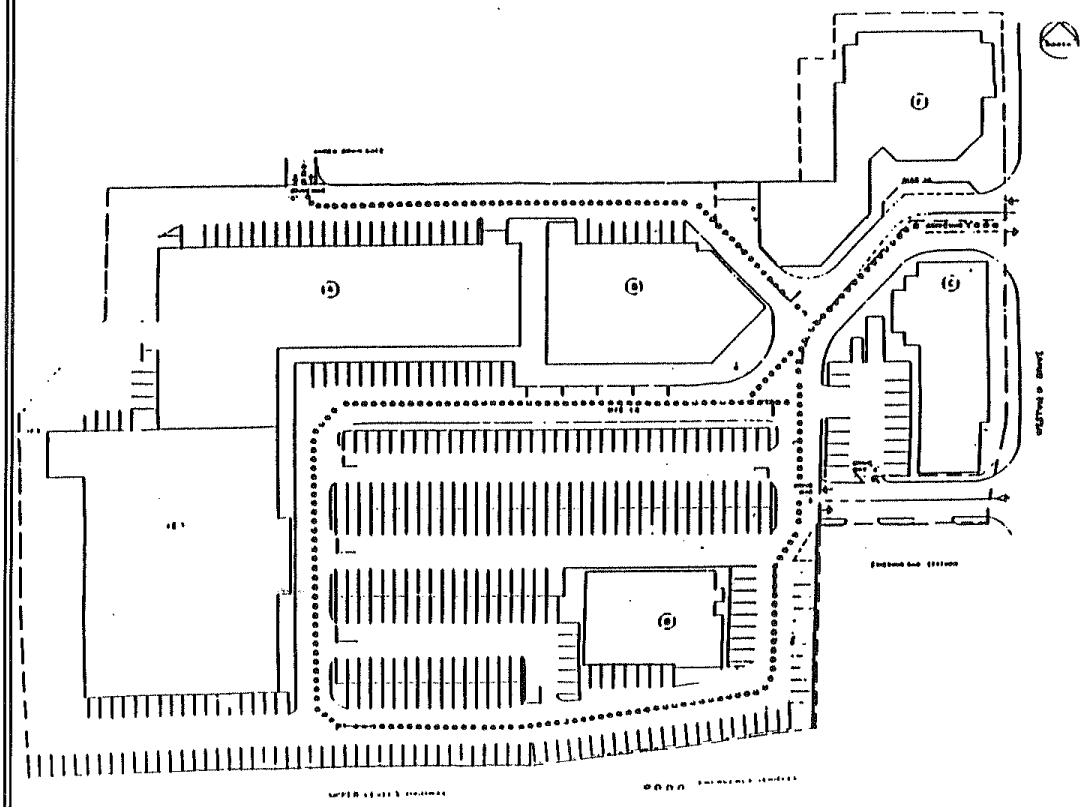
CD-120 Amending Bylaw No. 6700	SCHEDULE 24	Page 5 of 6

TITLE: Bldg. F/4th Floor Siting Plan



CD-120 Amending Bylaw No. 6700	SCHEDULE 24	Page 6 of 6

TITLE: Vehicular Circulation Plan



COMPREHENSIVE DEVELOPMENT 121 ZONE

(Lots 31 & 32, Block 108, D.L. 274, Plan 878 – 204-210 East Keith Road from RT-1 Two-family Residential 1 Zone to CD121 Zone/SUNDEL/ALLEN)

In the CD-121 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and requires off-street parking shall be as in the RM-1 Zone except that:

(1) the permitted use shall be limited to 9 dwelling units: 2 two-bedroom and 7 three-bedroom units;

(2) the principal building, together with accessory buildings shall not exceed a lot coverage of 56.5 percent;

(3) the principal building shall not exceed a height of 10.4m (34 feet);

(4) the principal building shall be sited not less than:

- (a) 2.7m (9 feet) from the front lot line;
- (b) 1.2m (4 feet) from the rear lot line;
- (c) 1.5m (5 feet) from the interior side lot line, except that the ground floor of the building fronting Keith Road shall have a 13 feet setback from the interior side lot line;
- (d) 1.5m (5 feet) from the exterior side lot line;

(5) (a) the principal building, together with accessory buildings, shall not exceed a gross floor area of 1.07 times the lot area;

(b) the gross floor area shall not include storage areas in the garage up to a maximum of 620 square feet;

(6) Section 510(3) shall not apply;

(7) the minimum number of concealed of-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscaping material or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street and a driveway and a line joining points along the said lot lines, 15 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-122

COMPREHENSIVE DEVELOPMENT 122 ZONE

(Lot 2, Block 161, D.L. 271, Plan 19958 from M-l Service Industrial Zone to CD-122 Comprehensive Development 122 Zone)

In the CD-122 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) the permitted principal use shall be limited to office use. For purposes of this Section, "office" is defined as "a business, professional or government office from which the public is normally excluded, except by appointment";

(2) the principal building shall not exceed a lot coverage of 66 percent;

(3) (a) the principal building shall not exceed a height of 9 m (29.5 feet), nor two storeys and one parking level;

(b) the height of the principal building at its northeast corner shall be no more than 7.1 m (23 feet) high measured from the building grade on First Street;

(4) the principal building shall be sited not less than 4.5 m (15 feet) from the rear lot line;

(5) the principal building shall not exceed a gross floor area of 1.25 times the lot area;

(6) (a) Section 906(4)(h) is varied to the extent sufficient to permit a driveway located within 5.5 m (18 feet) of the intersection of Forbes Avenue and First Street, and a driveway located at the intersection of Forbes Avenue and a lane;

(b) Section 1002(1)(b) is varied to reduce the dimensions of a loading bay to 2.44 m (8 feet) by 5.48 m (18 feet);

(7) the minimum number of accessory off-street parking spaces provided shall be one space per 550 square feet of gross floor area, and in no case shall less than 15 parking spaces and one loading bay be provided on site:

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides;

(10) all exterior finishes shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 124 ZONE

(1433 Lonsdale Avenue, Jack Lonsdale's Public House, Delta Blue Construction Inc., No. 0733979, PID 011-724-021, Strata Lot 2, DL 548 and 549, Strata Plan VR 2192, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1)

In the CD-124 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) the permitted principal uses shall be limited to:

(a) banks and financial institutions;

(b) personal service establishments, including: barber shops, beauty parlours, dry cleaners, florists, launderettes, optical or watch repair shops, tailoring and dressmaking establishments, shoe repair shops, printers, and other similar establishments;

(c) restaurants and cafes (excluding "Lounge Endorsement Areas") *[Bylaw 7508, June 23, 2003]*, whether or not licensed under the Liquor Control and Licensing Act of British Columbia, Provided that:

(i) the principal use of such restaurants and cafes is the preparation, sale and consumption of food, on the premises; and

(ii) on the second storey at elevation 98.86 metres (324.33 feet) such uses do not exceed a total combined gross floor area of 111.5 square metres (1200 square feet);

(d) retail stores including: bakery shops, meat and fish markets, delicatessens, clothing and shoe stores, home furnishings and appliances, hardware and drug stores, stationery stores, camera shops, art galleries and other similar establishments;

(e) business and professional offices;

(f) business/trade schools;

(g) studios, including: artists, display, music, dance, radio, recording, television, photographic and other similar studios;

(h) accessory non-commercial social and recreational facilities

(i) a Liquor Primary License establishment (neighbourhood pub) only, with a maximum licensed floor area of 120.77 square metres (1,300 sq. ft.), plus a licensed area dedicated for games uses up to a maximum additional floor area of 27.87 square metres (300 square feet; *[Bylaw 6781, May 27, 1996] [Bylaw 7508, June 23, 2003]*

(j) accessory one-family residential use with a maximum gross residential floor area of 65.03 square metres, (700 square feet);

(k) accessory off-street parking;

(l) accessory off-street loading;

(m) Maximum of one Cannabis Sales Retail Store; *[Bylaw 8747, May 4, 2020]*

(2) not more than one principal building shall be permitted per lot;

(3) the principal building, together with accessory buildings, shall not exceed a lot coverage of 84 percent. For the purposes of calculating lot coverage the internal covered public pedestrian access areas shall be included in lot coverage calculations;

(4) the principal building, together with accessory buildings, shall not exceed a gross floor area of 2,508.3 square metres (27,000 square feet), nor a floor space ratio of 1.33. For the purposes of calculating floor space ratio, the internal covered public pedestrian access areas shall be excluded from gross floor area calculations;

(5) the principal building shall not exceed two storeys, nor a height of 14.63 metres (48.0 feet):

(6) the principal building shall be sited in accordance with the siting envelopes demonstrated on Schedule 25, Pages 1, 2 and 3;

(7) all vehicular access and egress shall be off the lane west of Lonsdale Avenue:

(8) the minimum number of off-street parking spaces provided shall be calculated as follows:

(a) off-street parking provision for a building licensed by the Liquor Control and Licensing Branch of British Columbia shall be as specified in Part 9 of this bylaw; *[Bylaw 8450, November 23, 2015]*

(b) for an accessory one-family residential use, 1 space;

(c) for a Licensee Retail Store Licence one space per 27.87 square metres (300 square feet) of public licensed area; *[Bylaw 8450, November 23, 2015]*

(d) for all other commercial uses, one space per 46.45 square metres (500 square feet) of gross floor area; *[Bylaw 6781, May 27, 1996]*

(9) a minimum of one loading bay shall be provided;

(10) all open areas not covered by buildings, sidewalks, loading bays, garbage containers, driveways and parking spaces shall be provided as open site space and shall be suitably landscaped and maintained, but in no case shall structures, landscaping material at mature height, or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a lane and a driveway and a line adjoining points along said lines, 3.05 metres (10 feet) from their point of intersection;

(11) a public pedestrian access area shall be provided in the form of an internal courtyard with transparent cover (atrium) for both the first and second storeys on an inter-connected basis. This internal courtyard shall have a minimum combined floor area of not less than 297.3 square metres (3,200 square feet), but pedestrian access and egress systems may protrude into the courtyard without affecting area calculations;

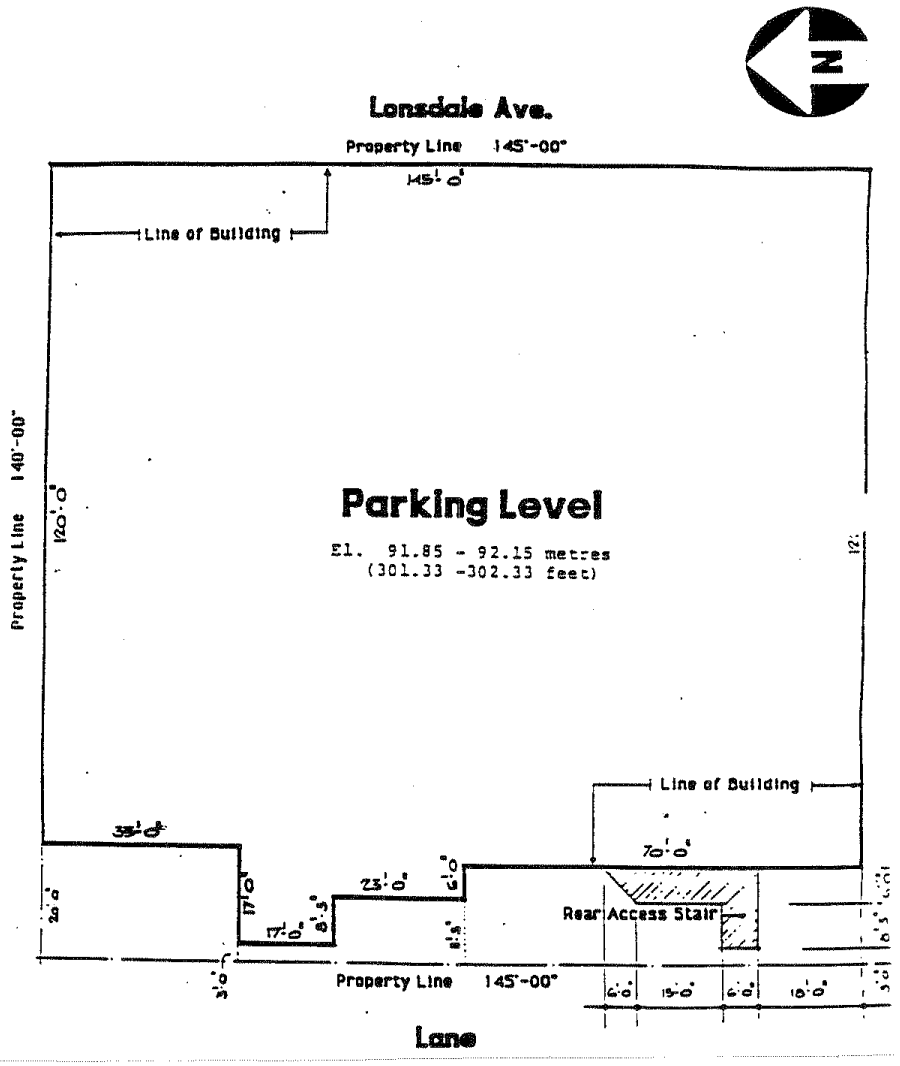
(12) other than mechanical exhausting systems from electrical or mechanical rooms, or parking areas, no mechanical facilities in the form of ducting or exhaust systems shall be located on the North, South, East or West facades of buildings; but rather, all such discharges shall be from the roof;

(13) refuse storage containers shall be readily accessible for pick-up and for users, shall not be located in a maneuvering aisle, driveway, or in parking spaces, and shall be screened on all sides;

(14) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

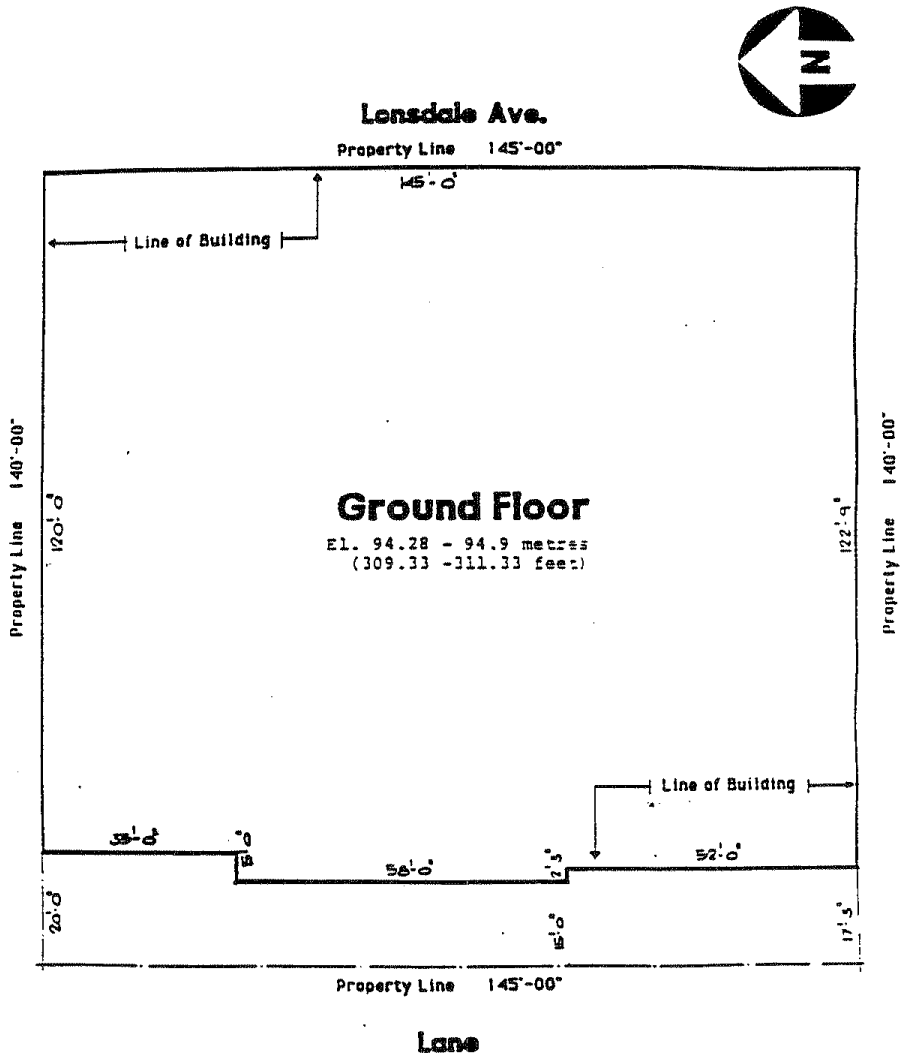
CD-124 Amending Bylaw No. 6700	SCHEDULE 25	Page 1 of 3

TITLE: Parking Level Siting Plan



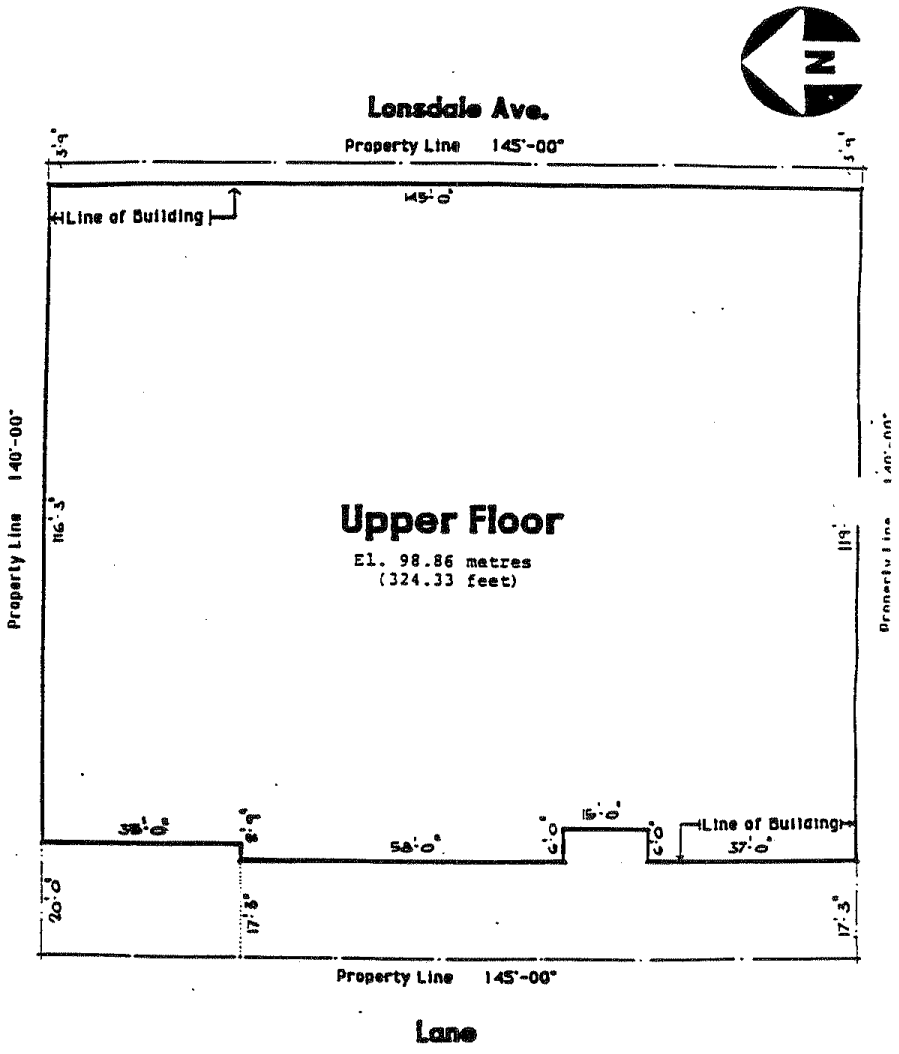
CD-124 Amending Bylaw No. 6700	SCHEDULE 25	Page 2 of 3

TITLE: Ground Floor Siting Plan



CD-124 Amending Bylaw No. 6700	SCHEDULE 25	Page 3 of 3

TITLE: Upper Floor Siting Plan



CD-125

COMPREHENSIVE DEVELOPMENT 125 ZONE

(Lots 29 & 30, Block 108, D.L. 274 MACLEAN/MORTON Phase 3, 214-220 East Keith Rd.)

In the CD-125 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 dwelling units: 7 three-bedroom and 1 two-bedroom plus den;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 46.0 percent;

(3) principal buildings shall not exceed a height of 9 m (29.5 feet);

(4) (a) principal buildings shall be sited not less than:

(i) 3.0 m (10 feet) from the front lot line;

(ii) 1.2 m (4 feet) from the rear lot line;

(iii) 1.5 m (5 feet) from the interior side lot line except that in the case of architectural projections, the required setback from the interior side lot lines may be reduced by 2 feet, provided that the combined area of such projections does not exceed 80 square feet;

(b) exterior stairs may be sited 0.5 feet from the front lot line;

(5) principal buildings shall not exceed a gross floor area of 0.98 times the lot area;

(6) Sections 906(5)(a), 906(4)(d) and 907(2)(e) shall not apply;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 concealed and 4 unconcealed parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, except that no fence or plant material in excess of 3 feet in height shall be located in the area bounded by the lane, the driveway and a line joining points along said lines 4 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides

(10) all exterior finishes shall be approved by the Advisory Design Panel.

CD-126 COMPREHENSIVE DEVELOPMENT 126 ZONE

(Lots 22, 23, and 24, Block 84, D.L. 549 ALPHA WEST PHASE 2, 242-254 East 11th St.)

In the CD-126 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 14 dwelling units: 4 three-bedroom and 10 two-bedroom units;

(2) principal buildings shall not exceed a lot coverage of 51 percent and, together with accessory buildings, shall not exceed a lot coverage of 80 percent;

(3) principal buildings shall not exceed a height of 9.5 m (31.0 feet), nor 3 storeys. For purposes of this section, the building height of the buildings fronting East 11th St., shall be measured from the floor level of the parking garage;

(4) principal buildings shall be sited not less than:

(a) 3.6 m (12 feet) from the front lot line;

(b) 1.2 m (4 feet) from the rear lot line;

(c) 1.5 m (5 feet) from the interior side lot line;

provided that a garden structure not exceeding 12 feet in height may RP sited 8 feet from the front lot line and O feet from the easterly interior side lot line;

(5) principal buildings shall not exceed a gross residential floor area of 1.05 times the lot area;

(6) (a) Section 510(3)(b) shall be varied to the extent necessary to permit an unencumbered view from habitable room window of 16 feet radius;

(b) Section 906(4)(d) shall be waived to permit parking directly off the lane;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 23 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3 feet in height be placed in the area bounded by the intersecting lot lines of a driveway and a lane, and a line joining points along said lines, 4 feet from their point of intersection:

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-127 COMPREHENSIVE DEVELOPMENT 127 ZONE

(Lot 3, Block 115, D.L. 274, Plan 878 - SUNDEL VENTURES LTD./R. ALLEN - 213 E. Keith Rd.)

In the CD-127 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 three-bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 55.1 percent;

(3) principal buildings shall not exceed a height of 11.0 m (36 feet), nor 3 storeys;

(4) principal buildings shall be sited not less than:

(a) 3.6m (12 feet) from the front lot line;

(b) 1.2m (4 feet) from the rear lot line;

(c) 1.5m (5 feet) from the interior side lot line;

provided that stairs may be sited 1.0 foot from the front lot line and that garden structures not exceeding 13 feet high may be sited 2 feet from the interior side lot line;

(5) principal buildings shall not exceed a gross residential floor area of 1.1 times the lot area;

(6) (a) Section 906(4)(d) shall be varied to the extent necessary to Permit parking directly off the lane;

(b) Section 510(3) is varied to the extent necessary to permit an unencumbered view from a living room window of 38 feet radius and from a habitable room window of 24 feet radius;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3 feet in height be placed in the area bounded by the intersecting lines of a driveway, and a street or a lane, and a line joining points along said lines, 5 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-128 COMPREHENSIVE DEVELOPMENT, 128 ZONE

(Lots 10, 11 and 12, Block 40, D.L. 548, M.C.K. MANAGEMENT, 1509 Mahon Avenue)

In the CD-128 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-1 Zone, except that:

(1) the permitted principal use shall be limited to 7 three bedroom dwelling units, one of which may have a maximum of four bedrooms-

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 32.5 percent;

(3) principal buildings shall not exceed a height of 11 m (36 feet), nor 2 storeys plus basement;

(4) principal buildings shall be sited not less than:

(a) 3.35m (11 feet) from the front lot line;

(b) 1.5 m (5 feet) from the rear lot line;

(c) 1.5 m (5 feet) from the interior side lot line;

(d) 1.8 m (6 feet) from the exterior side lot line:

(5) principal buildings shall not exceed a gross (residential) floor area of 0.71 times the lot area;

(6) (a) Section 509C(3)(b) shall be waived to the extent sufficient to permit an eight foot separation between buildings;

(b) Section 906(5)(a) shall be varied to permit a maximum of 4 driveways on the lot;

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-129 COMPREHENSIVE DEVELOPMENT 129 ZONE

(Lots 15 and 16, Block 131, D.L. 274, Plan 878, WILLLAMS/ALLEN, 4th Street & St. Andrew's)

In the CD-129 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 dwelling units: 6 two bedroom and 2 three bedroom;

(2) principal buildings, together with accessory parking structure shall not exceed a lot coverage of 62.5 percent;

(3) principal buildings shall not exceed a height of 10.4m (34.0 feet) for the front building, and 7.93m (26 feet) for the rear building:

(4) principal buildings shall be sited not less than:

(a) 2.4m (8 feet) from the front lot line;

(b) 1.2m (4 feet) from the rear lot line;

(c) 1.5m (5 feet) from the interior side lot line;

(d) 2.1m (7 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 1.1 times the lot area;

(6) (a) Sections 510(3) is varied to the extent necessary to permit a 27 feet 8 inches separation between bedroom windows;

(b) Section 412 is varied to the extent necessary to permit a 13.5' structure in the exterior side yard.

(7) the minimum number of off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 130 ZONE

(405 East 4th Street)

In the CD-130 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS Zone, except that for a building constructed prior to 1939 and designated a Municipal Heritage Site:

(1) The principal building shall not exceed a gross floor area of 0.5 times the lot area plus 0.2 times the lot area for basement or cellar floor area.

(2) An Accessory Secondary Suite shall be permitted in a basement or cellar up to a maximum gross floor area of 0.2 times the lot area.

(3) The principal building shall not exceed a height of 11m (36 feet);

(4) The principal buildings shall be sited not less than:

(a) 14.3m (47.2 feet) from the front lot line;
(b) 4.6m (15.3 feet) from the rear lot line;
(c) 3.5m (11.5 feet) from the exterior side lot line reduced to 1.67m (5.48 feet) for the porch structure;
(d) 4.5m (14.76 feet) from the interior side lot line;

(5) Accessory off-street parking requirements for a one-family residential use and an accessory secondary suite use shall be waived in their entirety;

(6) An accessory building or structure shall be permitted to be sited within 0.61m (2 feet) from the front or interior side lot lines.

(7) Sections 507(6)(i) and 507(11) are varied to the extent necessary to permit both a Secondary Suite and an Accessory Home Occupation Use. *[Bylaw 7110 refers]*

(8) Section 507(6)(e) is varied to the extent necessary to permit a name-plate of .57 square metres (6 square feet). *[Bylaw 7110 refers]*

COMPREHENSIVE DEVELOPMENT 131 ZONE

(1240 Cotton Road)

In the CD-131 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) the permitted uses shall be limited to:

(a) "retail service group 1 use";
(b) "drive-through use" or "drive-in restaurant use";
(c) "retail kiosks**",** subject to the following:

(i) a maximum of two kiosks may be provided on site;

(ii) the maximum gross floor area of each retail kiosk shall not exceed 7.5 square metres (80 square feet);

(iii) a clear 2.44 metres (8 feet) must be retained for adjacent pedestrian movement;

(iv) retail kiosks shall not be permitted in the public garden area (shown hatched on Schedule 26);

(d) in that area shown hatched on Schedule 26;

(i) **"public garden use".** For the purposes of the CD-131 Zone a "public garden use" shall mean open site space generally accessible to the public and which does not involve retail commercial activities;

(ii) buildings and structures accessory to the **"public garden use";**

(iii) buildings used for general administration offices, and chapels, boardrooms and meeting rooms available for use by public and private groups on a cost recovery basis; provided that such buildings shall not exceed a gross floor area of 158 sq.m. (1,700 sq. ft.), and that the surface area of land occupied by such uses shall not exceed 180 sq. m. (1,940 sq. ft.);

(e) "service station use";
(f) accessory off-street parking;
(g) accessory off-street loading;
(h) a retail use for the distribution of all types of packaged liquor and alcoholic beverages. Section 402(19) shall be waived to the extent necessary to allow this use for one (1) retail outlet within the CD-131 Zone; *[Bylaw 7726 Oct.24/05]*
(i) a maximum of one Cannabis Sales Retail Store; *[Bylaw 8718, October 7, 2019]*

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 16,623.3 square metres (178,938 square feet). For the purposes of the CD-131 Zone, buildings accessory to a public garden use shall be excluded from lot coverage calculations and "lot coverage" shall not be expressed as a percentage of the lot area;

(3) principal buildings, together with accessory buildings shall not exceed a gross floor area of 16,623.3 square metres (178,938 square feet). For purposes of calculating gross floor area buildings accessory to a public garden use shall be excluded;

(4) principal buildings, as identified on Schedule 26, shall not exceed the following heights:

Building "A"	9.45 metres (31 feet)
Building "B"	12.5 metres (41 feet)
All other buildings	7.62 metres (25 feet)

(5) principal buildings shall be sited in accordance with the siting envelopes demonstrated on Schedule 26;

(6) all open areas not covered by buildings, sidewalks, loading bays, garbage containers, driveways and parking spaces shall be provided as open site space or public garden and shall be suitably landscaped and maintained, but in no case shall

(i) structures

(ii) landscaping material at mature height (with the exception of trees with a maximum trunk diameter of 20.32 centimetres (8 inches) and a minimum crotch height for branching of 2.13 metres (7 feet) provided that said trees are located to the satisfaction of the City and do not collectively represent a visual obstruction), or

(iii) landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of two streets, or a street and a driveway and a line adjoining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(7) the minimum number of accessory off-street parking spaces shall be provided as follows:

(a) one space per 21.65 square metres (233 square feet) of gross floor area;

(b) 44 parking spaces for the public garden use;

(c) as part of (a) and (b) above, 10 handicapped parking spaces are required, three of which must be located within 30.48 metres (100 feet) of the public garden use;

(8) a minimum of three bus parking stalls shall be provided each having a minimum dimension of 3.05 metres (10 feet) by 15.24 metres (50 feet);

(9) a minimum of one loading bay shall be provided for principal buildings A, B, C, E, F and G. The minimum dimensions of loading bays shall be as per Section 1002(b), except that loading bays accessory to principal buildings E and F may have minimum dimensions of 2.44 metres (8 feet) by 5.48 metres (18 feet) provided that the principal use of buildings E and F does not include a restaurant;

(10) refuse storage containers shall be readily accessible for pick-up and for users, shall not be located in a maneuvering aisle, or driveway, or in an area adjacent to a loading bay where access to the garbage necessitates maneuvering through the loading bay, and shall be screened on all sides;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

(12) Sections 906(5)(a) and 907(3)(b) shall be waived such that vehicular access is sufficient if provided as described on Schedule 26, and shall be in accordance with the following:

(a) driveways 2 and 3 shall have maximum widths of 11.28 metres (37 feet);
(b) driveways 1 and 4 shall have maximum widths of 7.62 metres (25 feet);
(c) driveway 5 shall have a maximum width of 4.88 metres (16 feet) and be restricted to one way inbound traffic only, except that:

(i) if a shared driveway with the adjoining lot is provided by registered covenant in favour of the municipality, the total combined driveway width may be a maximum of 12.192 metres (40 feet) and accommodate two way vehicular traffic.

(13) Section 409 shall be varied to the extent necessary to permit a 5.2 metre (17 feet) height exception for a canopy on Building A;

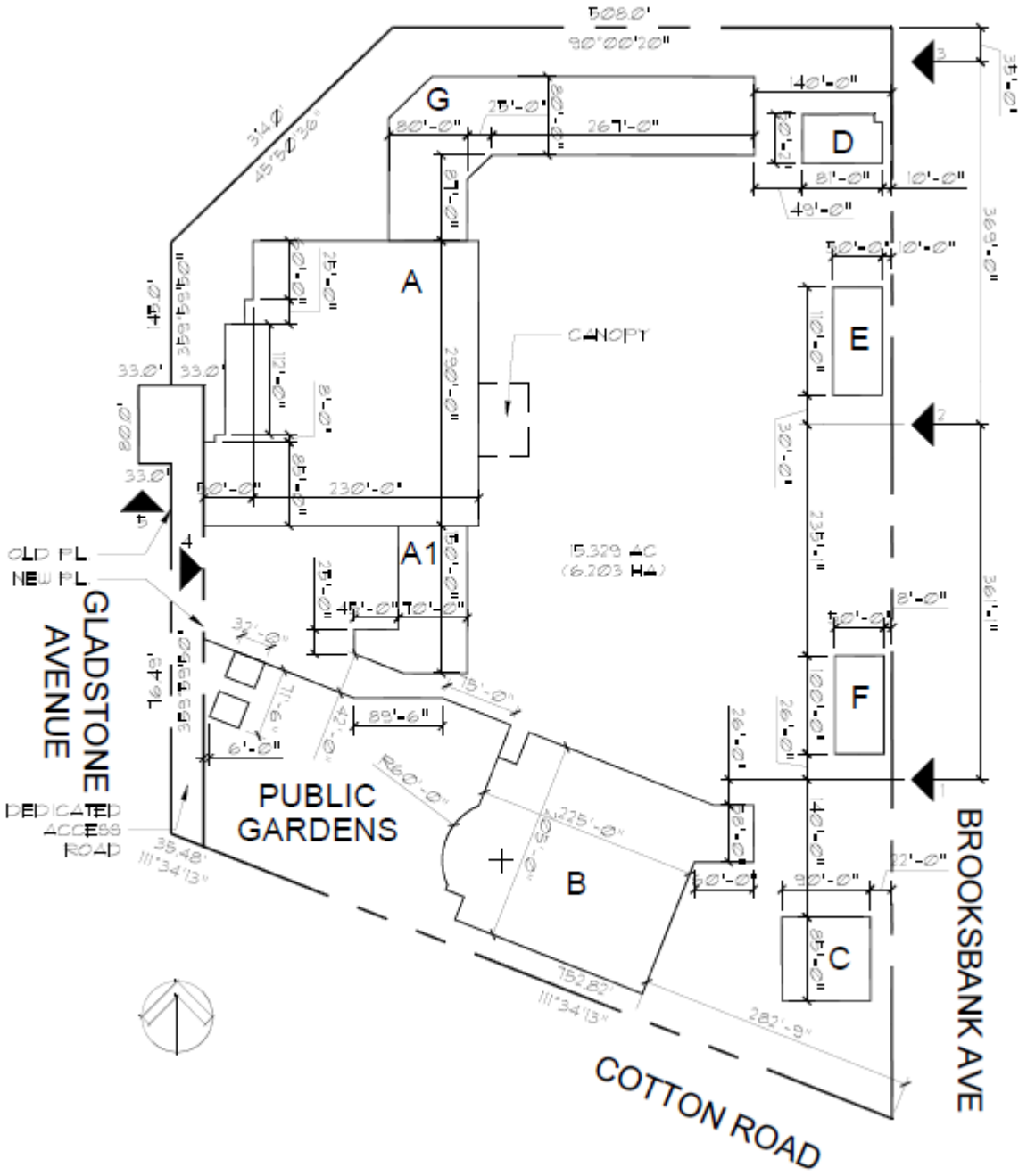
(14) Section 410(2) shall be waived to the extent necessary to permit:
(a) canopies to project 2.44 metres (8 feet) beyond the siting envelopes demonstrated on Schedule 26, except that in no instance shall canopies project to a point closer than 2.44 metres (8 feet) of the property line of Brooksbank Avenue;
(b) a 35.1 metres (115.0 feet) wide canopy to extend 19.81 metres (65 feet) beyond the siting envelope for Building A as demonstrated on Schedule 26;
(c) a 10.67 metre (35 feet) by 32.01 metre (105 feet) canopy beyond the siting envelope for Building D as demonstrated on Schedule 26.

(15) Section 607(11) shall be waived to the extent necessary to permit a stacking lane for a drive-through use to conflict with the necessary access to a loading bay or garbage facility;

(16) all roof top mechanical devices to be screened.

CD-131	SCHEDULE 26	Page 1 of 1
Amending Bylaw No. 8718		

TITLE: SITING PLAN



CD-132 COMPREHENSIVE DEVELOPMENT 132 ZONE

(B.C.E. Development Corp., Movie Studio, 1240 Cotton Road)

In the CD-132 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 zone, except that:

(1) the permitted uses shall be limited to the following:

(a) **"industrial use".** For purposes of the CD-132 Zone, "industrial use" is defined as a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking or salvaging of goods, materials or things; includes the operation of truck terminals, docks, railways, passenger depots and bulk loading and storage facilities; includes film production studios and support services directly accessory to film production; excludes a grain elevator use and foundries;

(b) **"non-industrial use".** For the purposes of the CD-132 Zone, "non-industrial use" is defined as general office uses directly accessory and subordinate to the principal industrial use(s) and shall not exceed 37% of the gross floor area of the total site; except that a maximum of 50% of the non-industrial use need not be directly accessory and subordinate to the principal industrial use (s) provided that it is related to the film production studio industrial use on-site;

(c) "accessory off-street parking use";

(d) "accessory off-street loading use";

(e) "accessory helicopter landing facility";

(2) Principal buildings, together with accessory buildings shall not exceed a lot coverage of 17,521 square metres (188,600 square feet); ***[Bylaw 7339 refers]***

(3) Principal buildings, as shown on Schedule 27, shall not exceed the following heights:

Block,4 15.09 metres (49.5 feet)
Block 5 11.73 metres (38.5 feet)
[Bylaw 7339 refers]

(4) Principal buildings shall be sited in accordance with the siting envelopes demonstrated on Schedule 27;

(5) Principal buildings, together with accessory buildings, shall not exceed a gross floor area of 25,422 square metres (273,650) square feet); ***[Bylaw 7339 refers]***

(6) All open areas not covered by buildings, sidewalks, loading bays, garbage containers, driveways and parking spaces shall be provided as open site space and shall be suitably landscaped and maintained, but in no case shall

(i) structures

(ii) landscaping material at mature height (with the exception of trees with a maximum trunk diameter of 20.32 centimetres (8 inches) and a minimum crotch height for branching of 2.13 metres (7 feet) provided that said trees are located to the satisfaction of the City and do not collectively represent a visual obstruction, or

(iii) landscape screens

in excess of three feet in height be placed in the area bounded by the intersecting lines of two streets, or a street and a driveway and a line adjoining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(7) the minimum number of accessory off-street parking spaces provided shall be calculated at one space per 51.1 square metres (550 square feet) of gross floor area;

(8) a minimum of one loading bay shall be provided for each principal building;

(9) refuse storage containers shall be readily accessible for pick-up and for users, shall not be located in a maneuvering aisle, or driveway, or in an area adjacent to a loading bay where access to the garbage necessitates maneuvering through the loading bay, and shall be screened on all sides;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

(11) Section 906(5)(a) shall be waived to an extent sufficient to permit vehicular access to be provided as described on Schedule 27, and shall be in accordance with the following:

(a) driveway #1 shall have a maximum width of 11.0 metres (36 feet);

(b) driveway #2 shall have a maximum width of 4.88 metres (16 feet) and be restricted to one-way outbound traffic only, except that:

(i) if a shared driveway with the adjoining lot is provided by registered covenant in favour of the municipality, the total combined driveway width may be a maximum of 12.192 metres (40 feet) and accommodate two-way vehicular traffic.

(12) Section 702(1)(c) shall be waived so as to not apply to film production activities;

(13) Section 702(1)(g) shall not apply;

(14) Section 409 shall be waived to the extent necessary to permit an entrance gateway, and ornamental facades related to film production as height exceptions up to a maximum of 3.05 metres (10 feet);

(15) Section 413 shall be waived to the extent necessary to permit accessory structures to be located on any portion of the lot within 4.88 metres (16 feet) of the front lot line, when not exceeding a height of 3.05 metres (10 feet);

(16) for purposes of the CD-132 Zone, the lot line fronting Brooksbank Avenue shall be the front lot line;

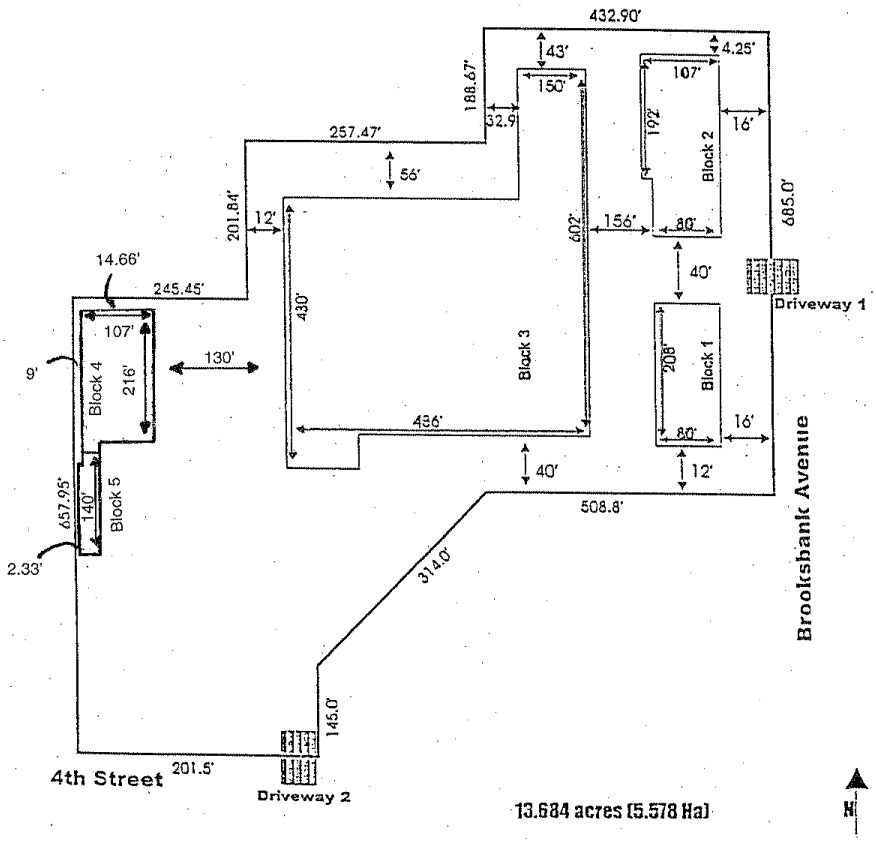
(17) Section 410(2) shall be varied to the extent necessary to permit:

(a) canopies to project 2.44 metres (8 feet) beyond the siting envelopes demonstrated on Schedule 27, except that in no instance shall canopies project to a point closer than 2.44 metres (8 feet) of the property line of Brooksbank Avenue;

(b) an entrance gateway connecting Block 1 and Block 2 as identified in Schedule 27;

(18) all roof top mechanical devices to be screened.

CD-132	SCHEDULE 27	
Amending Bylaw No. 7339	TITLE: N/A	Page 1 of 1



CD-133 COMPREHENSIVE DEVELOPMENT 133 ZONE

(Lots 8 & 9, Block 131, D.L. 274, Plan 878, 237-245 East 4th Street MCK MANAGEMENT)

In the CD-133 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 dwelling units: 5 two bedroom and 3 three bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 53.5 percent;

(3) principal buildings shall not exceed a height of 8.23m (27 feet) for the single unit buildings, 10.67m (35 feet) for the 3 unit building fronting 4th Street, and 10.1m (33 feet) for the building fronting the lane;

(4) principal buildings shall be sited not less than:

(a) 1.5m (5 feet) from the front lot line;

(b) 1.2m (4 feet) from the rear lot line;

(c) 1.5m (5 feet) from the interior side lot line;

(5) principal buildings shall not exceed a gross residential floor area of 0.87 times the lot area;

(6) (a) Section 906(3)(b) shall be varied to the extent necessary to permit 8 small car stalls;

(b) Section 510(3)(b) shall be varied to the extent necessary to permit a 29.5 feet separation between habitable room windows;

(c) Section 510(5) shall be waived to permit set backs of principal buildings as specified under Clause (4);

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 16 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a driveway, and a lane, and a line joining points along said lines, 10 feet from their point of intersection;

(9) refuse storage containers shall be readily for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 135 ZONE

(216 West 17th Street)

In the CD-135 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) the permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 42.1 percent;

(3) principal buildings shall not exceed a height of 8.54 metres (28 feet);

(4) principal buildings shall be sited not less than:
- (a) 7.6 metres (25 feet) from the front lot line, except that a maximum of 20 sq. ft. of the living room may project 2 ft. on to the required yard;
- (b) 13.4 metres (44 feet) from the rear lot line;
- (c) 1.52 metres (5 feet) from the interior side lot line, except that the kitchen area and the entry court may project a maximum of 2 feet on to the required yard;

(5) principal buildings shall not exceed a gross residential floor area of 0.6 times the lot area;

(6)
- (a) Section 412 shall be varied to the extent necessary to permit a 6 foot high fence in front of the front face of the principal building;
- (b) Section 514 shall be varied to permit a 16 foot high garage to be sited 0 metres (0 feet) from the interior side lot line;

(7) no Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, solid fence, or structure over 0.914 metres (3 feet) in height be placed in the area bounded by the intersecting lines of a lane, and a driveway, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-136 COMPREHENSIVE DEVELOPMENT 136 ZONE

(Lots 1 & 2, Block 39, D.L.548, Plan 957, 1540 & 1556 Mahon Avenue, NOORT DEVELOPMENTS/CROCKART)

In the CD-136 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 three bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 35.1 percent;

(3) principal buildings shall not exceed a height of 11.25 m (36.9 feet);

(4) principal buildings shall be sited not less than:

(a) 7.62 metres (25 feet) from the front lot line;

(b) 1.82 metres (6 feet) from the rear lot line;

(c) 1.52 metres (5 feet) from the interior side lot line;

(d) 1.52 metres (5 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross residential floor area of 0.84 times the lot area;

(6) (a) Section 907(2)(e) shall be waived to permit unconcealed parking located within metres (10 feet) of a habitable room window;

(b) Section 510(3) shall be waived to reduce the unencumbered view angle from the living room window to 45 degrees in one dwelling unit and 65 degrees in two dwelling units;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 12 parking spaces be provided on site, of which 5 shall be concealed;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a street, and a lane, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-137 COMPREHENSIVE DEVELOPMENT 137 ZONE

(Lots Am 10 & 11, Blk 28, D.L. 547/548, Plan 957, 1617 Mahon Ave., GROUP A/LUND)

In the CD-137 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-2 Zone, except that:

(1) the permitted principal use shall be limited to 4 three bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 40.0 percent;

(3) principal buildings shall not exceed a height of 8.23 metres (27 feet);

(4) principal buildings shall be sited not less than:

  (a) 7.6 metres (25 feet) from the front lot line;

  (b) 7.6 metres (25 feet) from the rear lot line;

  (c) 1.82 metres (6 feet) from the interior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.66 times the lot area;

(6) Section 402(2) shall be varied to permit a family room dining room and kitchen in the basements of 2 dwelling units;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 140 ZONE

(725 St. Andrews Avenue)

In the CD-140 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) the permitted Principal Uses shall include up to four Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 36 percent;

(3) principal buildings shall not exceed a height of 9.2m (30 feet) nor two storeys plus a basement;

(4) principal buildings shall be sited not less than:

- (a) 8.5 metres (28 feet) from the front lot line, except that stairs ma project a maximum of 15 feet onto the required front yard;
- (b) 1.2 metres (4 feet) from the rear lot line;
- (c) 1.5 metres (5 feet) from the interior side lot line;
- (d) 3 metres (10 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.65 times the lot area;

(6)
- (a) Section 509(b)(1) shall be varied to the extent necessary to permit two buildings on one lot;
- (b) Section 402(2) shall be varied to permit a kitchen, a living/dining room located in the basement of the dwelling unit facing East Keith Road;

(7) purposes of CD-140 Zone, no building shall be constructed on a lot of less than 7,000 square feet in area;

(8) the minimum number of accessory off-street parking spaces provided shall be 1 space per dwelling unit, and in no case shall less than 3 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence or structure over 0.914 metres (3 feet) in height be placed in the area bounded by the intersecting lines of a street and a lane, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-141 COMPREHENSIVE DEVELOPMENT 141 ZONE

(Lot L, Block 120, D.L. 274, Plan 18372, Bayside Properties, 505 Lonsdale Avenue)

In the CD-141 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) the principal building, together with accessory buildings, shall not exceed a lot coverage of 27.6 percent except that lot coverage may be increased to 30.2 percent to provide for balcony enclosures;

(2) the principal building shall be sited not less than 7.6 metres (25 feet) from a lot line except that enclosed balconies may be sited 6.45 metres (21.17 feet) from all lot lines;

(3) the principal building shall not exceed a gross floor area of 1.85 times the lot area; except that enclosed balconies shall be excluded from Gross Floor Area;

(4) changes to exterior finishes including balcony enclosures shall be reviewed by the Advisory Design Panel.

CD-142 COMPREHENSIVE DEVELOPMENT 142 ZONE

(Lots 1 & 2, Block A, D.L. 552, Plan 7199 POYNER/CROCKART, 918-924 Tobruck Avenue)

In the CD-142 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 residential dwelling units - 1 two-bedroom and 6 three-bedroom;

(2) principal buildings shall not exceed a lot coverage of 44.5 percent, and together with parking deck, shall not exceed 62%;

(3) principal buildings shall not exceed a height of 9.2 metres (30 feet);

(4) principal buildings shall be sited not less than:

(a) 1.5 metres (5 feet) from the front lot line;

(b) 1.5 metres (5 feet) from the rear lot line;

(c) 1.5 metres (5 feet) from the interior side lot line;

(d) 3.0 metres (10 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 1.05 times the lot area;

(6) Section 510(3) shall be varied to the extent necessary to permit a reduction of an unencumbered view angle to 50 degrees with a distance of 28 feet from a habitable room window;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 12 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures , driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 0.914 metres (3 feet) in height be placed in the area bounded by the intersecting lines of two streets and a line joining points along said lines, 3.048 metres (10 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-143 COMPREHENSIVE DEVELOPMENT 143 ZONE

(Lots 1 and 2, Block B, D.L. 265/552 Plan 7199, 923-929 Tobruck Avenue), (DEUS HOLDINGS/S. HART, from RS One Family Residential Zone)

In the CD-143 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 8 dwelling units - 1 two-bedroom and 7 three-bedroom;

(2) principal buildings shall not exceed a lot coverage of 51.2 percent;

(3) principal buildings shall not exceed a height of 9.73m (31.9 feet);

(4) principal buildings shall be sited not less than:

(a) 1.5 metres (5 feet) from the front lot line;

(b) 1.5 metres (5 feet) from the rear lot line;

(c) 1.5 metres (5 feet) from the interior side lot line;

(d) 2.74 metres (9 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.99 times the lot area;

(6) (a) Sections 906(4)(d) shall be varied to the extent necessary to permit parking accessible directly off the lane;

(b) Section 907(2)(f) shall be varied to the extent necessary to permit 52% of the lane property line to be used for driveway access;

(c) Section 510(3) shall be varied to the extent necessary to waive the unencumbered view requirements for 7 of the dwelling units;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 0.914 metres (3 feet) in height be placed in the area bounded by the intersecting lines of a street, and a lane, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-144

COMPREHENSIVE DEVELOPMENT 144 ZONE

(Lots 1,2,3,4, Block 20, D.L. 265, Plan 4690, BEAVER LUMBER CO. LTD., 800 Block West 1st Street, from M-5 Light Industrial Zone)

In the CD-144 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-5 Zone, except that:

(1) (a) Permitted principal uses shall include "retail building supply establishments" and "outdoor storage, displays and sales of retail building supply products".

(b) permitted accessory uses shall include "outdoor storage, display and sales of retail building supply products".

(2) Notwithstanding Section 907(6)(a) vehicular access to and egress from First Street shall be restricted to one driveway not to exceed a width of 7.65 metres (25 feet) for each 84.04 metres (275.75 feet) of frontage on First Street except that two driveways not to exceed a width of 7.65 metres (25 feet) are permitted if vehicular access to and egress from Hanes Avenue (Winch Avenue) is no longer available.

CD-146 COMPREHENSIVE DEVELOPMENT 146 ZONE

(Lot F, Block 4, D.L. 265, Plan 21683, PARK SHORE MOTORS, 1500 Block Fell Avenue - East Side, from M-3 Special Industrial Zone)

In the CD-146 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) the principal building shall not exceed a lot coverage of 44 percent;

(2) the principal building shall not exceed a height of 10.9 m (35.7 feet);

(3) the principal building shall be sited not less than:

  (a) 2.4 m (8 feet) from the front lot line;

  (b) 11.2 m (37 feet) from the rear lot line;

  (c) 15.8 m (52 feet) from the southerly interior side lot line except that a canopy of 16 feet high may be sited 0 feet from the southerly property line;

(4) the principal building shall not exceed a gross floor area of 0.63 times the lot area;

(5) the minimum number of accessory off-street parking spaces provided shall be 29 spaces;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(8) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

(9) no public address system involving outdoor speakers or sound transmission is permitted.

CD-147 COMPREHENSIVE DEVELOPMENT 147 ZONE

(Lot E of 7, Block 29, D.L. 548, Plan 7881, MOORE/DAVIS, 224 West 16th Street, from RT-1 Two Family Residential Zone)

In the CD-147 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 two bedroom dwelling units;

(2) the principal building, shall not exceed a lot coverage of 41.0 percent;

(3) the principal building shall not exceed a height of 9.2 m (30 feet)

(4) the principal building shall be sited not less than:

  (a) 2.4 metres (8 feet) from the front lot line;

  (b) 3.8 metres (13 feet) from the rear lot line;

  (c) 1.5 metres (5 feet) from the easterly interior side lot line;

  (d) 3.6 metres (12 feet) from the westerly interior side lot line;

(5) a gazebo not exceeding 3.6 m (12 feet) in height may be sited at the front lot line;

(6) principal buildings shall not exceed a gross floor area of 0.83 times the lot area;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 0.914 metres (3 feet) in height be placed in the area bounded by the intersecting lines of a lot line, and a driveway, and a line joining points along said lines, 3.048 metres (10 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 149 ZONE

(220 West 17th Street)

In the CD-149 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) the principal building, together with accessory buildings shall not exceed a lot coverage of 38.5 percent;

(3) the principal building shall not exceed a height of 8.5 metres (27.8 feet);

(4) the principal building shall be sited not less than:

  (a) 7.6 metres (25 feet) from the front lot line;

  (b) 13.7 metres (45 feet) from the rear lot line;

  (c) 1.2 metres (4 feet) from the easterly interior side lot line for a maximum length of 8 metres (26 feet);

  (d) 0.91 metres (3 feet) from the westerly interior side lot line for a maximum length of 4.9 metres (16 ft.);

(5) the principal building shall not exceed a gross floor area of 0.692 times the lot area;

(6) Section 506(2) shall be varied to the extent necessary to permit a two-family residential use on a lot of 5,987 square feet;

(7) no Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-150 COMPREHENSIVE DEVELOPMENT 150 ZONE

(Lots 27,28,29 and stopped up and closed portion of lane referenced on Figure 1 attached to this by-law, Block 43, D.L. 271/547, Plan 1215, FIELD CONSTRUCTION/CROCKART, (VANCE), 620 West 15th Street from RS One Family Residential Zone)

In the CD-150 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-2 Zone, except that:

(1) the permitted principal use shall be limited to five residential dwelling units - 1 two bedroom and 4 three or more bedrooms;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 23.0 percent;

(3) the highest point of the roof of principal buildings shall be no higher than the following geodetic elevations:

Building A - 45.82 m. (150.34 feet)
Building B - 44.91 m. (147.34 feet)
Existing Heritage House - 46.28 m. (151.84 feet)

(4) principal buildings shall be sited in accordance with the siting envelopes demonstrated on Schedule 30;

(5) principal buildings shall not exceed a gross floor area of 0.60 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

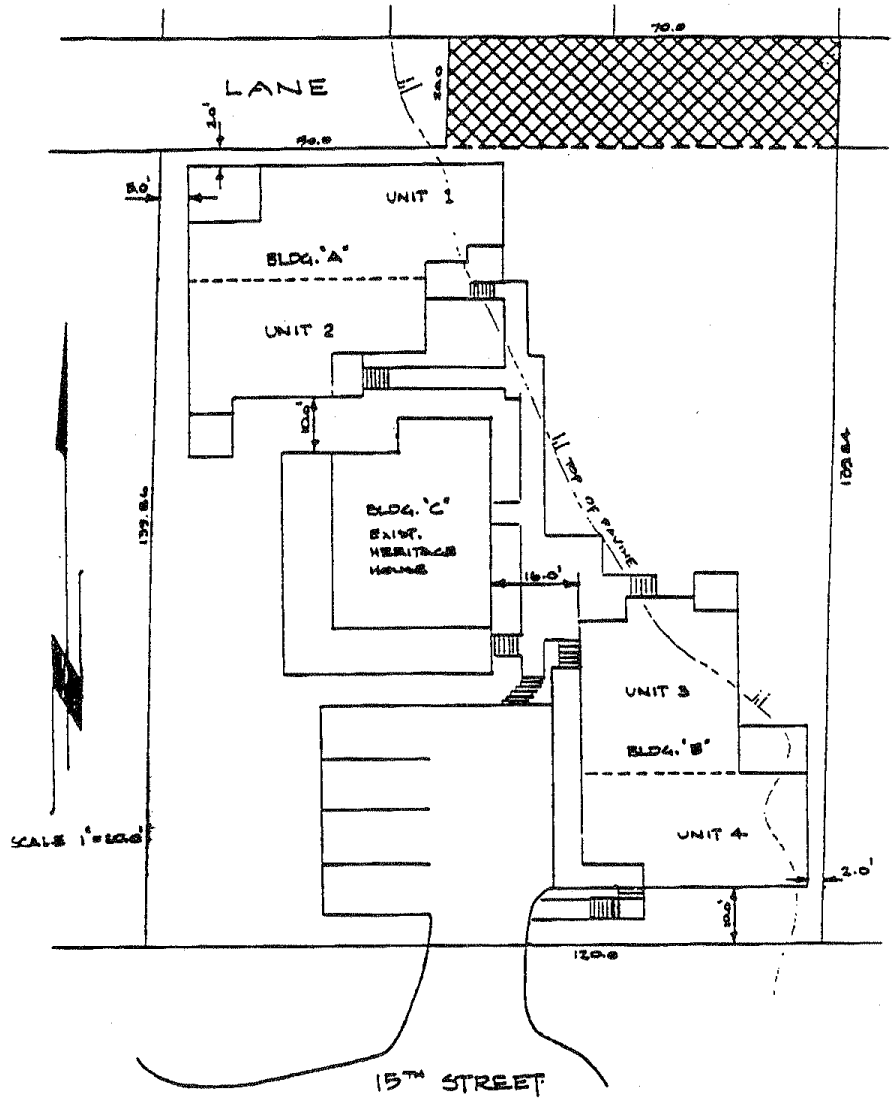
(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

(10) the area shown cross hatched on Schedule 30 shall be unfenced and shall remain available to the public as public open space;

(11) the regulations contained in Heritage Designation By-law No. 5877 as amended from time to time also regulates the use and development of this site.

CD-150 Amending Bylaw No. 6700	SCHEDULE 29	Page 1 of 1

TITLE: SITING PLAN



CD-151 COMPREHENSIVE DEVELOPMENT 151 ZONE

(Lot B, Block 67, D.L. 547, Plan 750, KING/COHEN, 348 Bewicke Avenue, from RT-1 Two Family Residential 1 Zone)

In the CD-151 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that;

(1) the permitted principal use shall be limited to 4 three-bedroom dwelling units;

(2) principal buildings shall not exceed a lot coverage of 33 percent;

(3) principal buildings shall not exceed a height of 10.2 m (33.4 feet);

(4) principal buildings shall be sited not less than:

(a) 3.6 m (12.0 feet) from the front lot line;

(b) 3 m (10.0 feet) from the rear lot line;

(c) 3.9 m (13.0 feet) from the interior side lot line;

(d) 6 m (20 feet) from the exterior side lot line; except that a gazebo and an entry canopy of 14 feet maximum height may be sited 5 feet from the interior and exterior side lot lines respectively;

(5) principal buildings shall not exceed a gross floor area of 0.73 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence or structure over 3' in height be placed in the area bounded by the intersecting lines of a street or lane, and a driveway, and a line joining points along said lines, 15 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory design Panel.

CD-153 COMPREHENSIVE DEVELOPMENT 153 ZONE

Lots 7-12 and 31-36, and all that portion of lane south of Lots 7-12, Block B, D.L. 265 & 552, Plan 7199, WESTSIDE HOMES/WARDLE, 888 West 16th Street, from RS-1 Family Residential Zone)

In the CD-153 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 46 dwelling units - 30 three-bedroom and 16 two-bedroom;

(2) the principal buildings, excluding the concealed garage, shall not exceed a lot coverage of 39.5 percent;

(3) the principal building shall not exceed a height of 9 metres (29.5 feet);

(4) the principal buildings shall be sited not less than:

(a) 4.2 m (14.0 feet) from the front lot line;

(b) 3.6 m (12.0 feet) from the rear lot line;

(c) 1.5 m (5.0 feet) from the easterly interior side lot line;

(d) 3.0 m (10.0 feet) from the westerly interior side lot line;

(5) the principal building shall not exceed a gross floor area of 0.885 times the lot area;

(6) (a) Section 402(2) shall be varied to the extent necessary to permit 8 dwelling units located at a basement level;

(b) Section 510(3) respecting unencumbered view does not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 70 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a lane, and a driveway, and a line joining points along said lines, 10 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-155 COMPREHENSIVE DEVELOPMENT 155 ZONE

(Lots N 1/2 & S 1/2 Lot 5, and Lots 6 and 7, Block 114, D.L. 274, Plan 878, INTERLUDE PROJECTS/LUND, 125 East Keith Road, from RH-1 High Density Res. Zone)

In the CD-155 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) the permitted principal use shall be limited to 32 two-bedroom dwelling units;

(2) the principal building shall not exceed a lot coverage of 13.0 percent;

(3) the principal building shall not exceed a height of 18 storeys;

(4) the principal building shall be sited not less than:

(a) 12.19 metres (40 feet) from the front lot line;
(b) 12.19 metres (40 feet) from the rear lot line;
(c) 16.0 metres (53 feet) from the westerly interior side lot line;
(d) 12.5 metres (42 feet) from the easterly interior side lot line; provided that deck may project a maximum of 5 feet on to any yard space, that a canopy structure up to 17 feet in height may be sited 14 feet from the front lot line, and that a gazebo of 14 feet in height may be sited 17 feet from the westerly interior side lot line.

(5) the principal building shall not exceed a gross floor area of 2.31 times the lot area;

(6) (a) Section 906(5)(a) shall be varied to the extent necessary to permit 4 driveways;

(b) Section 907(2)(a) shall be varied to permit 4 unconcealed visitor parking spaces in front of the front face of the principal building;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 71 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3 feet in height be placed in the area bounded by the intersecting lines of a street, and a driveway, and a line joining points along said lines, 10 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking space;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

(11) Enclosed Balconies

For the purposes of the CD-155 Zone, the definition of Gross Floor Area and Lot Coverage for the entire building shall exclude enclosed balconies, and siting shall be amended to permit Enclosed Balconies as a siting exception, providing that the exterior glazing in the Enclosed Balconies are openable.

CD-156 COMPREHENSIVE DEVELOPMENT 156 ZONE

(Lots 3 - 7 and lane east of Lot 5, Block A, D.L. 552, Plan 7199, BRODY CONSTRUCTION/CROCKART, 890-914 Tobruck Ave., from RS One Family Residential Zone).

In the CD-156 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 18 dwelling units - 4 two-bedroom and 14 three-bedroom;

(2) principal buildings shall not exceed a lot coverage of 65.5 percent;

(3) principal buildings shall not exceed a height of 9.6 metres (31.5 feet);

(4) principal buildings shall be sited not less than:

(a) 2.89 m (9.5 feet) from the front lot line;

(b) 1.3 m (4.26 feet) from the rear lot line;

(c) 1.5 m (5.0 feet)from the interior side lot lines;

(5) principal buildings shall not exceed a gross floor area of 1.07 times the lot area;

(6) Section 510(3) shall be varied to the extent necessary to relax the unencumbered view provision for all of the dwelling units;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 31 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pick up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-157 COMPREHENSIVE DEVELOPMENT 157 ZONE

(Lot 24, Block 228, D.L. 548, Plan 14811, MICHELACCI/FOGLE, 2548 Western Avenue, from RS One Family Residential Zone)

In the CD-157 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-2 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) principal buildings shall not exceed a lot coverage of 44.5 percent;

(3) the principal buildings shall not exceed a height of 10.4 m (34.1 feet);

(4) the principal buildings shall be sited not less than:

  (a) 2.85 m (9.5 feet) from the front lot line;

  (b) 0.6 m (2 feet) from the rear lot line;

  (c) 3.35 m (11 feet) from the interior side lot line, provided that no deck shall project from the building setback;

  (d) 1.5 m (5 feet) from the exterior side lot line;

(5) the principal building shall not exceed a gross floor area of 0.74 times the lot area;

(6) Section 906(5)(2) shall be varied to the extent necessary to permit three vehicular driveways on the site; and Section 402(6) shall be varied to permit driveways located 2 feet from the intersection of a street and a lane;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-158 COMPREHENSIVE DEVELOPMENT CD-158 ZONE

(Lots 13-17, Block A, D.L. 552, Plan 7199, NEJAT/MULTIGON, 840 Tobruck Avenue, from RS One to RM-1 Zone)

In the CD-158 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 18 dwelling units: 6 two-bedroom plus den and 12 three-bedroom;

(2) the principal buildings shall not exceed a lot coverage of 56.0 percent;

(3) the principal buildings shall not exceed a height of 9.7 m(31.8 feet);

(4) the principal buildings shall be sited not less than:

(a) 1.8 m (6 feet) from the front lot line; (Tobruck)

(b) 1.5 m (5 feet) from the rear lot line; (17th Street)

(c) 1.5 m (5 feet) from the easterly interior side lot line;

(d) 1.5 m (5 feet) from the westerly interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.97 times the lot area;

(6) Sections 906(5)(a), 510(3) and 402(2) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit and in no case shall less than 27 parking spaces be provided on site, of which 5 spaces shall be unsecured and reserved for visitor parking only;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a street, and a driveway, and a line joining points along said lines, 10 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 161 ZONE

(Lots 25/26, Resub 1/3, Block 7, D.L. 549, Plan 1126, HARBOTTLE/CROCKART, 2057 St. George's Avenue from RM-1 Medium Density Apartment Residential 2 Zone)

In the CD-161 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and require off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 residential dwelling units – 2 two-bedroom and 3 three-bedroom;

(2) principal building shall not exceed a lot coverage of 38.5 percent;

(3) principal building shall not exceed a height of two storeys plus basement;

(4) principal building shall be sited not less than:

(a) 6.0m (20 feet) from the front lot line;
(b) 4.5m (15 feet) from the rear lot line;
(c) 5.75m (19 feet) from the interior side lot line;
(d) 4.5m (15 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.91 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 8 parking spaces be provided on site, including 7 concealed and 1 unconcealed spaces;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence or structure over 3 feet in height be placed in the area bounded by the intersecting lines of a driveway, and a lane, and a line joining points along said lines, 10 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 162 ZONE

(716 Mahon Avenue)

In the CD-162 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 42.4 percent;

(3) the principal building shall not exceed a height of 25 feet, two storeys;

(4) the principal buildings shall be sited not less than:

(a) 7.6m (25 feet) from the front lot line, with 0.3m (1 foot) deep projecting windows;
(b) 6.1m (20 feet) from the rear lot line;
(c) 3.0m (10 feet) from the interior side lot line;
(d) 3.0m (10 feet) from the exterior side lot line, with 0.3m (1 foot) deep projecting windows;

(5) the principal building shall not exceed a gross floor area of .60 times the lot area;

(6) Sections 906(5)(a) shall be varied to the extent necessary to permit three driveways;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than five parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence or structure over .91m (3 feet) in height be placed in the area bounded by the intersecting lot lines of a street and a lane, and a line joining points along said lines 4.57m (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-163 COMPREHENSIVE DEVELOPMENT 163 ZONE

(Lots 7-12, Block 207, D.L. 545, Plan 5481, INTERNATIONAL LAND, PHASE 1, 2105-2157 St. George's Ave., from RT-1 Two Family Residential 1 Zone)

In the CD-163 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-2 Zone, except that:

(1) the permitted principal use shall be limited to twenty-nine residential dwelling units - 20 two-bedroom and 9 three-bedroom;

(2) the principal buildings shall not exceed a lot coverage of 41 percent, excluding the parking structure, and 69 percent including the parking structure;

(3) the principal buildings shall not exceed a height of 9.45 m (31 feet);

(4) the principal buildings shall be sited not less than:

(a) 4.57 m (15.0 feet) from the front lot line;

(b) 4.11 m (13.5 feet) from the rear lot line;

(c) 2.44 m (8.0 feet) from the exterior side lot lines;

(5) the principal buildings shall not exceed a gross floor area of 1.00 times the lot area;

(6) (a) Section 510(2) shall be varied to the extent necessary to waive the unencumbered view requirements;

(b) Section 410(2) shall be varied to the extent necessary to permit the entrance canopies to project 1.68 m (5.5 feet) into the required front lot line setback;

(c) Section 514 shall be varied to permit a gazebo or garden structure of 80 square feet to be sited 6 inches from the front lot line;

(7) the minimum number of concealed accessory off-street parking spaces provided shall be 1.9 spaces per dwelling unit, and in no case shall less than 55 parking spaces, including eight small car spaces and one handicapped space, be provided on site. Additional parking spaces may be provided to a total of 58 parking spaces;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over .91 m (3 feet) in height be placed in the area bounded by the intersecting lines of a street and a lane, or a street and a street, and a line joining points along said lines 4.5 m (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible forpickup and for users and shall be screened on all sides**,** and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-164 COMPREHENSIVE DEVELOPMENT 164 ZONE

(Lot G, D.L. 265, Plan 21683, L & T HOLDINGS/LUND, 1420 Fell Avenue, from CS-1 Service Commercial Zone and M-3 Special Industrial Zone)

In the CD-164 Zone, permitted, uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) Sections 613(4) shall be varied to the extent necessary to permit a building setback of 1.5 m (5 feet) from the rear lot line;

(2) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material (other than street trees), fence, or structures over 1 m (3 feet) in height be placed in the area bounded by the intersecting lines of a street, and a driveway, and a line joining points along said lines; 4.5 m (15 feet) from their point of intersection;

(3) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(4) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 165 ZONE

(Lots A and B, Block 216, DL 545, Plan 11875, Centennial Theatre, 2300 Lonsdale Avenue, 116 East 23rd Street, Norseman Park (HJNL), from P-1 Public Use and Assembly 1 Zone) *[Bylaw 8634, July 16, 2018]*

(1) In the CD-165 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the P-1 Zone, except that the permitted principal uses shall include a Licensed Liquor Facility holding a Liquor Primary Licence; *[Bylaw 8634, July 16, 2018]*

(2) The permitted Gross floor Area shall be 2.5 times the lot area; *[Bylaw 8634, July 16, 2018]*

(3) The permitted Gross Floor Area, excluding exemptions shall be known as "Transferrable Density" and may be developed on-site or off-site on a "Recipient Site" through a density transfer. Density transfers shall be recorded in Schedule 141, which is an integral part of this Bylaw; *[Bylaw 8634, July 16, 2018]*

(4) Part 10 of Division IV is varied such that a minimum of three Loading Spaces are required. *[Bylaw 8634, July 16, 2018]*

(5) Maximum Lot Coverage for Principal Buildings shall be limited to 55 percent; *[Bylaw 8829, June 7, 2021]*

(6) Principal and Accessory Buildings shall be sited as follows:

(a) a minimum 1 metre from the north property line;
(b) a minimum of 7.62 metres from the east property line;
(c) a minimum of 7.62 metres from the south property line;
(d) a minimum of 5.6 metres from the west property line;
[Bylaw 8829, June 7, 2021]

(7) Secure Bicycle Parking

(a) The minimum number of Secure Bicycle Parking spaces provided in the Harry Jerome Community Recreation Centre, the largest of the Principal Buildings on site, shall be 45;
(b) The 45 required Secure Bicycle Parking Spaces may be provided within one room;
(c) End Destination Facilities provided within the Harry Jerome Community Recreation Centre are not required to be separated by gender, and shall include a minimum of 2 water closets, 4 wash basins, 4 showers, 4 grooming stations and 80 lockers;
[Bylaw 8829, June 7, 2021]

(8) Short-Term Bicycle Parking

(a) Section 10A03(1)A (minimum distance from a main entrance) shall be waived, provided that all short-term bicycle parking is located in a highly visible location that is well-trafficked by pedestrians. *[Bylaw 8829, June 7, 2021]*

CD-165 Text Amendment		
Amending Bylaw No. 8829	**SCHEDULE 141**	Page 1 of 1

TITLE: TRANSFERABLE DENSITY RECORD

The following table records the density assignment for 2300 Lonsdale Avenue and 116 East 23rd Street (The "Donor Site"), which is zoned CD-165. As per Section 1 of the CD-165 Zone, the maximum density within the CD-165 Zone is 2.5 times the lot area (27,700 sq.m. / 298,160 sq.ft.). This table maintains a record of any residual density on Donor Site and density (Gross Floor Area) transferred to Recipient Sites through rezoning.

Donor Site	**A. Total CD-165 Permitted Gross Floor Area (2.5 FSR)**	**B. On-site Built Gross Floor Area**	**C. Residual Site Density (A – B)**
2300 Lonsdale Avenue and 116 East 23rd Street	69,250 sq.m.	- 2,703 sq.m. (Centennial Theatre) - 15,086 sq.m. (Harry Jerome Community Centre) - 1835 sq.m. (Silver Harbour)	49,626 sq.m.
RECORD OF DENSITY TRANSFER			
Recipient Sites Approved Through Density Transfers	**Transferred Gross Floor Area**	**Zoning Amendment Bylaw #**	**Remaining Residual Density on Site (Donor Site)**
1712 Lonsdale Avenue *[Bylaw 8903, June 13, 2022]*	523.2 sq.m.	8903 (CD-749)	49,102.8 sq.m.
114-132 West 15th Street *[Bylaw 8921, September 26, 2022]*	7,152.9 sq.m.	8921 (CD-752)	41,949.9 sq.m.

[Bylaw 8829, June 7, 2021]

CD-166 COMPREHENSIVE DEVELOPMENT 166 ZONE

(Lots 1-9, Block 61, D.L. 549, Plan 2606, CITY OF NORTH VANCOUVER, from P-1 Public Use and Assembly 1 Use)

In the CD-166 zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1B zone, except that:

(1) The permitted principal use shall be limited to:

(a) On Site "A" as shown on Schedule 42:

(i) Civic Use
(ii) Retail Service Group 1 Use
(iii) Accessory Off-street Parking Use
(iv) Accessory Off-street Loading Use;

(b) On Site "B", as shown on Schedule 42:

(i) Retail Service Group 1 Use
(ii) Civic Use
(iii) Residential Use
(iv) Accessory Off-Street Parking Use
(v) Access Off-street Loading Use;

(2) The principal buildings together with accessory buildings shall not exceed a lot coverage of:

(a) on Site “A”, as shown on Schedule 42, 60 percent
(b) on Site “B”, as shown on Schedule 42, 90 percent;

(3) The principal buildings shall not exceed a height of:

(a) on Site "A" - 19 metres (62.34 feet)
(b) on Site "B" - 55 metres (180.4 feet);

(4) The principal buildings shall not exceed a gross floor area of 2.6 times the lot area divided as follows:

(a) on Site "A" - 1.31 times the lot area
(b) on Site "B" - 4.80 times the lot area;

For the purposes of this section of the Bylaw, floor area provided in a cellar and floor area used for accessory non-commercial recreational facilities shall not be included in the calculation of gross floor area;

(5) The minimum number of Accessory Off-street Parking spaces provided shall comply with the provisions of the Parking Bylaw, and in no case shall less than 150 parking spaces be provided on site;;

(6) Vehicular access from St. George’s Avenue shall be permitted;

(7) No driveway slope shall exceed a slop of 10% (1:10) in the first 6.0 metres (20 feet) from the property line, and 12.5% beyond the first 6.0 metres;

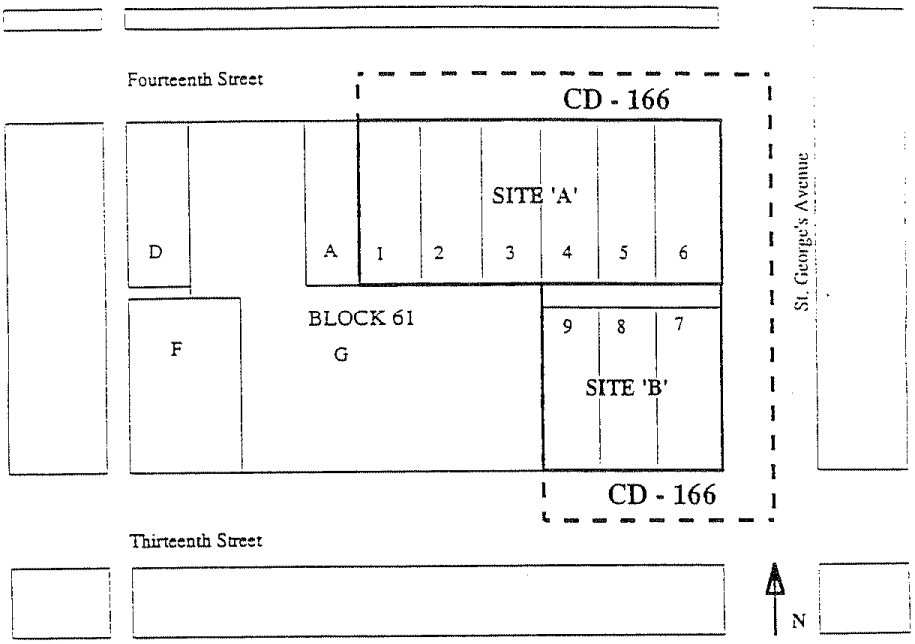
(8) A maneuvering aisle of not less than 4.2 metres (13.75 feet) for two way traffic shall be permitted when adjoining a parking stall designated for ERT parking.

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-166 Amending Bylaw No. 6700	SCHEDULE 42	Page 1 of 1

TITLE: N/A



CD-167 COMPREHENSIVE DEVELOPMENT 167 ZONE

(Lots 13,14,15, Block 207, D.L. 545, Plan 5481, INTERNATIONAL LAND CORP/WARDLE, PHASE 2, 2100 Eastern Avenue)

In the CD-167 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 14 residential dwelling units - 6 two bedroom and 8 three bedroom;

(2) principal buildings, shall not exceed a lot coverage of 44% percent and together with the parking structure, shall not exceed a lot coverage of 68%;

(3) principal buildings fronting the lane between Eastern Avenue and St. George's Avenue shall not exceed a height of 9.14 m (30 feet) above average grade. Principal buildings fronting Eastern Avenue shall not exceed a height of 9.7 m (31.6 feet) above the floor level of the parking garage;

(4) principal buildings shall be sited not less than:

(a) 4.57 m (15 feet) from the front lot line;

(b) 3.96 m (13 feet) from the rear lot line;

(c) 2.43 m (8 feet) from the interior side lot line;

(d) 2.43 m (8 feet) from the exterior side lot line;

(5) accessory canopies not exceeding 3.4 m (11 feet) in height and a garden structure not exceeding 3.1 m (10 feet) in height may be sited anywhere on the lot.

(6) principal buildings shall not exceed a gross floor area of 0.975 times the lot area;

(7) Section 510(3) shall not apply;

(8) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 23 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3 feet in height be placed in the area bounded by the intersecting lines of a street, and a driveway, and a line joining points along said lines, 15 feet from their point of intersection;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 168 ZONE

(1225 East Keith Road)

In the CD-168 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) The permitted principal uses shall be limited to
- (i) industrial uses;
- (ii) office uses;
- (iii) trade and business schools; *[Bylaw 8669, September 24, 2018]* and
- (iv) recreation uses *[Bylaw 8669, September 24, 2018]*

For the purposes of this Section:

"industrial uses" are defined as research laboratories, product testing and manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distributing of materials, goods or things;

"office uses" are defined as architectural, data processing, drafting, engineering, surveying, building contractor and trade contractor offices and are limited to 20% of the gross floor area allowed on the site;

"recreation uses" are defined as dance studio use, and fitness training facility use, limited to 29% of the gross floor area of the Principal Building(s) on site. Offices associated with the principal recreation uses shall be permitted within the principal recreation use and are limited to not more than 50% of the floor area occupied by the principal recreation use; *[Bylaw 8669, September 24, 2018]*

(b) the permitted non-industrial uses which shall be accessory to the principal industrial use shall occupy not more than an aggregate of 40% of the gross floor area of the principal building occupied by the "industrial uses" and less than 50% of the gross floor area of the individual "industrial use" tenancy, and for the purposes of this section "non-industrial uses" are defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retail sales and display areas, washrooms, cafeterias and lounge areas, but does not include washrooms, cafeterias and lounges exclusively for industrial workers.

(c) retail sales of personal items such as jewellery, optical supplies, clothing or food is not permitted;

(d) autobody shops and truck terminals are not permitted;

(e) retails sales of household items such as building supplies, audio-visual equipment, household appliances or furniture is not permitted except that retail sales of household items manufactured or assembled by the principal use on the premises is permitted;

(f) outdoor storage is not permitted in the required setback areas;

(g) the total floor area used by trade and business schools shall be limited to 10% of the gross floor area of buildings on site; *[Bylaw 8669, September 24, 2018]*

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 46 percent;

(3) principal buildings shall not exceed a height of 9 metres (29.5 feet);

(4) principal buildings shall be sited not less than 28 metres (92 feet) from Keith Road and 6 metres (20 feet) from all other lot lines;

(5) principal buildings shall not exceed a gross floor area of 0.67 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be calculated on the basis of one space for every 1,000 square feet of industrial use floor area and one space for every 500 square feet of office use, trade and business schools, recreation use, or accessory non-industrial use floor area; *[Bylaw 8669, September 24, 2018]*

(7) an industrial use in the CD-168 Zone shall not be permitted on a lot less than 3715 square metres (40,000 square feet);

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street, and a street, and a line joining points along said lines, fifteen feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel;

(11) more than one vehicular access is prohibited to Keith Road or to any point long the north 200 feet of Brooksbank Avenue commencing at the north west corner of CD-168 zoned lands and proceeding 200 feet south along the westerly boundary.

COMPREHENSIVE DEVELOPMENT 169 ZONE

(Lots 7-11, Block 20, D.L. 548, Plan 1093, DONNIK DEVELOPMENTS/CROCKART, 1701-1735 Chesterfield Avenue)

In the CD-169 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to fourteen dwelling units, comprised of nine three-bedroom units and five two-bedroom units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 45.5 percent excluding the parking structure, and

(3) principal buildings shall not exceed a height of 33 feet (10.06m);

(4) principal buildings shall be sited not less than:

- (a) 3.0m (10 feet) from the front lot line (Chesterfield Avenue);
- (b) 3.6m (12 feet) from the rear lot line (lane)'
- (c) 1.5m (5 feet) from the interior side lot line (northerly);
- (d) 3.6m (12 feet) from the exterior side lot line (W 17th Street);

(5) principal buildings shall not exceed a gross floor area of 1.00 times the lot area;

(6)
- (a) Section 410(2) shall be varied to the extent necessary to permit the entrances canopies to project 1.67 m (5.5 feet) into the required front lot line setback;
- (b) Section 410(2) shall be varied to the extent necessary to permit the entrance canopies to project 1.67m (5.5 feet) into the required exterior side lot line setback;
- (c) Section 907(2)(e) and 510(3) shall not apply;
- (d) Section 514 shall be varied to permit a gazebo or garden structure of 50 square feet to be sited 12 inches from the front lot line;

(7) Structures less than 3 feet (0.91m) high supporting patio and deck fences may be located 2.0 feet (0.6m) from the rear property line.

(8) the minimum number of accessory off-street parking spaces provided shall be 2.0 spaces per dwelling unit, and in no case shall less than 29 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence or structure over 3' in height be placed in the area bounded by the intersecting lines of a street, and a street, and a lane and a street and a line joining points along said lines, 4.572m (15 feet) from their point of intersection;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 170 ZONE

(The Southerly 164 feet of Lot 3, Block F, D.L. 272, Plan 21937, described by metres and bounds as follows: Commencing at the southwest corner of said Lot 3, thence north a distance of 49.987 metres (164 feet) more or less, thence east a distance of 138.5 metres (454.39 feet) more or less, thence south 0 degrees 19' 35" west a distance of 49.987 metres (164 feet) more or less, thence west a distance of 138.184 metres (453.36 feet) more or less, to the point of commencement)

In the CD-170 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) the permitted principal use shall be limited to industrial uses. For the purpose of this Section "industrial uses" is defined as automobile insurance claims centre, research laboratories, product testing, and the manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distributing of material, goods or things;

(b) the permitted non-industrial uses which shall be accessory to the principal industrial use shall occupy not more than an aggregate of 55% of the gross floor area of the principal building. For the purposes of this Section: "non-industrial uses" is defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retail sales and display areas, washrooms, cafeterias and lounges, exclusively for industrial workers;

(c) retail sales of personal items such as jewellery, optical supplies, clothing or food is not permitted.

(d) autobody shops and truck terminals are not permitted;

(e) retails sales of household items such as building supplies, audio-visual equipment, household appliances or furniture is not permitted, except that retail sales of household items manufactured or assembled by the principal use on the premises is permitted;

(f) outdoor storage is not permitted in the required setback areas;

(2) the principal building, together with accessory buildings shall not exceed a lot coverage of 46 percent;

(3) the principal building shall no exceed a height of 15.24m (50.0 feet);

(4) the principal building shall be sited not less than:
(a) 21.032m (69.0 feet) from the front lot line;
(b) 15.24m (50.0 feet) from the rear lot line;
(c) 10.98m (36.0 feet) from the south interior side lot line;
(d) 7.02m (23.0 feet) from the north interior side lot line;

(5) the principal building shall not exceed a gross floor area 1.4 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be 21;

(7) Section 908(7) Visitor Parking shall be waived;

(8) Section 1001(2) Required Loading Space shall be waived;

(9) open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 171 ZONE

(Lot 3, Resub 4, Block X, D.L. 265, Plan 11421, GLEN LEA/ROMSES, 105 Fell Ave)

In the CD-171 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) the permitted uses shall be limited to:
- (a) industrial;
- (b) rental of tools, equipment and party supplies and accessory retail sale of goods and parts ancillary to equipment and party rental;
- (c) mini-storage up to a maximum of 8,700 sq.ft. provided that such storage be enclosed within buildings;
- (d) accessory outdoor equipment and tool storage;
- (e) accessory outdoor display of equipment and tools;
- (f) accessory off-street parking;
- (g) accessory off-street loading;

(2) principal buildings, together with mini-storage buildings shall not exceed a lot coverage of 49.00 percent;

(3) principal buildings shall not exceed a height of 9.8m (32 feet) and the mini-storage buildings shall not exceed a height of 3.1m (10 feet);

(4) principal buildings shall be sited not less than:
- (a) 6m (20 feet) from the front lot line;
- (b) 6m (20 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.51 times the lot area;

(6) Section 906(5)(a) shall be varied to the extent necessary to permit three driveways on the site;

(7) the minimum number of accessory off-street parking spaces provided shall be one space per 1,000 sq.ft. of gross floor area and in no case shall less than 23 parking spaces and one loading bay be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence or structure over (1m) (3 feet) in height be placed in the area bounded by the intersecting lines of a street, and a lane or of two streets, and a line joining points along said lines, 4.5m (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-172 COMPREHENSIVE DEVELOPMENT 172 ZONE

(Lots 18,19,20,21, Block 37, D.L. 549, Plan 4880/4881, MACLEAN/MORTON, 1553-1565 Eastern Avenue)

In the CD-172 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1A Zone, except that:

(1) the permitted principal use shall be limited to 52 two-bedroom and 1 one bedroom dwelling units;

(2) the principal building, together with accessory parking structure shall not exceed a lot coverage of 52 percent on the ground storey at elevation 324 feet geodetic and 21 percent above the second storey;

(3) the principal building shall not exceed a height of 14 storeys plus basement and cellar, nor 45.4 metres (149 feet);

(4) the principal building together with accessory parking structure shall be sited within the siting envelopes shown on the attached Schedule 31, Pages 1 to 6 inclusive which form part of this Bylaw, except that garden structures or trellises not exceeding 10 feet in height may be sited on any portion of the lot, as measured from either finished grade or the top of the parking structure;

(5) the principal building shall not exceed a gross floor area of 2.6 times the lot area. For the purposes of this section of the by-law, where necessary non-commercial, social and recreational facilities or rental units are provided, the floor area for such facilities shall not be included in the calculation of gross floor area, provided that such area does not exceed 10% of the allowable floor area. For this section "rental units" may include strata title units guaranteed to be rented for a minimum of ten years.

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) (a) Section 607(1)(a) shall be varied to the extent necessary to permit residential use above the first storey;

(b) Section 610(5) shall be varied to the extent necessary to permit the parking structure to be located at the rear property line;

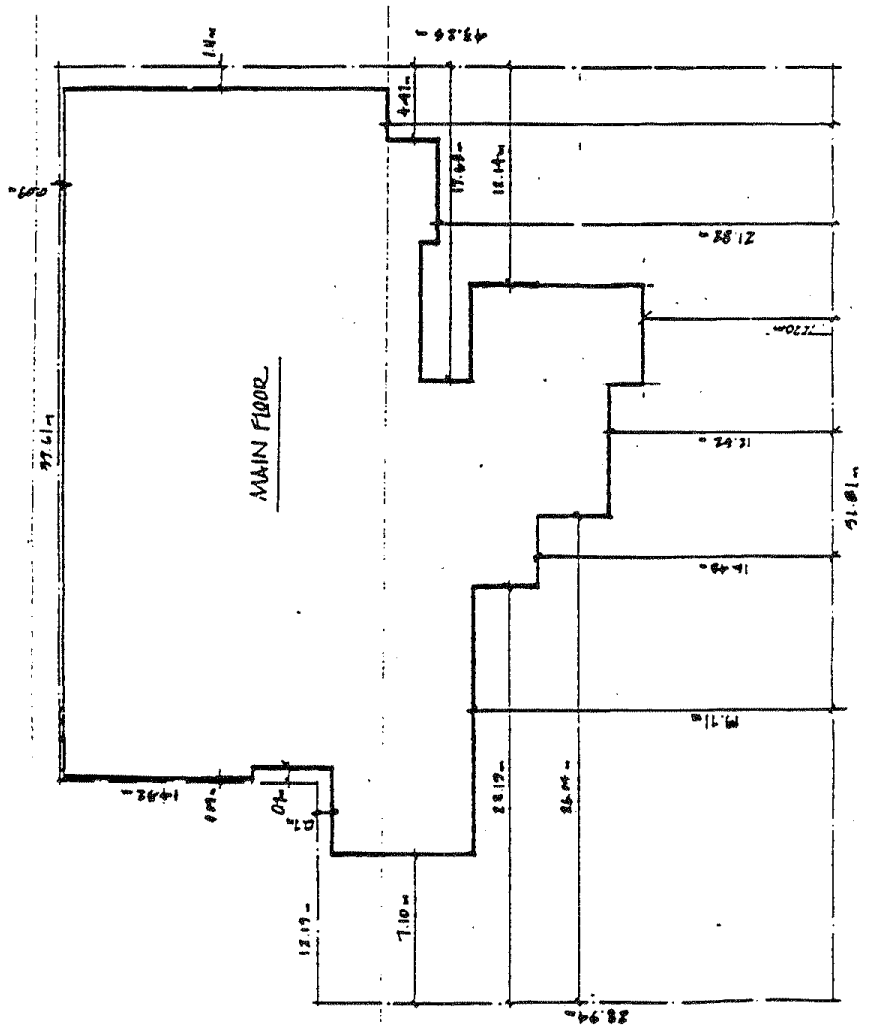
(8) the minimum number of accessory off-street parking spaces provided shall be 1.6 spaces per dwelling unit, and in no case shall less than 87 parking spaces be provided on site, including one handicapped parking space;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

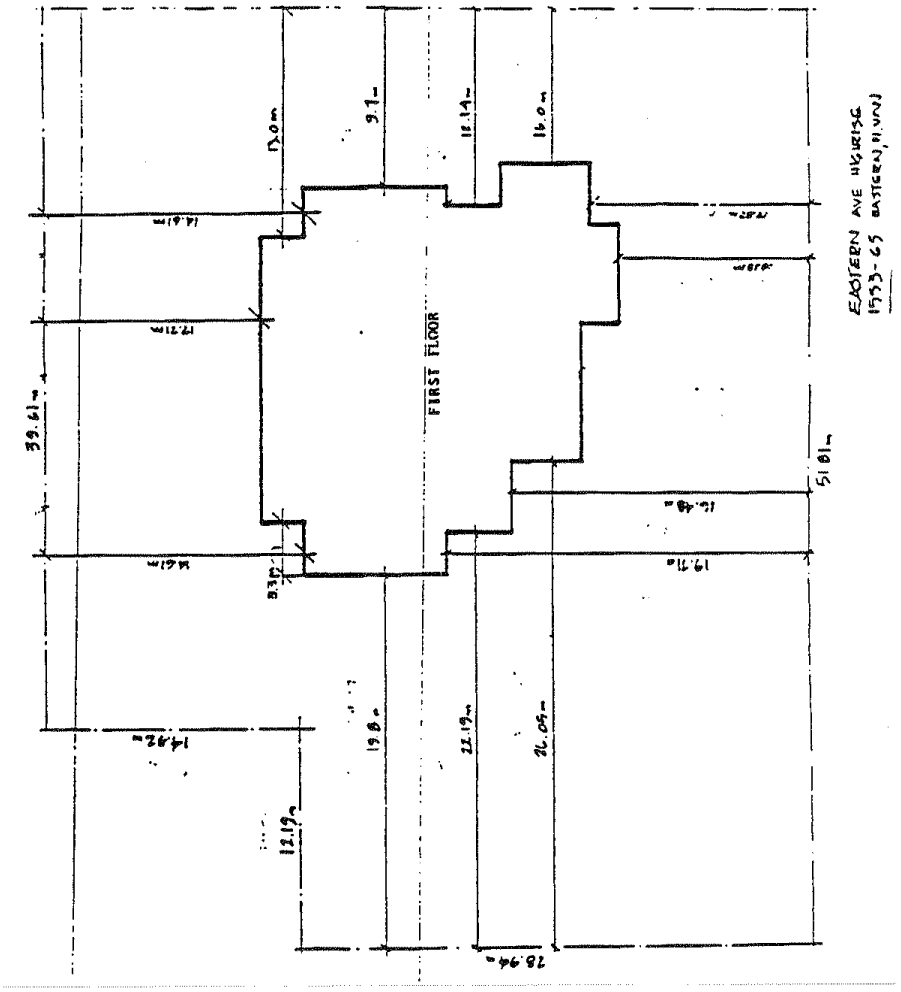
CD-172 Amending Bylaw No. 6700	SCHEDULE 31	Page 1 of 6

TITLE: Main Floor Siting Plan



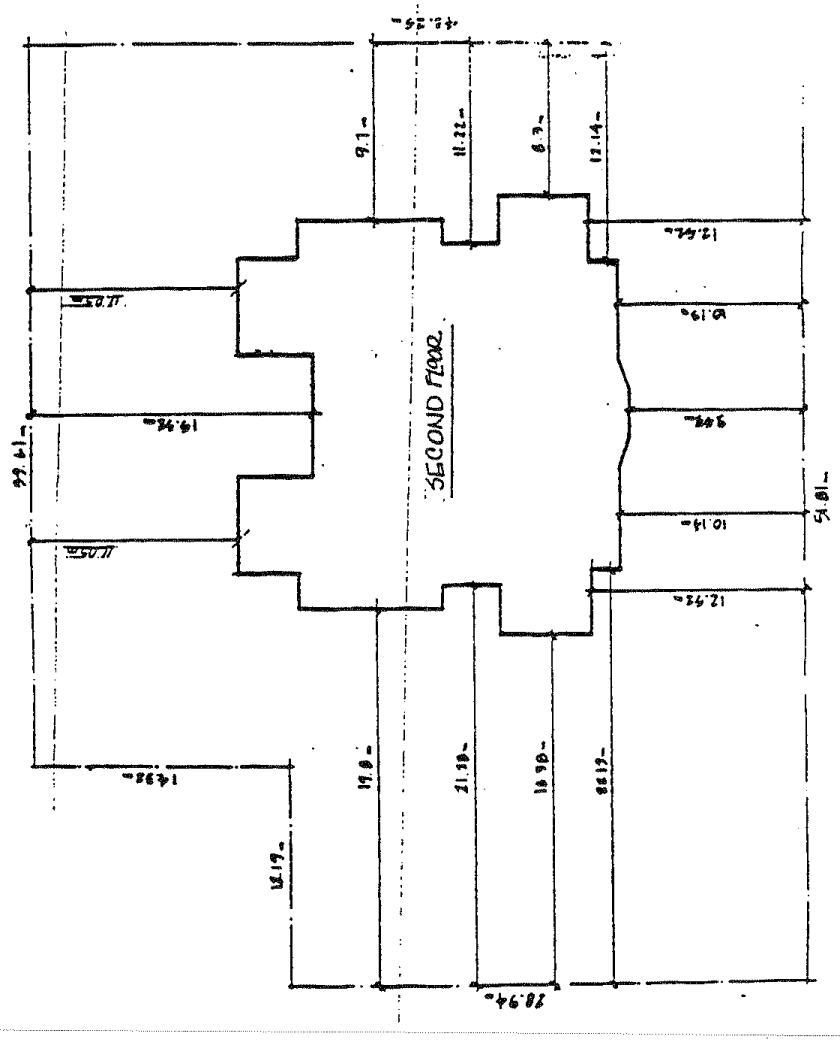
CD-172 Amending Bylaw No. 6700	SCHEDULE 31	Page 2 of 6

TITLE: First Floor Siting Plan



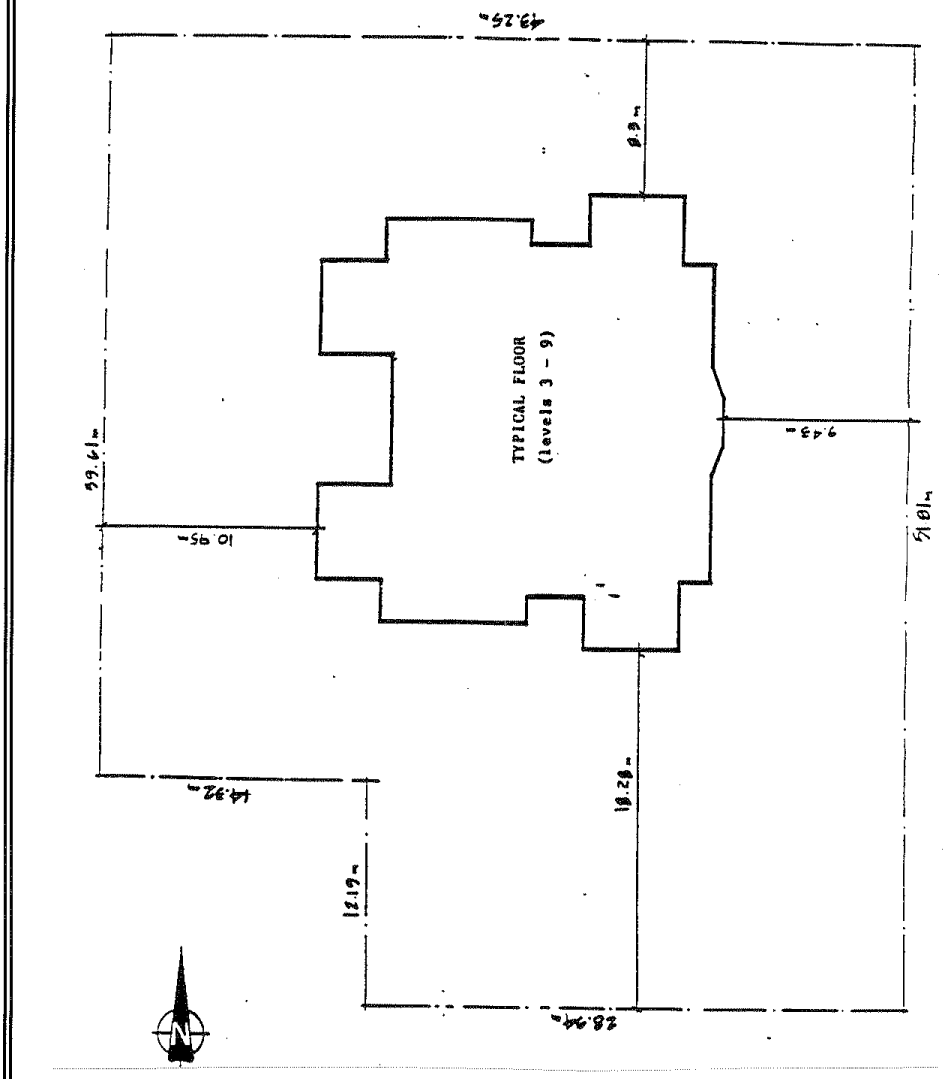
CD-172 Amending Bylaw No. 6700	SCHEDULE 31	Page 3 of 6

TITLE: Second Floor Siting Plan



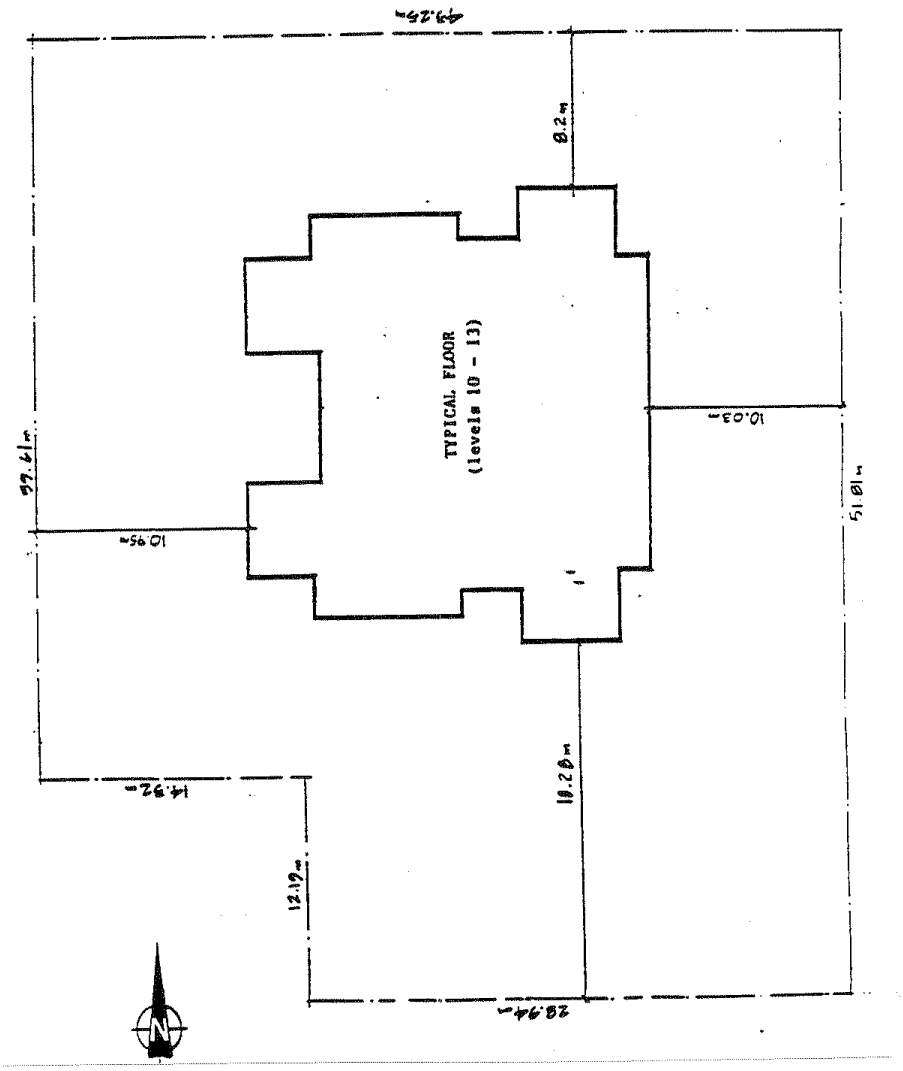
CD-172 Amending Bylaw No. 6700	SCHEDULE 31	Page 4 of 6

TITLE: Floor 3 – 9 Siting Plan



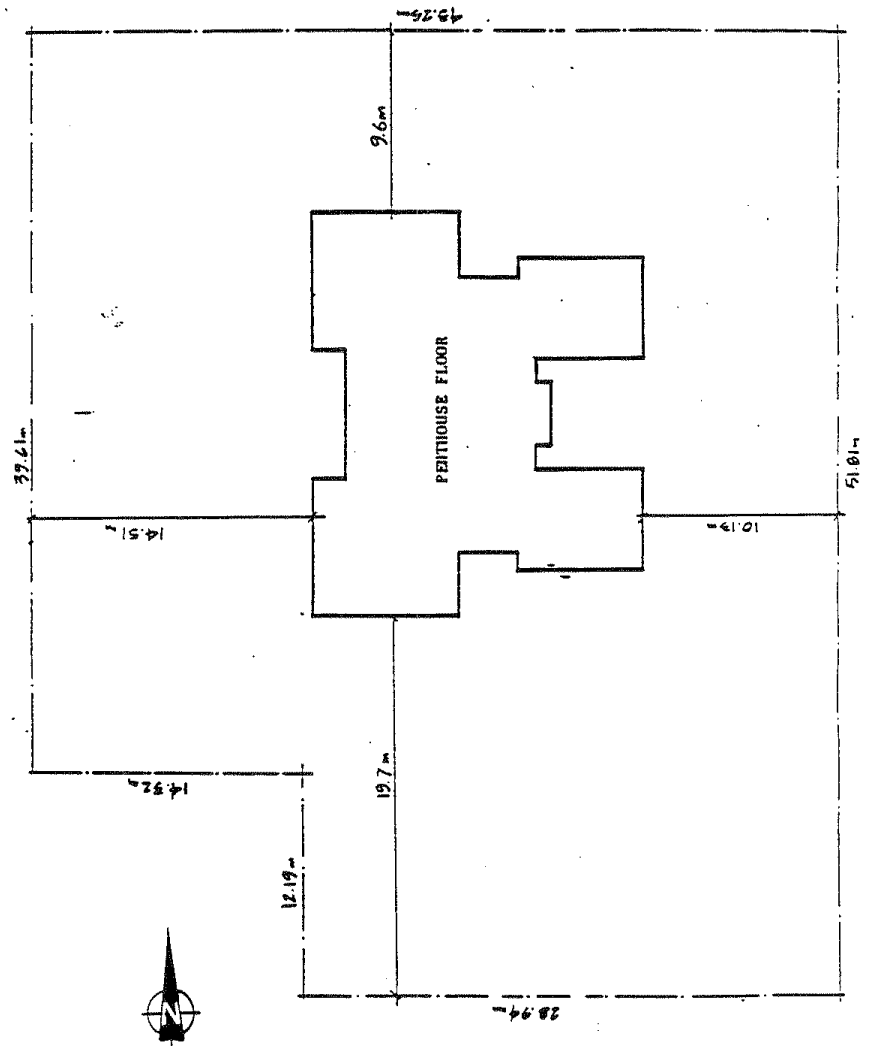
CD-172 Amending Bylaw No. 6700	SCHEDULE 31	Page 5 of 6

TITLE: Floor 10 - 13 Siting Plan



CD-172 Amending Bylaw No. 6700	SCHEDULE 31	Page 6 of 6

TITLE: Penthouse Floor Siting Plan



Excluding balconies & other exterior projections.

CD-173 COMPREHENSIVE DEVELOPMENT 173 ZONE

(Lots 10,11,12, Block 131, D.L. 274, Plan 878, ARCH/MULTIGON, 249-257 East 4th Street)

In the CD-173 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 12 residential dwelling units – two 2-bedroom units and ten 3-bedroom;

(2) principal building shall not exceed a lot coverage of 40% and together with accessory buildings shall not exceed a lot coverage of 72%;

(3) principal buildings shall not exceed a ridge or peak elevation of 184.5 feet geodetic;

(4) principal buildings shall be sited not less than:

(a) 4.57 m (15 feet) from the front lot line, with 2.0 feet projections;

(b) 3.6 m (12 feet) from the rear lot line;

(c) 2.43 m (8.0 feet) from the west interior side lot line, with 0.46 m (1.5 feet projections;

(d) 2.43 m (8.0 feet) from the east interior side lot line, with 0.46 m (1.5 feet) projections, except that porches may project a maximum of 5 feet on to the front yard, and that the garage and decks may be sited 4 feet from the rear lot line;

(5) principal buildings shall not exceed a gross floor area of 1.0 times the lot area;

(6) (a) Section 401(1) and (2) shall not apply;

(b) Section 510(3)(a) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 20 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(9) refuse storage containers shall be readily accessible for pickup and for users, and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-174 COMPREHENSIVE DEVELOPMENT 174 ZONE

(Lots 17,18, Block 207, D.L. 545, Plan 5481, LOH/HAWTHORN, 2144-2160 Eastern Avenue)

In the CD-174 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 9 two bedroom dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 46.5 percent and together with accessory parking garage, shall not exceed 68 percent;

(3) principal buildings shall not exceed a height of 9.55 m (31.33 feet);

(4) principal buildings shall be sited not less than:

(a) 4.5 m (15.0 feet) from the front lot line;

(b) 4.0 m (13.5 feet) from the rear lot line;

(c) 1.9 m (6.5 feet) from the interior side lot line;

(d) 1.2 m (4.0 feet) from the exterior side lot line;

Provided that a gazebo or garden structure not exceeding 13 feet in height may be sited 3 feet from the front and exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.94 times the lot area;

(6) Section 402(2) shall be varied to the extent necessary to permit two dwelling units to be located at the basement level;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 14 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material except street trees, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a lane, and a driveway, and a line joining points along said lines, 10 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-175 COMPREHENSIVE DEVELOPMENT 175 ZONE

(Lot 1, except E. 10 feet, Block 29, D.L. 548, Plan 957, NOORT/WICK, 1652 Mahon Avenue)

In the CD-175 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to three 3 bedroom dwelling units;

(2) principal buildings, shall not exceed a lot coverage of 46.8% percent;

(3) principal buildings shall not exceed a height of 8.1 m (26.5 feet);

(4) principal buildings shall be sited not less than:

  (a) 7 m (23 feet) from the front lot line;

  (b) 4.5 m (15 feet) from the rear lot line;

  (c) 1.5 m (5 feet) from the interior side lot line;

  (d) 2.7 m (9 feet) from the exterior side lot line

(5) principal buildings shall not exceed a gross floor area of 0.63 times the lot area;

(6) Section 906(5)(a) shall be varied to the extent necessary to permit a driveway of 31 feet in width;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel

CD-176 COMPREHENSIVE DEVELOPMENT 176 ZONE

(Strata Lots 1-27, D.L. 549, Plan VR1441, P. KWAN ENTERPRISES, 136 E. 15th Street)

In the CD-176 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1 Zone, except that:

(1) the permitted principal uses shall be limited to:

(a) retail service group 1 use;

(b) accessory apartment use for 29 dwelling units: 25 one bedroom, 2 two bedroom and 2 bachelor;

(2) for purposes of the CD-176 zone, the calculation of "internal residential floor area" under Section 510(1) shall include the exterior walls of the building;

(3) (a) Section 607(6)(a) shall be varied to permit accessory apartment use above the first storey;

(b) Section 907(3)(c) shall be varied to permit the provision of 7 unconcealed parking spaces.

CD-178 COMPREHENSIVE DEVELOPMENT 178 ZONE

(Lots 13-15 & 28-30, Block B, D.L. 265/552, Plan 7199, PAAK/NAIRNE, 843-855 TOBRUCK AVENUE)

In the CD-178 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 6 buildings containing 22 dwelling units: 12 three bedroom, 2 three bedroom plus den, 2 two bedroom plus den and 6 two bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 43.8%;

(3) principal buildings shall not exceed a height of 8.54 meters (28.0 feet)

(4) principal buildings shall be sited not less than:

(a) 3.65 m (12.0 feet) from the front lot line;

(b) 3.0 m (10.0 feet) from the rear lot line;

(c) 2.1 m (7.0 feet) from the interior side lot lines provided that a gazebo not exceeding 4.3 m (14.0 feet) in height may be sited at the front lot line;

(5) principal buildings shall not exceed a gross floor area of 0.95 times the lot area;

(6) Sections 402(2), 510(3) shall not apply.

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 37 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 179 ZONE

(122-134 West Esplanade/Rogers Avenue)

In the CD-179 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and regulations for required off-street parking shall be as in the CS-1 zone, except that:

(1) the permitted uses shall be limited to:

(a) on the plaza level, approximate elevation 14.7 metres geodetic, the permitted principal uses shall be limited to:

(i) Retail Service Group 1 Use; *[Bylaw 8726, July 15, 2019]*
(ii) accessory outdoor dining use, in those areas indicated on Schedule 33, Page 3; *[Bylaw 8726, July 15, 2019]*

(b) the remaining levels the permitted principal uses shall be limited to:

(i) retail service group 1;
(ii) accessory one-family residential use;
(iii) accessory non-commercial social and recreational facilities, including: tennis courts, squash courts, gymnasiums, games rooms, hobby rooms, swimming pools, day care centres, libraries, meeting halls and other similar facilities;
(iv) off-street parking;
(v) cash in lieu parking or off-site parking. For purposes of the CD-179 Zone 'cash in-lieu parking' shall mean parking spaces provided in accordance with Section 964(2)(b) of the Municipal Act R.S.B.C. 1979, c.290.
(vi) accessory off-street parking;
(vii) accessory off-street loading;
(viii) accessory outdoor dining use;

(2) the principal buildings shall be sited within the envelopes shown on the Schedule 33, pages 1 to 8 inclusive, which forms a part of this Bylaw;

(3) the principal building shall not exceed a lot coverage of 92 per cent;

(4) the principal building shall not exceed a gross floor area of 2.6 times the lot area, which, for the purposes of the CD-179 Zone, is described as the area shown in Schedule 33, Page 1;

(5) public pedestrian access area shall be provided on site as indicated in Schedule 33, pages 2 and 3 inclusive. This area may include outside areas used for pedestrian access or which are landscaped and adjacent to pedestrian access areas. Such areas may be located under cover and may be located on a ground floor area or upper floor or roof areas, providing they are accessible to the public at all time;

(6) the principal building shall not exceed five storeys plus basement or cellars and a height of 23.0 m (75.5 feet), as measured from finished grade to the top of parapet;

(7) vehicular access shall only be obtained from the foot of Rogers Avenue, lying north of Esplanade, and from the lane north of Esplanade, in accordance with the specifications and requirements for access described in Part 9 of the Zoning Bylaw; and in the locations indicated on Schedule 33, pages 2 and 3, inclusive;

(8) the minimum number of accessory off-street parking spaces which shall be provided for on-site uses shall be 170 spaces including 3 handicapped parking spaces, and shall be predicated on the following;

(a) for all Retail Service Group 1 use: one parking space per 46.5 square metres (500 square feet) of gross floor area;
(b) for public corridors, lobbies, waiting areas and required accesses thereto: one parking space per 46.5 square metres (500 square feet) of gross floor area;
(c) for a holding bar for a **Food Primary License** ***[Bylaw 7508 June 23/03 refers]***: one space per 11.61 square metres (125 square feet) of licensed floor area;
(d) for tourist accommodation use: one space per sleeping unit or dwelling unit;
(e) for accessory one family residential use: one space.

(9) a minimum of one (1) off-street loading bay shall be provided, which hall have a clear height provision of 4.26 metres (14 feet);

(10) Section 906(5)(a) shall be varied to the extent necessary to permit one vehicular access to be 10.98 metres (36 feet) in width;

(11) Section 610(6) shall be waived to the extent necessary to permit a maximum horizontal width or length of 175 feet;

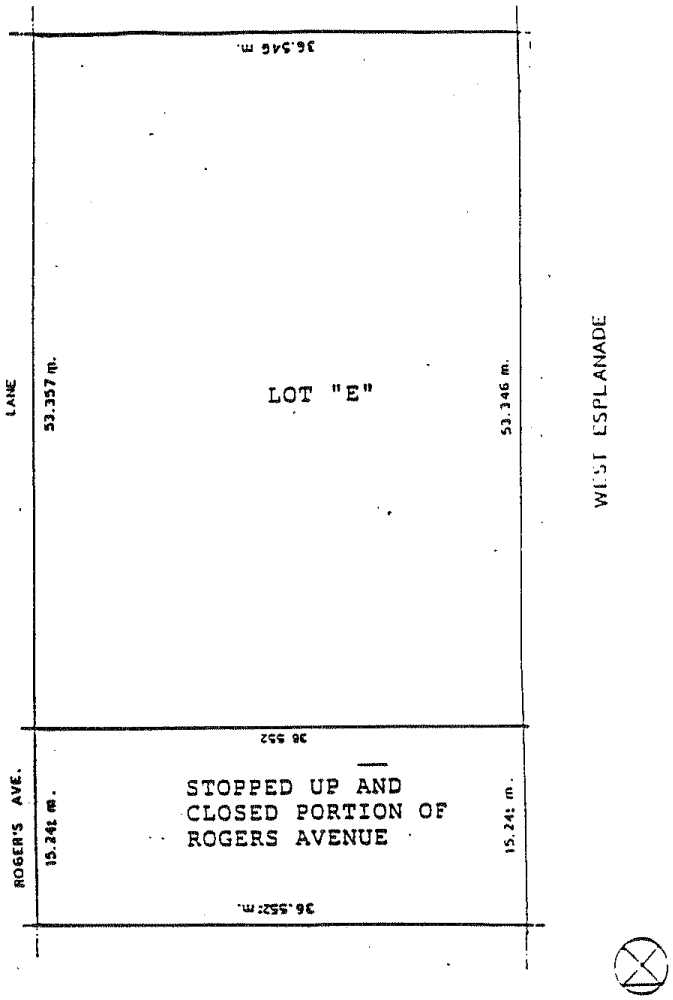
(12) all open areas not covered by buildings, structures, driveways or parking spaces shall be suitably landscaped and maintained;

(13) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides from exterior view;

(14) all landscaping plans and exterior finishes shall be submitted for examination and recommendation by the City's Advisory Design Panel.

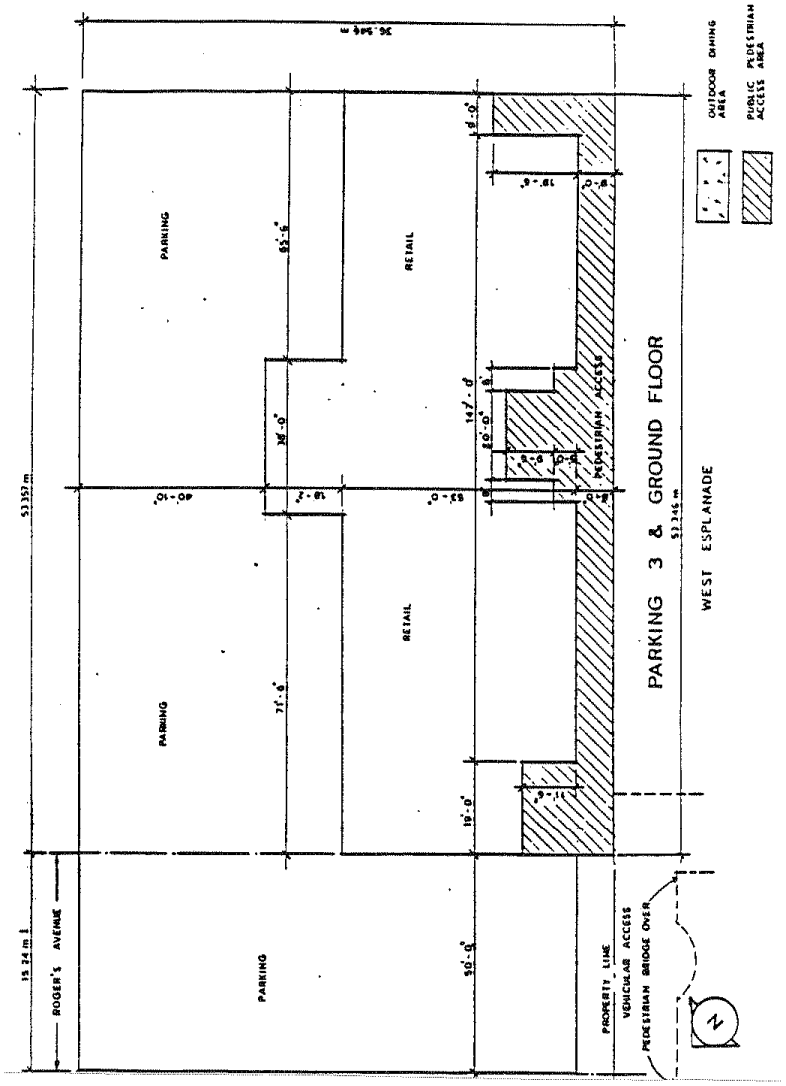
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 1 of 8

TITLE: Site Area Plan



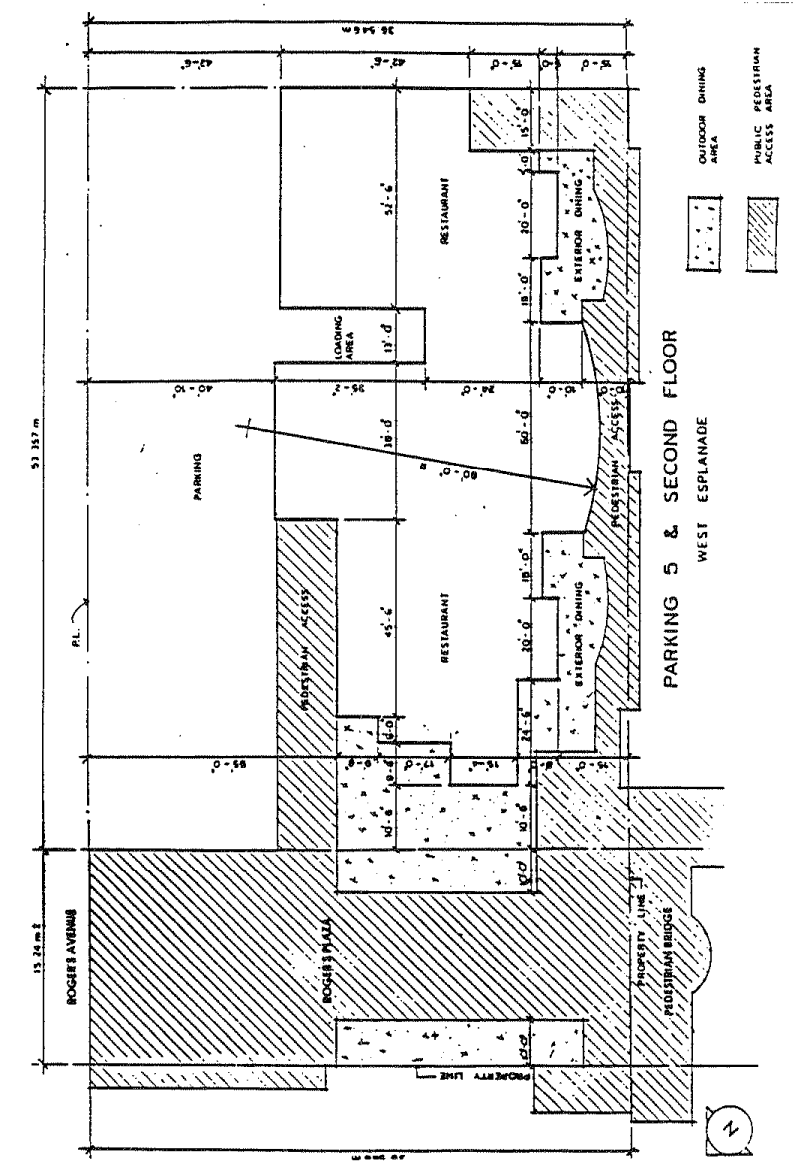
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 2 of 8

TITLE: Parking 3 & Ground Floor Siting Plan



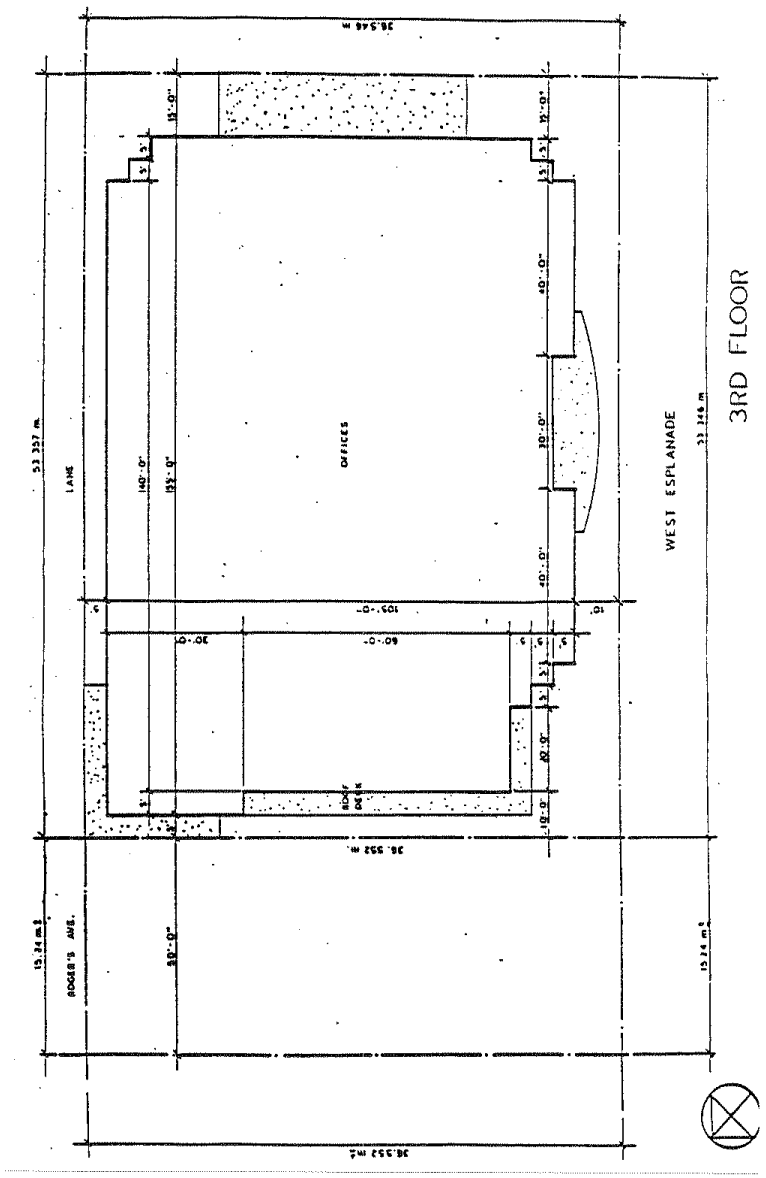
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 3 of 8

TITLE: Parking 5 & 2nd Floor Siting Plan



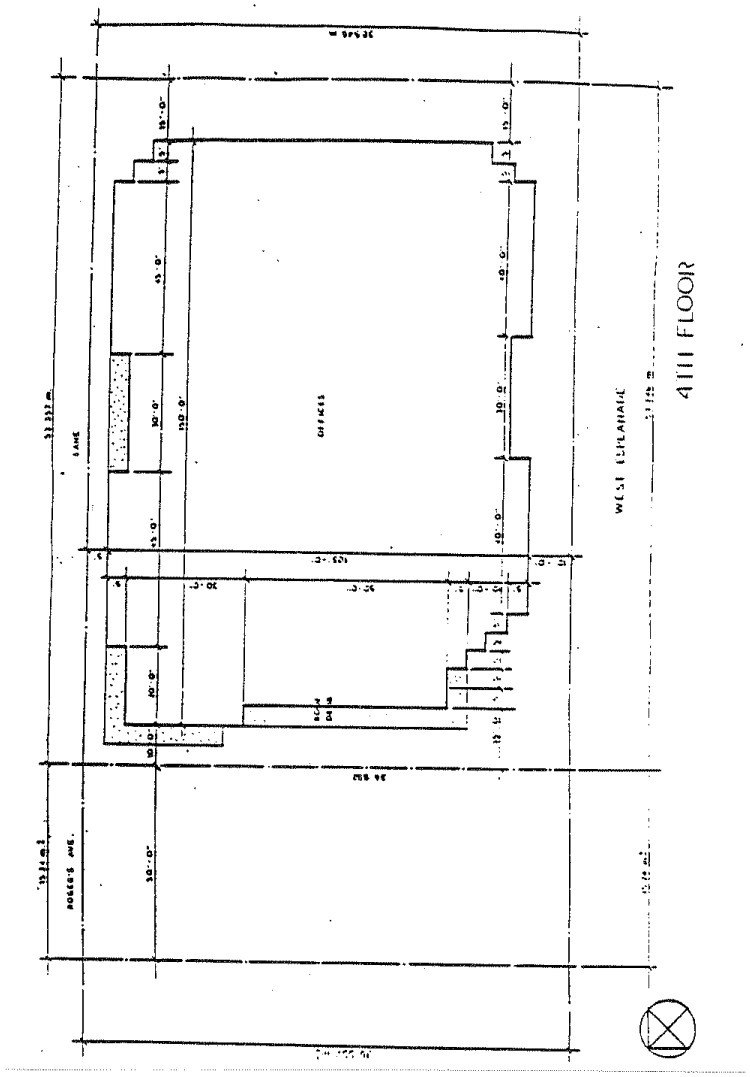
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 4 of 8

TITLE: 3rd Floor Siting Plan



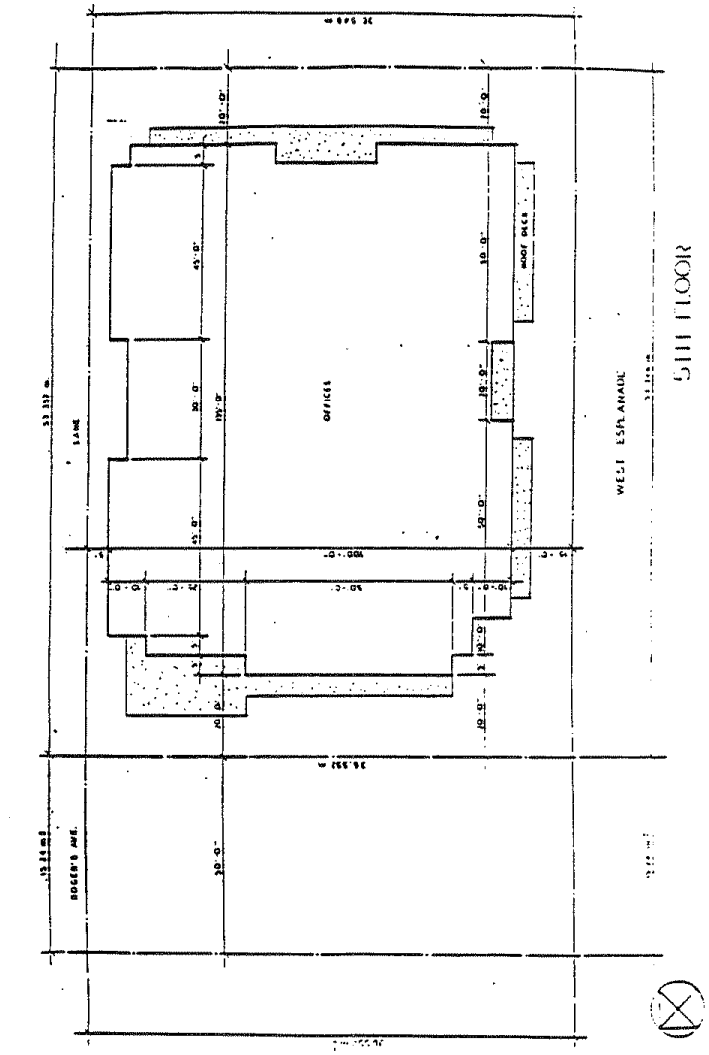
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 5 of 8

TITLE: 4th Floor Siting Plan



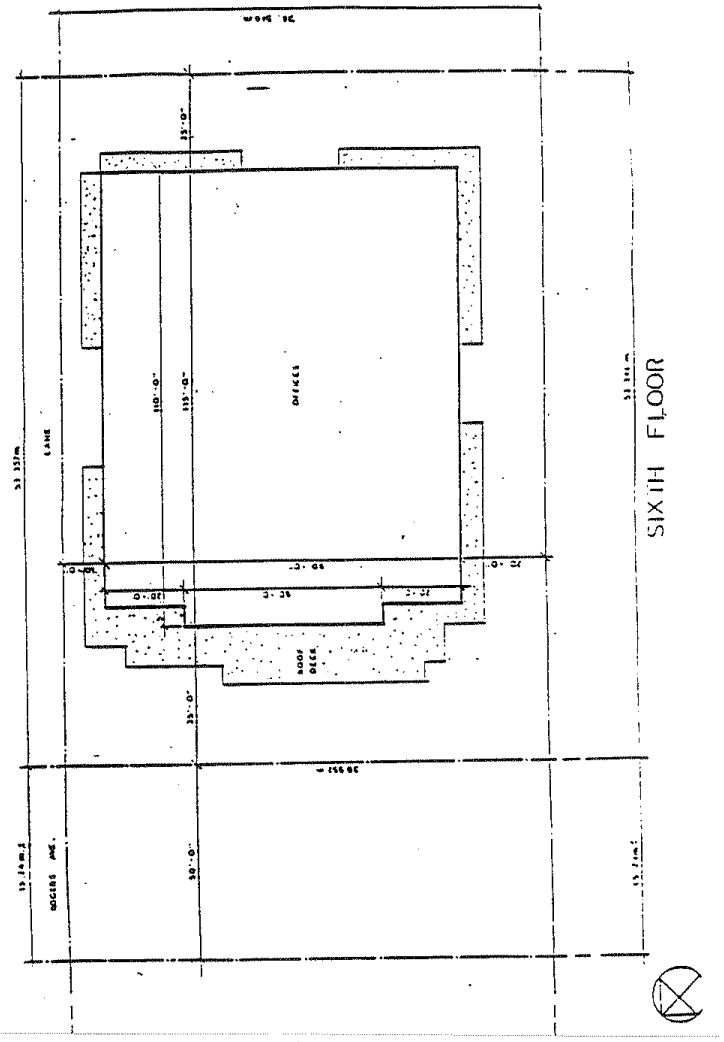
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 6 of 8

TITLE: 5th Floor Siting Plan



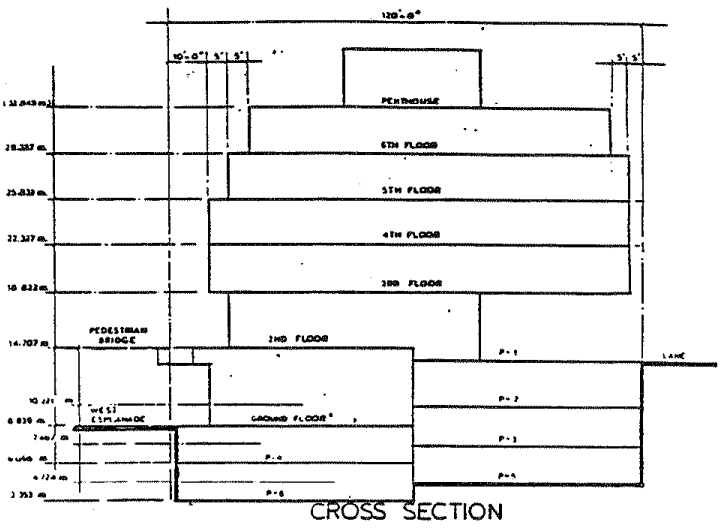
CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 7 of 8

TITLE:6th Floor Siting Plan



CD-179 Amending Bylaw No. 6700	SCHEDULE 33	Page 8 of 8

TITLE: Section Plan



CROSS SECTION

CD-180 COMPREHENSIVE DEVELOPMENT 180 ZONE

(Lot B, Block 6, D.L. 548, Plan 8055, HASSAN AFROOZ/M.S. DESIGN & CONSTRUCTION. , 1940-1944 Chesterfield Avenue). (Formerly Accili/Plecko Project)

In the CD-180 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to ***4 residential dwelling units;*** ***[Bylaw 6949 refers]***

(2) principal building, shall not exceed a lot coverage of ***58 percent;*** ***[Bylaw 6949 refers]***

(3) principal building shall not exceed a height of ***10.06 metres (33 feet) for the westernmost building and 10.97 metres (36 feet) for the easternmost building;*** ***[Bylaw 6949 refers]***

(4) principal building shall be sited not less than***:***

(a) ***3.048 metres (10 feet) from the front lot line;***

(b) ***3.658 m (12.0 feet) from the rear lot line, and 2 cantilevered areas of a maximum 3.048 metres (10 feet) horizontal width, may project a maximum of 0.61 metres (2 feet) into the required rear yard setback;***

(c) ***1.2 metres (4.0 feet) from the northerly interior side lot line;***

(d) ***3.048 metres (10 feet) from the southerly interior side lot line for the easternmost building, and 2.438 metres (8 feet) from the southerly interior side lot line for the westernmost building;*** ***[Bylaw 6949 refers]***

(5) principal building shall not exceed a gross floor area of 0.7 times the lot area, ***and 950 square feet for storage area located in a basement with no exterior access and no exterior glazing shall be excluded from gross floor area calculations;*** ***[Bylaw 6949 refers]***

(6) ***N/A***

(7) ***the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit;*** ***[Bylaw 6949 refers]***

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) All exterior finishes, ***design*** and landscaping shall be approved by the Advisory Design Panel. ***[Bylaw 6949 refers]***

CD-181 COMPREHENSIVE DEVELOPMENT 181 ZONE

(Lot 9 amended and a portion of a lane, Block 28, D.L. 548, Plan 957, HARBOURSIDE MARINE/HEWITT, 1641 Mahon Avenue)

In the CD-181 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-2 Zone, except that:

(1) the permitted principal use shall be limited to three 3 bedroom dwelling units;

(2) principal buildings, shall not exceed a lot coverage of 25.0 percent;

(3) principal buildings shall not exceed a height of 9.7 m (31.75 feet);

(4) principal buildings shall be sited not less than:

  (a) 12.2 m (40.0 feet) from the front lot line;

  (b) 16.15 m (53.0 feet) from the rear lot line;

  (c) 1.82 m (6.0 feet) from the northerly interior side lot line;

  (d) 1.82 m (6.0 feet) from the southerly interior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.49 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-183 COMPREHENSIVE DEVELOPMENT 183 ZONE

(Lots 20, W 1/2 and East 1/2 of 21, Block 124, D.L. 271/274, Plan 8670 AND Lots B and C, Resub 17-19, Block 124, D.L. 271/274, Plan 5983) SELECTIVE ENTERPRISES/ALLEN, 222 West 4th Street)

In the CD-183 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 17 residential dwelling units - 4 two-bedroom and 13 three-bedroom;

(2) the principal buildings shall not exceed a lot coverage of 47.0 percent, and 76.0 percent including parking structure;

(3) The principal buildings shall not exceed a height of:

- (a) 56.4 m (184.8 feet) geodetic to the ridge line for the northerly building;
- (b) 51.9 m (170.0 feet) geodetic to the parapet for the southeasterly building;
- (c) 53.5 m (175.3 feet) geodetic to the ridge line for the southwesterly building;

(4) the principal buildings shall be sited not less than:

- (a) 3.00 m (10.0 feet) from the front lot line;
- (b) 4.21 m (14.0 feet) from the rear lot line, except that parking structures may be sited 1.2 m (4 feet) from the rear lot line;
- (c) 2.73 m (9.0 feet) from the interior side lot line, except that projections for a maximum length of 6.1 m (20 feet) may be sited 2.1 m (7 feet) from the interior side lot lines;

(5) the principal buildings shall not exceed a gross floor area of 0.99 times the lot area;

(6) (a) Section 402(1) shall be varied to the extent necessary to permit bedrooms located in the cellar;

(b) Section 90695)(A) shall be varied to permit three driveways on site;

(c) Section 510(3)(b) shall be varied to permit the provision of unencumbered view of less than 30 feet;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 34 parking spaces be provided on site;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-184 COMPREHENSIVE DEVELOPMENT 184 ZONE

(Lots 7 & 8, Block 115, D.L. 274, Plan 878, BIRCH/REL DESIGNS, 233-237 East Keith Road)

In the CD-184 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to nine dwelling units; 6 two bedroom and 3 three bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 58.5 percent;

(3) principal northwest building shall not exceed a height of 10.8m (35.4 feet); the northeast principal building shall not exceed a height of 9.6m (31.5 feet); the southerly principal buildings shall not exceed a height of 8.5m (27.7 feet);

(4) principal buildings shall be sited not less than:

(a) 2.4m (8.0 feet) from the front lot line;

(b) 3.6m (12.0 feet) from the rear lot line to the principal building); and 1.2m (4.0 feet) to the garage with 0.61m (2.0 feet) deck projection;

(c) 1.2m (4.0 feet) from the interior side lot lines;

(5) principal buildings shall not exceed a gross floor area of 1.08 times the lot area;

(6) Sections 402(2), 906(5)(a), 510(3)(a) and 510(3)(b) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 15 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-185 COMPREHENSIVE DEVELOPMENT 185 ZONE

(Lot 4, Block D, D.L. 265, Plan 7199, MMK HOLDINGS/O & S ENGINEERING, 829 West 15th Street.)

In the CD-185 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) principal buildings, together with accessory buildings shall not exceed a lot coverage of 51.1 percent;

(2) principal buildings shall not exceed a height of two storeys and 10.7 m (35 feet);

(3) principal buildings shall be sited not less than:

  (a) 5.9 m (19.6 feet) from the front lot line;

  (b) 8.9 m (29.3 feet) from the rear lot line;

(4) principal buildings shall not exceed a gross floor area of 0.96 times the lot area;

(5) Section 609 shall be varied to relax special building setbacks from property in a residential zone;

(6) the minimum number of accessory off-street parking spaces provided shall be 1 space per 500 sq.ft. of gross floor area; any use requiring a higher parking ratio shall be subject to the requirement of Section 908(10) of the Zoning Bylaw;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a driveway, and a lane, and a line joining points along said lines, 4.5 m (15 feet) from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-186 COMPREHENSIVE DEVELOPMENT 186 ZONE

(Lots 16,17,24,25,26 & 27, Block B, D.L. 265/552, Plan 7199, NEJAT/MULTIGON, 800 Block Tobruck Ave.)

In the CD-186 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 23 dwelling units: 21 three bedroom units and 2 two bedroom units;

(2) the principal buildings, shall not exceed a lot coverage of 43.0 percent, and together with the parking structure 68.0%;

(3) principal buildings shall not exceed a height of 9.45 m (31.0 feet)

(4) principal buildings shall be sited as shown on the attached Schedule 36, which shall form an integral part of this Bylaw, provided that balconies may project a maximum of 2.14m (7.0 feet) onto the front and rear lot lines and 1.3m (4.0 feet) onto the interior side lot lines;

(5) the principal buildings shall not exceed a gross floor area of 1.0 times the lot area;

(6) Sections 402(1) and 510(3) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 39 parking spaces be provided on site;

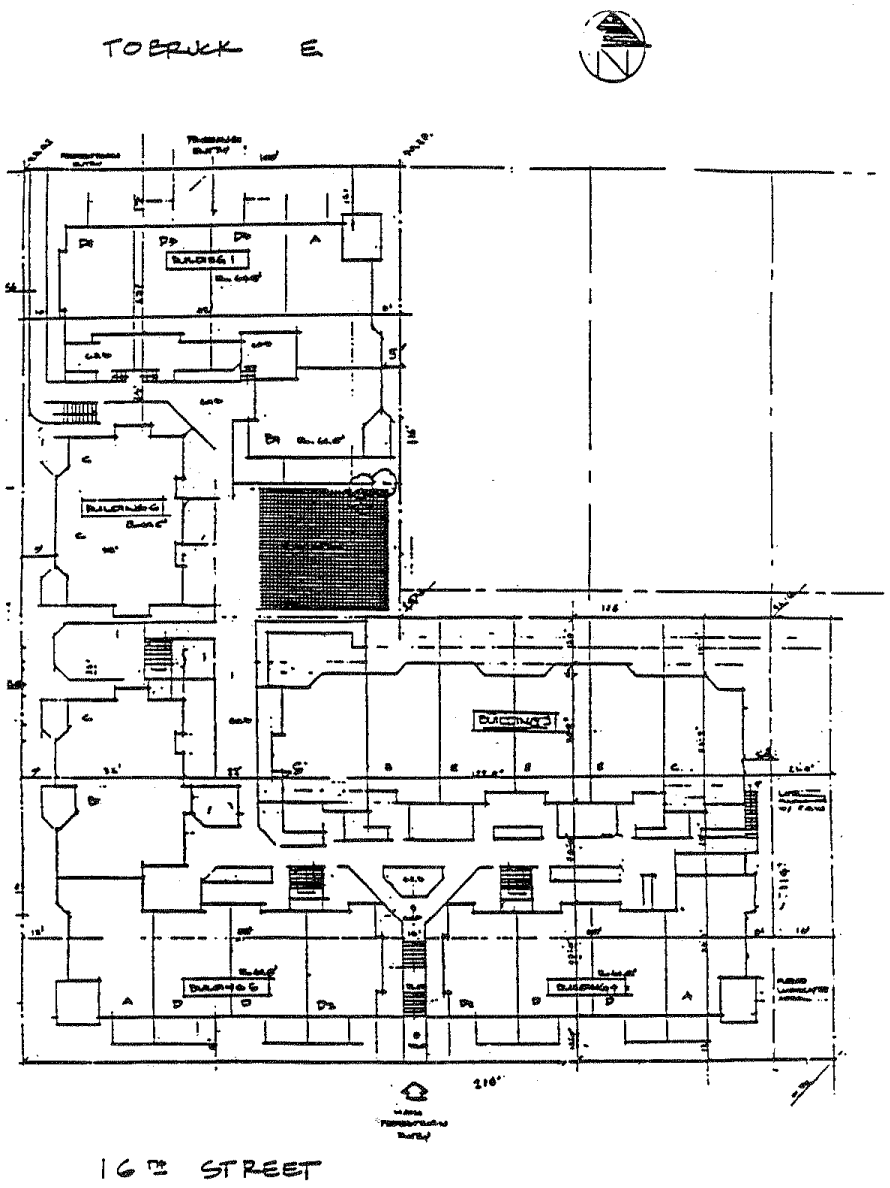
(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersecting lines of a street, and a driveway, and a line joining points along said lines, 3 m (10 feet) from their point of intersection (9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-186 Amending Bylaw No. 6700	SCHEDULE 36	Page 1 of 1

TITLE: Siting Plan



CD-187 COMPREHENSIVE DEVELOPMENT 187 ZONE

(Lot C, Block 23, D.L. 272, Plan 11562, PACIFIC
WESTERN REALTY/URBAN DESIGN GROUP, 340 Brooksbank Avenue)

In the CD-187 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) In addition to the uses permitted under M-3 zoning, the permitted Principal and Accessory Uses shall include:

(a) Industrial Business Park Use;
(b) Service Commercial Use;

For the purpose of this section:

"Industrial Business Parking Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling and distribution of materials, goods or things, including film, television, musical instruction and music studio, engineering, drafting and architectural offices, computer system and software development, data processing, surveying, building contractor and trade contractor offices; excluding bulk loading, wrecking or salvaging of goods, materials and things and excludes the production, refining or processing of Dangerous Goods.

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreation uses including fitness uses, professional and semi professional offices, financial and accounting offices, business offices and are limited to a maximum of 447 square metres (4,808 square feet)

The following uses are prohibited:

(i) Retail sales of personal items such as jewelry, clothing, optical supplies, food items and computers;
(ii) Call centers and telephone solicitations centers;
(iii) Retail sales of household items such as building supplies, audio-visual equipment, household appliances or furniture is not permitted except that retail sales of household items manufactured or assembled by the principal use on the premises is permitted;
(iv) Autobody shops and truck terminals;
(v) Outdoor storage is not permitted in the required setback areas;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 49.3 percent;

(3) principal buildings shall not exceed a height of 7.4 m (24 feet) nor two storeys;

(4) principal buildings shall be sited not less than:
   (a) 0 m (0 feet) from the front lot line;
   (b) 6 m (20 feet) from the rear lot line;
   (c) 12 m (40 feet) from the exterior side lot line;
   (d) 6 m (20 feet from the easterly interior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.83 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be calculated on the basis of one space for every 1,000 square feet of industrial use floor area, and one space for every 500 square feet of accessory non-industrial use floor area; and in any case shall not be less than 38 parking spaces and one loading bay provided

(7) (a) Section 906(4)(d) shall be varied to permit parking located directly on the lane;
   (b) Section 906(5)(a) shall be varied to permit three driveways on site;

(8) Not more than one vehicular crossing on Brooksbank Avenue is permitted, which shall be restricted to one-way exit only;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street, and a street, and a line joining points along said lines, 4.5 m (15 feet) from their point of intersection;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-188 COMPREHENSIVE DEVELOPMENT 188 ZONE

(Lots 14, 14, 15, Resub 7, Block 39, D.L. 548, Plan 1405, PACIFIC STANDARD/CROCKART, 217-229 West 16th Street)

In the CD-188 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 13 dwelling units - 7 two bedroom and 6 three bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 50.0 percent;

(3) principal buildings shall not exceed a height of 9.0 meters (29.5 feet);

(4) principal buildings shall be sited not less than:

(a) 3.0 m (10.0 feet) from the front lot line;

(b) 4.1 m (13.5 feet) from the rear lot line;

(c) 1.2 m (4.0 feet) from the easterly interior side lot line;

(d) 3.5 m (11.5 feet) from the westerly interior side lot line;

(5) an accessory garden structure or gazebo of no more than 15 feet in height may be sited 1 foot from the front lot line;

(6) principal buildings shall not exceed a gross floor area of 1.0 times the lot area;

(7) Section 510(3)(b) shall not apply;

(8) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 21 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-189

COMPREHENSIVE DEVELOPMENT 189 ZONE

(Lot 22, Block 67, D.L. 271, Plan 750, KHAZAIE/BENZANSON, 650 West Keith Road)

In the CD-189 Zone permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom dwelling units contained in one single family building and one duplex building;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 44.5 percent;

(3) principal buildings shall not exceed a height of:

10.1m (33 feet) for the single family building and 8.1m (26.5 feet) for the duplex building;

(4) principal buildings shall be sited not less than:

(a) 7.9m (26.0 feet) from the front lot line;
(b) 1.2m (4.0 feet) from the rear lot line;
(c) 1.2m (4.0 feet) from the easterly interior side lot line;
(d) 1.5m (5.0 feet) from a westerly interior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.64 times the lot area provided that gross floor area shall exclude the basement of the single family buildings;

(6) Section 510(3)(a) and (b) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 190 ZONE

(Lots 7 & 8, Resub 7, Block 19, D.L. 548, Plan 1538A MEOLA/BUTLER, 1702 Chesterfield Avenue)

In the CD-190 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-2 Zone, except that:

(1) the permitted principal use shall be limited to 12 dwelling units - 7 one bedroom and 5 two bedroom;

(2) principal building shall not exceed a lot coverage of 40.5 percent; and together with accessory buildings shall not exceed 68.5 percent;

(3) principal buildings shall not exceed a height of three storeys plus roof access, or 12.1 m (39.5 feet);

(4) principal buildings shall be sited not less than:

(a) 6m (20 feet) from the front lot line;

(b) 6m (20 feet) from the rear lot line;

(c) 5.75m (19 feet) from the interior side lot line;

(d) 4.85m (16 feet) from the exterior side lot line; provided that a total of 24 architectural projections on the 2nd and 3rd floor up to a total of 50 sq. m. (530 square feet) may project a maximum of 0.61 m (2 feet) onto all lot lines;

(5) An accessory entrance canopy not exceeding 4 m (13 feet) in height may be sited 5.4 m (18 feet) from the front lot line and 1.2 m (4 feet) from the interior side lot line;

(6) principal buildings shall not exceed a gross floor area of 1.24 times the lot area;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 15 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel."

CD-192 COMPREHENSIVE DEVELOPMENT 192 ZONE

(Lots 15-18, Block 141, D.L. 274, Plan 878, INTERCON/WAISMAN, 137-155 East 3rd Street)

In the CD-192 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-4 Zone, except that:

(1) the permitted principal use shall be limited to:

(a) retail-service group 1

(b) accessory apartment use, for a maximum of 56 units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 65 percent and 39% above the second storey;

(3) principal buildings shall not exceed a height of 75.5 feet from finished grade except that one cupola may project to 3.7 m (12.1 feet) from the roof;

(4) principal and accessory buildings shall be sited and shaped within the envelope shown in Schedule 38, pages 1 to 7, which forms a part of this bylaw;

(5) the principal building shall not exceed a gross floor area of 2.6 times the lot area. For the purposes of this section of the bylaw where accessory non-commercial, social and recreational facilities are provided, the floor area for such facilities shall not be included in the calculation of gross floor area, provided that such area does not exceed 65 m2 (695 square feet); and further, residential storage facilities in the parking structure shall not be included in the calculation of gross floor area, provided that such area does not exceed 121 m2 (1,300 square feet);

(6) Section 6A02(1)(a), 6A04(6), 6A04(3) and 6A04(5)(a) shall not apply;

(7) the minimum number of concealed accessory off-street parking spaces provided shall be 1.8 spaces per dwelling unit, and in no case shall less than 105 be provided on site, including 1 handicapped space and 11 visitors parking spaces;

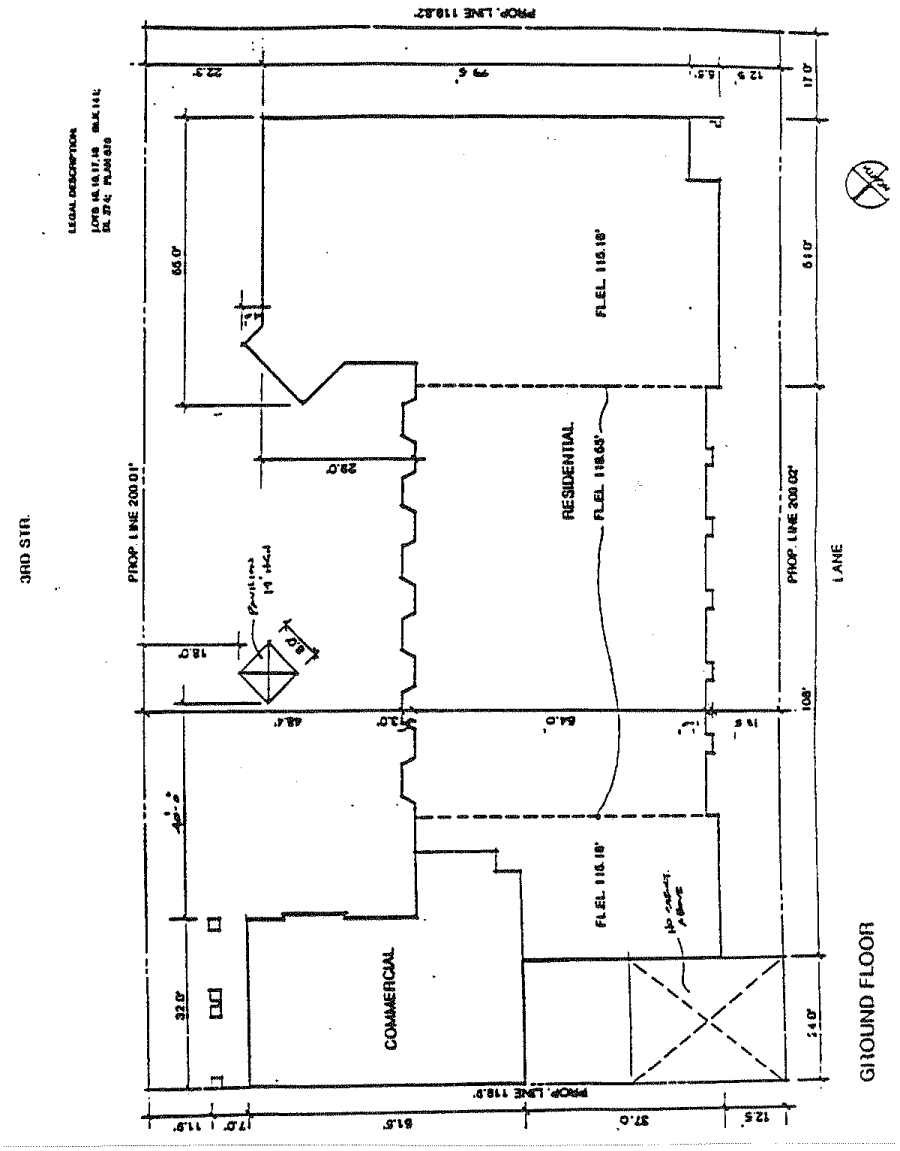
(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

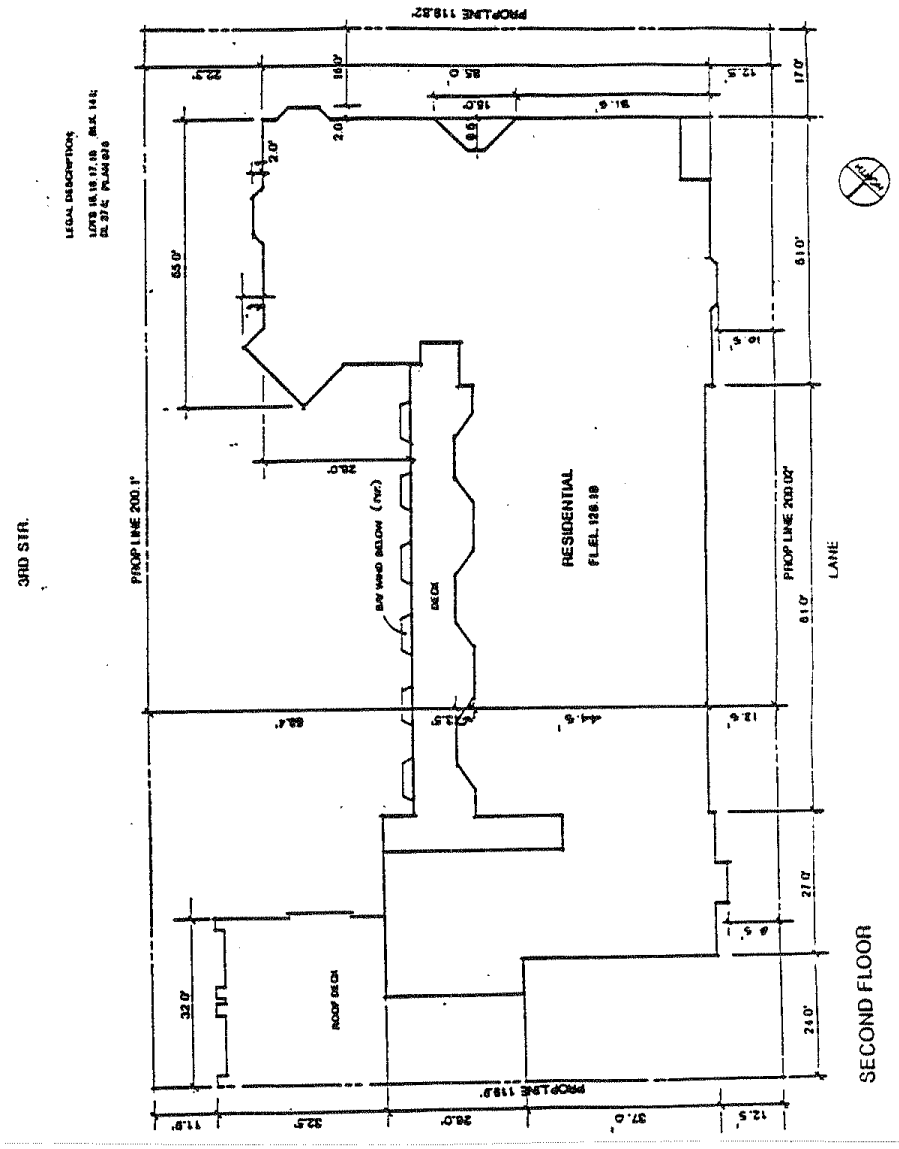
CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 1 of 7

TITLE: Ground Floor Siting Plan



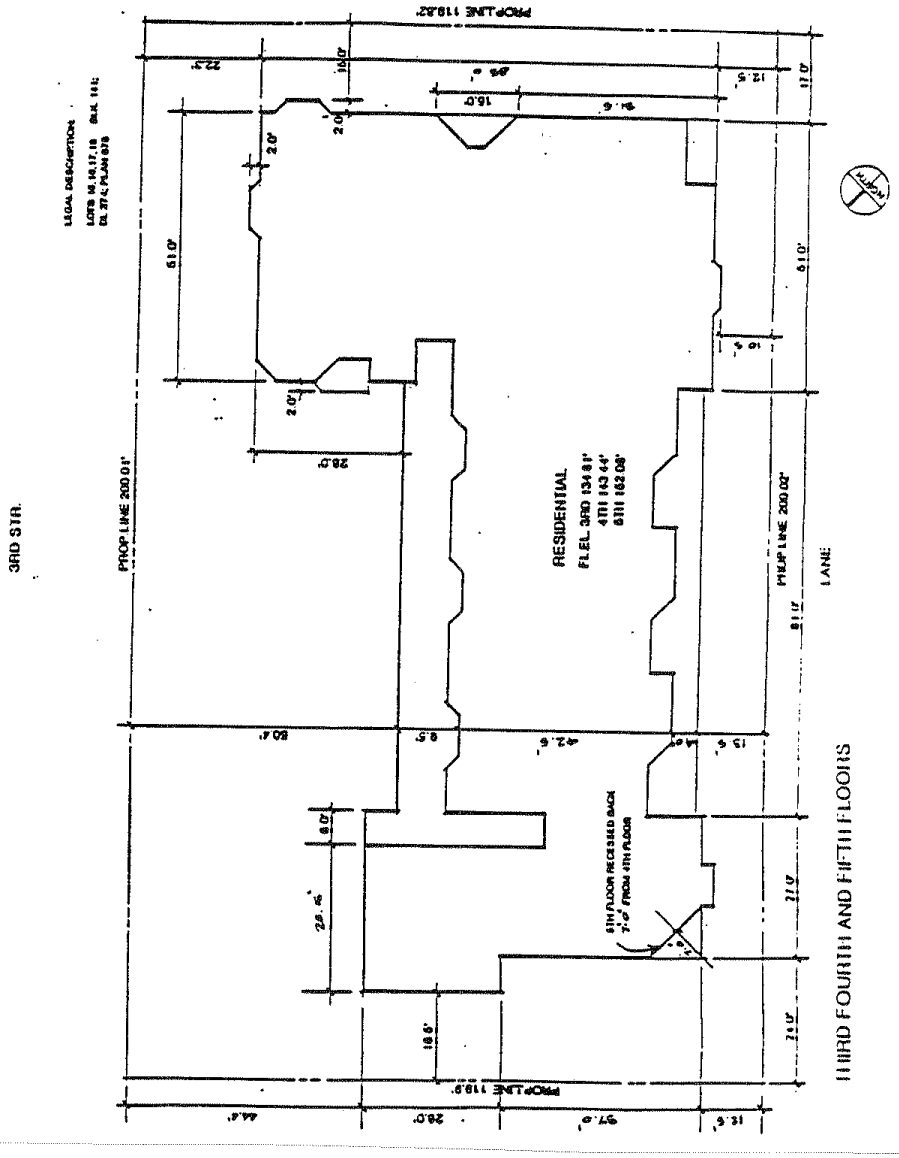
CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 2 of 7

TITLE: 2nd Floor Siting Plan



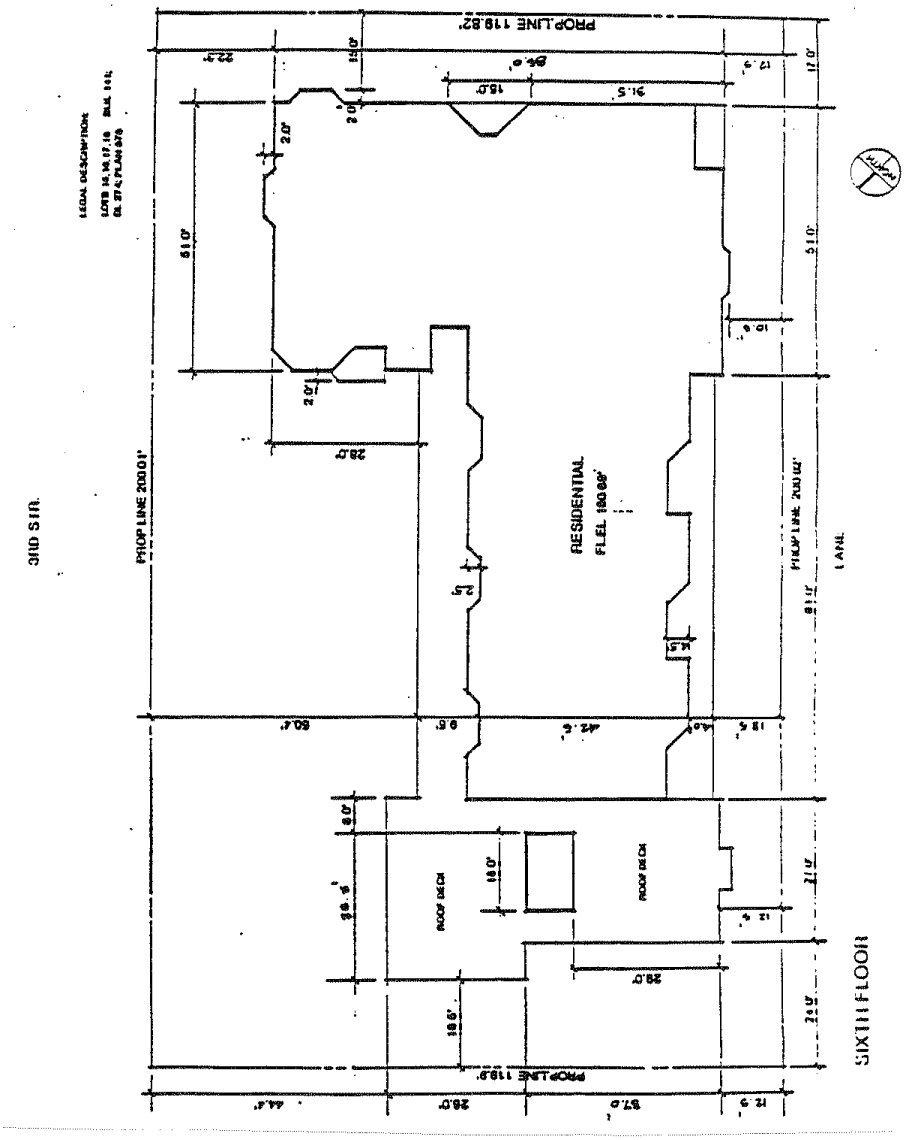
CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 3 of 7

TITLE: 3rd,4th & 5th Floor Siting Plan



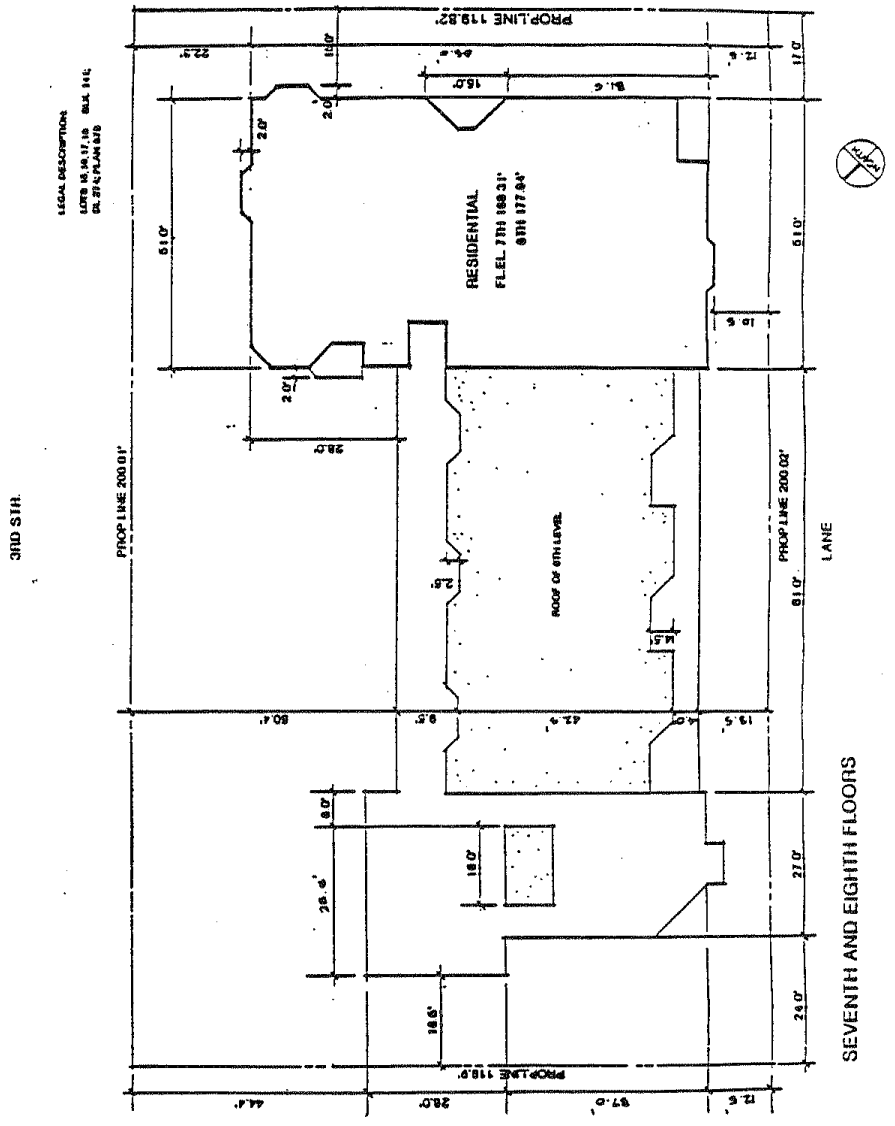
CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 4 of 7

TITLE: 6th Floor Siting Plan



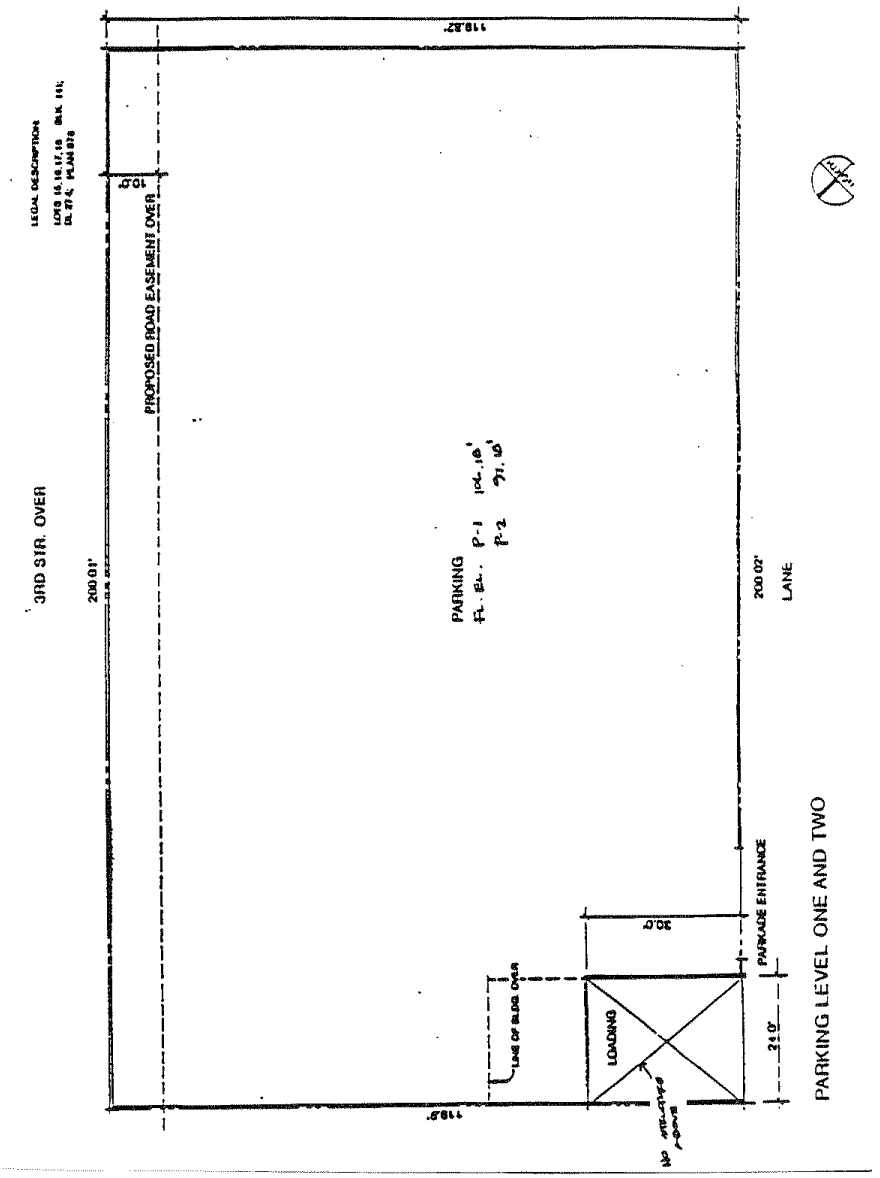
CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 5 of 7

TITLE: 7th & 8th Floor Siting Plan



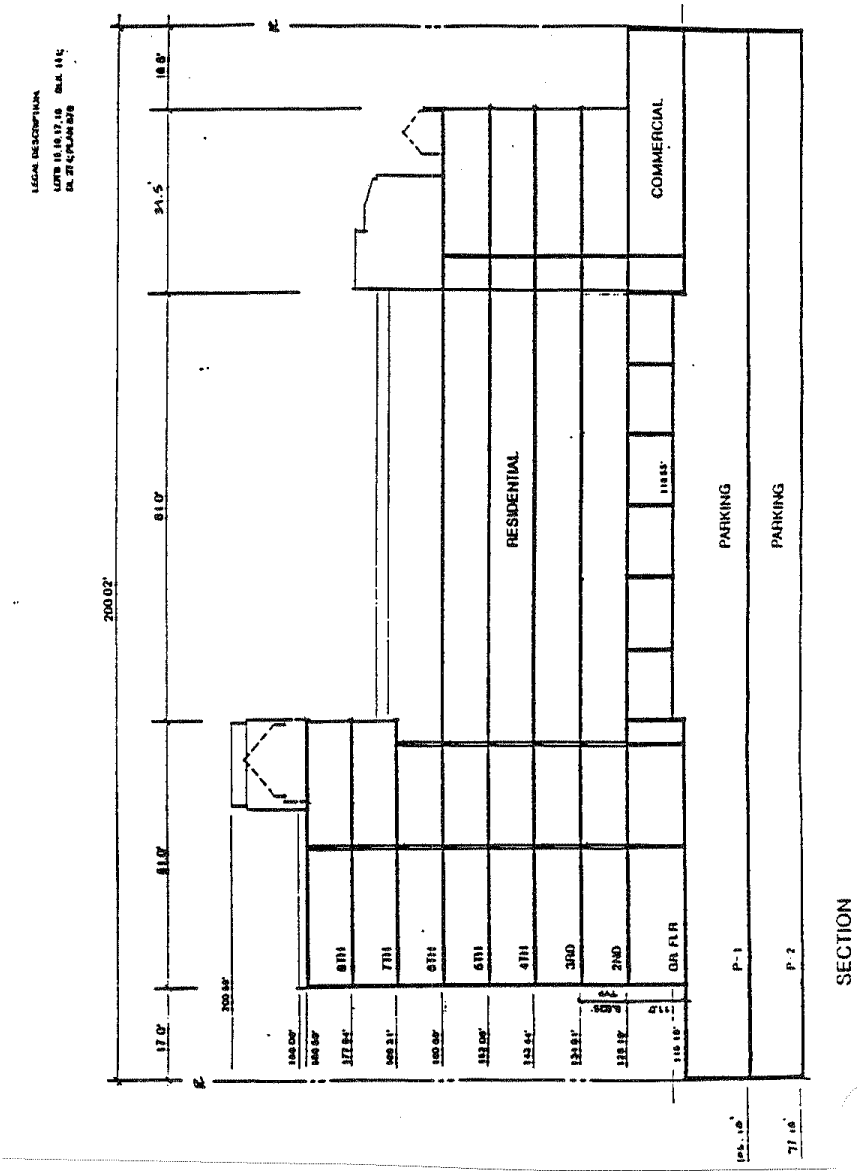
CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 6 of 7

TITLE: Parking Levels Siting Plan



CD-192 Amending Bylaw No. 6700	SCHEDULE 38	Page 7 of 7

TITLE: Section Plan



CD-193 COMPREHENSIVE DEVELOPMENT 193 ZONE

(Lot H, block 126, D.L. 274, Plan 17935 444 LONSDALE AVENUE, Strata Corp.VR889)

In the CD-193 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) the principal building, together with accessory buildings, shall not exceed a lot coverage of 17.8 per cent except that lot coverage may be increased to 20 per cent to provide for balcony enclosures;

(2) the principal building shall be sited not less than 7.62 metres (25 feet) from the front and rear lot lines except that enclosed balconies may be sited 6.554 metres (21.5 feet) from said lot lines;

(3) the principal building shall not exceed a gross floor area of 2.20 times the lot area; principal buildings may also have a balcony enclosure area equal to 10 per cent of the permitted gross floor area, which shall be limited to enclosures of areas formerly permitted as balconies;

(4) changes to exterior finishes including balcony enclosures shall be reviewed by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 196 ZONE

(1644 Mahon Avenue)

In the CD-196 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) the permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) the principal building, shall not exceed a lot coverage of 30.5 percent and together with accessory building shall not exceed 31 percent;

(3) principal buildings shall not exceed a height of 8.23 m (27.0 feet) or two storeys plus cellar;

(4) principal buildings shall be sited not less than:
   (a) 7.6 m (25.0 feet) from the front lot line;
   (b) 21.0 m (69.0 feet) from the rear lot line;
   (c) 1.49 m (4.9 feet) from the interior side lot line;
   (d) 1.49 m (4.9 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.43 times the lot area;

(6) no Accessory Off-Street Parking Spaces shall be required. *[Bylaw 9031, June 9, 2025]*

CD-197 COMPREHENSIVE DEVELOPMENT 197 ZONE

(Lots 25 & 26, Block 115, D.L. 274, Plan 878 COLNETT ENTERPRISES/LYNGEN, 232-236 East 6th St.

In the CD-197 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to nine residential units: four two-bedroom and five three-bedroom units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 50.0 percent;

(3) the principal buildings shall not exceed a geodetic elevation of 79.25 m (260 feet) for the front building and a geodetic elevation of 83.4 m (273.5 feet) for the rear building;

(4) the principal buildings shall be sited not less than:

(a) 4.25 m (14.0 feet) from the front lot line, with 0.6 m (2.0 feet) projections in two locations for a maximum length of 3.36 m (11.0 feet) each; except that decks and screening for utilities may project 2.3 m (7.5 feet) into the required front yard;

(b) 1.2 m (4.25 feet) from the rear lot line to a garage and 9.25 m (14.0 feet) to the exterior wall of a habitable room;

(c) 3.8 m (12.5 feet) from the interior side lot line for the front building; and

(d) 1.5 m (5.0 feet) from the interior side lot lines for the rear building, with a 0.3 m (1.0 foot) projection in two locations at the second storey for a maximum length of 3.1 m (10.0 feet) each;

(e) a distance of 9.75 m (32.0 feet) from the walls of each other;

(5) the principal buildings shall not exceed a gross floor area of 1.0 times the lot area;

(6) Sections 906(5)(a), 907(2)(f) and 510(3)(a) shall not apply;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 15 parking spaces be provided on site, of which 13 shall be concealed;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-198 COMPREHENSIVE DEVELOPMENT 198 ZONE

(Lot 24, Block 124, D.L. 271, Plan 750, LAKKOS ENTERPRISES/WEIN, 238 West 4th Street)

In the CD-198 Zone, permitted uses, regulations for permitted uses, regulations for the size shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to three residential units: two 2 bedroom and one 3 bedroom;

(2) the principal building shall not exceed a lot coverage of 33 percent, and together with accessory building, shall not exceed a lot coverage of 41%;

(3) the principal building shall not exceed a height of 8.23 m (27.0 feet), nor two storeys plus basement;

(4) the principal building shall be sited not less than:

(a) 10.9 m (36.0 feet) from the front lot line;

(b) 13.0 m (42.5 feet) from the rear lot line;

(c) 2.4 m (8.0 feet) from the interior side lot lines for the front 16.1 m 53.0 feet) of the lot, and 1.2 m (4.0 feet) from the interior side lot lines for the rear 26.5 m) (87 feet) of the lot;

(5) The accessory building shall be sited not less than:

(a) 1.2 m (4.0 feet) from the rear lot line;

(b) 9.9 m (19.9 feet) from the principal building;

(6) the principal building shall not exceed a gross floor area of 0.73 times the lot area;

(7) Sections 906(5)(a) and 907(2)(f) shall not apply;

(8) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 5 parking spaces be provided on site of which 3 shall be in a carport;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-199 COMPREHENSIVE DEVELOPMENT 199 ZONE

(Lots AM 2 and 4, Resub 5, Block 20, D.L. 548, Plan 3942, RESTIVO/LUND, 232-238 West 17th Street)

In the CD-199 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to five residential dwelling units contained in three buildings: two single family dwellings each containing three bedrooms plus den, and a three-unit building with one 3 bedroom and two 2 bedroom units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 35.5 percent;

(3) the principal buildings shall not exceed a geodetic elevation of 93.57m (307.0 feet);

(4) the principal buildings shall be sited not less than:

(a) 5.49m (18.0 feet) from the front lot line;

(b) 4.57m (15.0 feet) from the rear lot line;

(c) 2.44m (8.0 feet) from the interior side lot lines for the single family buildings except that one projection measuring 1.5 feet by 7.5 feet may project onto the westerly interior side yard; and one similarly sized projection may project onto the easterly side yard;

(d) 2.44m (8.0 feet) from the interior side lot line for the three-unit building;

(e) 6.4m (21 feet) between the single family buildings;

(f) 9.1m (30 feet) between the three-unit and single family buildings.

(5) (a) a gazebo or garden structure of a maximum 3.66m (12 feet) in height may be sited at the front lot line;

(b) entrance gates of a maximum height of 2.75m (9 feet) may be sited anywhere on the lot;

(6) the principal buildings shall not exceed a gross floor area of 0.69 times the lot area;

(7) Section 510(3)(a) shall not apply; and Section 412(2)(e) shall be varied to permit a trellis above the driveway with a maximum height of 3.66m (12 feet) sited a minimum of 3.66m (12 feet) from the rear lot line.

(8) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 10 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-200 COMPREHENSIVE DEVELOPMENT 200 ZONE

(Lot 13, Block A, D.L. 616, Plan 16322, ENTRE NOUS FEMMES/BAKER, Lot 13, Cedar Village)

In the CD-200 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RC-2 Zone, except that:

(1) the permitted uses shall be limited to:

(a) 19 residential dwelling units - 9 two-bedroom, 6 three-bedroom and 4 four-bedroom;

(b) community facilities in those areas indicated in Schedule 35, which may include amenity areas accessory to the principal residential use, and day care use;

(c) accessory day care use.

(2) the principal buildings shall not exceed a lot coverage of 19.0 percent;

(3) the principal buildings shall not exceed a height of two storeys plus basement or the following:

Building A:	9.2 m (30.0 feet)
Building B:	9.8 m (32.0 feet)
Buildings C.1 and C.2	9.8 m (32.0 feet)
Buildings D.1 and D.2	9.8 m (32.0 feet)

(4) the size, shape and siting of the principal and accessory buildings shall be as shown in Schedule 35, which shall form an integral part of this Bylaw; provided that canopies may project 1.22 m (4 feet) onto the required setbacks;

(5) the principal buildings shall not exceed a gross floor area of 0.42 times the lot area. For purposes of this Bylaw, community facilities up to 0.05 floor space ratio shall be excluded from gross floor area calculation;

(6) Section 515(1) shall be varied to the extent necessary to permit an accessory building containing the community facilities with a height of 8.6 m (28 feet);

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 29 parking spaces be provided on site;

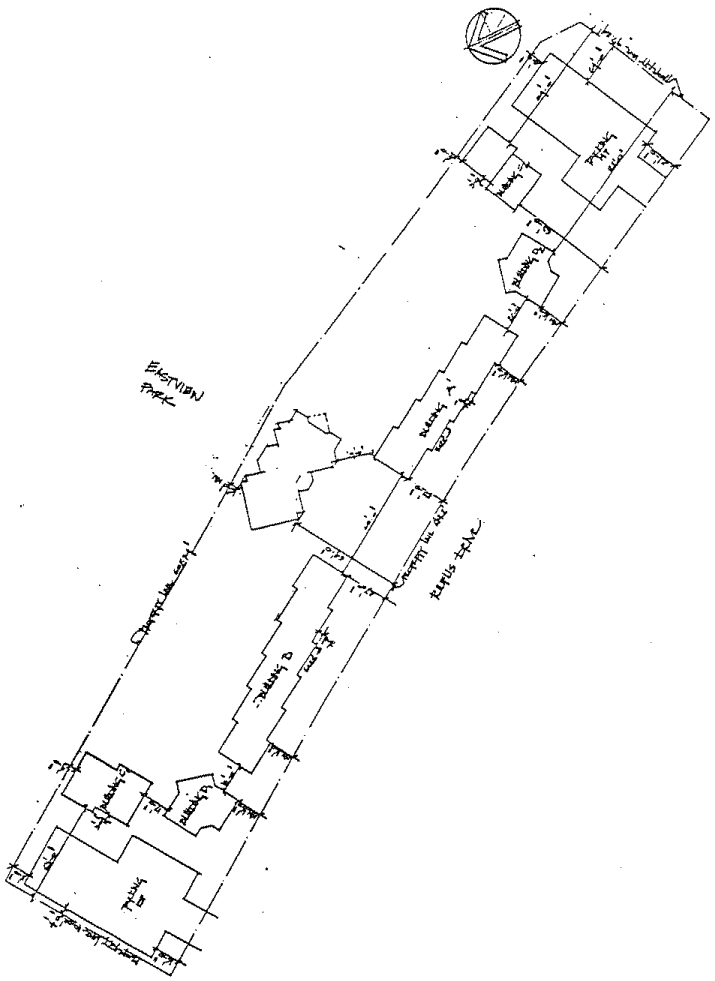
(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-200	SCHEDULE 35	Page 1 of 1
Amending Bylaw No. 6700		

TITLE: Siting Plan



CD-201 COMPREHENSIVE DEVELOPMENT 201 ZONE

(Lots 7 & 8, Block F, D.L. 272, Plan 22282, B.C. HYDRO/PACIFIC ARCHITECTURAL GROUP, 630 Brooksbank Avenue)

In the CD-201 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) the permitted principal use shall be limited to industrial uses. For the purposes of this section, "industrial uses" is defined as research, laboratories, product testing, and the manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods, or things.

(b) the permitted non-industrial uses which shall be accessory to the principal industrial use shall occupy not more than 60.2% of the gross floor area of the building, and for the purposes of this section, "non-industrial uses" is defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retail sales and display areas, but does not include washrooms, cafeterias and lounges exclusively provided for staff.

(2) the principal buildings shall not exceed a lot coverage of 17.8%;

(3) the principal building shall not exceed a height of 9m (29.5 feet) or two storeys;

(4) the principal building shall not exceed a gross floor area of 0.3 times the lot area;

(5) the minimum number of accessory off-street parking spaces provided shall be calculated on the basis of one space per every 1,000 square feet of industrial use floor area and one space for every 500 square feet of accessory non-industrial use floor area;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(8) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-202 COMPREHENSIVE DEVELOPMENT 202 ZONE

(Lot G, Block 141, D.L. 274, Plan 22431, FAMA/RAFII, 130 East 2nd Street)

In the CD-202 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL5 Zone, except that:

(1) the permitted principal use shall be limited to

(a) retail service Group 1 use;

(b) accessory apartment use for a maximum of 48 dwelling units;

(c) accessory non-commercial social and recreational facilities;

(2) the principal building shall not exceed a lot coverage of 68 percent which shall be reduced to 20% above the second storey;

(3) the principal buildings shall be sited not less than:

(a) 0.6 m (2 feet) from the front lot line;

(b) 5.4 m (18 feet) from the rear lot line;

(4) the principal buildings shall not exceed a gross floor area of 2.6 times the lot area, except where accessory non-commercial social and recreational Facilities are provided, the floor area for such facilities shall not be included in the calculation of floor space ratio, provided such area does not exceed 10 per cent of the gross floor area;

(5) Section 907(3)(c)(i) shall be varied to the extent necessary to permit 10 parking spaces to be unconcealed;

(6) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit, plus one space per 69.6 m2 (750 sq.ft.) of gross floor area for retail service Group 1 uses, and in no case shall less than 117 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-203 COMPREHENSIVE DEVELOPMENT 203 ZONE

(Lots H, I, Block 120, D.L. 274, Plan 15294; Lot K, Block 120, D.L. 274, Plan 17050; Lot 14, Block 120, D.L. 274, Plan 879, FAMA/RAFII, 557 Lonsdale Avenue)

In the CD-203 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) the permitted principal use shall be limited to:

(a) In Building A: 34 residential dwelling units comprised of one-bedroom, two-bedroom and two-bedroom plus den units and accessory non-commercial social and recreation facilities;

(b) In Building B: one family residential use;

(c) In Building C: 15 rental residential dwelling units;

(d) Accessory off-street parking;

(2) principal buildings, together with accessory buildings on Sites 1 and 2, as shown in Schedule 37, shall not exceed a lot coverage of 35.5 percent, comprised of:

(a) on Site 1 - 29.0%
(b) on Site 2 - 43.0%

(3) principal buildings shall not exceed a height of the following:

Building A: 44.2 m (145 feet), nor a geodetic height of 107.57 m (353 feet)
Building B: two storeys plus basement
Building C: three storeys plus basement

(4) the size, shape and siting of the principal and accessory buildings shall be as shown in Schedule 37, which shall form an integral part of this Bylaw;

(5) the principal buildings on Sites 1 and 2 shall not exceed a gross floor area of 2.15 times the combined lot area, provided that the gross floor area on Site 2 shall not exceed 1.21 times the lot area of Site 2; except that where accessory non-commercial social and recreation facilities and Heritage Amenity Space are provided, the floor area of such space shall not be included in the calculation of gross floor area, provided such area does not exceed 0.07 of the gross floor area of Site 1;

(6) on Site 1, no building shall be constructed on a lot of less than 1,200 m2 (12,900 square feet);

(7) Section 402(2) shall be varied to the extent necessary to permit three residential dwelling units in the basement of Building C;

(8) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit and in no case shall be less than 34 parking spaces for Buildings A and B, and 18 spaces for Building C;

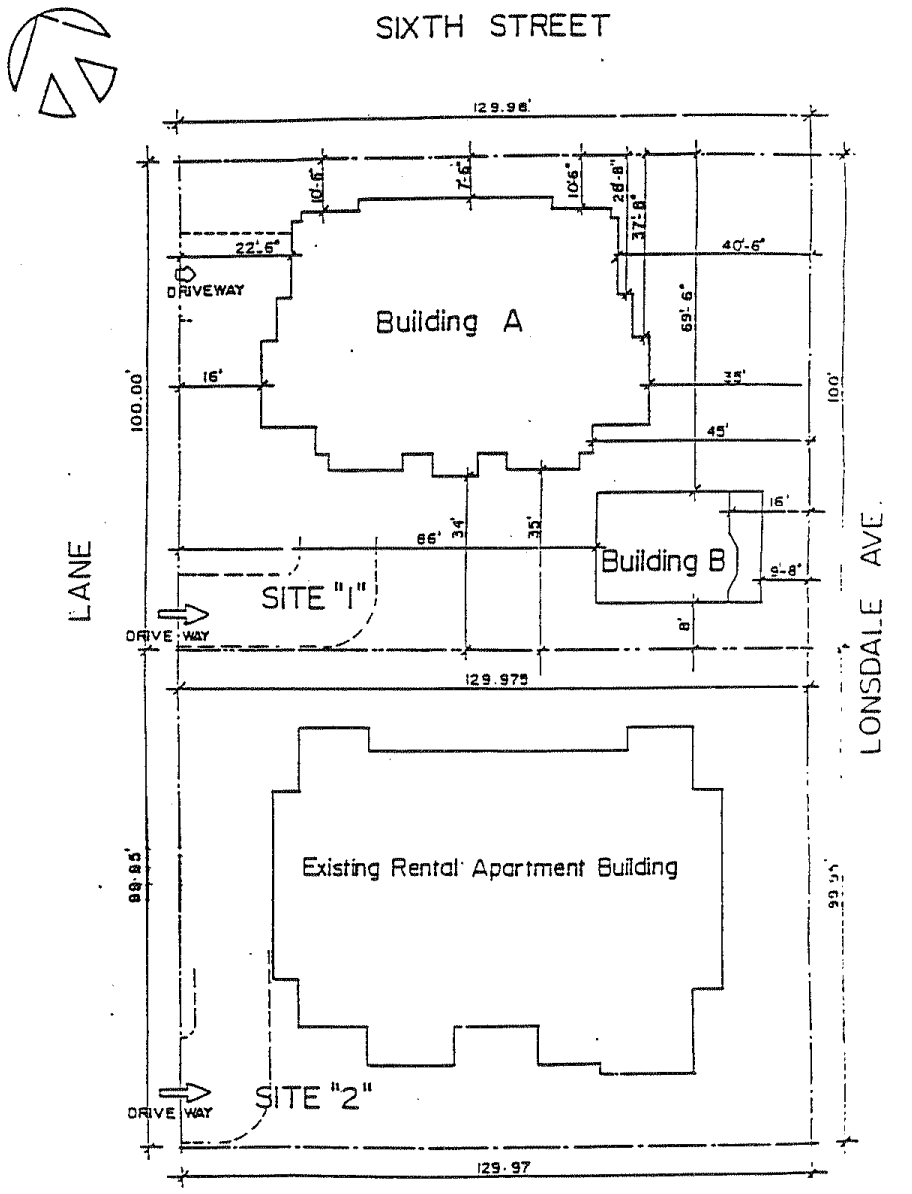
(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained but in no case shall dense landscape material, fence or structure over 1 m (3 feet) in height be placed in the area bounded by the intersecting lines of a lane and a driveway, and a line joining points along said lines, 4.5 m (15 feet) from their point of intersection;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-203 Amending Bylaw No. 6700	SCHEDULE 37	Page 1 of 1

TITLE: Siting Plan



CD-204 COMPREHENSIVE DEVELOPMENT 204 ZONE

(Lots 18,19,20 & 8 ft. lane immediately south of Lots 18-20, Block B, D.L. 265/552, Plan 7199 PAS/MULTIGON, 809-823 Tobruck Avenue)

In the CD-204 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 11 residential dwelling units: 1 - two-bedroom, 1 - two-bedroom plus den, and 9 - three-bedroom;

(2) the principal buildings shall not exceed a lot coverage of 47.0 per cent and, together with accessory parking structure, shall not exceed a lot coverage of 71.0 per cent;

(3) the principal buildings shall not exceed a height of 8.23 m (27.0 feet) nor a geodetic elevation of 26.0 m (85.0 feet) for the south-easterly building, and 26.9 m (88.0 feet) for all the remaining buildings;

(4) the principal buildings shall be sited not less than:

(a) 2.74 m (9.0 feet) from the front lot line;

(b) 3.0 m (10.0 feet) from the rear lot line;

(c) 1.52 m (5.0 feet) from the interior side lot lines;

(5) the principal buildings shall not exceed a gross floor area of 0.97 times the lot area;

(6) Section 510(3) shall be varied to the extent necessary to reduce the unencumbered view provision from 9.14 m (30.0 feet) to 7.62 m (25.0 feet);

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 20 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-205 COMPREHENSIVE DEVELOPMENT 205 ZONE

(Lot A, Block 31, D.L. 272, Plan 4692 Ex.Pl.11193 Lot E, Block 22, D.L. 272, Plan 14138 CHEMEX LAB/TURNER, 212 AND 400 Brooksbank Avenue)

In the CD-205 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) the permitted principal uses shall be limited to:

(a) Industrial uses. For purposes of this Section "industrial uses" is defined as research laboratories, product testing and the fabrication, assembly, transportation, storage, manufacturing, heavy equipment rental, servicing and wholesaling of materials, goods or things;

(b)(i) the permitted non-industrial uses which shall be accessory to the principal industrial use shall occupy not more than 50% of the gross floor area of the industrial use to which it is accessory and for purposes of this Section “non-industrial uses” is defined as general offices, staff cafeteria, data processing, computer service, retail sales and display area, industrial designer, artist studio, print shop and drafting, engineering, architectural and surveying offices;

(ii) non-industrial uses which are not subordinate to a principal industrial use shall be limited to a maximum of 10,000 square feet in totality for the aggregate of all principal buildings in the CD-205 zone.

(c) a child care facility licensed under the Community Care Facility Act;

(d) accessory non-commercial social and recreational facilities;

(2) off-street parking shall be provided at the ratio of one parking space per 92.9 square metres (1,000 square feet) of gross floor area for industrial uses and one parking space per 46.45 square metres (500 square feet) of gross floor area for non-industrial uses, child care or non-commercial social and recreational facilities;

(3) Section 906(4)(d) shall be varied to the extent necessary to permit parking directly off the lane on Lot E;

(4) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall solid landscape material, fence, or structures over 1m (3 feet in height be placed in the area bounded by the intersecting lines of a street, and a driveway, and a line joining points along said lines, 4.5m (15 feet) from their point of intersection;

(5) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(6) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 208 ZONE

(Lot 2, Block 41, D.L. 547, Plan 1061, JACOBSEN/CURTIS, 421 West 16th Street)

In the CD-208 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) the permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) the principle building shall not exceed a lot coverage of 39.5 percent;

(3) principal buildings shall not exceed a height of 6.8 m (22.3 feet);

(4) principal building shall be sited not less than:
- (a) 7.6 m (25.0 feet) from the front lot line;
- (b) 11.6 m (38.0 feet) from the rear lot line;
- (c) 1.5 m (5.0 feet) from the interior side lot lines;

(5) principal buildings shall not exceed a gross floor area of 0.538 times the lot area;

(6) no Accessory Off-Street Parking Spaces shall be required. *[Bylaw 9031, June 9, 2025]*

COMPREHENSIVE DEVELOPMENT 210 ZONE

(1752 Mahon Avenue)

In the CD-210 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) the principal building shall not exceed a lot coverage of 33.0 per cent, and together with a detached garage, shall not exceed a lot coverage of 38.5 per cent;

(2) the principal building shall not exceed a height of two storeys and 7.93m (26.0 ft.);

(3) the principal building shall be sited not less than:

(a) 8.53m (28.0 ft.) from the front lot line, except that a bay window of the dining room may project 1.22m (4.0 ft.) onto the front yard;

(b) 12.8m (42.0 ft.) from the rear lot line, except that a stair enclosure may project 0.61m (2.0 ft.) onto the rear yard;

(c) 3.65m (12.0 ft.) from the interior side lot line, except that each of the kitchen nooks may project 0.61m (2.0 ft.) onto the side yard;

(d) 3.04m (10.0 ft.) from the exterior side lot line, except that each of the living rooms may project 0.61m (2 ft.) onto the exterior side yard;

(4) A detached double garage of 47 sq.m (510 sq. ft.) in area may be sited 11.58m (38 ft.) from the exterior side lot line and 0.91m (3.0 ft.) from the interior side lot line;

(5) the principal building, inclusive of an attached double garage, shall not exceed a gross floor area of 0.55 times the lot area;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1m (3 ft.) in height be placed in the area bounded by the intersecting lines of a driveway, and a lot line, and a line joining points along said lines, 3m (10 ft.) from their point of intersection.

COMPREHENSIVE DEVELOPMENT 211 ZONE

(Lots 20 & 21, Block 127, D.L. 274, Plan 878, D & D CONSTRUCTION/REL RESIGN, 256-262 East 4th Street)

In the CD-211 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to nine dwelling units, 4 three-bedroom, 2 two-bedroom + den and 3 two-bedroom;

(2) principal buildings shall not exceed a lot coverage of 47.0 percent;

(3) (a) principal southwest building shall not exceed a height of 9.50m (31.5 feet) nor a geodetic height of 61.0m (200.1 feet);

(b) principal southeast building shall not exceed a height of 9.42m (30.9 feet) nor a geodetic height of 60.51 (198.5 feet);

(c) northerly principal building shall not exceed a height of 9.09m (29.8 feet) nor a geodetic height of 62.7m (205.7 feet);

(4) principal buildings shall be sited not less than:

(a) 3.0m (10 feet) from the front lot line;
(b) 4.3m (14.0 feet) from the rear lot line; 1.2m (4.0 feet) to the attached garage;
(c) 1.2m (4.0 feet) from the interior side lot lines;

(5) principal buildings shall not exceed a gross floor area of 1.0 the lot area, for the purposes of this Section, storage areas located in cellar shall be excluded from gross floor area (not to exceed 120.8 sq.m. (1,300 sq.ft.);

(6) Sections 510(3) shall not apply;

(7) (a) sections 514(4) and 514(5)(c) are varied to the extent to allow one 8.0 feet by 8.0 feet entry gazebo to be sited 0.0m (0 feet) from front lot line;
(b) section 906(5)(a) shall be waived to the extent necessary to permit driveways of not less than 3.66m (12 feet) in width for two-way traffic;

(8) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 15 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-212 COMPREHENSIVE DEVELOPMENT 212 ZONE

(Lot 23, block 144, D.L. 274, Plan 878 GILLANI/CORNERSTONE, 408 East 2nd Street)

In the CD-212 Zone, permitted uses, regulations for permitted uses, regulations for the size shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to two detached one-family residential units'

(2) principal buildings shall not exceed a combined lot coverage of 37 percent;

(3) the front principal building shall not exceed a geodetic elevation of 44.4m (145.7 ft.) whereas the rear principal building shall not exceed a geodetic elevation of 44.9m (147.3 ft.);

(4) the principal buildings shall be sited not less than:

  (a) 6.0 m (19.7 ft.) from the front lot line;

  (b) 1.2 m (4 ft.) from the rear lot line;

  (c) 0.61 m (2.0 ft.) from the easterly interior side lot line;

  (d) 1.5 m (5 ft.) from the westerly interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.65 times the lot area;

(6) Section 509(a)(1) shall be varied to the extent necessary to permit two principal buildings on one lot;

(7) Section 514 shall be varied to the extent necessary to prohibit accessory buildings;

(8) Section 410(2)(a) shall be varied to the extent necessary to permit steps to protrude 2.75 m (9 ft.) into the required front yard setback;

(9) Section 411 shall be varied to the extent necessary to permit a 3.1 m (10.1 ft.) gazebo to be located 4.0 m (13.1 ft.) from the front lot line;

(10) the minimum number of accessory off-street parking spaces provided shall be one space per dwelling unit, and in no case shall less than two parking spaces be provided on site;

(11) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in the required maneuvering aisles, driveways or parking spaces;

(13) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-213 COMPREHENSIVE DEVELOPMENT 213 ZONE

(Lot 36, Block 141, D.L. 274, Plan 878 KUDAN/SALIKAN, 116-118 East 2nd Street)

In the CD-213 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-3 Zone, except that:

(1) the permitted principal use shall be limited to

(a) retail service group 1 use;

(b) accessory apartment use for a maximum of 10 residential dwelling units.

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 84% at the second storey and 56% above the second storey;

(3) the principal buildings shall not exceed a height of 13.72 m (45.0 feet);

(4) the principal buildings shall be sited not less than:

(a) 1.0 m (3.28 feet) from the rear lot line; (b) section 6A04(4) shall be varied to allow a zero setback from a flanking lane.

(5) the principal buildings shall not exceed a gross floor area of 2.18 times the lot area, provided that 17 off-street parking spaces are provided;

(6) (a) Sections 6A04(6) shall be varied to the extent necessary to permit a building in excess of 100 feet in length above the second storey;

(b) Section 6A02(1)(a) shall be varied to the extent necessary to permit residential use below the third storey;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1m (3 feet) in height be placed in the area bounded by the intersecting lines of two lanes, and a line joining points along said lines, 3m (10.0 feet) from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-215 COMPREHENSIVE DEVELOPMENT 215 ZONE

(Lot C, Block 135, D.L. 271, Plan 9122 WESLEY SMITH, 363 West 4th Street)

In the CD-215 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to *thirteen* dwelling units;
[Bylaw 7263 – Adopted Sept.14/00]

(2) the principal buildings shall be sited not less than:

(a) 6.0 m (20.0 feet) from the front lot line;

(b) 6.0 m (20.0 feet) from the rear lot line;

(c) 3.0 m (10.0 feet) from the westerly interior side lot line;

(d) 2.37 m (7.8 feet) from the easterly interior side lot line;

(3) the principal buildings shall not exceed a gross floor area of 1.52 times the lot area, or a maximum of 1176 sq. m.(12,660 sq. ft.) inclusive of storage and lobby areas;

(4) The minimum number of accessory off-street parking spaces provided shall be 6 spaces

CD-217 COMPREHENSIVE DEVELOPMENT 217 ZONE

(Lot 3, except the south 10' - now lane), Block 96, D.L. 550, Plan 1197, PAQUETTE/VANDERSMAN, 317 E.10th St.)

In the CD-217 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the principal building shall not exceed a lot coverage of 30 percent;

(2) the principal building shall be sited not less than:

(a) 8.50 m (28 feet) from the front lot line;

(b) 18.28 m (60 feet) from the rear lot line;

(3) the principal building shall not exceed a gross floor area (Two-Family Residential) of 0.55 times the lot area. For purposes of the CD-217 Zone, the definition of gross floor area (Two-Family Residential) shall be amended to exclude attached parking garages.

CD-218 COMPREHENSIVE DEVELOPMENT 218 ZONE

(Lot 2 Ex. N.10', Block 6, D.L. 265, Plan 1406 ALL WEST INSURANCE, 1600 MacKay)

In the CD-218 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) The permitted principal uses shall include a drive-through use, subject to Section 607(11) of the Zoning Bylaw, and subject to such drive-through use serving an auto insurance business only.

(2) Open areas not occupied by driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 m (3 feet) in height be placed in the area bounded by the intersecting lines of a driveway, and a street or lane, and a line joining points along said lines, 4.5 m (15 feet) from their point of intersection;

(3) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-219 COMPREHENSIVE DEVELOPMENT 219 ZONE

(Lots 10,11,12, Block 48, D.L. 548, Plan 1401, Lot E, Block 48, D.L. 548, Plan 16457, BRODY/CROCKART, 235-249 West 15th Street)

In the CD-219 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to a maximum of 18 residential dwelling units: 12 two-bedroom and 6 three-bedroom;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 48.0 percent;

(3) the principal buildings shall not exceed a height of 91.44m (300.0 ft.) geodetic, or 8.99m (29.5 ft.) measured from average grade;

(4) the principal buildings shall be sited not less than:

(a) 1.52m (5.0 feet) from the front lot line;

(b) 4.11m (13.5 feet) from the rear lot line;

(c) 1.7m (5.6 feet) from the interior side lot lines;

(5) the principal buildings shall not exceed a gross floor area of 0.92 times the lot area for portions of the buildings above grade, and 0.17 times the lot area for portions of the buildings below grade;

(6) (a) Section 402(2) shall be varied to the extent necessary to permit kitchens located at the basement level;

(b) Section 510(4) shall be varied to permit a building width of more than 51.9m (170 ft.) above the first storey;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the Part 9 and in no case shall less than 27 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1m (3 feet) in height be placed in the area bounded by the intersecting lines of a driveway, and a lane, and a line joining points along said lines, 4.57m (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-221 COMPREHENSIVE DEVELOPMENT 221 ZONE

(Lots 16 & 17, Block 5, D.L. 265, Plan 1406, CHOCK/WEIN, 810-814 W. 15th St., and 1509 Fell Avenue)

In the CD-221 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) the permitted principal use shall be limited to retail service group 1 uses;

(2) the principal building shall not exceed a lot coverage of 41.3 percent;

(3) the principal building shall not exceed a height of 7.62 m (25 ft.), or 23.5 m (77 ft.) geodetic;

(4) the principal building shall be sited not less than:

(a) 14.46 m (47.5 feet) from the front lot line;

(b) 6 m (20 ft.) from the rear lot line;

(c) 0 m (0 feet) from the interior side lot line;

(d) 2.77 m (9.1 feet) from the exterior side lot line;

(5) the principal building shall not exceed a gross floor area of 0.78 times the lot area;

(6) the minimum number of accessory off-street parking and loading spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 31 parking spaces and one loading space be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 m (3 feet) in height be placed in the areas bounded by the intersection lines of a driveway, and a street, and a line joining points along said lines, 4.5 m (15 feet) from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-224 COMPREHENSIVE DEVELOPMENT 224 ZONE

(Lot 21, Block 112A, D.L. 548, Plan 1228 JAKOBSEN/ARCHETON, 221 West 6th Street)

In the CD0224 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal building shall not exceed a lot coverage of 38%;

(2) The principal building shall not exceed a gross floor area of 0.55 times the lot area. For purposes of the CD-224 zone the definition of Gross Floor Area shall be amended so as to exclude parking, storage, workshop, mechanical rooms, or other similar accessory uses provided that they are located in a basement or cellar and said uses shall only be excluded up to a maximum combined area of 69.68 sq.m. (750 sq.ft.);

(3) Sections 509(A)(4) are hereby waived. In the CD-224 Zone, the principal building shall not exceed a peak geodetic elevation of 66.94 m (219.6 ft.), nor a maximum height of 10.06 m (33 ft.) as measured from average finished grade, whichever is the lesser.

(4) The principal building shall be sited not less than:

(a) 7.9 m (26 feet) from the front lot line;

(b) 14.1 m (46.5 feet) from the rear lot line;

(c) 1.524 m (5 feet) from an interior side lot line.

(5) Section 410(2)(a) is hereby amended to the extent necessary to increase the maximum permitted front yard siting exception from 1.22 m (4 ft.) to 2.14 m (7 ft.);

(6) The minimum number of accessory off-street parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, and parking spaces shall be suitably landscaped and maintained. For purposes of the CD-224 Zone, a paved area providing access to a single parking stall shall not be defined as a driveway.

CD-226 COMPREHENSIVE DEVELOPMENT 226 ZONE

(Lots Am. 1 & 3, Resub A, Block 33, D.L. 549/550, Plan 2308 BLESSING/DUMBLETON, 1640-1660 St. Andrew's Avenue)

In the CD-226 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 - 3 bedroom residential dwelling units.

(2) the principal building, shall not exceed a lot coverage of 32.0 percent and 13.5 percent for accessory buildings;

(3) the principal buildings shall not exceed a height of 9.45 m (31.0 ft.) measured from average grade, or a height of 123.29m (404.5 ft.) geodetic.

(4) the principal buildings shall be sited not less than:

(a) 7.61 m (25.0 feet) from the front lot line;

(b) 13.87 m (45.5 feet) from the rear lot line;

(c) 1.52 m (5.0 feet) from the interior side lot line;

(d) 2.44 m (8.0 feet) from the exterior side lot line;

(5) the principal building shall not exceed a gross floor area of .60 times the lot area for portions of the building above grade, and 0.07 times the lot area for portions of the building below grade;

(6) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 8 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 m (3 feet) in height be placed in the area bounded by the intersecting lines of a street, and a lane, and a line joining points along said lines, 4.57 m (15 feet) from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-228 COMPREHENSIVE DEVELOPMENT 228 ZONE

(Lots 11 & 12, Block 108, D.L. 274, Plan 878 NOORT HOMES/EVIL LYNGEN, 253-261 East 8th Street)

In the CD-228 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 3-Bedroom residential dwelling units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 35 percent;

(3) principal buildings shall not exceed a height of:

South Building: 9.15m (30.0 ft.) from average grade and 92.50m (303.5 ft.) geodetic;

N.E. Building: 8.23m (27.0 ft.) from average grade and 92.96m (305.0 ft.) geodetic;

N.W. Building: 8.38m (27.5 ft.) from average grade and 93.42m (306.5 ft.) geodetic.

(4) principal buildings shall be sited not less than:

(a) 7.31m (24 feet) from the front lot line;

(b) 4.57m (15 feet) from the rear lot line;

(c) 1.52m (5 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.59 times the lot area for portions of the building above grade, and 0.04 times the lot area for portions of the building below grade.

(6) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 11 parking spaces be provided on site.

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(8) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-232 COMPREHENSIVE DEVELOPMENT 232 ZONE

(Lot A, Block 4, D.L. 265, Plan 10488, MACLEAN MANAGEMENT/ROMSES ARCHITECTS, 1550 Fell Avenue)

In the CD-232 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 27 dwelling units - 10 one-bedroom and 17 two-bedroom;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 48 percent;

(3) the principal buildings shall not exceed a height of 3 storeys, 13.89 metres (45.6 feet) and a maximum geodetic peak elevation of 97.5 feet;

(4) the principal buildings shall be sited not less than:

  (a) 5.5 metres (18 feet) from the front lot line (Fell Avenue);

  (b) 2.9 metres (9.5 feet) from the rear lot line;

  (c) 4.9 metres (16 feet) from the interior side lot line;

  (d) 5.5 metres (18 feet) from the exterior side lot line;

(5) an entrance canopy may be sited 3.9 metres (13 feet) from the front lot line;

(6) the principal buildings shall not exceed a gross floor area of 1.41 times the lot area plus 70.6 square metres (760 square feet) of enclosed balconies;

(7) Section 510(3) shall not apply;

(8) visitor parking shall not be allowed less than 8 feet from the building windows and shall be allowed to be directly accessed from the lane;

(9) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 43 parking spaces be provided on site, 35 concealed and 8 unconcealed visitor parking spaces;

(10) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-236 COMPREHENSIVE DEVELOPMENT 236 ZONE

(Lots E 1/2 & W 1/2 27, E 1/2 & W 1/2 28, Block 124, D.L. 271, Plan 750, AYLIFFE/CROCKART, 252-258 West 4th Street)

In the CD-236 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 14 residential dwelling units - 8 one-bedroom, 6 two-bedroom;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 38 percent and 54 percent including parking structure;

(3) the principal buildings shall not exceed a height of 12.04 m. (39.5 feet) and 53.6 metres (176 feet) geodetic;

(4) the principal buildings shall be sited not less than:

(a) 3.66 metres (12 feet) from the front lot line;

(b) 5.74 metres (18.83 feet) from the rear lot line;

(c) 2.90 metres (9.5 feet) from the west interior side lot line;

(d) 3.05 metres (10 feet) from the east interior lot line except that a 5.18 metres (17 feet) high entrance structure may be sited not less than 1.52 metres (5 feet) from the east interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 1.0 times the lot area and shall not include mechanical, electrical and elevator machine rooms;

(6) the following shall be varied to the extent necessary to permit:

(a) access to and egress from more than 50 percent along the lot line abutting the lane;

(b) access to individual parking stalls located directly off the lane;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 21 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-238 COMPREHENSIVE DEVELOPMENT 238 ZONE

(Lot D, Block 32, D.L. 549, Plan 7550, NIAD/DALLA-LANA/GRIFFIN, 249 East 17th Street)

In the CD-238 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to three 3-bedroom residential dwelling units;

(2) the principal buildings shall be sited not less than:

(a) 7.62 metres (25 feet) from the front lot line;

(b) 13.5 metres (44.5 feet) from the rear lot line;

(c) 1.52 metres (5 feet) from the interior side lot line;

(d) 1.52 metres (5 feet) from the interior side lot line;

(3) the principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(4) (a) Section 514(1) shall be varied to the extent necessary to permit an 84.1 square metre (905 square feet) accessory building;

(b) Section 411 shall be varied to the extent necessary to permit a 6 foot high fence in the front of the front face of the principal building.

(5) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than 5 parking spaces be provided on site;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(8) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-239 COMPREHENSIVE DEVELOPMENT 239 ZONE

(Lot 27, Block 143, D.L. 274, Plan 878, LEE/HEMINGWAY NELSON, 326 East 2nd Street)

In the CD-239 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 dwelling units;

(2) the principal buildings shall not exceed a lot coverage of 43 percent;

(3) the principal buildings shall not exceed a height of 11.5 metres (37.7 feet) and a maximum geodetic peak elevation of 44.8 metres (147 feet);

(4) the principal buildings shall be sited not less than:

  (a) 6.1 metres (20 feet) from the front lot line;

  (b) 6.1 metres (20 feet) from the rear lot line;

  (c) 2.44 metres (8 feet) from the western side lot line;

  (d) 3.05 metres (10 feet) from the eastern side lot line;

(5) the principal buildings shall not exceed a gross floor area of 1.27 times the lot area - and not less than 92.9 square metres (1,000 square feet) shall be located in a basement or cellar;

(6) Section 402(2) shall not apply;

(7) Section 514 shall be varied to the extent necessary to allow one 2.6 metres (8.5 feet) by 2.6 metres (8.5 feet) entry gazebo with a maximum height of 5.2 metres (17 feet) to be sited 1.53 metres (5 feet) from the front lot line;

(8) Section 412(2) shall be varied to the extent necessary to allow trellis structures, when not exceeding 2.9 metres (9.5 feet), to be sited anywhere on the lot, and to allow garbage enclosures, when not exceeding 2.9 metres (9.5 feet), to be sited in the rear 25 percent of the lot depth, measured from the rear lot line;

(9) where ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere by this bylaw may be reduced by not more than 1.53 metres (5 feet), providing such reduction shall apply only to such projecting ornamental feature;

(10) the minimum number of off-street parking spaces provided shall be 6, and direct access to parking spaces from a lane shall be permitted;

(11) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(12) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-240 COMPREHENSIVE DEVELOPMENT 240 ZONE

(Lots AM6/AM8, Block 19, Resub 1, D.L. 548, Plan 2528, BEAR DEVELOPMENTS LTD./EGIL LYNGEN ARCHITECTS, 1816/1820/1828 Chesterfield)

In the CD-240 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-2 Zone, except that:

(1) the permitted principal use shall be limited to 15 residential dwelling units - 3 two-bedroom and 12 two-bedroom plus den;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 50 percent;

(3) the principal buildings shall not exceed a geodetic height of 10.67 metres (35 feet) nor a geodetic roof peak elevation of 105.2 metres (345 feet);

(4) the principal buildings shall be sited not less than:

(a) 3.05 metres (10 feet) from the front lot line (18th Street);

(b) 1.52 metres (5 feet) from the rear lot line;

(c) 1.83 metres (6 feet) from the interior side lot line, and 3.66 metres (12 feet) from the interior side lot line to the second floor;

(d) 3.05 metres (10 feet) from the exterior side lot line (Chesterfield Avenue);

(5) the principal buildings shall not exceed a gross floor area of 1.0 times the lot area, which shall exclude up to 176.5 square metres (1,900 sq. feet) of storage area located in the cellar;

(6) (a) Section 402(2) shall be varied to the extent necessary to permit residential uses in a basement;

(b) Section 510(2) shall be varied;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Parking Bylaw, and in no case shall less than 23 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 metre (3 feet) in height be placed in the area bounded by the intersecting lines of a street, and a lane, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users, and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-242 COMPREHENSIVE DEVELOPMENT 242 ZONE

(Lots A, 1, 2, 3, AM4, AM6, Block 5, D.L. 548, Plan 1585, BURON DEVELOPMENT/CROCKART ARCHITECTS, 217 West 21st Street)

In the CD-242 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 42 dwelling units - 4 one-bedroom and 38 two-bedroom;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 45 percent;

(3) principal buildings shall not exceed a height of four stories plus a cellar, nor 14.325 metres (47 feet) and a maximum geodetic roof peak elevation of 105.6 metres (346.47 feet) and the west wing shall not exceed a height of 3 storeys, nor a maximum geodetic roof peak elevation of 99.765 metres (327.33 feet);

(4) principal buildings shall be sited not less than:

(a) 6.096 metres (20 feet) from the front lot line (21st Street);

(b) 6.096 metres (20 feet) from the rear lot line;

(c) 4.577 metres (15 feet) from the interior side lot line;

(d) 6.096 metres (20 feet) from the exterior side lot line (Chesterfield Avenue);

(5) principal buildings shall not exceed a gross floor area of 1.3 times the lot area excluding 250.8 square metres (2,700 square feet) for a guest suite and amenity areas;

(6) (a) Section 402(1) shall be varied to the extent necessary to permit a residential use located in a cellar;

(b) Section 510(2) shall be varied to the extent to reduce the required number of units with an internal residential floor area of not more than 750 square feet to 9.5 percent;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 51 concealed parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3 feet in height be placed in the area bounded by the intersecting lines of a street and a street, and a line joining points along said lines, 25 feet from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-243 COMPREHENSIVE DEVELOPMENT 243 ZONE

(Lot N l/2 27 ex E 15 ft., Block 228, D.L. 545, Plan 1266, TWIGA/LUND, 2516 Western Avenue)

In the CD-243 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to three 2-bedroom residential dwelling units;

(2) the principal buildings shall not exceed a lot coverage of 35 percent;

(3) the principal buildings shall not exceed a height of 8.686 metres (28.5 feet) and a height envelope of 4.572 metres (15 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet);

(4) the principal buildings shall be sited not less than:

  (a) 7.62 metres (25 feet) from the front lot line;

  (b) 14.884 metres (48.83 feet) from the rear lot line;

  (c) 1.524 metres (5 feet) from the interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(6) a driveway crossing within 4.57 metres (15 feet) of the intersection of two lanes shall be permitted;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 6 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 metre (3 feet) in height be placed in the area bounded by the intersecting lines of a lane, and a lane, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required driveways or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-245 COMPREHENSIVE DEVELOPMENT 245 ZONE

(Lot 22, Block 127, D.L. 274, Plan 878, NIAD BUILDERS/DALLA-LANA GRIFFIN, 252 – 254 East 4th Street)

In the CD-245 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to two 2-bedroom and two 3-bedroom residential dwelling units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 40 percent;

(3) the principal buildings shall not exceed a height of:

  (a) south building: 8.99 metres (30 feet) from average grade and 60.27 metres (197.76 feet) geodetic; north building: 8.99 metres (30 feet) from average grade and 61.4 metres (201.3 feet) geodetic;

(4) the principal buildings shall be sited not less than:

  (a) 3.35 metres (11 feet) from the front lot line;

  (b) 3.66 metres (12 feet) from the rear lot line;

  (c) 1.83 metres (6 feet) from the east interior side lot line;

  (d) 1.52 metres (5 feet) from the west interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.7 times the lot area;

(6) Section 510(3)(a) shall be varied and driveway access shall be permitted from the street;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than 7 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, drivways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-246 COMPREHENSIVE DEVELOPMENT 246 ZONE

(Lots 10 and 11, Block 144, D.L. 274, Plan 878, NEXUS DEVELOPMENT/ELBE, LOCK, WALLS, 449 East 3rd Street)

In the CD-246 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal use shall be limited to 22 residential dwelling units, including 1 – Bachelor, 16 – one bedroom and 5 – two bedroom units;

(2) principal buildings, together with accessory buildings shall not exceed a lot coverage of 40 percent;

(3) principal buildings shall not exceed a height of four storeys and 13.1 m (43 feet)

(4) principal buildings shall be sited not less than:

(a) 6.10 metres (20 feet) from the front lot line;

(b) 6.10 metres (20 feet) from the rear lot line;

(c) 4.57 metres (15 feet) from the interior side lot line

(d) 6.10 metres (20 feet) from the exterior side lot line except that three floor projections per floor may extend 5'-0" into the exterior side setback.

(5) principal buildings shall not exceed a gross floor area of 1.43 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 27 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 3' in height be placed in the area bounded by the intersections lines of a lane, and a street, and a line joining points along said lines, (4.57 metres) 15 feet from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-247 COMPREHENSIVE DEVELOPMENT 247 ZONE

(Lots "A" & "B", Block 110, D.L. 548, Plan 8809, (Lots 7 & 8, Block 110, D.L. 548, Plan 750, NOORT/HAMILTON, DOYLE, 160 West Keith Road)

In the CD-247 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) the permitted principal and accessory uses shall be limited to:

(a) in Building A as shown in Schedule 41, the principal uses shall be 80 residential units comprised of 24 one-bedroom units and 56 two-bedroom units;

(b) in Building B, as shown in Schedule 41, principal uses shall be limited to 9 rental residential units.

(c) in Building A, accessory non-commercial amenity, social and recreational uses. For purposes of the CD-247 Zone, accessory non-commercial amenity, social and recreational uses shall mean common meeting rooms, games rooms, hobby rooms, exercise rooms, a pool facility, concierge office, resident caretaker/manager suite, a maximum of two sleeping units for resident guest accommodation, and other similar uses;

(d) accessory off-street parking uses;

(2) principal buildings together with accessory buildings on Site 1, as shown on Schedule 41, shall not exceed a lot coverage of 20 percent;

(3) principal buildings shall not exceed the following heights:

Building A: 45.8 metres (150 feet);
Building B: two storeys plus basement;

(4) principal buildings on Site 1 shall be sited not less than:

(a) 8.4 metres (27 feet) from the front lot line (Keith Road);
(b) 10 metres (33 feet) from the rear lot line (8th Street)
(c) 23.5 metres (77 feet) from the west interior lot line;
(d) 2l.5 metres (70 feet) from the east interior lot line;
(e) a canopy may project 3.5 metres (11 feet) into the required front lot line setback;

(5) the principal buildings on Sites 1 and 2 may not exceed a gross floor area of 2.28 times the combined lot area, provided that the gross floor area on Site 2 shall not exceed a gross floor area of 0.9 times the lot area of Site 2; where accessory non-commercial amenity, social and recreational facilities are provided, the floor area of such space shall not be included in the calculation of gross floor area provided such area does not exceed 0.117 times the lot area of Site 1;

(6) the minimum number of off street parking spaces shall be 1.2 spaces per dwelling unit and in no case shall less than 130 parking spaces be provided for Building A of which 16 spaces shall be accessible at all times for visitors;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained but in no case shall dense landscape material, fences or structures over 1 metre (3 feet) in height be placed in the area bounded by the intersecting lines of a street and a driveway, and a line joining points along said lines, 4.5 metres (15 feet) from their point of intersection;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

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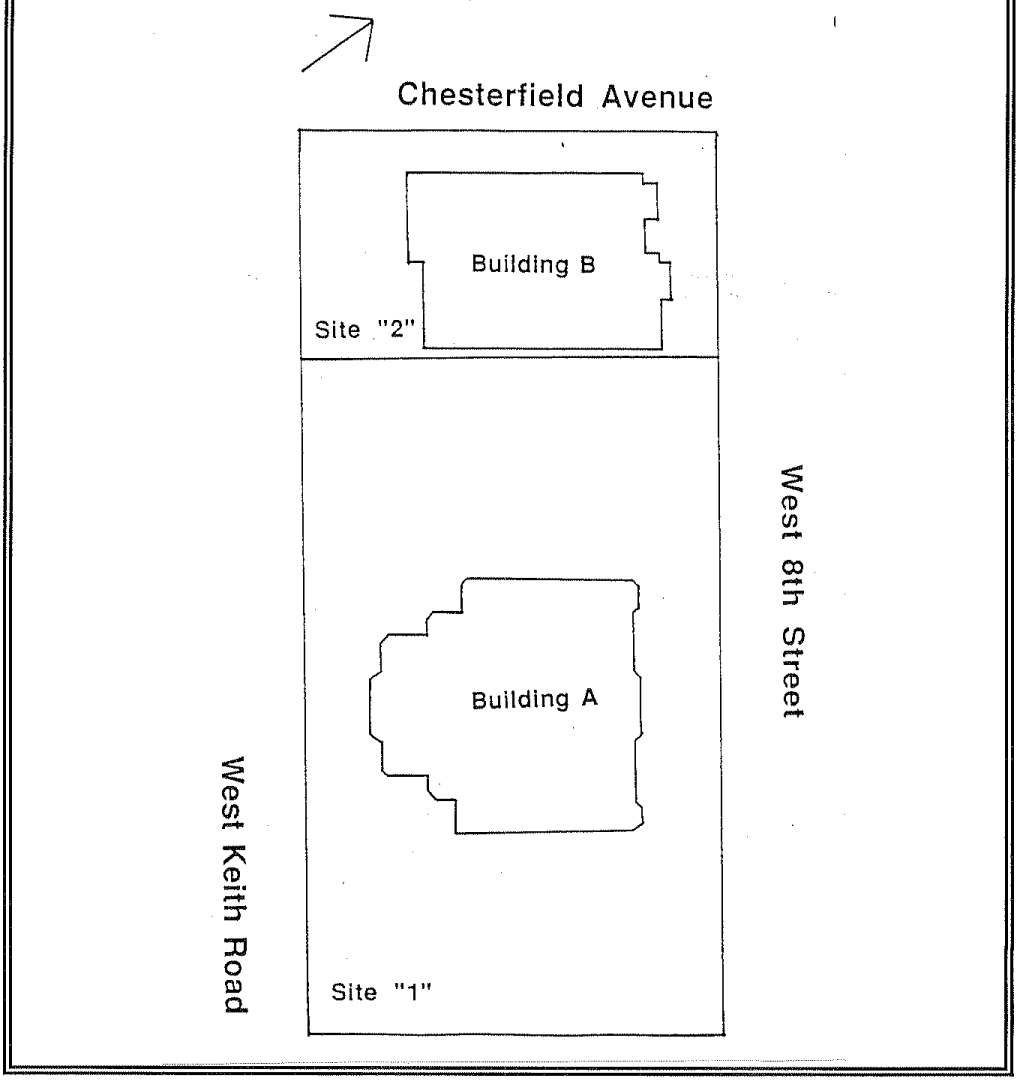
TITLE: Siting Plan



CD-248 COMPREHENSIVE DEVELOPMENT 248 ZONE

(Lot 14, Block 70, D.L. 271, Plan 1420, FOURNOGERAKIS/CURTIS, 609 Hones Avenue)

In the CD-248 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to one 1-bedroom and two 3-bedroom residential dwelling units;

(2) principal billing shall not exceed a lot coverage of 30 percent;

(3) shall not exceed a height envelope of 4.572 m (15.0 ft.), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of 9.144m (30.0 ft.);

(4) principal buildings shall be sited not less than:

(a) 8.839 metres (29 feet) from the front lot line except that a porch and roof may project 2.438 m (8 feet) into the required front lot line setback;

(b) 12.191 m (40 feet) from the rear lot line;

(c) 1.524 m (5 feet) from the interior side lot line;

(d) 3.048 m (10 feet) from the exterior side lot line;

(5) principal buildings shall not exceed a gross floor area of 0.5 times the lot area;

(6) a driveway may be located 0.914 m (3 feet) from the intersection of a street and a lane;

(7) the minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than five parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 metre 93 feet) in height be placed in the area bounded by the intersecting lines of a street, and a lane, and a line joining points along said lines, 4.57 m (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 251 ZONE

(257 East Keith Road, 256 East 6th Street, 288 East 6th Street)

In the CD-251 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to:

(a) In Building A: 25 residential dwelling units comprised of one-bedroom, two-bedroom, and three-bedroom units;

(b) In Building B:

(i) three residential dwelling units; or

(ii) a one-family residential use which may include one secondary suite and an accessory bed and breakfast use. For purposes of the CD-251 zone, an accessory bed and breakfast use shall permit a maximum of seven bedrooms for guest accommodation and shall permit occasional social gatherings. Such social gatherings may include weddings, art displays and other similar events. A secondary suite shall not exceed a gross floor area of 111.5 sq. metres (1200 square feet);

(c) In Building C: 33 residential dwelling units comprised of one-bedroom, two bedroom and three-bedroom units;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 37 percent;

(3) The principal buildings shall be sited in accordance with the siting envelopes on Schedule 40;

(4) Buildings A and C shall not exceed a height envelope of 11.0m (363 feet). Building A shall not exceed a geodetic height of 89.62 m (294 feet), Building C shall not exceed a geodetic height of 8332.3 m (270 feet) and Building B shall not exceed a height of three storeys plus a basement;

(5) Section 409 shall be varied to permit 5 roof features of not more than 6.1 metre (20 feet) in width to exceed the height envelope by not more than 1.524 metres (5.0 feet);

(6) Buildings A and C combined shall not exceed a gross floor area of 1.0 times the lot area. In no case shall Building A exceed a gross floor area of 0.41 times the lot area and Building C shall not exceed a gross floor area of 0.59 times the lot area. For the purpose of CD-251 zone balconies, corridors, hallways and stairways that are open appendages to the building and provide required access to habitable rooms, to a maximum of 0.1 times the lot area, shall be excluded from gross floor area;

(7) Building B shall not exceed a gross floor area of 0.08 times the lot area including the basement of cellar floor area;

(8) Sections 402(1), 402(2) and 507(11) are hereby waived in their entirety;

(9) Vehicular access shall be permitted from St. Andrew's Avenue;

(10) Section 510(5) shall be varied to the extent necessary to require a minimum of ten units which shall have an internal residential floor area of not more than 69.68 sq. m. (750 square feet) and Section 510(2)(b) shall be varied to permit windows in habitable rooms 3.05 metres (10 feet) from facing building walls;

(11) The minimum number of accessory off-street parking spaces provided shall be as follows:

(i) For Building A: 29 stalls plus nine visitors' stalls;

(ii) For Building B: Three stalls plus six visitors' stalls;

(iii) For Building C: 43 stalls plus seven visitors' stalls;

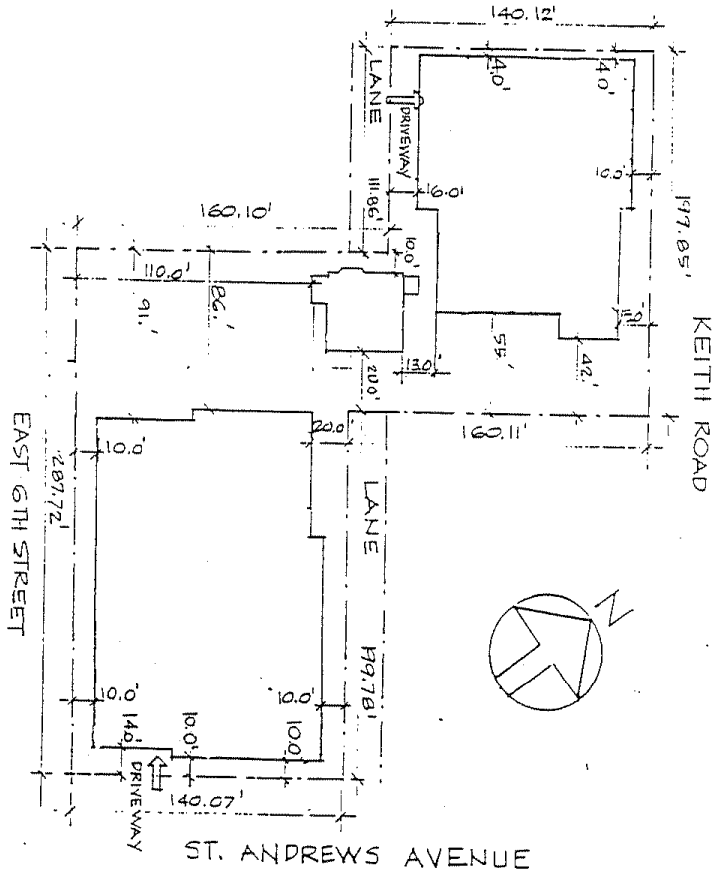
and in no event shall less than 98 parking stalls be provided on-site;

(12) Refuse storage containers shall be readily accessible for pick-up for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(13) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-251	SCHEDULE 40	Page 1 of 1
Amending Bylaw No. 6700		

TITLE:



CD-252 COMPREHENSIVE DEVELOPMENT 252 ZONE

(Lot 1, Block X, D.L. 265, Plan 11806, NOWTASH HOLDINGS LTD./RAFII, 901 West 3rd Street)

In the CD-252 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-1 Zone, except that:

(1) (a) the permitted Principal and Accessory Uses shall be limited to:

(i) Industrial Business Park Use
(ii) Accessory Non-Industrial Use
(iii) Micro Business Centre Use
(iv) Accessory Off-Street Parking Use
(v) Accessory Off-Street Loading Use

For the purpose of this section:

"Industrial Business Park Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distributing of materials goods or things;

"Accessory Non-Industrial Use" is defined as Uses which shall be accessory to the principal Industrial Use, shall occupy not more than an aggregate of 33 percent of the gross floor area of the principal building and less than 50 percent of the gross floor area of the individual tenancy, and are defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retails sales and display areas, washrooms, cafeterias and lounge areas, but does not include washrooms, cafeterias and lounges exclusively used by workers and tenants of this building;

"Micro Business Centre Use" is defined as a facility in which office space is rented out by an operator with a minimum term of two months to individual businesses and includes areas for a common reception service and boardroom, and shall occupy not more than 1,300 square meters (14,000 square feet) of Gross Floor Area, and shall contain a minimum of 10 offices;

(b) the following uses are prohibited:

(i) retail sales of personal items such as jewelry, optical supplies, clothing or food items;
(ii) retails sales of household items such as building supplies, audio-visual equipment, household appliances or furniture, computers, sports equipment except that retails sales of household items manufactured or assembled by the Principal Use on the premises is permitted;
(iii) autobody shops and truck terminals are not permitted;
(iv) call centers and telephone solicitation centers;
(v) professional offices including medical, dental, chiropractic, and real estate brokerage offices;
(vi) outdoor storage is not permitted in the required setback areas;

(2) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 46 parking spaces be provided on site;

(3) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(4) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-254 COMPREHENSIVE DEVELOPMENT 254 ZONE

(Lots 39 and 40, Block B, D.L. 265/552, Plan 7199, CLARK/FOGLE, 914 West 16th Street)

In the CD-254 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) the permitted principal use shall be limited to:

(a) Retail-Service Group 1 Use;

(b) accessory apartment use with nine 2-bedroom and one 1-bedroom residential units;

(c) accessory off-street parking;

(d) accessory off-street loading;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 66 percent;

(3) the principal buildings shall not exceed a height of 8.35 metres (27.4 feet) nor a geodetic height of 21 metres (69 feet) except for minor projections;

(4) the principal buildings shall be sited not less than:

(a) 1.52 metres (5 feet) from the front lot line;

(b) 3.66 metres (12 feet) from the rear lot line;

(5) the principal buildings shall not exceed a gross floor area of 1.0 times the lot area;

(6) Section 607(1) shall be varied to permit accessory apartment use on the first storey;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 19 parking spaces be provided on site;

(8) refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-255 COMPREHENSIVE DEVELOPMENT 255 ZONE

(Lot C, Block 32, D.L. 249, Plan 7550, ARTIAN/COURTYARD GROUP ARCHITECTS, 255 East 17th Street)

In the CD-255 Zone, permitted uses,regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to 3 three-bedroom residential dwelling units;

(2) the principal buildings shall not exceed a lot coverage of 34 percent;

(3) the principal buildings shall be sited not less than:

  (a) 7.62 metres (25 feet) from the front lot line;

  (b) 14.3 metres (47 feet) from the rear lot line;

  (c) 1.524 metres (5 feet) from the interior side lot line;

(4) the principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(5) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 5 parking spaces be provided on site;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(8) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-256 COMPREHENSIVE DEVELOPMENT 256 ZONE

(Lot A, Resub 5/6, Block 237, D.L. 546, Plan 3293, SYNTHESIS DESIGN, 215 East 29th Street)

In the CD-256 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-1 Zone except that:

(1) notwithstanding Section 506(1), the minimum lot size shall be 250 square metres (2,690 square feet).

(2) the principal buildings shall be sited not less than:

(a) 5.79 metres (19 feet) from the front lot line;

(b) 9.45 metres (31 feet) from the rear lot line;

(c) 1.83 metres (6 feet) from the westerly interior side lot line.

(3) the principal buildings shall not exceed a height of 7.6 metres (24.92 feet).

(4) the building existing at the time of adoption of this Bylaw shall be sited not less than:

(a) 0.91 metres (3 feet) from the easterly interior side lot line;

(5) the maximum number of accessory off-street parking spaces provided shall be two (1 per lot) which shall be located in the front yard; no off street parking space shall be allowed behind the front face of a principal building, and no more than one parking space shall be provided per residential unit;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 metre (3 feet) in height be placed in the area bounded by the intersecting lines of a driveway and a street, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection.

(7) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-258 COMPREHENSIVE DEVELOPMENT 258 ZONE

(Lot 35, Block 141, D.L. 274, Plan 878, PORTVIEW PROPERTIES/ROGER ROMSES ARCHITECTS, 120-124 East 2nd Street)

In the CD-258 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-3 Zone, except that:

(1) the permitted principal use shall be limited to 11 residential dwelling units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 84 percent reduced to 61 percent above the first storey;

(3) The principal buildings shall not exceed a height of 15.54 metres (51 feet) nor a geodetic roof elevation of 45.41 metres (149 feet), including roof top skylight structures;

(4) The principal buildings shall be sited not less than:

(a) 0.61 metres (2 feet) from the rear lot line;

(b) 5.64 metres (18.5 feet) from the rear lot line above the first storey, except that an enclosed balcony may project 1.83 metres (6 feet), and an unenclosed balcony may project 2.79 metres (9 feet) into the required rear lot line setback;

(5) the principal buildings shall not exceed a gross floor area of 2.3 times the lot area and 23.2 square metres (250 square feet) of enclosed balcony floor area shall be exempt;

(6) Section 6A04(5) shall be varied to the extent necessary to permit a building of 30.94 metres (101.5 feet) in length above the second storey;

(7) an additional parking space to compensate for curb lost parking is not required;

(8) the minimum number of accessory off-street parking spaces provided shall be 1.2 spaces per dwelling unit, and in no case shall less than 13 parking spaces be provided on site;

(9) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, or parking spaces;

(11) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-259 COMPREHENSIVE DEVELOPMENT 259 ZONE

(Lots 25 & 26, Block 88, D.L. 549, Plan 4328, JMR PROPERTIES/DAVID WEISER ARCHITECT, 216-220 East 10th Street)

In the CD-259 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 5 two-bedroom residential dwelling units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 40 percent;

(3) the principal buildings shall not exceed a height of 8.53 metres (28 feet)

(4) the principal buildings shall be sited not less than:

(a) 7.62 metres (25 feet) from the front lot line;

(b) 7.62 metres (25 feet) from the rear lot line;

(c) 1.52 metres (5 feet) from the interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.6 times the lot area which shall exclude pedestrian access to parking areas;

(6) Section 510(3) shall be waived;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall be less than 8 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-260 COMPREHENSIVE DEVELOPMENT 260 ZONE

(Lot 9, Block 108, D.L. 274, Plan 878, LAI/J. REDENBACH ARCHITECT, 249 East 8th Street)

In the CD-260 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 4 two-bedroom dwelling units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 33 percent, excluding underground parking and 41 percent including the underground parking structure;

(3) the principal buildings shall not exceed a height of:

  (a) 9.14 metres (30 feet), nor a geodetic height of 95.10 metres (312 feet) for the northernmost building; and

  (b) 9.14 metres (30 feet), nor a geodetic height of 93.6 metres (307 feet) for the southernmost building;

(4) the principal buildings shall be sited not less than:

  (a) 5.33 metres (17.5 feet) from the front lot line;

  (b) 5.50 metres (18 feet) from the rear lot line; 1.22 metres (4 feet) to the underground parking structure;

  (c) 1.98 metres (6.5 feet) from the interior side lot line for the northernmost building and 1.52 metres (5 feet) for the southernmost building;

(5) the principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 8 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-262 COMPREHENSIVE DEVELOPMENT 262 ZONE

(Lots 5, 6, 7, 8, 9, Block 5, D.L. 265, Plan 1406 MACLEAN MANAGEMENT LTD./ROGER ROMSES ARCHITECT, 855 West 16th Street)

In the CD-262 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to 48 residential dwelling units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 46 percent;

(3) the principal buildings shall not exceed a height of four storeys, 14.2 metres (46.6 feet) and a geodetic height of 29 metres (95.3 feet);

(4) the principal buildings shall be sited not less than:

(a) 6.71 metres (22 feet) from the front lot line except that enclosed balconies may project 1.83 metres (6 feet) into the front lot line setback;

(b) 6.71 metres (22 feet) from the rear lot line except that enclosed balconies may project 1.83 metres (6 feet) into the rear lot line setback;

(c) 4.57 metres (15 feet) from the easterly interior side lot line;

(d) 6.10 metres (20 feet) from the westerly interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 1.49 times the lot area and for the purpose of this Bylaw 117.1 square metres (1,260 square feet) of amenity/meeting room floor area and 213.7 square metres (2,300 square feet) of enclosed balcony floor area shall be exempt from the calculation of gross floor area;

(6) Section 510(4) shall be varied to the extent necessary to. permit a building width of 65.5 metres (215 feet) above the first storey and 57.2 metres (187.7 feet) above the third storey;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 59 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, fence, or structure over 1 metre (3 feet) in height be placed in the area bounded by the intersecting lines of a driveway, and a lane, and a line joining points along said lines, 4.57 metres (15 feet) from their point of intersection;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-263 COMPREHENSIVE DEVELOPMENT 263 ZONE

(Lots C & B, Block 29, Resub 2,3,4, D.L. 548, Plan 957 & 9711, DECOTIIS/MARTIN, 1628 & 1632 Mahon Street)

In the CD-263 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to four 3-bedroom dwelling units;

(2) the principal building shall not exceed a lot coverage of 32 percent;

(3) the principal building shall not exceed a height of 8.53 metres (28 feet)

(4) the principal building shall be sited not less than:

  (a) 7.62 metres (25 feet) from the front lot line;

  (b) 16.61 metres (54.5 feet) from the rear lot line;

  (c) 1.52 metres (5.0 feet) from the interior side lot lines;

(5) the principal building shall not exceed a gross floor area of 0.6 times the lot area;

(6) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 8 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-264 COMPREHENSIVE DEVELOPMENT 264 ZONE

(Lot A, Resub 8, Block 18, D.L. 549, Plan 5042 IMPERIAL OIL/BEESLEY ENGINEERING, 1712 Lonsdale Avenue)

In the CD-264 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-2 Zone, except that:

(1) a Car Wash - Automatic Use is a permitted use;

(2) the principal buildings shall not exceed a lot coverage of 8 percent;

(3) the principal buildings shall not exceed a height of 4.5 metres (14.76 feet);

(4) the principal buildings shall not exceed a gross floor area of 0.08 times the lot area;

(5) Section 614(1) shall be varied to the extent necessary to permit two buildings on a lot and the minimum driveway width shall be increased to 16 metres (52.5 feet) for the northern most driveway on the west property line and 11 metres (36.09 feet) on the south property line;

(6) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than seven parking spaces and one loading space be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-265 COMPREHENSIVE DEVELOPMENT 265 ZONE

(Lots 7 & 8, Block 118, D.L. 274, Plan 878, WESTONE PROPERTIES/ROSE ARCHITECTS, 233 & 237 East 6th Street)

In the CD-265 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to ten residential units;

(2) the principal buildings, shall not exceed a lot coverage of 57 percent;

(3) the principal buildings shall not exceed a height of:

  (a) 10.36 metres (34 feet), nor a geodetic height of 78.2 metres (256.5 feet) for the northernmost building and;

  (b) 9.14 metres (30 feet), nor a geodetic height of 74.7 metres (245.2 feet) for the southernmost building;

(4) the principal buildings shall be sited not less than:

  (a) 3.2 metres (10 feet) from the front lot line;

  (b) 4.27 metres (14 feet) from the rear lot line;

  (c) 4.88 metres (16 feet) combined interior side lot line setback for the northernmost building and 1.52 metres (5 feet) interior side lot line setback for the southernmost building, except that the lowest floor of the northernmost building shall be sited 2.44 metres (8 feet) from the west property line;

(5) the principal buildings shall not exceed a gross floor area of 1.0 times the lot area and basement storage areas shall not be included in gross floor area;

(6) Section 510 shall be varied to the extent necessary to permit a reduction in the unencumbered distance from windows, and Section 412 shall be varied to the extent necessary to permit a 4.57 metres (15 feet) high entrance accessory structure;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 17 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-266 COMPREHENSIVE DEVELOPMENT 266 ZONE

(Lot 10, block 118, D.L. 274, Plan 878, M.S. DESIGN & CONSTRUCTION, 247 East 6th Street)

In the CD-226 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1, except that:

(1) the permitted principal use shall be limited to two 3-bedroom and two 2-bedroom residential units;

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 43.5 percent;

(3) the principal buildings shall not exceed a height of:

  (a) 8.53 metres (28 feet), nor a geodetic height of 76.2 metres (250 feet) for the northernmost building; and

  (b) .84 metres (29 feet), nor a geodetic height of 74.1 metres (243 feet) for the southernmost building;

(4) the principal buildings shall be sited not less than:

  (a) 4.57 metres (15 feet) from the front lot line;

  (b) 4.57 metres (15 feet) from the rear lot line; 1.22 metres (4 feet) to the underground parking structure;

  (c) 4.87 metres (16 feet) combined interior side lot line setback for the northern most building except that a 0.31 metres (1 foot) bedroom projections are permitted, and 1.22 metres (4 feet) interior side lot line setback for the southern most building;

(5) the principal buildings shall not exceed a gross floor area of 0.7 times the lot area and storage areas are exempt from gross floor area;

(6) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 8 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-267 COMPREHENSIVE DEVELOPMENT 267 ZONE

(Lot B, block 32, D.L. 549, Plan 7550, KINAR, MOORHEAD, 257 East 17th Street)

In the CD-267 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to three residential dwelling units;

(2) the principal buildings shall not exceed a lot coverage of 31 percent;

(3) the principal buildings shall not exceed a height of 9.14 meters (30 feet);

(4) the principal buildings shall be sited not less than:

  (a) 7.62 metres (25 feet) from the front lot line;

  (b) 13.72 metres (45 feet) from the rear lot line;

  (c) 1.52 metres (5 feet) from the westerly interior side lot line except that a 2.59 metres (8.5 feet) long, 0.31 meter (1 foot) deep projection is permitted;

  (d) 1.83 metres (6 feet) from the easterly interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.6 times the lot area and up to 27.9 square metres (300 square feet) of 1.83 metres (6 feet) high cellar space shall be exempt from gross floor area;

(6) the minimum number of accessory of-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall be less than 5 parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-268 COMPREHENSIVE DEVELOPMENT 268 ZONE

(Lot 4, Block 115, D.L. 274, Plan 878 FOURNOGERAKIS/CROCKART, 217 East Keith Road)

In the CD-268 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 zone, except that:

(1) The permitted principal use shall be limited to four residential dwelling units;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 43 percent;

(3) The principal buildings shall not exceed a height of:

(a) 87.73 metres (287.84 feet) geodetic for the north building and,

(b) 84.50 metres (277.24 feet) geodetic for the south building;

(4) The principal buildings shall be sited not less than:

(a) 7.62 metres (25 feet) from the front lot line setback;
(b) 1.22 metres (4 feet) from the rear lot line;
(c) 1.22 metres (4 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area or 0.87 times the lot area but shall exclude the basement floor area;

(6) Two stacked parking stalls shall be permitted

(7) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 6 parking spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-269 COMPREHENSIVE DEVELOPMENT 269 ZONE

(Lots 9, 10, Block 127, D.L. 274, Plan 878, NIAD BUILDERS, DALLA-LANA/GRIFFIN, 245-249 East 5th Street)

In the CD-269 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) the permitted principal use shall be limited to 9 residential dwelling units;

(2) the principal buildings, excluding the underground parking structures shall not exceed a lot coverage of 47 percent;

(3) the principal buildings shall not exceed a height of:

  (a) a geodetic height of 66.6 metres (218.5 feet) for the north building and;

  (b) a geodetic height of 62.8 metres (206 feet) for the south building except that architectural roof features may project up to 65.2 metres (214 feet);

(4) the principal buildings shall be sited not less than:

  (a) 3.05 metres (10 feet) from the front lot line;

  (b) 3.66 metres (12 feet) from the rear lot line;

  (c) 1.52 metres (5 feet) from the interior side lot line, except that 3.35 (11 feet) shall be provided to the west side of the front building;

(5) the principal buildings shall not exceed a gross floor area of 0.93 times the lot area, and basement storage space shall be exempt from gross floor area;

(6) Section 412 shall be varied to the extent necessary to permit a 4.57 metre (15 feet) high entrance structure and Section 510(3) shall be varied to permit 8.84 metres (29 feet) building separation;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 18 parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-270 COMPREHENSIVE DEVELOPMENT 270 ZONE

(Lot K, Block 108, D.L. 274, Plan LMP 13165,. SAPI/PIROUZ/GRAHAM CROCKHART ARCHITECTS, 248-268 East Keith Road)

In the CD-270 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1, except that:

(1) the permitted principal use shall be limited to 16 dwelling units, *and one Accessory Secondary Suite shall be permitted within each of the two detached dwellings on the site; [Bylaw 7206]*

(2) the principal buildings, together with accessory buildings shall not exceed a lot coverage of 40 percent;

(3) the principal buildings shall not exceed a height of

(a) 8.53 metres (28 feet) nor 88.4 metres (290 feet) geodetic for building A1;

(b) 8.53 metres (28 feet) nor 87.2 metres (286 feet) geodetic for building A2;

(c) 8.53 metres (28 feet) nor 90.8 metres (298 feet) geodetic for building B1;

(d) 8.53 metres (28 feet) nor 89.9 metres (295 feet) geodetic for building B2;

(e) buildings built prior to 1950 shall not exceed a geodetic height of 90.5 metres (297 feet);

(4) the principal buildings shall be sited not less than:

(a) 3.6 metres (12 feet) from the front lot line;
(b) 1.2 metres (4 feet) from the rear lot line;
(c) 2.1 metres (7 feet) from the interior side lot line;

(5) the principal buildings shall not exceed a gross floor area of 0.7 times the lot area except that the basement and attic floor area in the buildings built prior to 1950 shall be exempt. Basement storage area up to 0.1 f.s.r. shall be exempt from gross floor area;

(6) Section 510(3) shall be varied to the extent necessary to permit a window within 13 feet of another window or wall;

(7) Unassigned;

(8) two driveway crossings shall be permitted on Keith Road.

(9) no structure or landscaping except high-branched trees shall exceed 1.8 metres (6 feet) in height within the area bounded by the driveway, the lot line, and a line joining points along said lines 4.57 metres (15 feet) from their point of intersection;

(10) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 27 parking spaces be provided on site;

(11) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(13) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-271 COMPREHENSIVE DEVELOPMENT 271 ZONE

(Lot 5 and 6, Block 116, D.L. 274, Plan 878 TECHNO COMMERCE/CON TEK DEVELOPMENT/LUTZ ASSOCIATES ARCHITECTS, 325 East Keith Road)

In the CD-271 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The permitted principal use shall be limited to 6 dwelling units;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 40 percent;

(3) The principal buildings shall not exceed a height of 9.14 metres (30.0 feet) and:

- (a) the northerly most units shall not exceed a geodetic roof peak elevation of 81.2 metres (266.5 feet);
- (b) the southerly most units shall not exceed a geodetic roof peak elevation. of 78.5 metres (257.5 feet);
- (c) all other units shall not exceed a geodetic roof peak elevation of 79.4 metre (260.5 feet);

(4) The principal buildings shall be sited not less than:

- (a) 7.62 metres (25 feet) from the front lot line;
- (b) 10.97 metres (36 feet) from the rear lot line;
- (c) 1.52 metres (5 feet) from the interior side lot line;
- (d) 3.05 metres (10 feet) from other principal buildings on the site;

(5) Section 510(2)(b) shall be varied to read 10 feet from the centre of each window of a habitable room other than a living room;

(6) The principal buildings shall not exceed a gross floor area of 0.575 times the lot area;

(7) Accessory buildings shall not exceed a gross floor area of 1175 square feet.

(8) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than nine parking spaces be provided on site;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-272 COMPREHENSIVE DEVELOPMENT ZONE 272

(Lot 33, Block 112A, D.L. 271, Plan 1228, READ/AYLIFFE/GEPPERT, 278 West 5th Street)

In the CD-272 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone,except that:

(1) The permitted principal use shall be limited to two dwelling units;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 42 percent;

(3) The principal buildings shall not exceed a height of 9.14 metres (30 feet) nor a geodetic height of 60 metres (197 feet) for the northern-most building and the height of the existing southern-most building shall remain unchanged;

(4) The principal buildings shall be sited not less than:

(a) 4.36 metres (14.3 feet) from the front lot line;

(b) 1.22 metres (4.0 feet) from the rear lot line;

(c) 1.52 metres (5.0 feet) from the interior side lot line;

(d) 3.11 metres (10.2 feet) from the exterior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area except that the basement floor area in the buildings built prior to 1950 and attached garage floor area up to 31.6 square metres (340 square feet) shall be exempt;

(6) (a) Sections 509A(1) shall be varied to the extent necessary to permit two principal buildings on the lot;

(b) One parking access off Mahon Avenue shall be permitted;

(7) The minimum number of accessory of-street parking spaces provided shall comply with the provisions of the Parking Bylaw, and in no case shall less than three parking spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 273 ZONE

(431-433 West 6th Street)

In the CD-273 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) the principal buildings shall be sited not less than:
   (a) 10.36 metres (34 feet) from the front lot line;
   (b) 7.62 metres (25 feet) from the rear lot line;
   (c) 1.52 metres (5 feet) from the interior side lot line;

(3) the principal buildings shall not exceed a gross floor area of 0.5 times the lot area;

(4) (a) Section 514(4) shall be varied to permit an accessory building in front of the front face of the principal building;
   (b) Section 506(2) shall be varied to permit a two-family residential use on a lot less than 548 square metres (5,900 square feet);

(5) no Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(8) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-274 COMPREHENSIVE DEVELOPMENT 274 ZONE

(Lot 1-4, Block 86, D.L. 548, Plan 750, Lot "B", Block 86, D.L. 548, MACLEAN/ROMSES ARCHITECTS, 150 West 8th Street)

In the CD-274 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to:

(a) on Site A, as shown in Schedule 43, the principal use shall be 61 residential dwelling units;

(b) on Site B, as shown in Schedule 43, the principal use shall be limited to open space;

(2) the principal building, on Site A, together with accessory buildings shall not exceed a combined lot coverage on both Sites A and B of 39.5 percent;

(3) the principal building, on Site A, shall not exceed a height of 12.5 metres (41 feet) and a geodetic roof elevation of 93.9 metres (308 feet);

(4) Section 409 is hereby amended to include architectural features which do not exceed the maximum height by more than 1.22 metres (4 feet);

(5) Section 410(2)(a) is hereby amended to the extent necessary to permit the minimum distance to an abutting front or exterior side lot line to be reduced by not more than 3.05 metres (10 feet) for not more than six balconies of not more than 4.88 metres (16 feet) in width;

(6) Section 410(2)(a) is hereby amended to the extent necessary to permit the minimum distance to an abutting front or exterior side lot line to be reduced by not more than 3.81 metres (12.5 feet) for not more than six roof projections;

(7) the principal building, on Site A, shall be sited not less than:

(a) 6.01 metres (20 feet) from the front lot line (West 12th Street);
(b) 4.57 metres (15 feet) from the interior side lot line (lane);
(c) 4.57 metres (15 feet) from the exterior side lot line (West 8th Street);

(8) the principal buildings on Site A, shall not exceed a gross floor area of 1.55 times the combined lot area of Site A and B, provided that the gross floor area on Site A shall not exceed 1.95 times the lot area and no gross floor area shall be permitted on Site B. Common storage, lobby, mechanical, common room and amenity area up to O.1 times the lot area and 74.32 square metres (800 square feet) of enclosed balconies, shall be except from gross floor area;

(9) Section 510(4) is hereby waived;

(10) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than 75 parking spaces be provided on Site A;

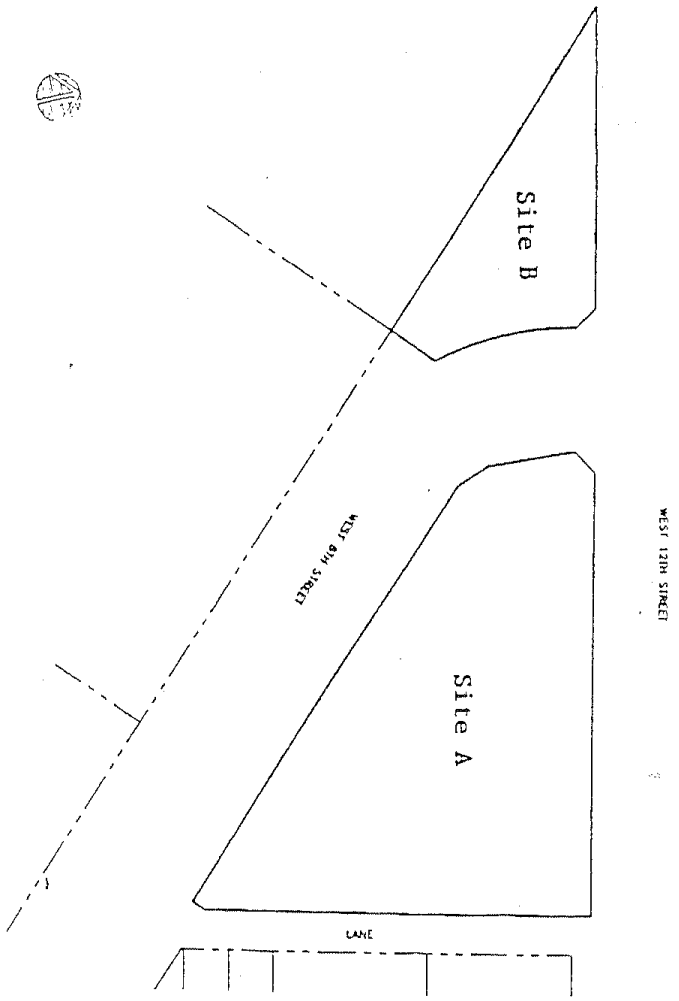
(11) all open areas on Sites A and B not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(13) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-274	SCHEDULE 43	Page 1 of 1
Amending Bylaw No. 6700		

TITLE: SITE AREA PLAN



CD-277 COMPREHENSIVE DEVELOPMENT 277 ZONE

(Lot E, Block 65, D.L. 271, Plan 17150, NEILSON, 446 West Keith Road)

In the CD-277 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, however:

(1) The permitted principal uses shall include an Adult Day Program Use, Adult Day Program Use is defined as a supportive health care programs and services provided to adults in a community setting which is not their permanent residence. Programs and services may include day programs, health monitoring and supervision, personal care, meals and social activities and evening care. Such programs offer the community support and respite necessary to enable caregivers to care for dependent adults at home;

(2) The Adult Day Program Use shall:

(a) be completely enclosed within the principal building with the exception of a designated private outdoor space;

(b) be limited to one per building;

(c) in no way indicate from the exterior that the premises are being so used except for one name plate of not greater than one square foot in area;

(d) not generate excessive noise pursuant to the Noise Control Bylaw No. 5819;

(e) provide fifty square feet of usable private outdoor space per adult in care;

(f) shall not involve the sale of a commodity on the premises;

(g) not exceed a maximum of five adults in care at any one time;

(h) not be allowed where the residential dwelling unit containing the adult day program use is subject to the bylaws of a strata corporation or the terms of a tenancy agreement, unless the strata corporation or landlord has acknowledged in writing that the Adult Day Program use does not conflict with the bylaws of the strata corporation or the terms of a tenancy agreement as the case may be;

(i) be limited to a maximum of three persons working in the principal building, at least one of whom shall be a resident of the residential dwelling unit to which the Adult Day Program use is accessory;

(j) not be allowed where the residential dwelling unit to which it is accessory contains an accessory boarding use, secondary suite use, a day care use or an assembly use;

(k) have access provided from the street as required by the 1992 B.C. Building Code, Section 3.7.2.3(1);

(l) provide one toilet, bath/shower, lavatory facility as required by the 1992 B.C. Building Code, Section 3.6.4.8;

(3) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

CD-279 COMPREHENSIVE DEVELOPMENT 279 ZONE

(Lot A, Block 32, D.L. 549, Plan 7550, ARTIAN CONSTRUCTION/COURTYARD GROUP, 265 East 17th Street)

In the CD-279 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) the permitted principal use shall be limited to three dwelling units;

(2) the principal building shall not exceed a lot coverage of 35 percent;

(3) the principal building shall not exceed a height of 9.14 metres (30 feet);

(4) the principal building shall be sited not less than:

  (a) 7.61 metres (25 feet) from the front lot line;

  (b) 12.8 metres (42 feet) from the rear lot line;

  (c) 1.52 metres (5 feet) from the interior side lot line;

  (d) 3.04 metres (10 feet) from the exterior side lot line;

(5) the principal building shall not exceed a gross floor area of 0.6 times the lot area;

(6) a driveway may be located 0.6 metres (2 feet) from the intersection of the lane and the street;

(7) the minimum number of accessory off-street parking spaces provided shall comply with the provisions of the Part 9, and in no case shall less than five parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) all exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 280 ZONE

(107 West Esplanade)

In the CD-280 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-1 Zone, except that:

(1) the permitted principal uses shall include a **Liquor Primary License** establishment (neighbourhood pub). *[Bylaw 7508, June 23, 2003]*

CD-281 COMPREHENSIVE DEVELOPMENT 281 ZONE

(Lot 2, Block X, D.L. 265, Plan LMP 20574, BERKLEY POINT REALTY/CROOME ASSOCIATES, 245 Fell Avenue)

In the CD-281 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) The permitted principal use shall be limited to:

(i) industrial uses;

(ii) office uses;

(iii) service commercial uses; and

(iv) Non-commercial social and recreational facilities including bicycle storage, recreation rooms, change rooms, spas and other similar facilities.

For the purposes of this Section:

"Industrial Uses" are defined as research laboratories, product testing and manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distributing of materials, goods or things;

"Office Uses" are defined as architectural, data processing, drafting, engineering, surveying, building contractor and trade contractor offices and are limited to 20% of the gross floor area allowed on the site;

"Service Commercial Uses" are defined as property manager, cafe or coffee shop to serve the industrial and office uses, or a print or copy shop and are limited to a maximum of 92.9 sq.m. (1,000 sq.ft.

(b) The permitted non-industrial uses which shall be accessory to the principal industrial use shall occupy not more than 45% of the gross floor area of "industrial use", and for the purposes of this section "non-industrial uses" are defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retail sales and display areas, washrooms, cafeterias and lounge areas, but does not include washrooms, cafeterias and lounges exclusively for industrial workers;

(c) Retail sales of personal items such as jewellery, optical supplies, clothing or food is not permitted;

(d) Retail sales of household items such as building supplies, audio-visual equipment household appliances or furniture is not permitted except that retail sales of household items manufactured or assembled by the principal use on the premises is permitted;

(e) Outdoor storage is not permitted in the required setback areas;

(f) Accessory off-street parking use;

(g) Accessory off-street loading use.

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 56 percent;

(3) The principal buildings shall not exceed a height of 8.2 metres (27 ft.)

(4) The principal buildings shall be sited not less than:

(a) 5.9 metres (19.5 feet) from the front lot line;

(b) 6.1 metres (20 feet) from the rear lot line;

(c) 5.79 metres (19 feet) from the south interior side lot line;

(d) 9.5 metres (31 feet) from the north interior side lot line;

(5) The principal buildings together with accessory buildings shall not exceed a gross floor area of .69 times the lot area. Non-commercial social and recreational facilities shall be excluded from gross floor area calculations up to a maximum of 10% of the total gross floor area;

(6) The minimum number of off-street parking spaces provided shall be 41;

(7) Parking stalls shall be setback a minimum of 0.25 metres (0.83 feet) from the south interior side lot line;

(8) One shared vehicular access to Fell Avenue shall be provided with a registered covenant in favour of the Municipality to ensure continued provision of the shared vehicular access;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street, and a street, and a line joining points along said lines, 4.5 metres (15 feet) from their point of intersection;

(10) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-282 **COMPREHENSIVE DEVELOPMENT 282 ZONE**

(Lot 1, Block X, D.L. 265, Plan 20574, Berkeley Point Realty Services Ltd., Croome and Associates Architects, 275 Fell Avenue)

In the CD-282 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) The permitted principal uses shall be limited to:

(i) Industrial Uses;
(iii) Service Commercial Uses;
(iv) Non-commercial Social and Recreation Facilities including bicycle storage, recreation rooms, change rooms, spas and other similar facilities; and
(v) Commercial Uses

For the purposes of this Section:

"Industrial Uses" are defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including architectural, data processing, drafting, engineering, surveying, building contractor and trade contractor offices.

"Services Commercial Uses" are defined as property manager, café or coffee shop to serve the industrial and office uses, or a print or copy shop and are limited to a maximum of 139.35 sq. m. (1,500 sq. ft.).

"Commercial Uses" are defined as dance and music studio, gym and fitness facilities, health club, social club, and art gallery, to a maximum of 813 sq. m. (8,750 sq. ft.).

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 41 percent;

(3) The principal buildings shall not exceed a height of 8.5m (28.0 ft.)

(4) The principal buildings shall be sited not less than:

(a) 15.55m (51 feet) from the front lot line;
(b) 3.048m (10 feet) from the rear lot line;
(c) 11.0m (36 feet) from the interior side lot line;
(d) 14.9m (49 feet) from the exterior side lot line;

(5) The principal buildings together with accessory buildings shall not exceed a gross floor area of .69 times the lot area. Non-commercial social and recreational facilities shall be excluded from gross floor area calculations up to a maximum of 10% of the total gross floor area;

(6) The minimum number of off-street parking spaces provided shall be 55.

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained, but in no case shall landscape material, or landscape screens in excess of three feet in height be placed in the area bounded by the intersecting lines of a street, and a street, and a line joining points along said lines, 4.5m (15 feet) from their point of intersection;

(8) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides;

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

(10) Vehicular access to Fell Avenue shall be restricted to one driveway which shall be shared with an adjoining lot. The shared vehicular access to Fell Avenue shall be secured with a registered covenant in favour of the municipality to ensure the continued provision of the shared vehicular access.

CD-285 COMPREHENSIVE DEVELOPMENT 285 ZONE

(Lot 9, Block, 40, D.L. 548, Plan 957, MALIARAS/CURTIS, 1545 Mahon Ave.)

In the CD-285 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted principal use shall be limited to three dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 30 percent;

(3) The principal buildings shall not exceed a height envelope of 4.572 m (15.0 ft.), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 m (30.0 ft.);

(4) The principal buildings shall be sited not less than:

(a) 7.61 m (25 feet) from the front lot line;

(b) 15.55 m (51 feet) from the rear lot line;

(c) 1.52 m (5 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.5 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than five parking spaces be provided on site;

(7) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-286 COMPREHENSIVE DEVELOPMENT 286 ZONE

(Lot 8, Block 28, D.L. 548, Plan 957, MILANO/VAROUJ, 1653 Mahon Avenue, CD-286)

In the CD-286 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted principal use shall be limited to three dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 30 percent;

(3) The principal buildings shall not exceed a height envelope of 4.572 metres (15 feet), which may be increased at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet);

(4) The principal buildings shall be sited not less than:

(a) 7.61 metres (25 feet) from the front lot line;

(b) 13.41 metres (44 feet) from the rear lot line;

(c) 1.52 metres (5 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.5 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than five parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitable landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-287 COMPREHENSIVE DEVELOPMENT 287 ZONE

(Lot 14, Block 84, D.L. 549, Plan 2533, M.S. DESIGN, 202 East 11th Street)

In the CD-287 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The permitted principal use shall be limited to four 3-bedroom dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 43 percent;

(3) The principal buildings shall not exceed a height of:

(a) 9.45 m (31.0 ft.), nor a geodetic height of 105.46 m(346 ft.) for the northernmost building; and

(b) 10.67 m (35.0 ft.), nor a geodetic height of 105.46 m (346 ft.) for the southernmost building;

(4) The principal buildings shall be sited not less than:

(a) 3.65 m (12 feet) from the front lot line;

(b) 3.65 m (12 feet) from the rear lot line;

(c) 2.74 m (9 feet) from the west interior side lot line;

(d) 2.28 m (7.5 feet) from the east interior side lot line;

(e) 6.10 m (20.0 feet) from a principal building on the lot;

(5) The principal buildings shall not exceed a gross floor area of 0.7 times the lot area. Required access to roof decks and storage areas located below average grade, to a maximum of 55.7 m (600 sq.ft.), shall be exempt from gross floor area;

(6) Section 510(2) shall be waived;

(7) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than eight parking spaces be provided on site;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible forpickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-289 COMPREHENSIVE DEVELOPMENT 289 ZONE

(Lots 4, 5, 6, Block 118, D.L. 274, Plan 878, M.S. DESIGN/LYNGEN 219-229 East 6th)

In the CD-289 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The permitted principal use shall be limited to 14 dwelling units;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 50 percent;

(3) Principal buildings shall not exceed a height envelope of 5.8 metres (19 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 10.97 metres (36 feet). The northernmost building shall not exceed a geodetic height of 76.05 metres (249.5 feet) and the southernmost building shall not exceed a geodetic height of 74.53 metres (244.5 feet);

(4) The principal buildings shall be sited not less than:

(a) 2.4 metres (8 feet) from the front lot line;

(b) 3.65 metres (12 feet) from the rear lot line to the principal building; and 1.2 metres (4 feet) to the garage;

(c) 2.4 metres (8 feet) from the interior side lot line for the northernmost building; 1.5 metres (5 feet) from the interior side lot line for the southernmost building;

(5) The principal buildings shall not exceed a gross floor area of 0.93 times the lot area. Basement storage area up to 0.1 times the lot area shall be exempt from gross floor area;

(6) Section 510(2)(a) shall be waived;

(7) Section 510(2)(b) shall be varied to the extent necessary to include a window of a living room;

(8) Section 510(4) shall be waived;

(9) Section 412 shall be varied to permit a gazebo up to 3.66 metres (12 feet) in height to be sited anywhere on the lot.

(10) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than 28 parking spaces be provided on site;

(11) Access to individual parking stalls directly off a lane shall be permitted;

(12) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(13) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(14) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-290 COMPREHENSIVE DEVELOPMENT 290 ZONE

(Lot V, Block 228, D.L. 545, Plan LMP 487, JETA INVESTMENTS/COURTYARD GROUP, 2536 Western Avenue)

In the CD-290 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted principal use shall be limited to 5 dwelling units;

(2) The principal buildings, excluding accessory buildings, shall not exceed a lot coverage of 32 percent;

(3) The principal buildings shall not exceed a height envelope of 4.572m (15.0 ft.), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144m (30.0 ft.);

(4) The principal buildings shall be sited not less than:

(a) 4.17m (13.7 feet) from the front lot line;

(b) 9.75m (32.0 feet) from the rear lot line;

(c) 1.218m (4.0 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area. Basement and cellar storage areas up to 0.1 times the lot area shall be exempt from gross floor area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than 9 parking spaces be provided on site;

(7) A driveway crossing which provides access from Western Avenue shall be permitted. Access to individual parking stalls directly off lanes shall be permitted;

(8) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 293 ZONE

(641 Queensbury Avenue)

In the CD-293 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) The principal building shall not exceed a gross floor area of 0.3 times the lot area, plus 69.675 metres (750 square feet);

(2) In addition to the maximum height envelope for a one-family residential use, the principal building shall not exceed a height of 1.75 storeys, plus basement or cellar;

(3) The minimum lot width in the CD-293 Zone shall be 9.144 metres (30 feet).

CD-295 COMPREHENSIVE DEVELOPMENT 295 ZONE

(Lots 19, 20, Block 8, D.L. 549, Plan 1028, LEGACY DEVELOPMENT LTD./NOORT HOMES,2053 St. Andrew's Avenue)

In the CD-295 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS Zone, except that:

(1) notwithstanding Section 506(1), the minimum lot size shall be 451.5 square metres (4,860 square feet);

(2) attached parking garages shall be excluded from gross floor area calculations;

(3) The northernmost building shall be sited not less than:

  (a) 7.62 m (25 feet) from the front lot line;

  (b) 2.53 m (8.3 feet) from the rear lot line;

  (c) 3.048 m (10 feet) from the interior side lot line;

  (d) 4.572 m (15 feet) from the exterior side lot line;

(4) the southernmost building shall be sited not less than:

  (a) 4.572 m (15 feet) from the front lot line;

  (b) 1.524 m (5 feet) from the rear lot line, 4.26 m (14 feet) above the first storey;

  (c) 6.096 m (20 feet) from the northern interior side lot line;

  (d) 1.524 m (5 feet) from the southern interior side lot line;

(5) access for required parking shall be permitted from St. Andrew's Avenue for the northernmost building;

(6) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

CD-296 COMPREHENSIVE DEVELOPMENT 296 ZONE

(Lots 4 & 5, Block 48, D.L. 548, Plan 1401, BRODY/CROCKART, 254-258 West 14th Street)

In the CD-296 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The permitted principal use shall be limited to 9 dwelling units;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 47 percent;

(3) Principal buildings shall not exceed a height of 10.1 metres (33 feet) nor a geodetic height of 87.94 metres (288.5 feet);

(4) The principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 3.96 metres (13 feet) from the rear lot line;

(c) 1.676 metres (5.5 feet) from the west interior side lot line for the southernmost building; 2.438 metres (8.0 feet) from the west interior side lot line for the northernmost building;

(d) 3.15 metres (10.33 feet) from the east interior side lot line for the southernmost building; 2.438 metres (8.0 feet) from the east interior side lot line for the northernmost building;

(e) 10.97 metres (36 feet) from another principal building on the site;

(5) The principal buildings shall not exceed a gross floor area of 1.0 times the lot area. Basement storage area up to 0.1 times the lot area shall be exempt from gross floor area;

(6) Section 402(2) shall be waived;

(7) Section 510(2)(a) shall be waived;

(8) Parking shall have access to and egress from 14th Street via a driveway of not less than 3.658 metres (12 feet) in width;

(9) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than 14 parking spaces be provided on site;

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(12) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-297 COMPREHENSIVE DEVELOPMENT 297 ZONE

(Lot 1, Block 19, D.L. 548/549, Plan 14239, ROYAL BANK OF CANADA/MOROZ, 1769 Lonsdale Avenue)

In the CD-297 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) The permitted principal use shall be limited to:

(a) banking and financial institutions, and;

(b) retail service group one uses other than banking;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of 80 percent;

(3) The principal buildings shall not exceed a height of 12.8 metres (42 ft.) nor 3 storeys;

(4) The principal buildings shall be sited not less than:

(a) 4.57 metres (15 feet) from the rear lot line;

(5) The principal buildings shall not exceed a gross floor area of 1.96 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall be calculated at 1 space per 182.9 square metres (600 square feet), and in no case shall less than 52 parking spaces be provided on site;

(7) One loading bay shall be provided on the site and shall be a minimum 2.74 metres (9 feet) wide, 7.62 metres (25 feet) long, and 4.19 metres (13.75) high;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-298 COMPREHENSIVE DEVELOPMENT 298 ZONE

(Lots 22 & AM23, Block 206, D.L. 545, Plan 2979, CREEKSIDE ARCHITECTS, 124-130 West 22nd Street)

In the CD-298 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal use shall be limited to 14 dwelling units;

(2) The principal buildings, together with accessory buildings, shall not exceed a lot coverage of 40 percent;

(3) The principal buildings shall not exceed a height of four storey's, nor 13.72 metres (45 feet);

(4) The principal buildings shall be sited not less than:

(a) 6.096 metres (20 feet) from the front lot line;
(b) 5.334 metres (17.5 feet) from the rear lot line;
(c) 4.57 metres (15 feet) from the interior side lot line.

(5) The principal buildings shall not exceed a gross floor area of 1.315 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than 23 parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-299 COMPREHENSIVE DEVELOPMENT 299 ZONE

(Lot 15, Block 112, D.L. 271/548, Plan 1228, TANKE MASONARY LTD./CURTIS, 209 W. Keith)

In the CD-299 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted principal use shall be limited to three dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 35 percent;

(3) the principal buildings shall not exceed a height envelope of 4.572 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet);

(4) The principal buildings shall be sited not less than

(a) 7.61 metres (25 feet) from the front lot line;

(b) 15.55 metres (42 feet) from the rear lot line;

(c) 1.52 metres (5 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9, and in no case shall less than five parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 301 ZONE

(260-264 East 10th Street)

In the CD-301 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted principal use shall be limited to:
   (a) On Site A, as shown on Schedule 44: up to four Dwelling Units; *[Bylaw 9031, June 9, 2025]*
   (b) In Site B, as shown on Schedule 44: three dwelling units;
   (c) Accessory off-street parking;

(2) The principal buildings, together with accessory buildings shall not exceed a lot coverage of:
   (a) On Site A, as shown on Schedule 44: 38 percent;
   (b) On Site B, as shown on Schedule 44: 44 percent;

(3) The principal buildings shall not exceed a height of two storeys plus attic, nor a geodetic height of 105.16 metres (345.0 feet);

(4) The siting of the principle buildings shall be as shown in Schedule 44;

(5) The principal buildings shall not exceed a combined gross floor area of 0.6 times the lot area;

(6) Section 906(4)(f) shall be varied to the extent necessary to permit a driveway 3.96 metres (13 feet) from the point of intersection of a Street and a lane;

(7) The minimum number of accessory off-street parking spaces provided shall comply with the provisions of Part 9 of the Bylaw No. 6700, shall be 1.2 spaces per dwelling unit, and in no case shall less than 7 parking spaces be provided on Site A and Site B combined;

(8) Section 506(2) shall be varied to permit a Two-Family Residential Use on a lot with an area of 508.9 sq.m. (5,879 sq.ft.);

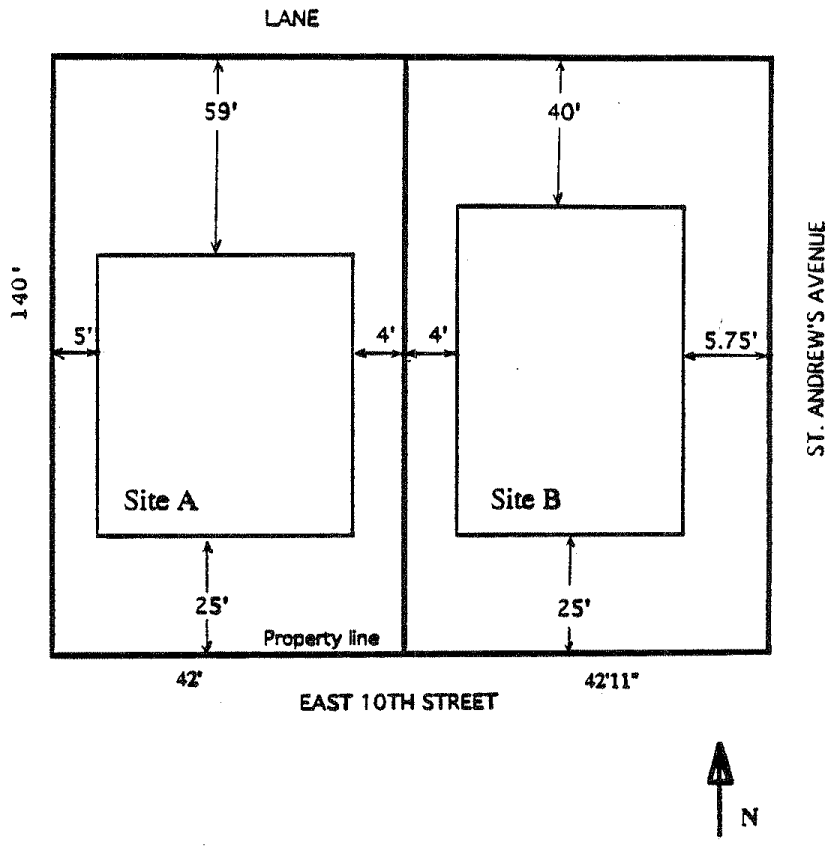
(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-301 Amending Bylaw No. 6700	SCHEDULE 44	Page 1 of 1

TITLE: Siting Plan



CD-304 COMPREHENSIVE DEVELOPMENT 304 ZONE

(Lot 2, Block 116, D.L. 274, Plan 878, ERIC STINE ARCHITECT INC., 307 East Keith Road)

In the CD-304 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to 3 dwelling units;

(2) The principal buildings shall be sited not less than;

(a) 7.62 metres (25 feet) from the front lot line;

(b) 11.88 metres (39 feet) from the rear lot line;

(c) 1.52 metres (5 feet) from the interior side lot line;

(3) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(4) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 5 parking spaces be provided on site;

(5) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, driveways, loading or parking spaces.

(7) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-305 COMPREHENSIVE DEVELOPMENT 305 ZONE

(Lot 4, Block 116, D.L. 274, Plan 878, COMMUNITY LIVING SOCIETY, 317/319 E. Keith Road)

In the CD-305 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall not exceed a gross floor area of 0.60 times the lot area;

(2) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

CD-306 COMPREHENSIVE DEVELOPMENT ZONE

(Lot 1, Block 32, D.L. 549 Plan 9874, RAMCON HOLDINGS/BARDEL HOLDINGS, 1540 St. George's Ave.)

In the CD-306 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The principal buildings shall be limited to 20 dwelling units;

(2) Section 402(2) shall be waived;

(3) Section 907(e) shall be waived;

(4) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 18 parking spaces be provided on site;

(5) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

CD-307 COMPREHENSIVE DEVELOPMENT 307 ZONE

Lots 2 & 3, Block 118. D.L. 274, Plan 878, M.S. DESIGN & CONSTRUCTION LTD./EGIL LYNGEN, ARCHITECTS, 209-213 East 6th Street)

In the CD-307 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to nine dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 50 percent;

(3) The principal buildings shall not exceed a height of:

(a) 8.84 metres (29 feet), nor a geodetic height of 76.4 metres (250.6 feet) for the northernmost building and;

(b) 9.30 metres (30.5 feet), nor a geodetic height of 73.95 metres (242.6 feet) for the southernmost building;

(4) The principal buildings shall be sited not less than;

(a) 3.2 metres (10 feet) from the front lot line;

(b) 4.27 metres (14 feet) from the rear lot line;

(c) 4.88 metres (16 feet) combined from the interior side lot line for the northernmost building and 1.52 metres (5 feet) from the interior side lot line for the southernmost building;

(5) Section 412 shall be varied to the extent necessary to permit a 4.57 metre (15 feet) high entrance structure;

(6) The principal buildings shall not exceed a gross floor area of 0.94 times the lot area. Basement storage area up to 0.1 times the lot area shall be exempt from gross floor area;

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 18 parking spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-309 COMPREHENSIVE DEVELOPMENT 309 ZONE

(Lots A and B (Ex. Plan 4705) of Lots 24 and 25, Block 30, D/L 548, Plsn 1085; Lot 26, Block 30, D.L. 548, Plan 1085,NIAD BUILDERS /DALLA-LANA/GRIFFIN ARCHITECTS, 137 West 17th St.)

In the CD-309 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C1-B Zone, except that:

(1) The permitted principal use shall be limited to:

(i) Retail Service Group 1 Use

(ii) Accessory Apartment Use

(iii) Accessory off-street parking use

(iv) Accessory off-street loading use;

(2) The principal buildings shall not exceed a lot coverage of:
On site “A”, as shown on Schedule 45, 80 percent
on site “B”, as shown on Schedule 45, 86 percent;

(3) The principal buildings shall not exceed a height of:
On Site ‘A’, as shown on Schedule 45, 23.5 metres (77 feet), nor seven storeys;

(4) The principal buildings shall be sited not less than:

(a) 0 metres (0 feet) from the front lot line;

(b) 1.06 metres (3.5 feet) from the rear lot line;

(5) The principal buildings shall not exceed a gross floor area 2.45 times the lot area divided as follows;

(a) On site “A”, 3.2 times the lot area;

(b) On site ‘B”, 0.9 times the lot area;

(6) Sections 607(1)(a), 610(5) and 610(6) shall be waived;

(7) The minimum number of accessory off-street parking spaces provided shall 56, and in no case shall less than 56 parking spaces be provided on site “A” and “B” combined;

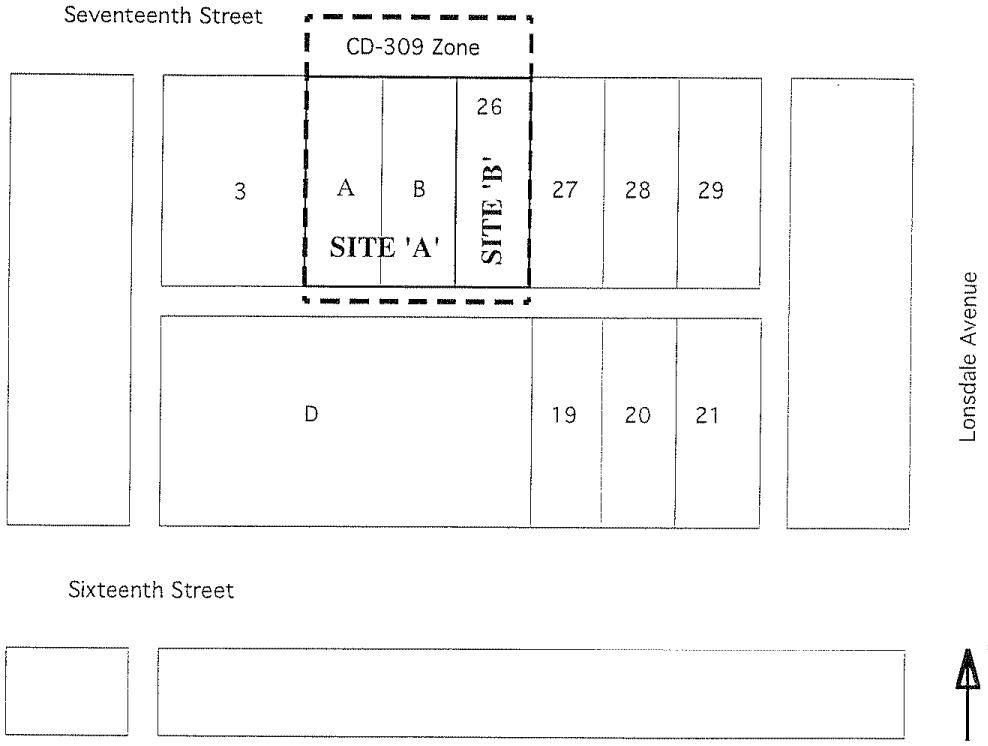
(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-309	SCHEDULE 45	Page 1 of 1
Amending Bylaw No. 6750 refers		

TITLE: SITING PLAN



CD-310 COMPREHENSIVE DEVELOPMENT 310 ZONE

(Lots 1-5, Block 140, D.L. 274, Plan 879, CREEKSIDE ARCHITECTS, 121/137 West 3rd Street)

In the CD-310 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-3 Zone, except that:

(1) The permitted principal use shall be limited to:

(a) Retail Service Group 1 Use;

(b) Accessory Apartment Use for a maximum of 33 dwelling units;

(c) accessory Live/Work Studio Use for a maximum of 10 units. For the purpose of the CD-310 Zone, Live/Work Studio Use means dwelling unit with accessory professional or semi-professional offices, art and craft studios, or other similar uses;

(2) An accessory Live/Work Studio Use shall be permitted only on the first storey;

(3) An accessory apartment use shall be permitted only on a floor level above the first storey;

(4) The principal buildings shall not exceed a lot coverage of 86 percent;

(5) The principal buildings shall not exceed a height of 15.85 metres 52 feet), nor a geodetic height of 48.5 metres (159.1 feet);

(6) The principal buildings shall be sited not less than:

(a) 3.35 metres (11.0 feet) from the front lot line;

(b) 0 metres (0 feet) from the rear lot line, increased to 5.76 metres (18.9 feet) from the rear lot line above the basement level;

(7) The principal buildings shall not exceed a gross floor area of 2.3 times the lot area. For the purpose of the CD-310 Zone, non-commercial social and recreational facilities located below the first floor and enclosed balconies shall be excluded from gross floor area calculations, providing such areas combined do not exceed 150 square metres (1615 square feet);

(8) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 58 parking spaces be provided on site;

(9) Section 414(2) shall be varied to the extent necessary to allow one entry gazebo of not more than 3.96 metres (13 feet) in height to be sited not less than 1.219 metres (4.0 feet) from the front lot line. Sunlight control projections and eaves which form part of the entry gazebo may be sited 0 metres (0 feet) from the front lot line.

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-311 COMPREHENSIVE DEVELOPMENT 311 ZONE

(Lots 7,8, AM25,26,27,28,29, portions of Lots 5,6 as shown on Schedule "A", portion of stopped up and closed lane as shown on Schedule "A", BURON HOUSING CORPORATION/GRAHAM CROCKART ARCHITECTS, 134-152 West 22nd Street)

In the CD-311 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal use shall be limited to 54 dwelling units - 45 two bedroom, 6 one bedroom and 3 three bedroom;

(2) Principal buildings, together with accessory buildings shall not exceed a lot coverage of 14,000 square feet;

(3) The southwestern portion of the building shall not exceed a height of three stories plus basement and a maximum geodetic roof peak elevation of 121.76 m (399.5 ft.), the northeastern portion of the building shall not exceed a height of 4 stories and a maximum geodetic roof peak elevation of 124.5 m (408.5 ft.)

(4) The principal buildings shall be sited not less than;

(a) 6.096 metres (20 ft.) from the front lot line (23rd Street);

(b) 6.096 metres (20 ft.) from the rear lot line (22nd Street);

(c) 4.577 m (15 ft.) from an interior side lot line;

(5) Principal buildings shall not exceed a gross floor area of 4691.45 m^2 (50,500 sq.ft.). Balconies which are entirely open on one exterior side shall be permitted up to maximum of 301 m^2 (3,250 sq.ft.), and one common recreation room up to a maximum of 61.3 m^2 (660 sq.ft.) shall be exempt from calculation in gross floor area.

(6) Section 510(2) and 404(2) shall be waived.

(7) Section 410(2) shall be varied varied to permit the minimum setback from a lot line to an entry canopy to be reduced by up to 3.048 m (10 ft.).

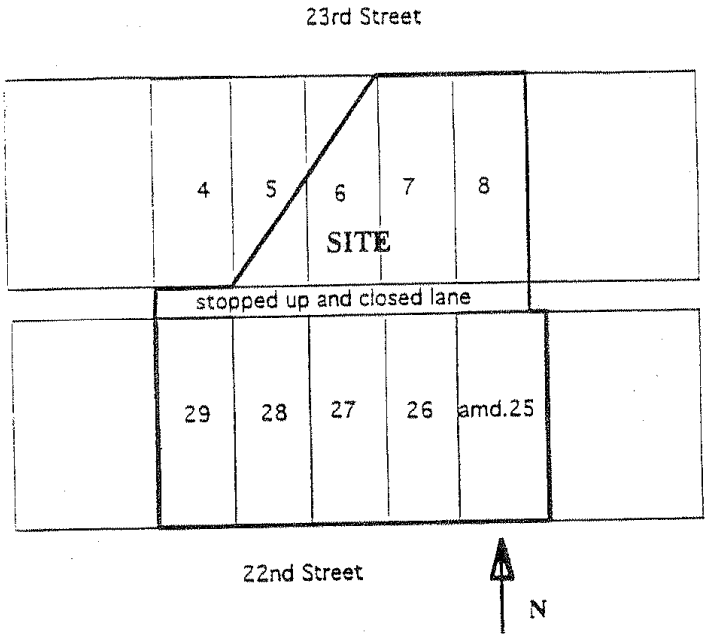
(8) The minimum number of accessory off-street parking spaces provided on site shall be 66 concealed parking spaces, including 11 visitor spaces which shall be accessible 24 hours per day;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-311 Amending Bylaw No. 6700	SCHEDULE "A"	Page 1 of 1

TITLE: N/A



Block 206, District lot 545, Plan 2979

CD-312

COMPREHENSIVE DEVELOPMENT 312 ZONE

(Lot F, Block 25, D.L. 265, Plan LMP 27425, CCNV/KARL GUSTAVSON ARCHITECT, 238 Fell Avenue)

In the CD-312 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) The permitted Principal Uses shall be limited to:

(i) Retail Service Group 1 Use; but excludes grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, shoemakers, dry cleaners, restaurant and cafes, billiard halls, fraternal lodges, bowling alleys, theatres, and veterinary clinics; ***[Bylaw 7520 refers]***

(ii) Industrial Uses;
For the purpose of CD-312 "Industrial Uses" are defined as research laboratories, product testing, and, assembly, storage, servicing, wholesaling, and distributing of materials, goods or things, and excludes bulk loading, wrecking, or salvaging of goods, materials, and things and excludes the production, refining or processing of Dangerous Goods. ***[Bylaw 7520 refers]***

(2) The principal buildings shall not exceed a lot coverage of 55 percent;

(3) The principal buildings shall not exceed a height of 9.5 metres (31.2 feet), nor 2 storeys;

(4) The principal buildings shall be sited not less than:

(a) 0 metres (0 feet) from the front lot line;
(b) 12.19 metres (40 feet) from the rear lot line;
(c) 3.35 metres (11 feet) from the interior side lot line;
(d) 0 metres (0 feet) from the exterior side lot line:

(5) The principal buildings shall not exceed a gross floor area of 0.95 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall be ten, and in no case shall less than seven parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-313 COMPREHENSIVE DEVELOPMENT 313 ZONE

(Lots 21 & 22, Block 63, D.L. 548, Plan 750, ALPHA BETA/GRAHAM CROCKART, 262 West 13th St.)

In the CD-313 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The permitted principal use shall be limited to 15 residential dwelling units.

(2) The principal buildings shall not exceed a lot coverage of 41 percent;

(3) The principal buildings shall not exceed a height of 4.572 metres (15 feet), which may increase at an inward angle of 60 degrees to the horizontal to reach a maximum 11.28 metres (37 feet). The two northernmost buildings shall not exceed a geodetic height of 84.9 metres (278.5 feet) and the southernmost building shall not exceed a geodetic height of 83.0 metres (272.3 feet);

(4) The principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 4.267 metres (14 feet) from the rear lot line;

(c) 2.438 metres (8 feet) from the interior side lot line;

(d) 3.048 metres (10 feet) from the exterior side lot line:

(5) The principal buildings shall not exceed a gross floor area 1.0 times the lot area;

(6) Section 410(2) shall be waived;

(7) Section 510(3)(b) shall be varied to 3.96 metres (13 feet) for not more than 2 dwelling units;

(8) Section 412 shall be varied to permit a gazebo up to 5.79 metres (19 feet) in height to be sited anywhere on the lot;

(9) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 30 parking spaces be provided on site;

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(12) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-314 COMPREHENSIVE DEVELOPMENT 314 ZONE

(Lots 5 & 6, Block 127, D.L. 274, Plan 878, LYON & ROSE ARCHITECTS, 225 East 5th Street)

In the CD-314 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The permitted principal use shall be limited to 9 residential dwelling units.

(2) The principal buildings shall not exceed a lot coverage of 50 percent;

(3) The principal buildings shall not exceed a height of:

(a) 8.61 metres (28.25 feet), nor a geodetic height of 65.50 metres (214.9 feet) for the northernmost building and;

(b) 10.06 metres (33.0 feet), nor a geodetic height of 64.74 metres (212.4 feet) for the southernmost building;

(4) The principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 4.267 metres (14 feet) from the rear lot line;

(c) 5.03 metres (16.5 feet) combined from the interior side lot lines for the northernmost building, and 1.52 metres (5.0 feet) from the interior side lot lines for the southernmost building;

(5) The principal buildings shall not exceed a gross floor area 0.94 times the lot area. Basement storage area up to 0.1 times the lot area shall be exempt from gross floor area calculations;

(6) Section 412 shall be varied to permit a gazebo up to 5.19 metres (17 feet) in height to be sited anywhere on the lot;

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 18 parking spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-315 COMPREHENSIVE DEVELOPMENT 315 ZONE

(OWNERS,STRATA PLAN VR273, 101 East 29th Street)

In the CD-315 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the principle building, together with accessory buildings, shall not exceed a lot coverage of 45 percent except that lot coverage may be increased to 50 percent to provide for balcony enclosure;

(2) the principle building shall not exceed a gross floor area of 1.4 times the lot area. Enclosed balconies up to 0.25 times the lot area shall be exempt from gross floor area calculations;

(3) Section 402(2) shall be varied to the extent necessary to permit the minimum setback required from an abutting lot line to a building to be reduced by up to 1.524 m (5 feet) for enclosed balconies.

CD-316 COMPREHENSIVE DEVELOPMENT 316 ZONE

(Lot 6, Block 119, D.L. 274, Plan 878,STANITA INVESTMENTS,
115 East 6th Street)

In the CD-316 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) The principal buildings shall be limited to 13 dwelling units;

(2) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 5 parking spaces be provided on site;

(3) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

CD-317 COMPREHENSIVE DEVELOPMENT 317 ZONE

(Lot 16, Resub 1, Block 19, D.L. 548, Plan 2528, LNG ENTERPRISES INC., 145 W. 19th St.)

In the CD-317 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The principal buildings shall be limited to 14 dwelling units;

(2) Section 402(2) shall be waived;

(3) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 11 parking spaces be provided on site;

(4) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

CD-318 COMPREHENSIVE DEVELOPMENT 318 ZONE

(Lot 2, Block 166, D.L. 274, Plan 15794, CHRISDALE HOMES/TERRA PACIFIC, ARCHITECTS, 139-141 East 1st Street)

In the CD-318 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-4 Zone, except that:

(1) The permitted principal use shall be limited to:

a) Retail Service Group 1 Use
b) Accessory apartment use for a maximum of 78 dwelling units.

(2) The principal buildings shall not exceed a lot coverage of 94 percent, which shall be reduced to 70 percent above the second storey.

(3) The principal buildings shall not exceed a height of 18.3 metres (60 feet),

(4) The principal buildings shall be sited not less than 1.49 metres (4' 11") from an interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 2.52 times the lot area, and amenity space located in the basement shall be exempt to a maximum of 3,500 square feet;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(7) Section 6A04 (6), and Section 510 (6) shall be waived;

(8) Section 6A02(1)(a) shall be varied to permit an accessory apartment use on the first storey and above;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-321 COMPREHENSIVE DEVELOPMENT 321 ZONE

(Lots 5, 6 & D, Block 88, D.L. 549, Plan 1822, BRODY DEVELOPMENT CORP./GRAHAM CROCKART ARCHITECT, 249-253 East 11th Street)

In the CD-321 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to twelve dwelling units.

(2) The principal buildings shall not exceed a lot coverage of 77 percent.

(3) The principal buildings shall not exceed a height of 9.14 metres (30 feet), or a geodetic height of 105.2 metres (345 feet), hip roof peaks any project beyond the maximum height by .6 metres (2 feet).

(4) The principal buildings shall be sited not less than;

(a) 3.65 metres (12 feet) from the front lot line;

(b) 4.27 metres (14 feet) from the rear lot line; 1.2 metres (4 feet) to the garage;

(c) 1.5 metres (5 feet) from the west interior side lot line;

(d) 2.4 metres (8 feet) from the east interior side lot line.

(5) Section 412 shall be varied to the extent necessary to permit a 4.57 meter (15 feet) high entrance structure.

(6) The principal buildings shall not exceed a gross floor area of 1.0 times the lot area, and basement storage space of not more than 0.1 times the lot area shall be exempt from gross floor area calculations.

(7) Section 510(2) shall be waived

(8) Section 510(3) shall be waived.

(9) The minimum number of accessory off-street parking spaces provided shall comply with Part 9.

(10) Section 906(4)(d) shall be waived.

(11) Section 906(5)(a) shall be varied to permit a driveway width of 4.88 metres (16 feet).

(12) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(13) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(14) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-322 COMPREHENSIVE DEVELOPMENT 322 ZONE

(Lot 2, Block 83, D.L. 549/550, Plan 1232, COLLINRIDGE FINE HOMES/RAINBOW ARCHITECTS, 309 East 12th Street)

In the CD-322 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted principal use shall be limited to two detached one-family residential units;

(2) The principal buildings shall be sited not less than:

(a) 7.62 metres (25 feet) from the front lot line;

(b) 1.2 metres (4 feet) from the rear lot line;

(c) 1.82 metres (6 feet) from the easterly interior side lot line;

(d) 1.5 metres (5 feet) from the westerly interior side lot line;

(3) The principal buildings shall not exceed a gross floor are of 0.5 times the lot area. For purposes of the CD-322 Zone, gross floor area calculations shall exclude a basement or cellar in a building built before 1930;

(4) Section 509A(1) shall be varied to the extent necessary to permit two principal buildings on one lot;

(5) Section 514 shall be varied to the extent necessary to prohibit accessory buildings;

(6) The minimum number of accessory off-street parking spaces provided shall be 1.5 spaces per dwelling unit, and in no case shall less than three parking spaces be provided on site;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

CD-324 COMPREHENSIVE DEVELOPMENT 324 ZONE

(Lot 7, Block 119, D.L. 274, Plan 878, CHRISDALE HOMES/BESHARAT FRIARS TYRELL ARCHITECTS, 119 East 6th Street)

In the CD-324 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) the permitted principal use shall be limited to six residential units;

(2) the principal buildings shall be sited not less than:

(a) 3.048 metres (10 ft.) from the front lot line;
(b) 3.048 metres (10 ft.) from the rear lot line;
(c) 3.048 metres (10 ft.) from the easterly interior side lot line;
(d) 1.22 metres (4 ft.) from the westerly interior side lot line;

(3) Section 410(2)(a) shall be varied to permit a porch to project into the required front yard setback by 3.048 metres (10 ft.);

(4) the principal buildings shall not exceed a gross floor area of 1.26 times the lot area and .11 times the lot area for “internal courtyards”. Internal Courtyard shall be defined as an area that shall not exceed a gross floorarea of .11 times the lot area, shall be open to the exterior through an open gate, shall be unheated, and not used for the storage of vehicles. Parking areas shall be excluded from gross floor area calculations and shall not be used for storage;

(5) the principal building shall not exceed a lot coverage of 70%;

(6) Section 906(4)(d) shall be waived;

(7) Section 510(3) shall be waived;

(8) parking shall comply with the provisions of Part 9 of Zoning Bylaw 6700, and one tandem parking stall shall be permitted;

(9) the principal building shall not exceed a geodetic height of 72.2 metres (237 feet) nor 9.14 metres (30 feet) from average grade;

(10) all open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) refuse storage containers shall be readily accessible for pick-up and forusers and shall be screened on all sides.

CD-325 COMPREHENSIVE DEVELOPMENT 325 ZONE

(Lots A,3,B,6 and portions of stopped-up and closed roads -East 8th and East Victoria Park Drive and lane, Resub 13/18, Block 109, D.L. 549/274, Plan 1467, MACLEAN MANAGEMENT LTD./ROGER ROMSES ARCHITECTS, 175 East 10th Street)

In the CD-325 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RH-1 Zone, except that:

(1) The permitted principal use shall be limited to 51 dwelling units;

(2) A high density residential use in the CD-325 zone shall be permitted only on a lot greater than 2136.7 square metres (23,000 square feet);

(3) The principal buildings together with accessory buildings shall not exceed a gross floor area of 4654.29 square metres (50,100 square feet), and 297.28 square metres (3,200 square feet) of enclosed balconies and 51.095 square metres (550 square feet) of amenity space shall be permitted;

(4) The principal buildings together with accessory buildings shall not exceed a lot coverage of 1,291.31 square metres (13,900);

(5) The principal buildings shall be sited not less than;

- (a) 3.048 metres (10 feet) from the northerly lot Line (East 10th Street);
- (b) 3.962 metres (13 feet) from the easterly lot line (St. George's Avenue);
- (c) 7.315 metres (24 feet) from the southerly lot line;
- (d) 3.962 metres (13 feet) from the westerly lot line;
- (e) 2.133 metres (7 feet) from a property line abutting a lane and underground parking garages may project 2.133 metres (7 feet) into a required setback from a lane.

(6) Section 410(2) "siting exceptions" shall be varied to include "enclosed balconies";

(7) The principal buildings shall not exceed a geodetic height of 100.58 metres (330 feet);

(8) Section 510(4) "Building Width and Length" shall be waived;

(9) Section 510(3) "Unit Separation" shall be waived;

(10) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;.

(11) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

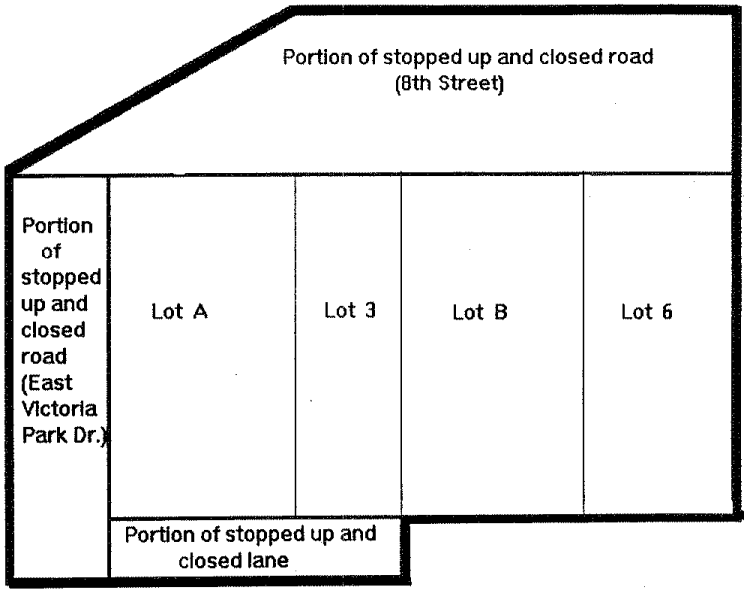
(12) Refuse containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(13) All landscaping and exterior finishes including balcony enclosures shall be reviewed by the Advisory Design Panel.

CD-325	SCHEDULE 'A'	Page 1 of 1
Amending Bylaw No. 6700		

TITLE: PORTION - STOPPED UP AND CLOSED ROAD

Schedule "A"



Resub 13/18, Block 109, District Lots 274/549, Plan 1467

CD-327 COMPREHENSIVE DEVELOPMENT 327 ZONE

(Lots 27, 28, 29, 30, Block 118, D.L. 274, Plan 878, NOORT DEVELOPMENTS/ EGIL LYNGEN, 214-228 East 5th Street)

In the CD-327 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to nineteen dwelling units.

(2) The principal buildings shall not exceed a lot coverage of 48 percent.

(3) The principal buildings shall not exceed a height of:

(a) 7.62 metres (25 feet) for the northernmost building measured from the average grade of the north property line;

(b) a geodetic height of 71.17 metres (233.5 feet) for the southernmost buildings.

(4) The principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 4.27 metres (14 feet) from the rear lot line;

(c) 3.048 metres (10 feet) from an interior side lot line.

(5) The principal buildings shall not exceed a gross floor area of 0.93 times the lot area, and basement storage space of not more than 0.1 times the lot area, and common bicycle storage and a common workshop of not more than 0.02 times the lot area located in the basement shall be exempt from gross floor area calculations.

(6) Section 510(3) shall be varied to require a 4.88 metre (16 feet) separation between the two south buildings.

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9.

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained.

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 328 ZONE

(280 East 5th Street)

In the CD-328 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to four dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 59 percent;

(3) The principal buildings shall not exceed a height of 71.0 metres (233 feet), for the northernmost building and 70.1 metres (230 feet) for the southernmost building and one projection of 2.13 metres (7 feet) for access to roof decks shall be permitted;

(4) The principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line;
(b) 3.2 metres (10.5 feet) from the rear lot line;
(c) 1.524 metres (5 feet) from the interior side lot line;
(d) 3.048 metres (10 feet) from the exterior side lot line for the northernmost building, and 1.524 metres (5 feet) from the exterior side lot line for the southernmost building;

(5) The principal buildings shall not exceed a gross floor area of 0.7 times the lot area. Basement storage areas without glazing up to 0.1 times the lot area shall be exempt from gross floor area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(7) Section 906(3)(e)(ii) shall be waived; *[Bylaw 8464, May 30, 2016]*

(8) One driveway access shall be permitted from St. Andrew's Avenue;

(9) Section 906(4)(h) shall be waived;

(10) A driveway slope of 12.5% shall be permitted, and a crossfall of greater than 5% shall be permitted;

(11) Section 511(1) shall be waived;

(12) The definition of bay window shall be amended to permit 6 bay windows with glazing on 2 sides;

(13) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(14) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(15) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 329 ZONE

(225 East 29th Street)

In the CD-329 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) Notwithstanding Section 506(1)(d) the minimum lot size shall be 250.83 square metres (2700 square feet);

(2) The principal buildings shall be sited not less than:

(a) 6.4 metres (21 feet) from the front lot line, and 4.35 metres (14.3 feet) from a front lot line for portions of buildings built prior to 1995;

(b) 1.524 metres (5 feet) from an interior side lot line and 0.6 metres (2 feet) from an interior side lot line for portions of buildings built prior to 1995;

(c) 8.473 metres (27.8 feet) from the rear lot line;

(3) Principal buildings built after 1995 shall not exceed a gross floor area of 0.5 times the lot area, and 27.8 square metres (300 square feet) located in a basement shall be exempt;

(4) Lot coverage shall not exceed a maximum of 33%;

(5) Section 410(2) shall be varied to permit porches to project 2.133 metres (7 feet) into a required front yard setback and 1.8 metres (6 feet) into a required rear yard setback;

(6) The maximum number of accessory off-street parking spaces provided shall be two (1 per lot) which shall be located in the front yard; no off-street parking space shall be allowed behind the front face of a principal building, and not more than one parking space shall be provided per residential unit;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) All exterior finishes shall be approved by the Advisory Design Panel.

CD-330 COMPREHENSIVE DEVELOPMENT 330 ZONE

(Lots 15 & 16, Block 115, D.L. 274, Plan 878, AREA DEVELOPMENT LTD/EGIL LYNGEN, 275-279 East Keith Road)

In the CD-330 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to nine dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 48 percent;

(3) The principal buildings shall not exceed geodetic heights of the following:

For the northerly building, 83.2 metres (272.9 feet) with one ridge projection to a maximum geodetic height of 84.4 metres (276.9 feet).

For the southerly building, 81.96 metres (268.9 feet);

(4) The principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line;

(b) 4.27 metres (14 feet) from the rear lot line; 1.2 metres (4 feet) to the garage;

(c) 3.048 metres (10 feet) from the interior side lot line;

(d) 3.048 metres (10 feet) from the exterior side lot line.

(5) Section 410(2)(a) shall be varied to the extent necessary to permit covered porches to project into a required setback by 1.83 metres (6 feet);

(6) The principal buildings shall not exceed a gross floor area of 0.93 times the lot area, and basement storage space of not more than 0.1 times the lot area shall be exempt from gross floor area calculations, and common bicycle storage and amenity room in a basement of not more than 0.1 times the lot area shall be exempt from gross floor area calculations;

(7) Section 511(1) shall be waived;

(8) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(9) Section 905(4)(j) shall be varied to permit a driveway slope of 12.5%;

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(12) Section 906 (4)(c)(i) Limitation of Access, shall be waived, to the extent necessary to permit one driveway from St. Andrew's Avenue.

(13) Section 906(4)(h) Vision Clearance, shall be waived.

(14) Section 906 (4) (d) Stall Access Directly From Lane, shall be varied to permit two parallel parking stalls to be accessed directly off the lane.

(15) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 332 ZONE

(1817-1829 Chesterfield Avenue)

In the CD-332 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to 6 dwelling units;

(2) The principal buildings shall be sited not less than;
   (a) 7.62 metres (25 feet) from the front lot line;
   (b) 12.19 metres (40 feet) from the rear lot line;
   (c) 1.524 metres (5 feet) from the interior side lot line;

(3) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area; basement storage areas up to a maximum of 0.1 times the gross floor are of each dwelling unit and limited to that unit, shall be exempt from gross floor area calculations.

(4) Basement and cellar areas shall contain no habitable rooms, shall have no exterior glazing and shall only have interior access.

(5) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 1.5 parking spaces per unit be provided on site;

(6) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(8) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-333 COMPREHENSIVE DEVELOPMENT 333 ZONE

Lot 32, Resub 4-7, Block 206, D.L. 545, Plan 2979, M. KAZEMI/WALTER FRANCL, ARCHITECT, 2220 Chesterfield Avenue.)

In the CD-333 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The principal buildings shall be limited to 7 dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 60 percent;

(3) The principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line;

(b) 5.486 metres (18 feet) from the rear lot line;

(c) 1.524 metres (5 feet) from the interior side lot line;

(d) 3.048 metres (10 feet) from the exterior side lot line;

(4) A garbage enclosure no higher than 2.133 metres (7 feet) in height may be sited 3.048 metres (10 feet) from the rear lot line;

(5) The principal buildings shall not exceed a gross floor area of 1.4 times the lot area; and storage in a basement with no exterior glazing shall be exempt up to 0.212 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(7) Section 906(4)(l) shall be varied to permit a driveway slope of 15% beyond the first 6.1 metres (20 feet);

(8) Section 907(2)(e) shall be waived;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-337 COMPREHENSIVE DEVELOPMENT 337 ZONE

(Lot 13, Block 144, D.L. 274, Plan 878, PATRICIA & GARY SCOTT/
BILL CURTIS DESIGNS, 205 St. Andrew's Avenue)

In the CD-337 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that for buildings built prior to 1997:

(1) The principal buildings shall be limited to 4 dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 33 percent;

(3) The principal buildings shall be sited not less than;

(a) 7.47 metres (24.5 feet) from the front lot line;

(b) 8.84 metres (29 feet) from the rear lot line;

(4) The principal buildings shall not exceed a gross floor area of 0.8 times the lot area;

(5) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall be less than 6 parking spaces be provided on site;

(6) Section 906(3)(c) setback from Lot Lines, shall be waived;

(7) Section 906(4)(f) setbacks from Intersections, shall be waived;

(8) Section 514(5)(c) shall be waived to allow one accessory building to be attached to the principal building;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-338 COMPREHENSIVE DEVELOPMENT 338 ZONE

(Lots A,B, Sub C, Resub 31 & 32, Block 120, D.L. 274/548, Plan 7039, QUAYSIDE VILLAGE COHOUSING LTD., 506 Chesterfield Avenue)

In the CD-338 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal uses shall be limited to:

(a) 18 residential dwelling units, 15 of which shall be comprised of a minimum of: 1 bachelor unit, 6 one-bedroom units, 6 two-bedroom units, and 2 three-bedroom units;

(b) 1-two bedroom rental residential unit;

(c) Accessory Commercial Uses; For the purposes of the CD-338 Zone, Accessory Commercial Uses shall mean:

A Use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; includes Child Care Use, grocery stores, bakery shops, meat and fish markets, supermarkets, delicatessens, drug stores, clothing stores, personal furnishings shops, hardwares, variety stores, book shops, toy stores, home furnishing and appliance stores, camera shops, stationery stores, professional and semiprofessional offices, banks, business offices, finance offices, barbers, hairdressers, tailors, shoemakers, launderettes, dry cleaners, printers, trade and business schools, restaurants and cafes, coffee houses, dance and music studios, art galleries, social clubs, health clubs; but excludes an Accessory Drive-Through Use, Bingo or Casino Gaming, an Escort Service Use and all licensed Premises except **Food Primary License** ***[Bylaw 7508 June 23/03 refers]***, unless expressly provided for in this Bylaw, as defined under the regulations pursuant to the Liquor Control and Licensing Act;

(d) Live/Work Studio Use. For the purposes of the CD-338 Zone, Live/Work Studio Use means a dwelling unit with accessory professional or semi-professional offices, art and craft studios, or other similar uses and is limited to one Live/Work Dwelling Unit to be located on the lowest floor of the building. (Bylaw 7063/Sept.14/98)

Accessory Non-Commercial Amenity, Social and Recreational Uses. For the purposes of the CD-338 Zone, Accessory Non-Commercial Amenity, Social and Recreational Uses shall mean a common kitchen and dining room, common meeting rooms, games rooms, hobby rooms, exercise rooms, a maximum of 1 sleeping unit for residential guest accommodation, and other similar uses.

(2) Principal buildings, together with accessory buildings, shall not exceed a lot coverage of 60 per cent.

(3) Principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line for residential uses, and 0.914 metres (3 feet) from the front lot line for accessory commercial uses.

(b) 2.134 metres (7 feet) from the rear lot line;

(c) 1.37 metres (4.5 feet) from an interior side lot line;

(d) 3.048 metres (10 feet) from an exterior side lot line.

(4) The principal building shall not exceed a height of 15.24 metres (50 feet);

(5) Principal buildings may not exceed a gross floor area of 1.68 times the lot area and common storage areas up to a maximum of 65.03 square metres (700 square feet) and accessory non-commercial amenity social and recreational space up to a maximum of 234 square metres (2526 square feet) shall be excluded from gross floor area calculations;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 24 parking spaces be provided on site;

(7) Section 906(4)(c)(i) Limitation of Access, shall be waived;

(8) Section 908(8) Over Height Recreational Vehicle, shall be waived;

(9) Section 908((2)(a) Additional Parking Requirements, shall be waived;

(10) Section 1001 Required Loading Space, shall be waived;

(11) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained but in no case shall dense landscape materials, fences or structures over 1 metre (3 feet) in height be placed in the area bounded by the intersection lines of a street and a driveway, and a line joining points along said lines, 4.5 metres (15 feet) from their point of intersection;

(12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(13) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-339 COMPREHENSIVE DEVELOPMENT 339 ZONE

(Lot 3, Block 166, D.L. 274, Plan 15794, DAMKA LUMBER & DEVELOPMENT LTD. 153 East 1st Street)

In the CD-339 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-3 Zone, except that:

(1) The principal buildings shall not exceed a height of two storeys nor 15.24 metres (50 feet);

(2) Section 908 shall be varied such that Buildings, or portions of buildings built prior to 1995 shall provide parking for Commercial Uses at a minimum ratio of one space per 73.39 square metres (790 square feet);

(3) Section 402(6) shall be varied to allow one Industrial Use to be exclusively accessed from the lane.

CD-341 COMPREHENSIVE DEVELOPMENT 341 ZONE

(Lots G & H, Block 133, D.L. 274, Plan 15199, WEDGEWOOD DEVELOPMENTS.MACLEAN MANAGEMENT/ROGER ROMSES ARCHITECT, 341 Lonsdale Avenue)

In the CD-341 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-4 Zone, except that:

(1) The permitted principal use shall be limited to:

(a) Retail Service Group 1 Use;
(b) Accessory apartment use for a maximum of 83 dwelling units;
(c) Public Amenity Uses

For the purposes of this bylaw, Public Amenity Uses shall include: civic use, assembly use, daycare use and other similar uses.

(2) The principal buildings shall not exceed a lot coverage of 80 percent, which shall be reduced to 67 percent above the first storey;

(3) The principal buildings shall not exceed a geodetic height of 54.9 metres (180 feet), and clerestorey roof projections containing no floor area shall be permitted provided that they do not exceed geodetic heights of 57.6 metres (189 feet).

(4) The principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line;
(b) 3.048 metres (10 feet) from the rear lot line;
(c) 0 metres (0 feet) from a flanking lane.

(5) Awnings may project 3.048 (10 feet) into the required front yard setback;

(6) The principal buildings shall not exceed a gross floor area of 2.6 times the lot area, and the following shall be exempt from gross floor area calculations:

(a) Floor area up to 371.6 square metres (4,000 square feet) for Public Amenity Uses.
(b) Floor area up to a maximum of 214 square metres (2300 square feet) for enclosed balconies.
(c) Floor area up to a maximum of 10% of the gross floor area of the principal building for storage in a basement or cellar with no access to individual units, and no exterior glazing.
(d) Floor area for a non-commercial common amenity room up to a maximum of 60.4 square metres (650 square feet).

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, except that ten additional parking spaces shall be provided;

(8) Section 6A04 (5)(c) regarding a 45 degree angle setback from Lonsdale, shall be waived;

(9) Section 6A04 (6) and Section 510 (7), Building Width and Length, shall be waived;

(10) Section 6A02 (1) (a) shall be varied to permit an accessory apartment use on the first storey and above;

(11) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(12) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(13) All exterior finishes, landscaping and exterior design shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 343 ZONE

(255 West Keith Road)

In the CD-343 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) Principal buildings built prior to 1997 shall not exceed a gross floor area of 0.6 times the lot area;

(3) Principal buildings built prior to 1997 shall not exceed a height of 11.27 metres (37 feet);

(4) The principal buildings built prior to 1997 shall be sited not less than:

  (a) 2.8 metres (9.2 feet) from the front lot line;

  (b) 12.8 metres (42 feet) from the rear lot line;

  (c) 1 metre (3.3 feet) from the west interior side lot line;

  (d) 1.524 metres (5 feet) from the east interior side lot line.

(5) No Accessory Off-Street Parking Spaces shall be required. *[Bylaw 9031, June 9, 2025]*

CD-344 COMPREHENSIVE DEVELOPMENT 344 ZONE

(Lot F, Block 139, D.L. 271/274, Plan PMP 3181, CCNV, 150 West 2nd Street)

In the CD-344 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-2 Zone, except that:

(1) The principal buildings shall be limited to Residential Use;

(2) The principal buildings shall not exceed a lot coverage of 75 percent;

(3) The principal buildings shall not exceed a height of 15.24 metres (50 feet)

(4) The principal buildings shall be sited within the envelope shown in

Schedule 48;

(5) The principal buildings shall not exceed a gross floor area of 2.6 times the lot area;

(6) Section 410(4) shall be varied to permit an underground structure which does not exceed a geodetic height of 30.5 metres (100 feet) to be sited not less than 19 metres (62.3 feet) from the front lot line;

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

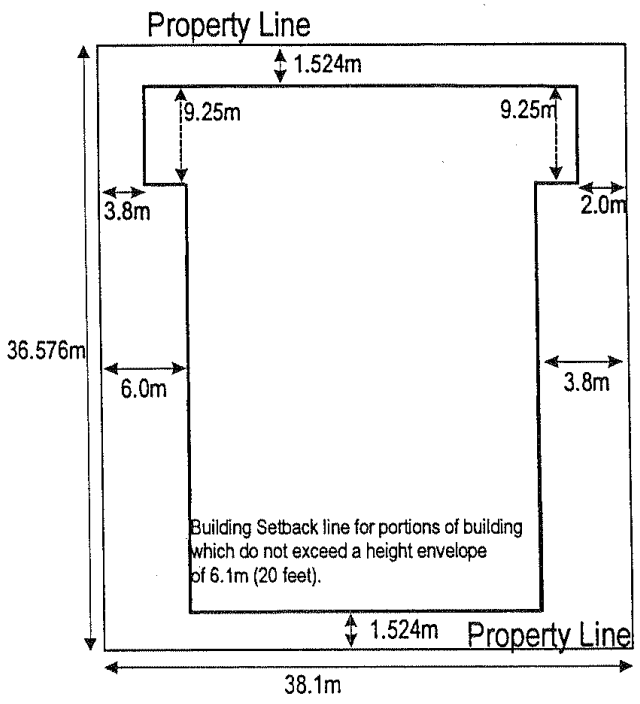
(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvring aisles, driveways, loading or parking spaces.

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-344 Amending Bylaw No. 6700 (Bylaw 6941 refers)	SCHEDULE 48	Page 1 of 2

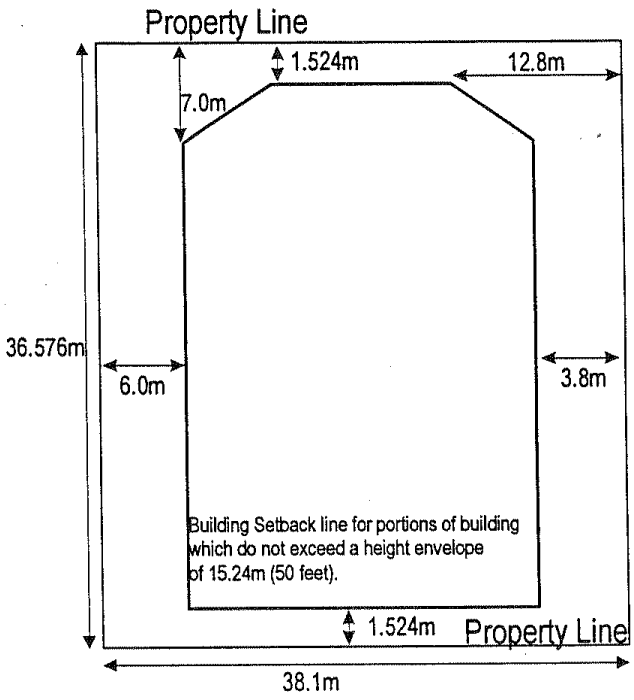
TITLE: SITING PLAN for Lot F, Block 139



West Second Street

CD-344 Amending Bylaw No. 6700 (Bylaw 6941 refers)	SCHEDULE 48	Page 2 of 2

TITLE: SITING PLAN for Lot F, Block 139



West Second Street

CD-345 COMPREHENSIVE DEVELOPMENT 345 ZONE

(Lot J, Block 133, D.L. 274, Plan 16820, BOGNAR DEVELOPMENT GROUP/GOMBEROFF, 116-128 West 3rd Street)

In the CD-345 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) The permitted principal use shall be limited to:

(a) Retail Service Group 1 Use;

(b) Accessory Apartment Use for a maximum of 40 dwelling units;

(2) An Accessory Apartment Use shall be permitted on any floor level above a basement or cellar;

(3) The principal buildings shall not exceed a lot coverage of 70 percent;

(4) The principal buildings shall not exceed a geodetic height of 51.82 metres (170 feet);

(5) The principal buildings shall not exceed a gross floor area of 2.3 times the lot area, of which a minimum of 0.3 times the lot area shall be provided for Retail Service Group 1 uses;

(6) Section 510(3), Unit Separation, shall be waived in its entirety;

(7) Section 510(4) shall be varied to permit a horizontal width of not more that 45.72 (150 feet) above the third storey;

(8) The principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 6.096 metres (20 feet) from the rear lot line.

(9) The minimum number of accessory off-street parking spaces provided shall comply with Part 9; visitor parking stalls shall be provided on-site, shall be individually marked, shall be located between the 2 security gates, and shall remain as common property, unassigned to any individual or strata lot;

(10) Section 906(4)(f) shall be varied to permit the loading area to be located at a minimum distance of 3.048 metres (10 feet) from the point of intersection of a street and a lane;

(11) Section 908(8), Over Height Recreational Vehicle, shall be waived in its entirety;

(12) Section 1003(b) shall be varied to permit a loading space to be 5.49 metres (18 feet) in length;

(13) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(14) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(15) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-346 COMPREHENSIVE DEVELOPMENT 346 ZONE

(Lots 12 & 13, Block 118, D.L. 274, Plan 878, AMA DEVELOPMENT CORP. AND VANVIEW DEVELOPMENT LTD./RAFII ARCHITECTS, 257/259 E. 6th St.)

In the CD-346 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to 9 residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 61 percent;

(3) The principal buildings shall not exceed a geodetic height of 75.13 metres (246.5 feet). Roof projections of a maximum 0.914 metres (3 feet) for roof top structures to a maximum combined horizontal length parallel to the front property line shall be permitted of 6.096 metres (20 feet);

(4) The principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line;

(b) 4.27 metres (14 feet) from the rear lot line;

(c) (i) 1.524 metres (5 feet) from the east interior side lot line for the northern most building. Bay windows may project a maximum of 0.61 metres (2 feet) into the required east interior side lot setback;

(ii) 3.048 metres (10 feet) from the west interior side lot line for the northern most building;

(iii) 1.524 metres (5 feet) from an interior side lot line for the southern most building. Bay windows may project a maximum of 0.61 metres (2 feet) into the required west interior side lot setback for the southern most building.

(d) Underground structures with a floor level more than 2 feet below average grade, may project 3.66 metres (12 feet) into the required rear yard setback, and .61 metres (2 feet) into the required west interior side yard setback;

(5) The principal buildings shall not exceed a gross floor area of 0.96 times the lot area. Common and private storage areas and access to parking areas located in a basement or cellar, with no outdoor access or glazing, shall be exempt from gross floor area calculations up to a maximum of 0.17 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, except that Section 908(7) Visitor Parking shall be waived;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) Section 906(4)(h)(i)((ii) Driveway Slope for Garbage Storage Area, shall be waived;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-347 COMPREHENSIVE DEVELOPMENT 347 ZONE

(Lots A and D, Block 49, D.L. 548, Plan 957, NOVA (16)/
BESHARAT FRIARS ARCHITECTS, 133/145 West 15th Street)

DELETED AND REPLACED BY CD-390.

SCHEDULE 50 NOW FORMS PART OF BYLAW 7164, CD-390

CD-348 COMPREHENSIVE DEVELOPMENT 348 ZONE

(Lots 1,2 & 3, Block 167, D.L. 274, Plan 878, J. TIMEWELL,
203 East 1st Street)

In the CD-348 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-4 Zone, except that:

(1) The principal uses shall include those uses for the M-4 Zone listed in Section 701 and Retail Service Group 2 Uses for up to fifty percent of the gross floor area but shall exclude truck terminals, bulk loading and storage facilities.

CD-350 COMPREHENSIVE DEVELOPMENT 350 ZONE

(Lot 21, Block 64, D.L. 271, Plan 750, MIKE RAKIS/KOSTA LOUKAS/BILL CURTIS DESIGN, 356 West Keith Road)

In the CD-350 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to 3 dwelling units;

(2) The principal buildings shall be sited not less than;

(a) 7.62 metres (25 feet) from the front lot line;

(b) 14.6 metres (48 feet) from the rear lot line;

(c) 1.524 metres (5 feet) from an interior side lot line.

(3) The principal building shall not exceed a height envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum geodetic height of 71.2 metres (233.5 feet).

(4) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area;

(5) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(6) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(8) All exterior finishes, landscaping and design shall be approved by the Advisory Design Panel.

CD-354 COMPREHENSIVE DEVELOPMENT 354 ZONE

(Lots 15 & 16, block 127, D.L. 274, Plan 878, MOHTADI HOLDINGS LTD./M.S. DESIGN AND CONSTRUCTION CO. LTD., 273 – 279 East 5th Street)

In the CD-354 zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to nine dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 25 percent;

(3) The principal buildings shall not exceed a geodetic height of 64.47 metres (211.5 feet) for the northernmost building and 64 metres (210 feet) for the southernmost building; and

(a) one roof projection for roof deck access shall be permitted on the northernmost building not to exceed a geodetic height of 65.84 metres (216 feet), and on the southernmost building not to exceed a geodetic height of 64.62 metres (212 feet).

(4) The principal buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the front lot line;

(b) 4.27 metres (14 feet) from the rear lot line;

(c) 1.524 metres (5 feet) from the interior side lot line for the southernmost building, 6.096 metres (20 feet) from the interior side lot line for the northernmost building;

(d) 1.524 metres (5 feet) from the exterior side lot line.

(5) Section 410(2)(a) shall be varied to permit a balcony or porch to project 10 feet into the required rear yard setback;

(6) The principal buildings shall not exceed a gross floor area of 0.96 times the lot area. Basement storage areas up to 0.15 times the lot area shall be exempt from the gross floor area;

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(8) Section 511(1) Unit Density shall be waived;

(9) Section 908(7) Visitor Parking shall be waived;

(10) Section 906(4)(d) Stall Access Directly from Lane shall be waived;

(11) Section 510(3) Unit Separation shall be varied to permit a minimum separation of 4.88 metres (16 feet) for a maximum horizontal width of 10.06 metres (33 feet)

(12) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(13) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(14) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-355 COMPREHENSIVE DEVELOPMENT 355 ZONE

(Lot 1, Block 166, D.L. 274, Plan 15794, CHAMPIONS KARATE/COVE WAREHOUSES, 125 East 1st Street

In the CD-355 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-3 Zone, except that:

(1) The principal buildings shall not exceed a height of two storeys nor 15.24 metres (50 feet);

(2) Section 908 shall be varied such that buildings, or portion of buildings built prior to 1995, shall provide parking for a martial arts school or warehouse use at a minimum ratio of one space per 92.9 square metres (1,000 square feet);

(3) Section 6A04(5) Siting is amended to the extent necessary to require a 3.048 metres (10 ft.) setback from the east interior lot line;

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-357 COMPREHENSIVE DEVELOPMENT 357 ZONE

(Lots 20,21,22,23,24,25, portions of Lots 26,27,28, CCNV, 124 West 1st Street)

In the CD-357 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-2 Zone, except that:

(1) The principal buildings shall be limited to:

a) Retail Service Group1 Use;
b) Accessory Apartment Use;
c) Accessory Off-Street Use;

(2) The principal buildings shall not exceed a lot coverage of 35 percent; except that below a height envelope of 45 feet, lot coverage shall not exceed 85 percent;

(3) The principal buildings shall not exceed a height envelope of 36.5 metres (120 feet),

(4) The principal buildings shall be sited in accordance with the siting envelopes shown in Schedule 49;

(5) The principal buildings shall not exceed a gross floor area of 2.6 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

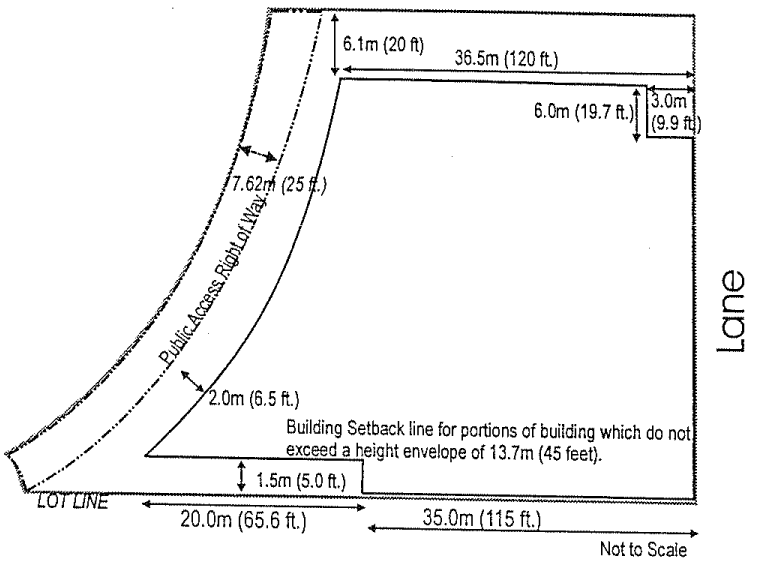
(8) Recycling and Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-357	SCHEDULE 49	Page 1 of 2
Amending Bylaw No. 6700 (Bylaw 6965 refers)		

TITLE: SITING PLAN

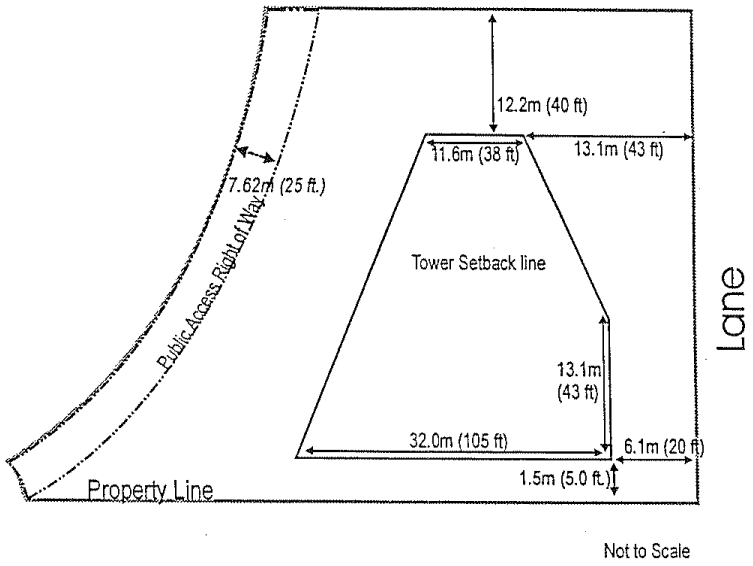
Title: Siting Plan for Lot 20,21,22,23,24,25 and portions of Lots 26, 27, 28.



CD-357	SCHEDULE 49	Page 2 of 2
Amending Bylaw No. 6700 (Bylaw 6965 refers)		

TITLE: SITING PLAN

Title: Siting Plan for Lot 20,21,22,23,24,25 and portions of Lots 26, 27, 28.



CD-358 COMPREHENSIVE DEVELOPMENT 358 ZONE

(Lots 31 & 32, Block 118, D.L. 274, Plan 878, COURTYARD ARCHITECTS/ 467738 B.C. Ltd., 508/510 St. George's Avenue, 206 East 5th Street)

In the CD-358 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to 10 residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 50 percent;

(3) The principal buildings shall not exceed a geodetic height of 70.87 metres (232.5 feet).

(4) The principal buildings shall be sited not less than;

(a) 3.048 metres (10 feet) from the front lot line;
(b) 3.65 metres (12 feet) from the rear lot line;

(c) (i) 3.048 metres (10 feet) from the west exterior side lot line for the northernmost building, and 2.134 metres (7 feet) from the west exterior side lot line for the southernmost building.

(ii) 1.83 metres (6 feet) from the east interior side lot line.

(5) For the purposes of this bylaw, the definition of "bay window" shall be varied to require glazing on 2 exterior sides.

(6) The principal buildings shall not exceed a gross floor area of 1.0 times the lot area. Common and private storage areas and access to parking areas located in a basement or cellar, with no outdoor access or glazing, shall be exempt from gross floor area calculations up to a maximum of 0.2 times the lot area;

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, except that Section 908(7) Visitor Parking shall be waived;

(8) One driveway access shall be permitted from East 5th Street.

(9) The permitted width of the driveway shall be a minimum of 4.572 metres (15 feet).

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-360 COMPREHENSIVE DEVELOPMENT 360 ZONE

Lot	Block	D. L.	Plan	P.I.D.
2	22	2654	8766	009-933-905
Parcel A	23	265	4690	011-388-021
1		265/2654	14332	007-865-627
A	23	265	4690	011-388-005
C		265	(City lands) 2538	015-995-534
		265	(City lands) RP11118	015-995-801

(CONCERT PROPERTIES/HARBOURSIDE BUSINESS PARK 2)

In the CD-360 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

1) (a) the permitted principal and accessory uses shall be limited to:

(i) Industrial Business Park Use
(ii) Service Commercial Use
(iii) Accessory Service Commercial Use
(iv) Accessory Off-Street Parking Use
(v) Accessory Off-Street Loading Use
(vi) Civic Use
(vii) Child Care Use
(viii) Accessory Retail Services Group 2 Use, subject to Section 702 (3)

For the purpose of this section:

"Industrial Business Park Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including film, television, and music studios, engineering, drafting, and architectural offices, computer system and software development, data processing, surveying, building contractor and trade contractor offices; excluding bulk loading, wrecking, or salvaging of goods, materials, and things and excludes the production, refining, or processing of Dangerous Goods.

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreation uses, and are limited to a maximum of

i) 500 Square Metres (5,380 square feet) on a Lot less than 12,600 square metres (135,630 square feet);
ii) 715 square metres (7,700 square feet) on a Lot greater than or equal to 12,600 square metres (135,630 square feet). ***[Bylaw 7754 Feb27/06]***

(b) The following uses are prohibited:

(i) retail sales of personal items such as jewelry, clothing, food items and computers;
(ii) professional and semi-professional offices, finance and accounting offices, business offices, social clubs and health clubs;
(iii) call centers and telephone solicitation centers;

(2) the principal buildings, together with accessory buildings, shall not exceed a lot coverage of 50%

(3) *the principal building, together with accessory buildings, shall not exceed a Gross Floor Area of 0.75 times the Lot Area, provided that this amount may be increased by:*

(a) 0.75 times the Lot Area times the ratio of underground parking to required Off-Street Parking, not to exceed 0.25 times the Lot area up to a maximum combined Gross Floor Area of 1.0 times the Lot Area; ***[Bylaw 7222]***

(4) the principal building shall be sited in accordance with the siting envelopes shown on Schedule 52 (E);

(5) the principal buildings shall not exceed a height of 12.2 metres (40 feet);

(6) *parking shall be in accordance with Part 9 of the Zoning Bylaw and shall be calculated at 1 space per 50 square metres (538 square feet) of Gross Floor Area;* ***[Bylaw 7222]***

(7) *bicycle parking shall be provided on site and shall be calculated at 1 bicycle parking stall per 500 square metres (5380 square feet) of Gross Floor Area*; ***[Bylaw 7222]***

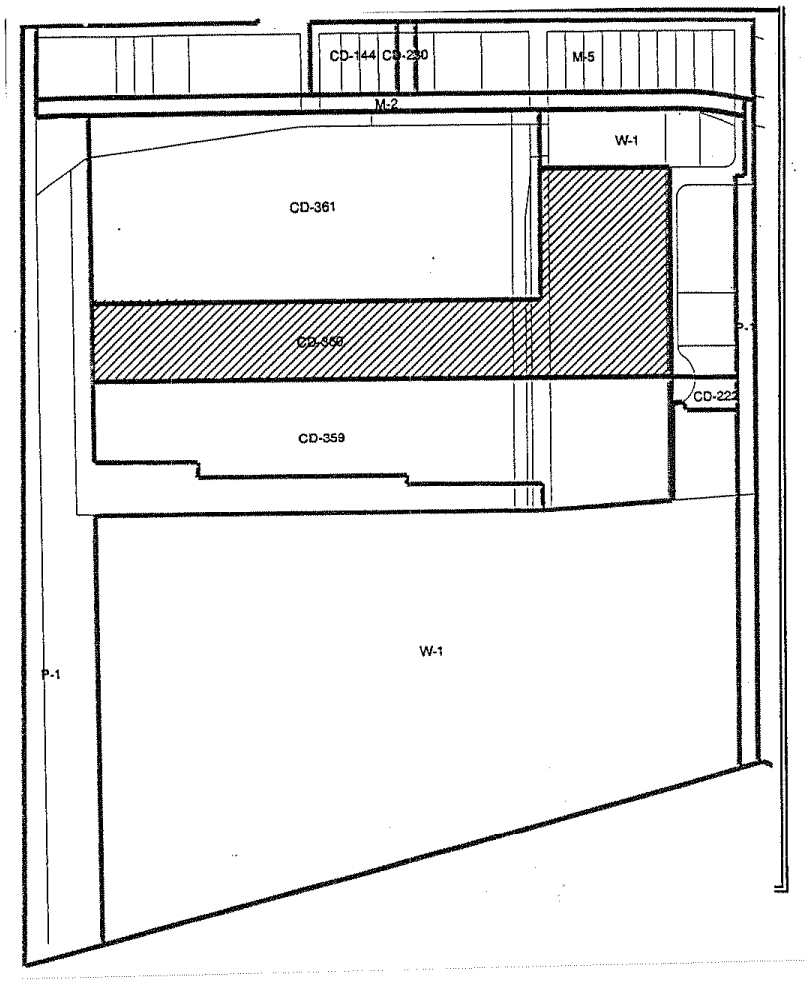
(8) refuse storage containers and recycling containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all open areas not covered by buildings, structures, driveways, and parking spaces shall be suitably landscaped and maintained;

(10) Section 906(5)(b) is hereby amended to the extent necessary to increase the maximum width of any driveway crossing as measured at the property line to 11.0 metres (36 feet).
[Bylaw 6977 refers]

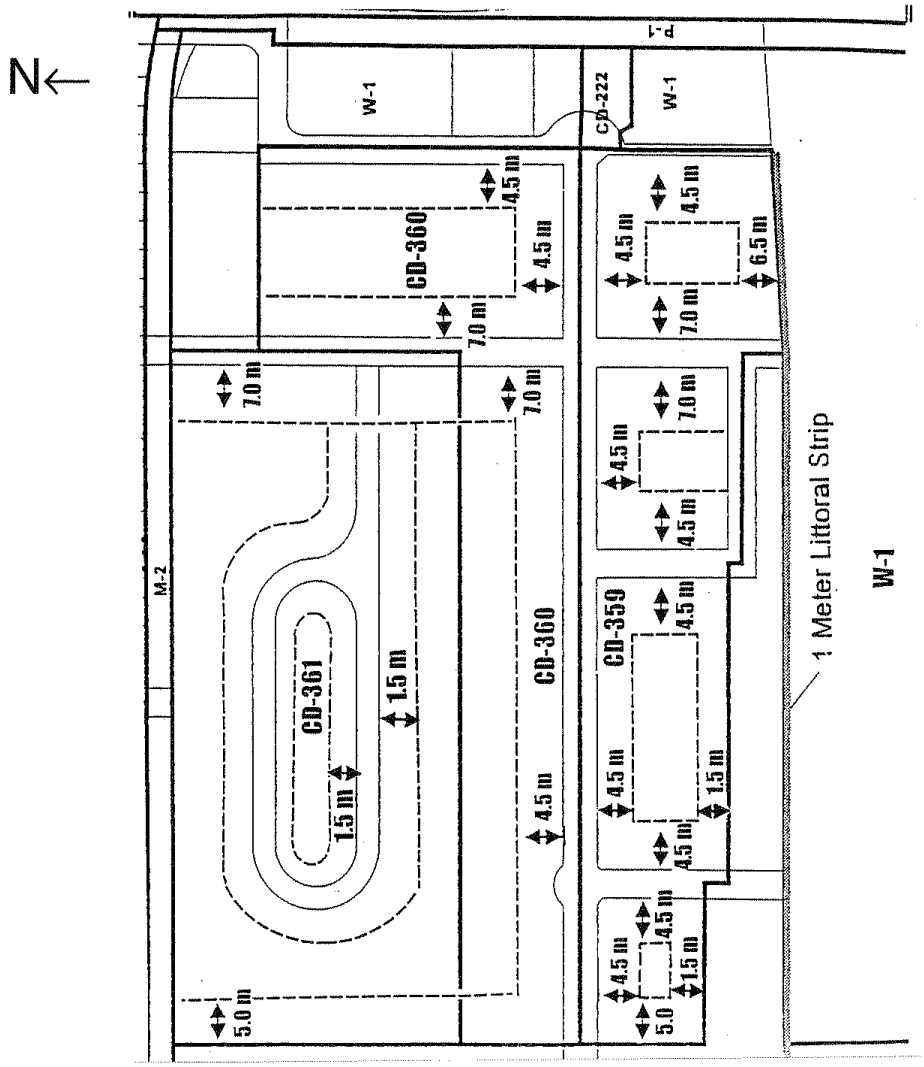
CD-360 Amending Bylaw No. 6977	SCHEDULE 52(B)	Page 1 of 1

TITLE: N/A



CD-360 Amending Bylaw No. 6977	SCHEDULE 52(E)	Page 1 of 1

TITLE: N/A



CD-361 COMPREHENSIVE DEVELOPMENT 361 ZONE

Lot	Block	D. L.	Plan	P.I.D.
2	22	2654	8766	009-933-905
Parcel A	23	265	4690	011-388-021
1		265/2654	14332	007-865-627
A	23	265	4690	011-388-005
C		265	(City lands) 2538	015-995-534
		265	(City lands) RP11118	015-995-801

(GREYSTONE PROPERTIES LTD., HARBOURSIDE BUSINESS PARK 3)

In the CD-361 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the M-3 Zone, except that:

(1) (a) The permitted principal and accessory uses shall be limited to:

(i) Auto Mall Use;
(ii) Industrial Use;
(iii) Office Use;
(iv) Service Commercial Use;
(v) Auto Mall Commercial Use;
(vi) Accessory Retail Service Group 2 Use;
(vii) Accessory Off-Street Parking Use;
(viii) Accessory Off-Street Loading Use;
(ix) Accessory Mobile Food Vending Use;
(x) Car Wash – Automatic Use;
(xi) Car Wash – Manual Use;
(xii) Civic Uses;
(xiii) Child Care Use;

For the purpose of this section:

"Auto Mall Use" is defined as Enclosed or Unenclosed Use providing for the sale at retail, fleet wholesale, lease and rental of new and used automobiles and Enclosed Use providing for the sale at retail of used automobiles and ancillary functions related thereto, such as repair and sale of parts, servicing.

"Auto Mall Commercial Use" is defined as retail sales and services of items which pertain to the Auto Mall Use or automobile ownership and shall include property manager, café, coffee shop, automobile rentals, insurance sales office, financial services, office automotive training facilities, Retail Service Group 2 Uses, and a service station use and are limited to a maximum of 3700 square metres (39,828 square feet) in the CD-361 Zone;

"Industrial Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including film, television, and music studios.

"Office Use" is defined as architectural, data processing, drafting, engineering, surveying, building contractor and trade contractor offices, and are limited to 20% of the Gross Floor Area allowed on the lot when the principal use is Industrial Use;

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreational uses, and are limited to a maximum of 500 square metres (5,380 square feet) on the lot;

(b) the permitted non-Industrial Uses which shall be accessory to the principal use shall occupy not more than 40% of the "industrial use", and for the purposes of this section "non-industrial uses" are defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retail sales and display areas, washrooms, cafeterias and lounge areas, but does not include washrooms, cafeterias and lounges exclusively for industrial workers;

(c) retail sales of personal items such as jewellery, clothing, or food is not permitted;

(d) car wash – Manual Use shall permit not more than six manually operated car wash stalls;

(e) Accessory Mobile Food Vending Use shall be located in a mobile cart only and is limited to not more than one mobile cart per lot, and shall not occupy any required parking spaces on the site;

(2) the principal buildings, together with accessory buildings, shall not exceed a lot coverage of 50%;

(3) the principal buildings, together with accessory buildings, shall not exceed a Gross Floor Area of 0.75 times the lot area. Non-commercial social and recreational facilities, recycling facilities, and energy conservation facilities shall be excluded from gross floor area calculations up to a maximum of 0.1 FSR;

(4) the principal building shall be sited in accordance with the siting envelopes shown on Schedule 52 (E);

(5) the principal buildings shall not exceed a height of 12.2 metres (40 feet);

(6) parking shall be in accordance with Part 9 of the Zoning Bylaw and shall be calculated at one space per 67 square metres (721 square feet of Gross Floor Area;

(7) bicycle parking shall be provided on site and shall be calculated at 1 bicycle parking stall per 1000 square metres (10,760 square feet) of Gross Floor Area;

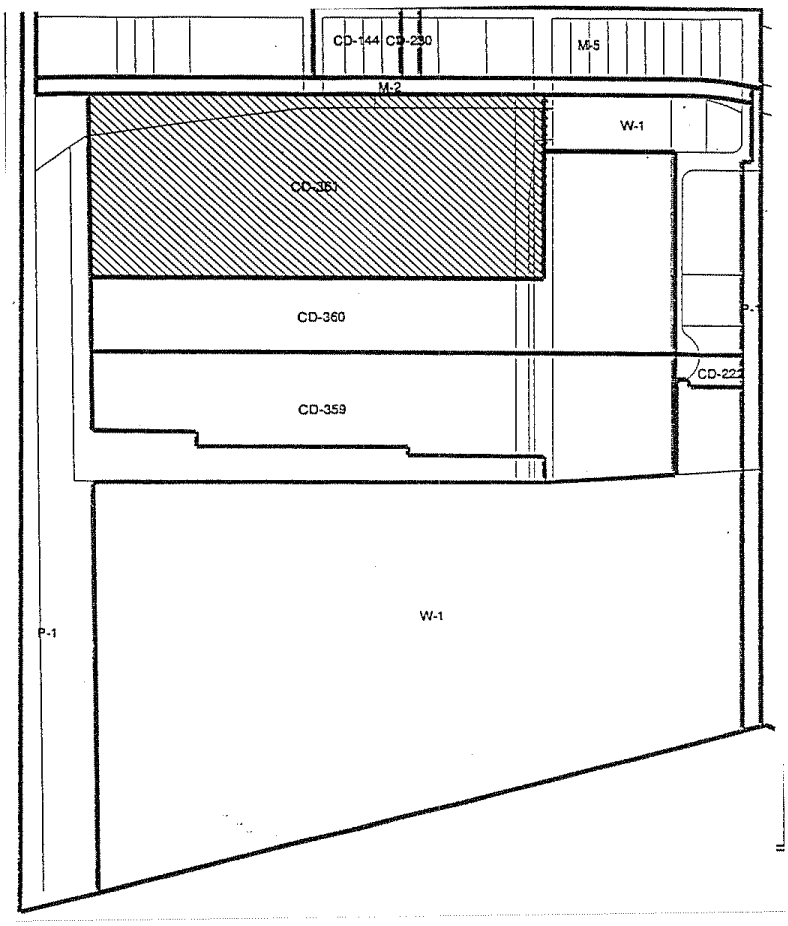
(8) refuse storage containers and recycling containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) all open areas not covered by buildings, structures, driveways, and parking spaces shall be suitably landscaped and maintained;

(10) Section 906(5)(b) is hereby amended to the extent necessary to increase the maximum width of any driveway crossing as measured at the property line to 11.0 metres (36 feet). ***[Bylaw 6978 refers]***

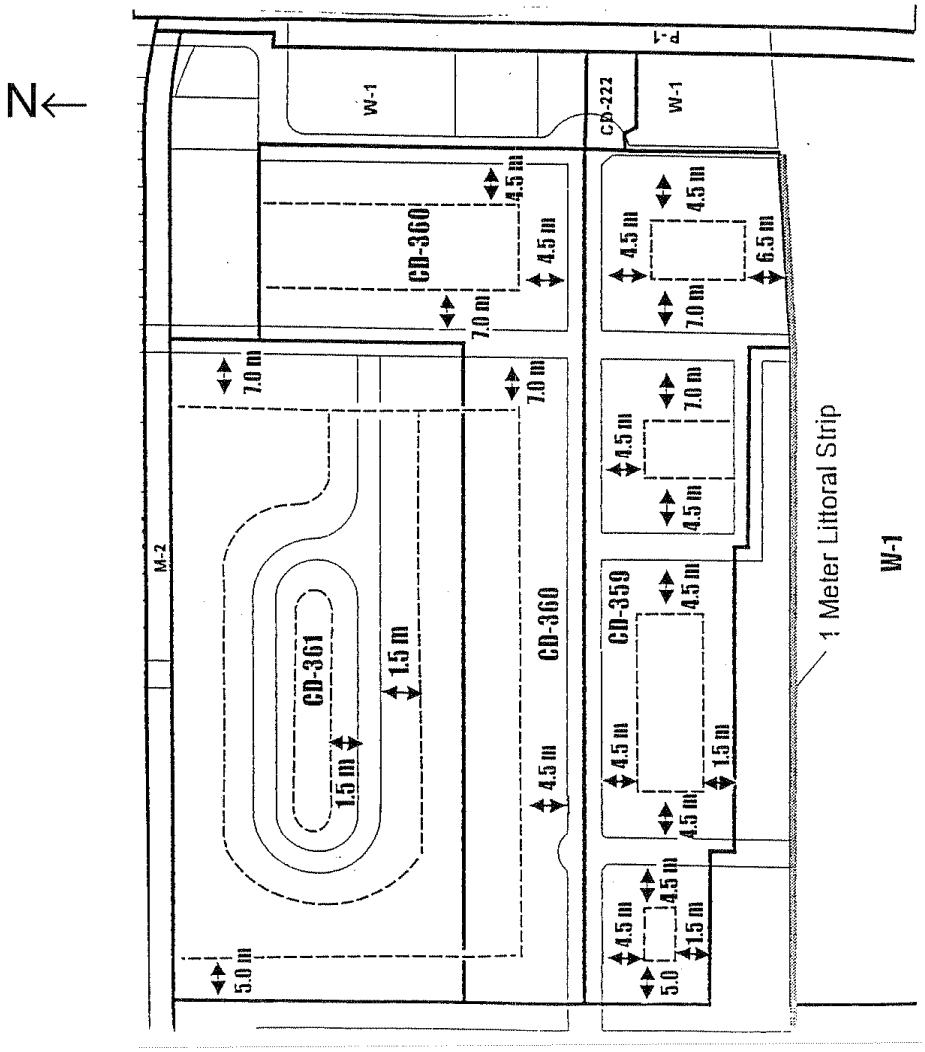
CD-361 Amending Bylaw No. 6978	SCHEDULE 52(C)	Page 1 of 1

TITLE: N/A



CD-361 Amending Bylaw No. 6978	SCHEDULE 52(E)	Page 1 of 1

TITLE: N/A



CD-363 COMPREHENSIVE DEVELOPMENT 363 ZONE

(Lots D, 13,14,15,16 and portion of closed road as shown on Schedule "A")

In the CD-363 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted principal uses shall be limited to a combined total of 144 dwelling units;

(2) A medium density residential use in the CD-363 zone shall only be permitted on a lot greater than 3416.2 square metres (36,000 square feet);

(3) The principal buildings together with accessory buildings shall not exceed a gross floor area of 1.59 times the lot area, and enclosed balconies shall be exempt from gross floor area calculations up to a maximum of 0.0649 times the lot area;

(4) The principal buildings together with accessory buildings shall not exceed a lot coverage of 66.5%;

(5) Portions of the principal buildings containing habitable area shall be sited not less than:

(a) 6.096 metres (20 feet) from the front lot line and one entry canopy may project 2.438 metres (8 feet) into the required front yard setback;
(b) 4.572 metres (15 feet) from an interior side lot line;
(c) 6.096 metres (20 feet) from an interior side lot line located within the CD-363 Zone;
(d) 8.534 metres (28 feet) from the rear lot line;
(e) 6.096 metres (20 feet) from an exterior side lot line.

(6) Portions of principal buildings containing no habitable floor area shall be sited:

(a) 1.219 metres (4 feet) from the rear lot line to portions of buildings containing non-habitable areas;
(b) 3.048 metres (10 feet) from an interior side lot line;
(c) 4.724 metres (15.5 feet) from an exterior side lot line.

(7) Enclosed balconies may project 0.6096 metres (2 feet) into the required front yard setback;

(8) The principal buildings shall not exceed a geodetic height of:

(a) 37.34 metres (122.5 feet) for buildings on the westernmost lot;
(b) 38.1 metres (125 feet) for buildings on the easternmost lot.

(9) Section 510(4) "Building Width and Length" shall be waived;

(10) One driveway access shall be permitted from St. Patrick's Avenue;

(11) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(12) Section 906(4)(i)(ii) "Driveway Slope" shall be waived;

(13) All dwelling units shall comply with CMHC criteria for noise levels for residential occupancy in new construction as defined in "Road & Rail Noise: Effects on Housing" for which maximum noise levels are as follows:

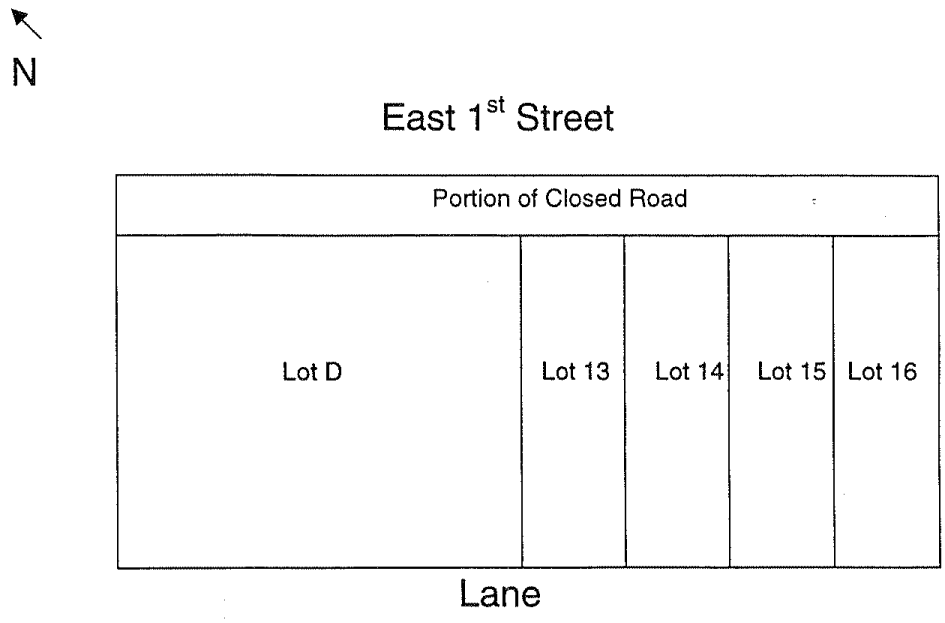
Bedrooms	35 dBA
Living, Dining, Recreation Rooms	40 dBA
Kitchen, Bathroom, Hallways, Utility Rooms	45 dBA
Outdoor Recreation Areas	55 dBA

(14) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(16) All landscaping, design and exterior finishes including balcony enclosures shall be approved by the Advisory Design Panel.

CD-363	SCHEDULE "A"	Page 1 of 1
Amending Bylaw No. 6700 (Bylaw 6988 refers)		



Block 168 & 172, D/L. 274, Plan 12230 & 1346

CD-364 COMPREHENSIVE DEVELOPMENT 364 ZONE

(Lots 19 & 20, Block 88, D.L. 549, Plan 1822, HANDMADE DEVELOPMENTS LTD./JOHN DOW MEDLAND, ARCHITECT, 236 East 10th Street)

In the CD-364 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) A Two-Family Residential Use shall be permitted on a Lot no less than 427.34 square metres (4600 square feet);

(2) The minimum setback to an Interior Side Lot Line that is entirely within the CD-364 Zone shall be 1.219 metres (4 feet);

(3) For a Principal Building on Lot 20 covered porches and stairs may project into the required front yard setback by 2.44 metres (8 feet);

(4) The Principal Buildings shall not exceed a geodetic height of 103.63 metres (340.0 feet);

(5) Section 509A(4), Height, shall be waived;

(6) The Principal Buildings shall not exceed a Gross Floor Area of 0.6 times the Lot Area and Basements or Cellars with no exterior glazing and which are non-contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations up to a maximum of 0.2 times the Lot Area;

(7) The minimum number of Accessory Off-Street Parking spaces provided shall comply with the provisions of Part 9;

(8) All open areas not covered by Buildings, Structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces.

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-365 COMPREHENSIVE DEVELOPMENT 365 ZONE

(Lot F, Block 73, D.L. 548/549, Plan 14284, PETRO-CANADA, 1245 Lonsdale Avenue)

In the CD-365 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-2 Zone, except that:

(1) For the purposes of this bylaw, the Service Station Use shall be defined as a Use providing for the retail sale of motor fuels and the servicing or repairing of motor vehicles, and shall include a minimum of one pump island that must be operated as a full service island only but excludes the storage or sale of liquefied petroleum gas (LPG), propane and nature gas for purposes of operating a commercial refueling station and excludes automobile painting and body works;

(2) In addition to Section 614(4), the principal buildings shall be sited not more than;

(a) 13.835 metres (45.39 feet) from the front lot line;

(b) 0.6 metres (1.968 feet) from the interior side lot line;

(3) An Accessory Service Station Use shall not occupy more than 115 square metres (1237.8 square feet) of the Gross Floor Area of the Building;

(4) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(5) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(7) All rooftop mechanical equipment must be screened on all 4 sides;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-366 COMPREHENSIVE DEVELOPMENT 366 ZONE

(S/L 1-34, D.L. 2654, LMS 2266, 497906 B.C. LTD./URBAN DESIGN AND DEVELOPMENT CONSULTING LTD. 18, Gostick Place)

In the CD-366 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required off-street parking shall be as in the W-1 Zone, except that:

(1) The Principal Buildings together with Accessory Buildings shall not exceed a Gross Floor Area of 1.14 times the Lot Area.

(2) The permitted principal uses shall include:

(a) A print or copy shop or property manager office is permitted up a maximum of 139.35 square meters (1500 sq.ft.);

(b) Assembly Uses are permitted up to a maximum of 10% of the Gross Floor Area and are defined as non-commercial social clubs or fraternal lodges or a use for marine and boating instruction and education;

(c) Building contractor and trade contractor offices and graphic design and desktop publishing (up to a maximum of 20% of the Gross Floor Area).

(3) The minimum number of off-street Parking Spaces provided shall be 32.

(4) Section 906 (3)(d) Parking Space Setback from Structures, shall be waived.

(5) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained.

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides.

CD-367 COMPREHENSIVE DEVELOPMENT 367 ZONE

(Lot 17, and W. ½ of 18, Block 41, D.L. 547, Plan 1572, R. SABOR ENTERPRISES/ H. NAJIAN AND ASSOCIATES, 449 West 16th Street)

In the CD-367 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall be limited to three residential dwelling units;

(2) The Principal Building shall not exceed a Lot Coverage of 32 percent;

(3) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot Area, and up to 0.07 times the Lot Area of Cellar space with no exterior glazing and not contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations. For purposes of this bylaw, one covered porch which is 24% unenclosed shall be considered an Open Appendage.

(4) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided on site;

(5) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces.

(7) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-368 COMPREHENSIVE DEVELOPMENT 368 ZONE

(Lots Am1, 2, Resub 1, Block 206, D.L. 545, Plan 6666, PEZZENTE HOLDINGS INC./COURTYARD ARCHITECTS, 120-122 West 21st Street)

In the CD-368 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The principal buildings shall be limited to 16 dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 41%;

(3) The principal buildings shall not exceed a height of 13.11 metres (43 feet);

(4) The principal buildings shall be sited not less than;

  (a) 6.096 metres (20 feet) from the front lot line;

  (b) 6.096 metres (20 feet) from the rear lot line;

  (c) 4.57 metres (15 feet) from the interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 1.412 times the lot area;

(6) A two-bedroom unit shall be permitted to have a minimum of 66.4 square metres (715 square feet).

(7) The minimum number of accessory-off-street parking spaces provided shall comply with the provisions of Part 9.

(8) A driveway with a maximum slope of 10% for the first 3.098 metres (10 feet) from the property line, and 15% for the remainder is permitted.

(9) Section 906(5)(a) is varied to permit a driveway width of 3.658 metres (12 feet);

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvring aisles, driveways, loading or parking spaces.

(12) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 372 ZONE

(120-128 West 16th Street, 1601 Lonsdale Avenue, 130-148 West 16th Street)

In the CD-372 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1B Zone for sites "A" and "B" as shown on Schedule 54, and shall be as in the C-1A Zone for site "C" as shown on Schedule 54, except that:

(1) On Site "B" an Accessory Apartment use shall comply with City of North Vancouver Guidelines for Level 2 Adaptability as presented in Schedule 54;

(2) The Principal Building on Site "B" shall not exceed a Lot Coverage of 65 percent and 27 percent above the second Storey;

(3) The Principal Building on Site "B" shall not exceed a geodetic Height of 143.87 metres (472 feet);

(4) The Principal Building on Site "B" shall be sited not less than;

(a) 10.668 metres (35.8 feet) from the east Interior Side property line above the First Storey;

(b) 10.668 metres (35 feet) from the Rear Lot Line above the First Storey;

(5) the maximum combined Gross Floor Area for Principal Buildings on Sites "A", "B" and "C" shall not exceed 2.6 times the Lot Area, and be divided as follows:

(a) On Site "A" a maximum of 7,049.3 square metres (75,880 square feet);
(b) On Site "B" a maximum of 5,932.0 square metres (63,853 square feet);
(c) On Site "C" a maximum of 1,213.0 square metres (13,057 square feet).

and a common amenity area up to a maximum of 220.64 square metres (2375 square feet) and a garbage and recycling room up to a maximum of 21.37 square metres (230 square feet) shall be exempt from Gross Floor Area calculations and that for Site "B" of the CD-372 Zone, exterior cladding up to 6.5 inches wide and approved by a Building Envelope Specialist shall be exempt from Gross Floor Area calculations up to a maximum of 134.7 square metres (1,450 square feet)**;** *[Bylaw 7099, February 15, 1999]*

(6) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9 except that;

(a) On Site "B" the minimum number of Parking Spaces provided shall be:

(i) 1 space per 46.45 square metres (500 square feet) of Gross Floor Area for Retail Service Group 1 Uses;
(ii) 1.96 parking spaces per Dwelling Unit;

(b) On Site "C" the minimum number of parking Spaces provided shall be 1 space per 46.45 square metres (500 square feet) of Gross Floor Area for Retail Service Group 1 Uses;

(c) Two tandem parking stalls shall be permitted.

(7) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(8) Section 609 Special Landscape Requirements for Commercial Buildings Adjoining or Opposite a Residential Zone, shall be waived;

(9) Section 906(3)(e)(ii) shall be waived; *[Bylaw 8464, May 30, 2016]*

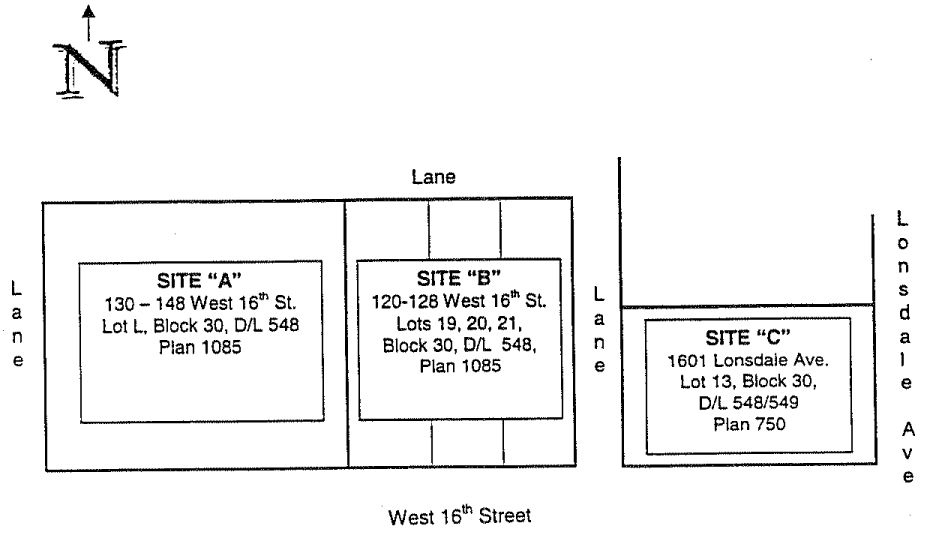
(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes, design, signage, and landscaping shall be approved by the Advisory Design Panel.

(12) Projecting Signs are permitted if part of a comprehensive sign package approved by the Advisory Design Panel.

CD-372 Amending Bylaw No. 7024	SCHEDULE 54	Page 1 of 3

TITLE: SITE DEFINITION



CD-372 Amending Bylaw No. 7024	SCHEDULE 54	Page 2 of 3

TITLE: CITY OF NORTH VANCOUVER GUIDELINES FOR LEVEL 2 ADAPTABILITY

The following design standards will be used to provide for adaptable dwelling units :

I OUTSIDE THE BUILDING

1. Parking and Building Access
- Pathways and curb cuts have tactile and visual cues

2. Public Entrance
- Good lighting inside entrance and outside the entry door (double bulb fixtures inside entrance)
- Accessible intercom
- Provision of wiring for automatic door opener

II INSIDE THE BUILDING

1. Common Areas
- Accessible mailboxes
- Lever door handles

2. Circulation
- Slip resistant floors (including slate, brushed concrete, carpet)
- bevelled thresholds – 13mm or ½ " high

3. Emergency Provisions
- Strategically located visual warning system

III INSIDE THE UNIT

1. Doors
- Entry doors 900mm or 3' leaf
- Interior doors 850mm or 2'10" leaf
- bevelled thresholds 13mm or ½" high
- Accessible handles and closures

2. Dwelling Entry
- Provision of 5' turning radius outside and inside unit entry, or provision of automatic door opener

3. Floor Surfaces
- Slip resistant
- Non-glare

4. Patios and Balconies
- Minimum 2'10" clear door opening
- Balcony floor and adjoining room of same level, and threshold is sloped and no higher than 13mm or ½"
- Adequate outdoor lighting
- Minimum 1500mm / 5' patio/ balcony depth

CD-372 Amending Bylaw No. 7024	SCHEDULE 54	Page 3 of 3

TITLE: CITY OF NORTH VANCOUVER GUIDELINES FOR LEVEL 2 ADAPTABILITY

5. Electrical

- Switches maximum 1200 mm / 4' above floor
- Electric outlets, cable outlets, and telephone jacks not lower than 450mm / 18" above finished floor
- Telephone and electrical outlets in close proximity
- Three-way switches in all circulation areas
- Wiring for strobe lighting
- Rocker switches

6. Windows

- Kitchen and bedroom sills 1000mm / 3'4" above floor; other sills maximum 750mm / 2' 5.5" from floor
- easily grasped mechanisms for opening and locking windows

7. Kitchen

- Task lighting at sink, stove and work areas
- Pull-out work boards
- Easy to use facets (lever handles) and cabinet handles
- Provision for removal of sink cabinet and lowering of counter height
- Adjustable shelves in all cabinets
- Provision for plumbing services to adjust to 4" drop in sink height
- Provision of continuous counters between stove and sink (L-shaped or U-shaped kitchen)

8. Bathrooms

in at least one bathroom per unit :

- Wall reinforcement at toilet and tub surround areas
- 900mm / 3' wide transfer space beside toilet, and tub / shower or provision of 5' turning radius
- Slip resistant tub / shower surfaces
- Provision for plumbing services to adjust to 4" drop in sink height
- Provision for removal of cabinet and lowering of counter height
- Pressure balanced tub / shower valves
- Pocket door, or bathroom door to swing out

9. Living Rooms

- One switched electrical outlet

10. Bedrooms

- Three-way switched outlet at bed area and doorway
- Ceiling light fixture
- Telephone jack

11. Storage Space

- Light in closets

12. Laundry Facilities

- Provision for stacked washers / dryers where side by side appliances are not feasible

COMPREHENSIVE DEVELOPMENT 373 ZONE

(123 West 15th Street)

In the CD-373 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-1B Zone, except that:

(1) The permitted principal uses shall be limited to:

(a) A Class "A" Licensed Lounge (Veterans' Club) Use; subject to subsection (5);
(b) "Affordable Rental Dwelling Units" subject to subsection (6);
(c) 52 Stratified Dwelling Units; *[Bylaw 7416, November 25, 2002]*
(d) A Community Amenity Rental Hall subject to subsection (8);
(e) Retail Service Group 1 Use;
(f) Accessory Off-Street Parking Use;
(g) Accessory Off-Street Loading Use.

(2) The principal building shall not exceed a Floor Space Ratio of 2.403 provided that this amount may be increased by:

(a) 1.536 FSR for the provision of 33 Affordable Rental Dwelling Units;
(b) 0.45 FSR for the provision of 52 Affordable Stratified Dwelling Units;

Up to a maximum combined Floor Space Ratio at 4.389;

For purposes of the CD-373 Zone, a Community Amenity Rental Hall Use shall be excluded from Gross Floor Area calculations up to a maximum of 282.4 sq.m. (3040 sq.ft.);

(3) The Lot Coverage shall not exceed 75%, reduced to 35% above the second storey;

(4) The Principal Building shall not exceed a maximum height of 15 storeys, 50.29 metres (165 ft.) measured from Average Grade to the highest point of the building, including elevator shafts and mechanical rooms;

(5) In the CD-373 Zone, a Class "A" Licensed Lounge (Veterans' Club) Use shall:

(a) mean a Class "A" facility licensed by the BC Liquor Control & Licensing Branch which is hereby limited to a Veterans' Club only. A Veterans' Club includes:

(i) The Royal Canadian Legion;
(ii) Army, Navy, and Air Force Veterans in Canada;
(iii) War Amputations of Canada;
(iv) The Royal Canadian Air Force Association;
(v) A chartered branch of any of the organizations listed above;
(vi) British Ex-Servicemen's Association of Vancouver; and
(vii) The Royal Canadian Naval Association.

(b) have a maximum internal licensed floor area of 480.66 sq.m. (5174 sq.ft.);

(c) be fully enclosed with the exception of an unenclosed patio which may be permitted provided that said patio is closed to all patrons (either licensed or unlicensed) between the hours of 9:00 PM and 9:00 AM, daily:

(6) Affordable Rental Dwelling Units shall:

(a) include a minimum of 33 dwelling units;

(b) shall mean rental housing in accordance with the mandate of B.C. Housing that is affordable to those who cannot afford to pay the market rent for comparable rental housing and low-end market housing;

(7) A Community Amenity Rental Hall shall:

(a) be a minimum of 278.7 sq.m. (3000 sq.ft.);
(b) include the following minimum features:

(i) meeting room;
(ii) hall;
(iii) kitchenette;
(iv) washrooms;
(v) storage room;

(8) The Principal Building above the First Storey shall be sited not less than:

(a) 11.277 metres (37 feet) from the Front Lot Line;
(b) 3.048 metres (10 feet) from the Rear Lot Line;
(c) 12.192 metres (40 feet) from the West Interior Side Line;

(9) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9 except that:

(a) parking for residential dwelling units shall be calculated at 1.1 stalls per unit;
(b) residential visitor's parking shall be provided at 0.1 stalls per dwelling unit;
(c) a minimum of 8 Disabled Parking Spaces shall be provided.
(d) commercial parking at 1 space per 69.675 sq.m. (750 sq.ft.)

(10) Section 607(1) is hereby varied to permit a residential use on the Second Storey;

(11) Section 906(3)(e)(ii) shall be waived; *[Bylaw 8464, May 30, 2016]*

(12) Section 906(4)(f) Setbacks from Intersections, shall be varied for a Loading Space;

(13) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(14) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(15) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel;

(16) In the CD-373 Zone, the Site shall be considered to be all lands so designated, including one or more legal parcels, and all Zoning regulations shall be interpreted as applying to the Site in its entirety.

CD-373 Amending Bylaw No. 7025	SCHEDULE 55	Page 1 of 2

TITLE: GUIDELINES FOR LEVEL 2 ADAPTABILITY

The following design standards will be used to provide for adaptable dwelling units :

I OUTSIDE THE BUILDING

1. Parking and Building Access
- Pathways and curb cuts have tactile and visual cues

2. Public Entrance
- Good lighting inside entrance and outside the entry door (double bulb fixtures inside entrance)
- Accessible intercom
- Provision of wiring for automatic door opener

II INSIDE THE BUILDING

1. Common Areas
- Accessible mailboxes
- Lever door handles

2. Circulation
- Slip resistant floors (including slate, brushed concrete, carpet)
- bevelled thresholds – 13mm or ½ " high

3. Emergency Provisions
- Strategically located visual warning system

III INSIDE THE UNIT

1. Doors
- Entry doors 900mm or 3' leaf
- Interior doors 850mm or 2'10" leaf
- bevelled thresholds 13mm or ½" high
- Accessible handles and closures

2. Dwelling Entry
- Provision of 5' turning radius outside unit entry, or provision of automatic door opener

3. Floor Surfaces
- Slip resistant
- Non-glare

4. Patios and Balconies
- Minimum 2'10" clear door opening
- Balcony floor and adjoining room of same level, and threshold is sloped and no higher than 13mm or ½"
- Adequate outdoor lighting
- Minimum 1500mm / 5' patio/ balcony depth

CD-373 Amending Bylaw No. 7025	SCHEDULE 55	Page 2 of 2

TITLE: GUIDELINES FOR LEVEL 2 ADAPTABILITY

5. Electrical
- Switches maximum 1200 mm / 4' above floor
- Electric outlets, cable outlets, and telephone jacks not lower than 450mm / 18" above finished floor
- Telephone and electrical outlets in close proximity
- Three-way switches in all circulation areas
- Wiring for strobe lighting
- Rocker switches

6. Windows
- Kitchen and bedroom sills 1000mm / 3'4" above floor; other sills maximum 750mm / 2' 5.5" from floor
- easily grasped mechanisms for opening and locking windows

7. Kitchen
- Task lighting at sink, stove and work areas
- Pull-out work boards
- Easy to use facets (lever handles) and cabinet handles
- Provision for removal of sink cabinet and lowering of counter height
- Adjustable shelves in all cabinets
- Provision for plumbing services to adjust to 4" drop in sink height
- Provision of continuous counters between stove and sink (L-shaped or U-shaped kitchen)

8. Bathrooms
in at least one bathroom per unit :
- Wall reinforcement at toilet and tub surround areas
- 900mm / 3' wide transfer space beside toilet, and tub / shower or provision of 5' turning radius
- Slip resistant tub / shower surfaces
- Provision for plumbing services to adjust to 4" drop in sink height
- Provision for removal of cabinet and lowering of counter height
- Pressure balanced tub / shower valves
- Pocket door, or bathroom door to swing out

9. Living Rooms
- One switched electrical outlet

10. Bedrooms
- Three-way switched outlet at bed area and doorway
- Ceiling light fixture
- Telephone jack

11. Storage Space
- Light in closets

12. Laundry Facilities
- Provision for stacked washers / dryers where side by side appliances are not feasible

CD-374 COMPREHENSIVE DEVELOPMENT 374 ZONE

(Lot 23, Block 107, D.L. 274, Plan 878 VERNACULAR DESIGN/BIG CITY GROUP, 318 East Keith Road)

In the CD-374 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot Area. For purposes of the CD-374 up to 0.10 times the Lot Area of Cellar or Basement area with no exterior glazing and not contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations.

(2) A 0.9144 metres (3 feet) siting exception to the Interior Side Lot Lines shall be permitted for a maximum length of 1.829 metres (6 feet) and 1.68 metres (5.5 feet) to the Front Lot Line shall be permitted for roof overhangs;

(3) The Principal Building shall comply with the RT-1 Height Envelope but may achieve a maximum geodetic Height of 85.34 metres (280.0 feet);

(4) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 377 ZONE

(1 Lonsdale Avenue)

In the CD-377 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-1 Zone, except that:

(1) The principal buildings shall be limited to retail service group 1 use;

(2) The principal buildings shall not exceed a lot coverage of 92 percent;

(3) The principal buildings shall not exceed a height of 11.9 metres (39 feet);

(4) The principal buildings shall not require building setbacks from the property lines;

(5) Deleted *[Bylaw 8673, October 1, 2018]*

(6) All open areas not covered by buildings and structures shall be suitably landscaped and maintained; *[Bylaw 8673, October 1, 2018]*

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(8) All exterior design finishes and landscaping shall be approved by the Advisory Design Panel;

(9) Section 1001 Required Loading Bay is hereby waived in its entirety;

(10) Section 901 Required Parking Space is hereby waived in its entirety; *[Bylaw 8673, October 1, 2018]*

(11) Section 905(2) Payment-in-Lieu of Parking is hereby waived in its entirety. *[Bylaw 8673, October 1, 2018]*

CD-378 COMPREHENSIVE DEVELOPMENT 378 ZONE

(Lot 38, Block B, D.L. 265/552, Plan 7199, TAVAKOLI/HATCH, 908 West 16th Street)

In the CD-378 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) The permitted principal use shall be limited to :

a) Retail Service Group 1 Use with a minimum gross floor area of 92.9 square metres (1,000 square feet);

b) Accessory Apartment Use for a maximum of 3 dwelling units.

(2) The principal buildings shall not exceed a lot coverage of 56 percent;

(3) The principal buildings shall not exceed a height of 9.6 metres (31.4 feet), nor 3 storeys;

(4) The principal buildings shall be sited not less than:

(a) 7.62 metres (25 feet) from the front lot line;

(b) 3.048 metres (10 feet) from the rear lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.97 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(7) Section 1001 shall be waived;

(8) Section 607(1) (a) shall be varied to permit an Accessory Apartment Use above the first storey;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-380 COMPREHENSIVE DEVELOPMENT 380 ZONE

(Lot A, Block 223, D.L. 544, Plan 2847, IMPERIAL OIL LTD., 2501 Westview Drive)

In the CD-380 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-2 Zone, except that:

(1) Off-Street Parking Spaces provided shall comply with Part 9 and no less than 6 spaces shall be provided;

(2) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(4) All rooftop mechanical equipment must be screened on all 4 sides;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-381 COMPREHENSIVE DEVELOPMENT 381 ZONE

(Lot 17, Block 112A, D.L. 548, Plan 1228, AMS DESIGN & PROJECT MANAGEMENT CO. LTD., 205 West 6th Street)

In the CD-381 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to three residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 30 percent;

(3) The principal buildings shall be sited not less than :

a) 7.62 metres (25 feet) from the front lot line
b) 15.24 metres (50 feet) from the rear lot line
c) 1.82 metres (6 feet) from the interior lot line
d) 2.74 metres (9 feet) from the exterior lot line

(4) The principal building shall not exceed a Gross Floor Area of 0.6 times the Lot Area, and up to 37.16m^2 (400 square feet) of basement storage area and shall be exempt from Gross Floor Area calculations;

(5) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 4 parking spaces be provided on site;

(6) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(8) All exteriors finishes and landscaping shall be approved by the Advisory Design Panel. ***[Bylaw 7080 refers]***

COMPREHENSIVE DEVELOPMENT 382 ZONE

(213-217 West 1st Street)

"In the CD-382 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-5 Zone, except that: *[Bylaw 8238, July 9, 2012]*

1) The permitted Principal Uses shall be limited to:

   a) Retail Service Group 1 Use;
   b) Rental Apartment Residential Use;
   c) Civic Use;
   d) Child Care Use;

2) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

   a) Gross Floor Area shall not exceed 1.20 times the Lot Area;

   b) for the purposes of subsection (2)(a), the following shall be excluded from Gross Floor Area calculation by a maximum of 0.6 times the Lot Area through provision of ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2):

      (i) 1.13 times the Lot Area through provision of a minimum of 50 Dwelling Units under Apartment Residential Use on a floor level above the First Storey; and
      (ii) exterior balconies and decks which are at least 25% unenclosed, based on the total of all sides and overhead planes;

3) Lot Coverage shall not exceed 100% reduced to 75% above the second Storey;

4) Section 6A04 (5)(a) shall be waived to permit the Principal Building to be setback 0.0 metres from the Rear Lot Line;

5) Section 6A04 (6) shall be varied to permit a horizontal width or length of 36.58 metres (125.0 feet) above the third Storey;

6) The Principal Building shall not exceed a Height of 18.4 metres (60.5 feet), measured from Average Grade;

7) Section 6A04 (5)(b) shall be waived;

8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that the required number of parking spaces provided shall be as follows;

   a) A minimum of 1 parking space per 63.5 square metres (683 square feet) of Gross Floor Area for a Retail Service Group 1 Use;

   b) A minimum 0.75 parking spaces per Dwelling Unit for a Rental Apartment Residential Use;

c) Small Car Parking Spaces may employ no more than 47% of the required Parking Spaces;

9) Section 1002(1)(a) shall be varied to permit a Loading Space to be 3.0 metres (9.8 feet) in height;

10) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 383 ZONE

(201-205 Lonsdale Avenue)

In the CD-383 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-2 Zone, except that:

(1) The permitted principal uses shall be limited to:

(a) Retail Service Group 1 use;
(b) Accessory Apartment Use for a maximum of 14 dwelling units;
(c) Accessory off-street parking.

(2) The principal building shall not exceed a Floor Space Ratio of 2.6, which shall exclude a maximum of 0.19 FSR for non-commercial social, and amenity space.

(3) Section 6A04(5)(a) is hereby waived;

(4) Above the second storey, the Principal Building shall be sited not less than:

(a) 6.096 metres (20 feet) from the front lot line.

(5) The Principal Building shall not exceed a geodetic height of 41.45 metres (136 feet) and 43.28 metres (142 feet) for elevator shafts;

(6) The permitted Lot Coverage shall be 100%, reduced to 55% above the second storey;

(7) Section 607(1) is hereby varied to permit a residential use on the second storey;

(8) The minimum number of off-street parking spaces shall be one space per dwelling unit, and no less than 21 spaces shall be provided on site;

(9) Subsection 906(3)(c)(ii) shall be waived for a maximum of 4 Parking Spaces; *[Bylaw 8464, May 30, 2016]*

(10) Subsection 906(3)(e)(ii) shall be waived; *[Bylaw 8464, May 30, 2016]*

(11) Four Tandem Parking Spaces shall be permitted;

(12) Section 1001, Required Loading Space, shall be waived.

(13) Section 906(5)(e) shall be varied to permit a minimum driveway width of 3.658 metres (12 feet), provided that at least one pull-out of a minimum 4.88 metres (16 feet) in width and 8.84 metres (29 feet) in length is provided.

CD-385 COMPREHENSIVE DEVELOPMENT 385 ZONE

(Lot 26, Block 39, D.L. 548, Plan 1405, AMS DESIGN & PROJECT MANAGEMENT CO. LTD., 218 West 15th Street)

In the CD-385 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to four residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 40 percent;

(3) The principal buildings shall not exceed a height of 6.096 metre (24 feet) measured at the front or rear minimum setback line, increasing at an angle of 45 degrees to the horizontal, to reach a maximum height limit of 10,973 metres (36 feet).

(4) The principal buildings shall be sited not less than;

(a) 7.62 metres (10 feet) from the front lot line

(b) 15.24 metres (12 feet) from the rear lot line

(c) 1.524 metres (5 feet) from the west interior lot line for the northernmost building, 2.44 metres (8 feet) from the west interior lot line for the southernmost building.

(d) 1.524 metres (5 feet) from the east exterior lot line for the northernmost building, 2.44 metres (8 feet) from the east exterior lot line for the southernmost building.

(5) Section 413(2)(e) shall be varied to permit a gazebo with no waterproof roof, up to 11 feet in Height to be sited in the required front yard setback.

(6) The principal buildings shall not exceed a gross floor area of .8 times the lot area, and up to 71.07 square metres (765 square feet) of storage area shall be exempt from Gross Floor Area calculations;

(7) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 6 parking spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-386 COMPREHENSIVE DEVELOPMENT 386 ZONE

(Lot A, block 30, D.L. 273, Plan 1063, CO-OPERATORS DEVELOPMENT CORP./GRAHAM CROCKART ARCHITECT, 503-515 East 3rd Street)

In the CD-386 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RG-1 Zone, except that:

(1) The principal buildings shall be limited to 28 dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 47 percent;

(3) The principal buildings shall not exceed a geodetic height of 53.65 metres (176 feet) for the northernmost building and 50.9 metres (167 feet) for the southernmost building; and

  (a) four roof projections for roof deck access shall be permitted on the southernmost building not to exceed a geodetic height of 52.12 metres (171 feet).

(4) The principal buildings shall be sited not less than:

  (a) 3.505 metres (11.5 feet) from the front lot line;

  (b) 3.962 metres (13 feet) from the rear lot line;

  (c) 4.496 metres (14.75 feet) from the interior side lot line;

  (d) 2.591 metres (8.5 feet) from the exterior side lot line.

(5) Section 410(2)(a) shall be varied to permit twelve box windows, enclosed balcony, or similar cantilevered features to project 2 feet into the required front or rear lot line setbacks;

(6) The principal buildings shall not exceed a gross floor area of 1.25 times the lot area. Basement storage areas up to 0.1 times the lot area shall be exempt from gross floor area;

(7) The minimum number of accessory off-street parking spaces provided shall comply with provisions of Part 9, shall be 1.2 spaces per dwelling unit, and in no case shall less than 34 parking spaces be provided on-site;

(8) Section 402(2) shall be waived;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvring aisles, driveways, loading or parking spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-387 COMPREHENSIVE DEVELOPMENT 387 ZONE

(Lot 4, block 167, D.L. 274, Plan 878, LOGGING & SAWMILLING JOURNAL, 211 East 1st Street)

In the CD-387 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape, and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-4 Industrial-Commercial Zone, except that:

(1) Professional and semi-professional publishing and printing offices associated with Industrial Uses may occupy the main floor of a building and up to 50% of the total Gross Floor Area of the building.

COMPREHENSIVE DEVELOPMENT 388 ZONE

(2528 Western Avenue)

In the CD-388 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to five residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 34 percent;

(3) The principal buildings shall not exceed a height of 6.096 metres (20 feet), measured at the front or rear minimum setback line, increasing at an angle of 45 degrees to the horizontal, to reach a maximum height limit of 9.144 metres (30 feet).

(4) The principal buildings shall be sited not less than;

(a) 3.97 metres (13 feet) from the front lot line;
(b) 9.45 metres (31 feet) from the rear lot line;
(c) 1.83 metres (6 feet) from the north interior side lot line;
(d) 6.71 metres (22 feet) from the south interior side lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area, and up to 154.03 square metres (1,658 square feet) of storage area shall be exempt from Gross Floor Area calculations;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 8 parking spaces be provided on site;

(7) Section 906(3)(c)(i) shall be waived for two tandem Parking Spaces located along the southernmost Interior Side Lot Line; *[Bylaw 8464, May 30, 2016]*

(8) Section 514 (5)(c) to be waived for the parking garage located along the northernmost interior side lot line;

(9) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-390 COMPREHENSIVE DEVELOPMENT 390 ZONE

(Lots A & D, Block 49, D.L. 548, Plan 957, WATERFORD PARK ENTERPRISES CORP./BESHARAT FRIARS ARCHITECTS, 135/145 West 15th Street)

In the CD-390 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except that:

(1) The Principal Use shall be limited as follows:

(a) On Site "A", as shown on Schedule 50:
- (i) Retail Service Group 1 Use;
- (ii) Accessory Off-Street Parking Use;
- (iii) Accessory Off-Street Loading Use;

(b) On Site "B", as shown on Schedule 50:

- (i) Supportive Rental Housing, subject to subsection 2;
- (ii) Accessory Off-Street Parking Use;
- (iii) Accessory Off-Street Loading Use;

(2) For purposes of the CD-390 Zone, a Supportive Rental Housing Use shall:

(i) be defined as self-contained residential housing for seniors age 65 or older, or younger persons with disabilities and with common amenities and support provided in accordance with this section;

(ii) be limited to a maximum of 107 rental residential Dwelling Units;

(iii) be subject to a Housing Agreement with the City of North Vancouver pursuant to Section 905 of the Municipal Act on terms satisfactory to the City;

(iv) not be stratified, except that a block of units may be stratified if the units are owned and operated collectively by a registered non-profit group for the purposes of providing non-market supportive rental housing;

(v) provide amenities for the benefit of on-site residents including:

Housekeeping	Caretakers suite (maximum 1)
Monitored emergency response system	Outdoor landscaped garden
Dining facility	Scooter parking (minimum 6)
Lounges	Private dining/meeting room
Games/craft area	Multi-purpose room
Computer room/business centre	Other similar uses
Wellness centre	Hydronic heating system
Guest suites (maximum 2)	

(vi) achieve Level 3 Adaptable Design Standards, as per City of North Vancouver policy;

(vii) ensure general public access to a private dining/meeting room and multi-purpose room on terms acceptable to the City of North Vancouver and secured through a covenant pursuant to Section 219 of the Municipal Act;

(3) The maximum Floor Space Ratio on sites “A” and “B” shall be 2.6 times their respective lot areas with the permitted Gross Floor Area per lot divided as follows:

(a) on Site “A” a maximum Gross Floor Area of 2,621 square metres (28,214 sq. ft)

(b) on Site “B” a maximum Gross Floor Area of 5,490 square metres (59,100 sq. ft)

except that the Floor Space Ratio on Site “B” may be increased by 0.80 times the area of Lot “B” as a density bonus for the provision of 107 Supportive Rental Housing Units;

(4) For purposes of Site “B” of the CD-390 Zone, the definition of Gross Floor Area shall exclude up to 1,486.4 square metres (16,000 square feet) on Site “B” for the provision of Supportive Rental Housing Amenities;

(5) The Principal Buildings shall not exceed a Lot Coverage of:

(a) On Site “B”, 50 percent, and 42 percent above the second Storey;
(b) On Site “A” 75 percent, and 35 percent above the second Storey;

(6) The Principal Buildings shall not exceed a Height of:

(a) On Site “A”, 10.7 metres (35 feet);
(b) On Site “B”, a geodetic Height of 136.2 metres (447.0 feet) and mechanical and elevator rooms shall not exceed a geodetic Height of 142.0 metres (466.0 feet);

(7) Principal Buildings on Site “B” shall be sited not less than:

(a) 11.73 metres (38.5 feet) from the east Interior Side Lot Line above the first Storey;

(b) 10.67 metres (35 feet) from the rear Lot Line;

(8) Section 908(8) Over Height Recreational Vehicle, shall be waived;

(9) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with part 9, except that a minimum of 49 Parking Spaces shall be provided;

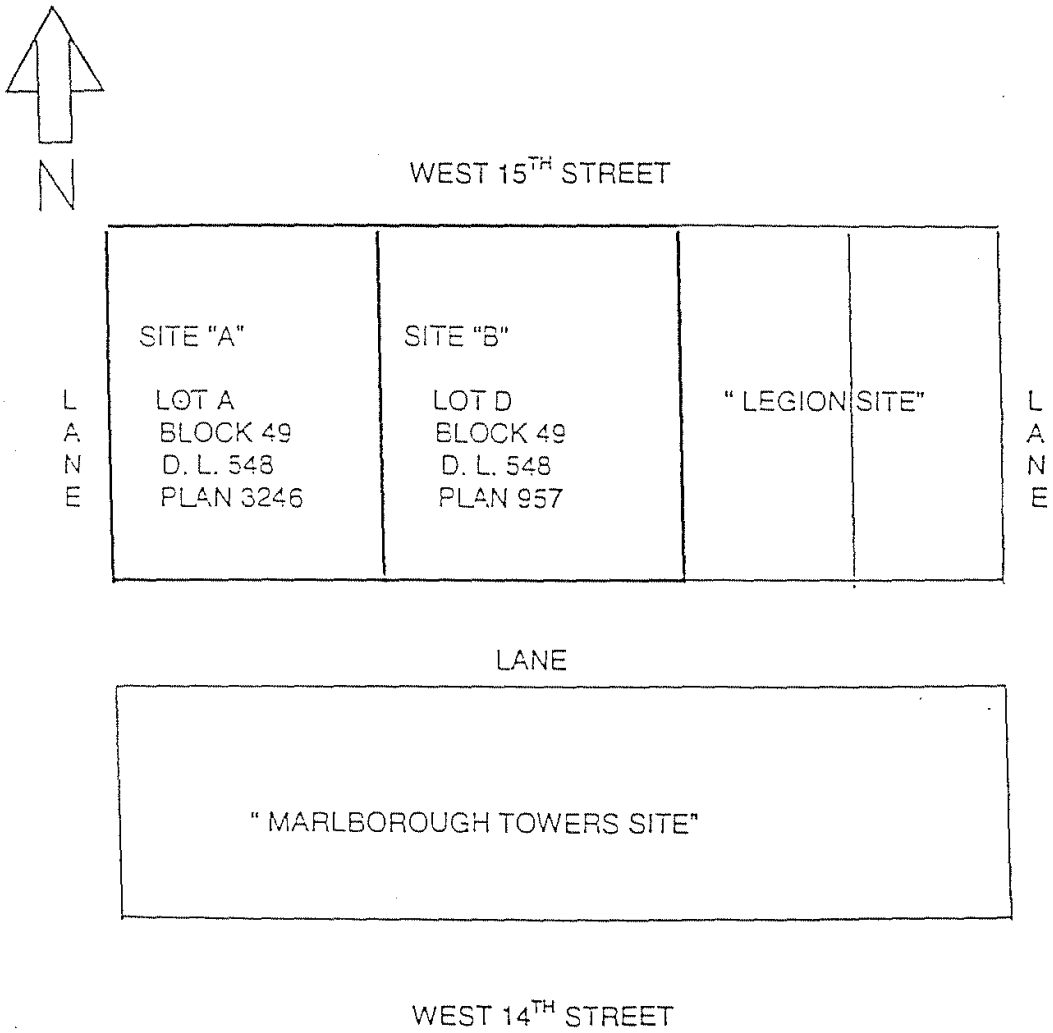
(10) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required Maneuvring Aisles, Driveways, Loading or Parking Spaces.

(12) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-390 Amending Bylaw No. 7164	SCHEDULE 50	Page 1 of 1

TITLE: SITE DEFINITION



CD-391 COMPREHENSIVE DEVELOPMENT 391 ZONE

(Lots 14/15, Block 163, D.L.274, Plan 878, GROENEVELD/PACIFIC ASSET MANAGEMENT CORPORATION, 365 East 2nd Street)

In the CD-391 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking for buildings and portions of buildings built prior to 1999, shall be as in the RM-1 Zone, except that :

(1) The principal buildings shall be limited to 18 dwelling units;

(2) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 12 parking spaces be provided on site;

(3) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(4) A Residential Use shall be permitted to be located in a basement;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

COMPREHENSIVE DEVELOPMENT 393 ZONE

(Formerly Versatile Shipyard, 109 & 116 East Esplanade)
(125 Victory Ship Way) *[Bylaw 8964, June 5, 2023]*

Lot	Block	D.L.	Plan
1-16	176	274	878
17, Exc. Lot A (RP2098)	176	274	878
A (RP2098) of 17	176	274	878
18	176	274	878
19, Exc. A (RP2314)	176	274	878
A (RP2314) of 19	176	274	878
A	176	274	878
33-64	166	274	878
Lot 1 (RP1828) of the bed & Foreshore of Burrard Inlet lying in front of Lots 1-12	176	274	878
Lot A of that portion of the bed and foreshore of Burrard Inlet lying in front of Blocks 175 and 176		274	11879
Part of Lot B of that portion of the bed and foreshore of Burrard Inlet lying in front of Blocks 175 and 176		274	11879
Water Lot (Part of Lot C of that portion of the bed and foreshore of Burrard Inlet lying in front of Blocks 175 and 176)		274	11879

(from the M-2 / M-4 / CD-22 / LL-2 Zones)

In the CD-393 Zone permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-5 Zone, except that :

1) The CD-393 Zone shall include the land and water shown in Schedule 58 and described as The Shipyard Development Site. The CD-393 Zone and Shipyard Development Site shall be divided into individual 'Parcels' as shown in Schedule 58.

2) For purposes of the CD-393 Zone, the following definitions shall apply:

   a) *'Parcel'* shall have the same meaning as 'Site':

   b) *'Live/Work Studio Use'* shall mean a dwelling unit with professional or semi-professional uses, art and craft uses or other similar uses that are accessory to the principal residential use;

   c) *'Hotel Commercial Use'* means a Retail Service Group 1 Use accessory to a principal Hotel Use;

   d) *'Waterfront Commercial Use'* shall mean any use providing for the sale at retail of personal or household goods or things, or for extending services to persons: includes food sales, clothing stores, drug stores, personal furnishings shops, hardware stores, variety stores, book shops, toy stores, camera shops, stationery

stores, barbers, hairdressers, tailors, shoemakers, launderettes, dry cleaners, printers, restaurants ('B' Liquor License), cafes, coffee houses, dance and music studios, art galleries, museums, social or health clubs, billiard halls, bowling alleys, theatres, but excludes an Accessory Drive-Through Use;

e) *'Secondary Waterfront Commercial Use'* shall mean a Waterfront Commercial Use and professional and semi-professional offices, business offices, medical offices, finance offices, banks, trade / business / post-secondary schools;

f) *'Pier Commercial Use'* shall mean a use providing for the sale at retail of personal convenience items or for the extending of services to persons: includes food sales, souvenir sales, jewellery sales, book sales, toy sales, camera sales, restaurants (**Food Primary License** *[Bylaw 7508 June 23/03 refers]*), cafes, coffee houses, art galleries, museums and other similar uses;

g) *'Civic Waterfront Use'* shall include public functions, parks, waterways and the temporary unenclosed moorage of vessels of general interest to the public (including emergency response vessels).

3) The following uses and no others shall be permitted:

On Parcel 1:

- Retail Service Group 1 Use
- Live/Work Studio Use which shall be defined as a Dwelling Unit which may be used as a residential Dwelling Unit, professional or semi-professional offices, barbers, hairdressers, tailors or other similar uses, or combinations thereof;
  Accessory Apartment Use within a maximum of 50% of the allowed Gross Floor Area of the Building;
  Residential Care Facility;
  Child Care Use, subject to Section 507(5)
- Civic Use
- Off-Street Parking Use
- Off-Site Parking Use
- Accessory Off-Street Parking Use
- Accessory Off-Street Loading Use

On Parcel 2:

- Retail Service Group 1 Use with a minimum size of 400 square metres *(*4305.7 square feet) Gross Floor Area
- Accessory Apartment Use
- Accessory Home Occupation Use, subject to Section 507 (6), (7) and (8)
- Residential Care Facility
- Child Care Use, subject to Section 507 (5)
- Civic Use
- Off-Street Parking Use
- Accessory Off-Street Parking Use
- Accessory Off-Street Loading Use

On Parcel 3:

- ***Live/Work Studio Use at the basement, mezzanine or 1st storey levels*** *[Bylaw7664 April 11/05]*
- High Density Apartment Residential Use
- Accessory Home Occupation Use, subject to Section 507 (6), (7) and (8)
- Residential Care Facility
- Child Care Use, subject to Section 507 (5)
- Civic Use
- Off-Street Parking Use
- Accessory Off-Street Parking Use
- Accessory Off-Street Loading Use

On Parcels 4, 6 and 11:

- High Density Apartment Residential Use
- Live/Work Studio Use. A Live/Work Studio Use on Parcels 4, 6 and 11 shall only be permitted in units with direct grade level pedestrian access
- Accessory Home Occupation Use, subject to Section 507 (6), (7) and (8)
- Child Care Use, subject to Section 507 (5)
- Residential Care Facility
- Off-Street Parking Use
- Off-Site Parking Use
- Accessory Off-Street Parking Use
- Accessory Off-Street Loading Use

On Parcel 5:

- Hotel Use, including 'A' (Lounge), **Food Primary License** (Restaurant) and **Liquor Primary License** (Cabaret) Liquor Licenses, but excluding a **Liquor Primary License** (Neighbourhood Pub) Liquor License. A Hotel Use shall have a convention facility with a minimum total Gross Floor Area of 929.0 square metres (10,000 square feet)
- Hotel Commercial Use. A Hotel Commercial Use shall not be permitted above the second storey.
- Child Care Use, subject to Section 607 (9)
- Civic Use
- Off-Street Parking Use
- Off-Site Parking Use
- Accessory Off-Street Parking Use
- Accessory Off-Street Loading Use
- Accessory Apartment Use, subject to being accessory to a principal hotel use with a minimum 104 rooms and a minimum 929 sq. metres (10,000 sq.ft.) Convention Facility

On Parcels 7, 8, and 13: *[Bylaw 8493, July 25, 2016]*

- Waterfront Commercial Use
- Secondary Waterfront Commercial Use. A Secondary Waterfront Commercial

Use shall only be permitted above the main floor.
- Civic Use
- Child Care Use, subject to Section 607 (9)
- Accessory Off-Street Loading Use
- Accessory Off-Street Parking Use
- Off-Street Parking Use
- Off-Site Parking Use

On Parcels 9 and 10: *[Bylaw 8493, July 25, 2016]*
- Waterfront Commercial Use, including a Use located in a Mobile Cart
- Secondary Waterfront Commercial Use. A Secondary Waterfront Commercial Use shall only be permitted above the main floor.
- Pier Commercial Use
- Hotel Use, including an accessory Liquor Primary Licence (Lounge) Use
- Liquor Primary Licensed event-hosting venue limited to one 728.4 square meter (7,840 square feet) unit located at the third/uppermost floor of the northwest building block on Parcel 9 *[Bylaw 8964, June 5, 2023]*
- Civic Use
- Child Care Use, subject to Section 607 (9)
- Accessory Off-Street Loading Use
- Accessory Off-Street Parking Use
- Off-Street Parking Use
- Off-Site Parking Use

On Parcel 12:
- High Density Apartment Residential Use
- Live/Work Studio Use
- Waterfront Commercial Use
- Secondary Waterfront Commercial Use
- Accessory Home Occupation Use, subject to Section 507 (6), (7) and (8)
- Child Care Use, subject to Section 507 (5)
- Residential Care Facility
- Off-Street Parking Use
- Off-Site Parking Use
- Accessory Off-Street Parking Use
- Accessory Off-Street Loading Use

On Parcel 14:
- Pier Commercial Use
- Waterfront Civic Use

On Parcel 15:
- Civic Waterfront Use

4) The maximum Gross Floor Area shall be 2.6 times the Shipyard Development Gross Site Area, as per Schedule 58. For purposes of the CD-393 Zone, the Gross Site Area shall be 41,452.7 square metres (446,208 square feet). The maximum Gross Floor Area shall be distributed as follows:

Parcel	Permitted Maximum Square Metres	Gross Floor Area Square Feet
1	6,119.84	65,875.58
2	13,130.11	141,336
3	8,540	91,926
4	16,880	181,700
5	14,330	154,251
6	10,800	116,254
7	1,100	11,840
8	1,200	12,917
9	3,530	37,997.80
10	2,400	25,834.23
11	18,950	203,982
12	10,360	111,517
13	372	4,000
14 *	65	700
15	0	0

Pursuant to section 512 of the Official Community Plan, 2002, an additional 111,000 square feet of Gross Floor Area shall be allowed for the preservation, restoration and adaptive re-use of inventoried heritage buildings on Parcels 7, 8, 9 and 10, and for the provision of a public amenity waterfront access and walkway, and shall be distributed as follows:

Parcel	Permitted Additional Maximum Gross Floor Area	
	Square Metres	Square Feet
6,11,12	9,290	110,000
13	92.9	1,000

For purposes of the CD-393 Zone, Community Amenity Space provided within designated heritage Buildings, or within new structures built on Parcels 9 and 10 shall be exempt from Gross Floor Area calculations up to a maximum additional Gross Floor Area of 46,168 square feet. For the purposes of this bylaw, a “Community Amenity Space” shall be defined as a Civic Use, daycare, children’s resource/education centre, museum, theatre, art gallery, art studio or cooperative, music studio or cooperative, or an attraction/event venue that is open to the general public and may or may not be operated for profit; *[Bylaw 8493, July 25, 2016]*

For the purposes of the CD-393 Zone, seasonal commercial uses in unenclosed or temporary structures on Parcel 14 shall be exempt from Gross Floor Area calculations;

For purposes of the CD-393 Zone, Gross Floor Area exclusions shall also include storage areas, bicycle parking areas, common shower and changing facilities for the use of employees, and common mechanical, electrical, garbage and recycling rooms located in a Basement or Cellar or on the first Storey of Principal Buildings, Access to roof-top terraces to a maximum of 18.5 square metres (200 square feet), and air conditioning mechanical equipment within Dwelling Units to a maximum of .74 square metres (8 square feet) per Dwelling Unit, and 1.2 square metres (13 square feet) per residential floor;

For purposes of the CD-393 zone, the definition of Gross Floor Area for Parcel 5 only shall be amended as follows:

i) an Amenity Use up to 1393.5 square metres (15,000 square feet) shall be excluded and is defined to include the following: swimming pool, fitness facilities, wellness centre, saunas, child care, meeting rooms, and other similar uses. To qualify for this Gross Floor Area exemption, the Amenity Use must provide public access to a swimming pool and its related facilities at a cost no greater than a public swimming pool rental fee and to the satisfaction of the City and secured by a Section 219 *Land Title Act Covenant* or other legal instruments acceptable to the City. The Amenity Use must also be accessible to the residential owners/residents on Parcels 1,2,3,4,6,11 and 12 through a Section 219 *Land Title Act Covenant* or other legal instruments acceptable to the City;

ii) The Convention Facility shall have 50% of floor area exempt from Gross Floor Area calculations up to a maximum of 7,500 square feet. For the purposes of the CD-393 Zone, a Convention Facility shall be defined as including a minimum 464.5 square metres (5,000 square feet) ballroom, plus meeting rooms, related foyers, related washrooms, business centre, and cooking facilities;

5) Principal Buildings shall not exceed the following Lot Coverage standards.

Parcel	Lot Coverage
1	90%
2	90% reduced to 40% above the second Storey
3	90% reduced to 40% above the second Storey
4	90% reduced to 40% above the second Storey
5	90% reduced to 55% above the third Storey
6	100%
7	90%
8	90%
9, 10	100%
11	50%
12	55%
13	75%

6) Principal Buildings shall comply with the following height requirements. [*Bylaw 8558, June19, 2017]*

Parcel	Maximum Geodetic Height (as measured from sea level)		Maximum projection above height for mechanical rooms, elevator shafts, screened rooftop equipment volumetric area within top floor Dwelling Units within Architectural Appurtenances				Maximum number of floor levels (Storeys plus basements and habitable cellars)
			Projection Height above maximum		Maximum Geodetic Height		
	metres	feet	metres	feet	metres	feet	
1	29.87	98.0	0.97		30.78	101.0	6.0
2	62.0	203.4	5.133	16.84	67.12	220.2	21.0
3	31.25	102.53	3.0	9.84			
4	57.0	187.0	3.0	9.84	60	196.84	18.0
5	43.28	142.00	3.65	12.0	46.9	154.0	12.0
6	44.8	147.00	2.44	8.0	47.24	155.0	12 East building 13 West building
7*	12.2	40.02	Not limited		Not limited		Not limited
8*	17.9	58.72	Not limited		Not limited		Not limited
9*	22.9	75.13	Not limited		Not limited		Not limited
10*	15.9	52.16	Not limited		Not limited		Not limited
Area between existing buildings on Parcels 9 and 10	22.9	75.13	Not limited		Not limited		Not limited
11 westerly building	37.73	123.8	3.97	13.0	40.53	133.0	10.0
11 easterly building	35.97	118.0	3.97	13.0	39.92	131.0	9.0
12	46.93	154.0	4.26	14.0	51.2	168.0	13.0
13*	12	39.37	0	0	0	0	3.0
* Heights for these Parcels are measured from an elevation of 4.5 metres geodetic.							

"Except for within Parcel 1, Access to common rooftop areas, open metal trellises, elevator shafts and mechanical rooms shall be excluded from Height calculations";

"On Parcel 5, one flagpole may project beyond the maximum allowed projections";

"Except for within the area between Designated Heritage Buildings on Parcel 9 and Parcel 10, a maximum of two height exceptions including volumetric display area are allowed";

And for the purposes of the CD-393 Zone for Parcel 2 and Parcel 5, Height shall be measured from the average of the building grades as provided by the City Engineer at the two northernmost corners of the property".

For purposes of Parcel 3, height shall be measured from the grade at the north property line immediately north of the centre of the 10 storey tower and the following exceptions shall be permitted, up to a maximum height exception of 4.88

metres (16 feet): elevator shafts, mechanical rooms, rooftop equipment, sunroom, guardrail and canopy over a rooftop deck. *[Bylaw 7664 April 11/05]*

7) On Parcels 2, 3 and 4 Principal Buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the Rear Lot Line.

8) Section 6A04 (6) Building Width and Length shall be waived in its entirety for Parcels 3, 4, 5, 7, 9, 10, 11 and 12.

9) Accessory off-street parking spaces shall comply with Part 9 and the minimum number of parking spaces provided shall be calculated as follows:

Use	Required Parking
• Residential Use or Live/Work Use	1.4 parking stalls per Dwelling Unit.
• Retail Service Group 1 Use	1 parking stall per 69.675 square metres (750 square feet) of Gross Floor Area.
• Waterfront Commercial Use or Secondary Waterfront Commercial Use	1 parking stall per 69.675 square metres (750 square feet) of Gross Floor Area
• Hotel Use	1 parking stall per 1.75 Sleeping Units. 1 parking stall per 69.675 square metres (750 square feet) for other hotel uses, unless specifically referenced in this bylaw. 1 space per 11.61 square metres (125 square feet) of licensed floor area for an 'A' or **Liquor Primary License** ***[Bylaw 7508 June 23/03 refers]***.
• Hotel Commercial Use	1 parking stall per 69.675 square metres (750 square feet) of Gross Floor Area.
• Pier Commercial Use	1 parking stall per 69.675 square metres (750 square feet) of Gross Floor Area.
• Civic Waterfront Use	Nil
• Accessory Apartment Use	1.4 Parking Spaces per Dwelling Unit

10) Section 6A02 (1) (a) shall be varied to permit an Accessory Apartment Use on Parcel 2 to be located on the second floor level;

11) Section 402 (1) and (2) shall be varied to permit a Residential Use in a basement or cellar on Parcels 3, 4 and 6;

12) Section 402 (3) shall be waived in its entirety for Civic Waterfront Uses;

13) Section 904 is varied to the extent necessary to permit Accessory Off-Street Parking for Parcels 7, 8, 9, 10, 13 and 14 to be provided off-site on Parcel 5 by registered covenant in accordance with Section 904 (3);

14) Section 904 is varied to the extent necessary to permit Accessory Off-Street Parking for Parcel 5 to be provided off-site on Parcel 1 by registered covenant in accordance with Section 904 (3);

15) Section 904 is varied to the extent necessary to permit Accessory Off-Street Parking for Parcel 12 to be provided off-site on Parcel 11 by registered covenant in accordance with Section 904 (3);

16) Section 904 is varied to the extent necessary to permit Accessory Off-Street Parking for Parcel 11 to be provided off-site on Parcel 12 by registered covenant in accordance with Section 904 (3);

17) Section 906 (4) (c) is hereby varied to permit Accessory Off-Street Parking for Parcel 1 to be provided off-site on Parcel 2 and for Accessory Off-Street Parking for Parcel 2 to be provided off-site on Parcel 1 by registered covenant in accordance with Section 904(3);

18) Section 906 (4) (c) is hereby varied to permit one vehicular access from Esplanade Avenue to either Parcel 1 or Parcel 2, or both on a shared basis with a registered *Land Title Act Covenant*;

19) Section 906 (4) (c) is hereby varied to permit one vehicular access from Esplanade Avenue to either Parcel 3 or Parcel 4, or both on a shared basis with a registered *Land Title Act Covenant;*

20) Section 1001 shall be varied to the extent necessary to waive a loading bay requirement for Parcels 3, 7, 10, 12, 13 and 14;

    And for Parcel 1, two Loading Spaces shall each be permitted to have the dimensions of a Park Space.

21) One vehicular access to Lonsdale Avenue shall be permitted, subject to the registration of a statutory right of way or road dedication to the satisfaction of the City Engineer;

22) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

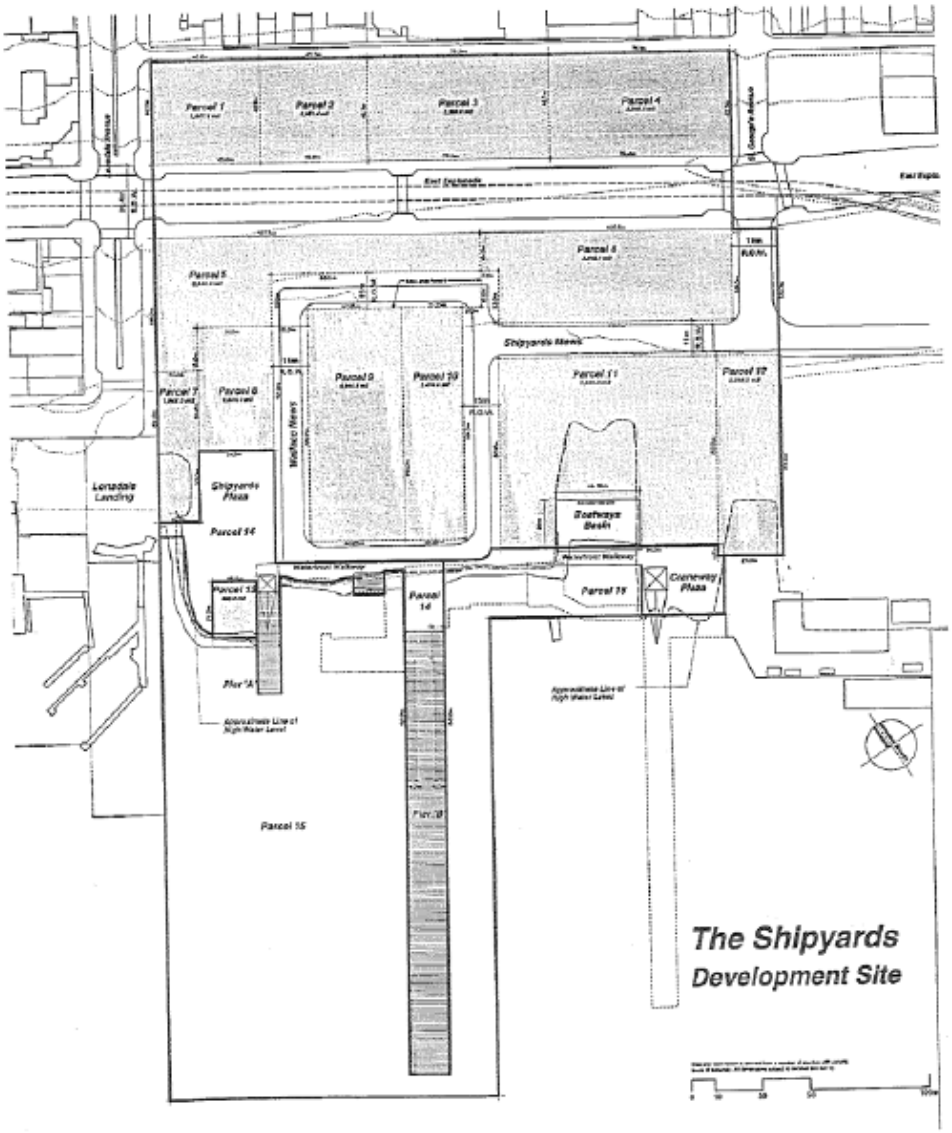
23) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvring aisles, driveways, loading or parking spaces;

24) All exterior finishes and landscaping shall be approved by the Advisory Design Panel;

25) Pursuant to the *Local Government Act*, this bylaw shall come into force and effect on the date that the "VPA Lands Exchange", as defined in the Covenant granted to the City, pursuant to Section 219 of the *Land Title Act* in respect of the lands described in Section 2 herein, is completed. *[Bylaw 8464, May 30, 2016]*

CD-393 Amending Bylaw No. 7173	SCHEDULE 58	Page 1

TITLE: Parcel Description



CD-395

COMPREHENSIVE DEVELOPMENT 395 ZONE

(Lot B, Block 29, D.L. 548, Plan 7408, Brody Development Corp./223-225 West 17th Street)

In the CD-395 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to four residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 33 percent;

(3) The principal buildings shall not exceed a geodetic height of 95.844 metres (314.45 feet) for the northwesterly building, 96.149 metres (315.45 feet) for the northeasterly building, 96.195 metres (315.60 feet) for the southwesterly building, 95.524 metres (313.40 feet) for the southeasterly building.

(4) The principal buildings shall be sited not less than;

(a) 5.487 metres (18 feet) from the front lot line for the northwesterly building, 6.096 metres (20 feet) from the front lot line for the northeasterly building;

(b) 12.192 metres (40 feet) from the rear lot line;

(c) 1.524 metres (5 feet) from the west interior lot line;

(d) 1.524 metres (5 feet) from the east interior lot line;

(5) The principal buildings shall not exceed a gross floor area of 0.6 times the lot area, and up to 278.24 square metres (2,995 square feet) of storage area shall be exempt from Gross Floor Area calculations;

(6) The accessory buildings shall be sited not less than 0.6096 metres (2 feet) from the rear lot line;

(7) The accessory buildings shall not exceed an area of 108.14 square metres (1,164 square feet);

(8) Section 510 (3) (c) shall be waived.

(9) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 6 parking spaces be provided on site;

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, driveways, loading or parking spaces.

(12) All exterior finishes and landscaping shall be approved by the Advisory Design Panel."

CD-400

COMPREHENSIVE DEVELOPMENT 400 ZONE

(Lot 1, Block X, D.L. 265, Plan 15657 from CS-1; Lot A, Block X, D.L. 265, Plan 15018 from CS-1; Lot 2, Block X, D.L. 265, Plan 14801 from M-3; **547495 ONTARIO LTD. – CAPILANO MALL/BOZYK ARCHITECTS LTD., 935 MARINE DRIVE)**

In the CD-400 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the CS-1 Zone, except that:

(1) The permitted principal use shall be limited to:

(a) Retail Service Group 1 Use;
(b) Retail Service Group 2 Use;
(c) Civic Use;
(d) Off-Site Parking Use;
(e) Accessory Non-Commercial Social and Recreational Facilities;
(f) Accessory Drive-Through Use, subject to Section 607(11);
(g) Accessory Arcade Use, subject to Section 607(10);
(h) Accessory Off-Street Parking Use;
(i) Accessory Off-Street Loading;

(2) The principal buildings shall not exceed a lot coverage of 67 percent;

(3) The principal buildings shall not exceed a height of 24.5 metres (80.5 feet), nor a geodetic height of 33.53 metres (110 feet);

(4) The principal buildings shall be sited in accordance with the siting envelope shown on Schedule 59;

(5) The principal buildings shall not exceed a gross floor area of 0.92 times the lot area;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, except that the minimum number of accessory off-street parking spaces provided shall be calculated as follows:

(a) for Retail Service Group 1 and Retail Service Group 2 Uses, 1 space per 46.46 square metres (500 square feet);

(b) for cinemas and theatres, 1 space per 4 seats;

(c) for Civic Uses and Accessory Non-Commercial Social and Recreational Facilities, 1 space per 46.46 square metres (500 square feet);

(7) A minimum of 13 loading bays shall be provided and shall comply with Part 10;

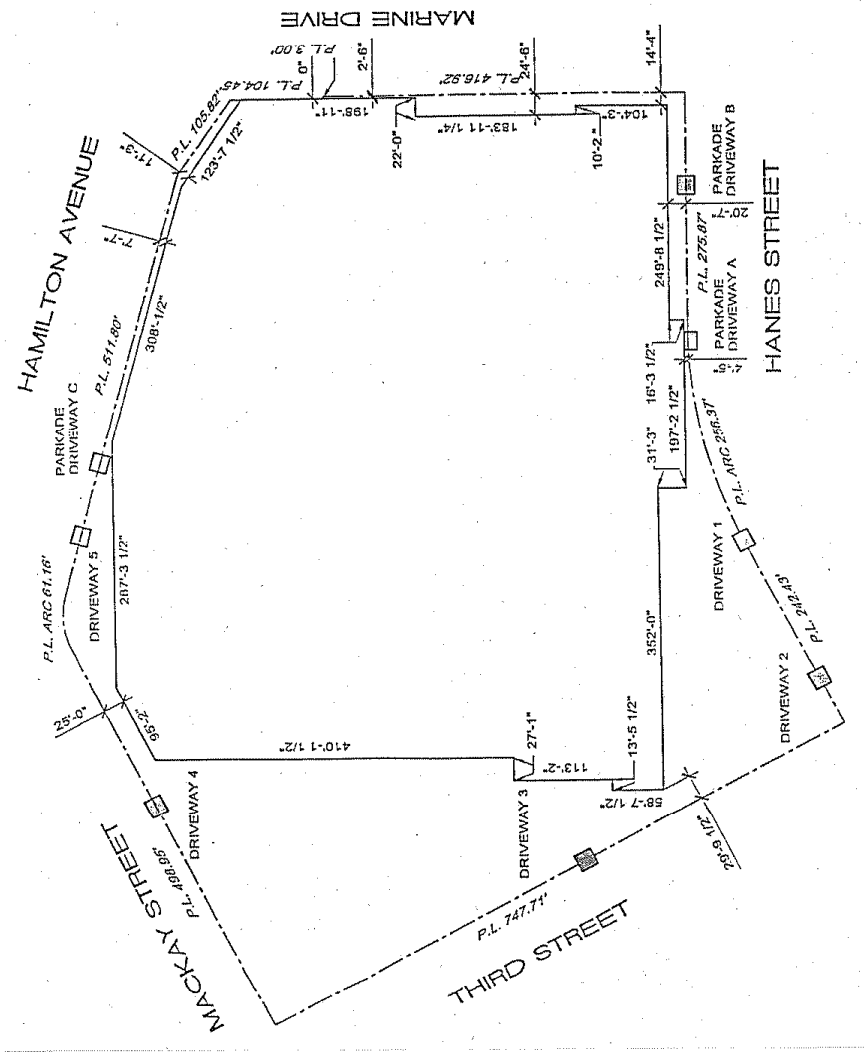
(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(10) All exterior design finishes and landscaping shall be approved by the Advisory Design Panel.

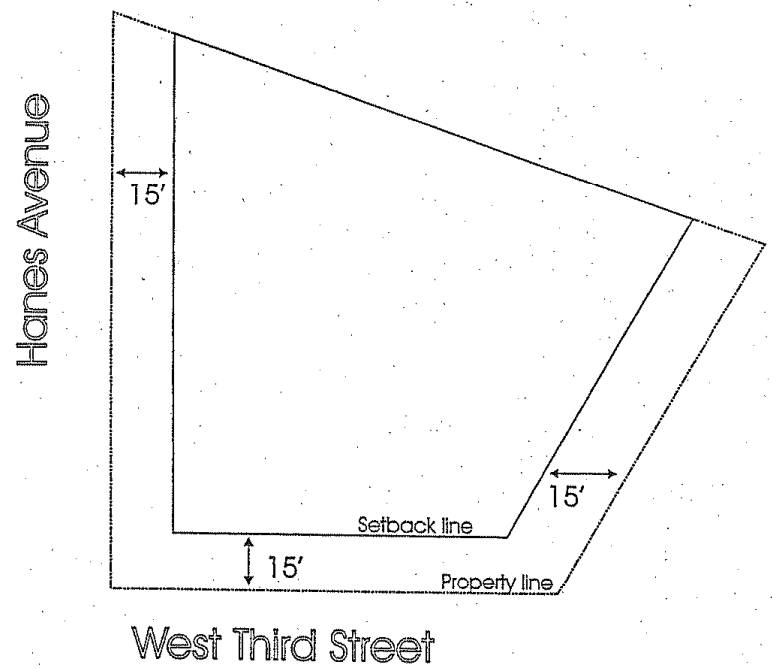
CD-400	SCHEDULE 59	Page 1 of 2
Amending Bylaw No. 7214		

TITLE: Siting requirements for 935 Marine Drive, Capilano Mall



CD-400	SCHEDULE 59	Page 2 of 2
Amending Bylaw No. 7214		

TITLE: Siting requirements for Lot 2
Block X, D.L. 265 –
Capilano Mall



CD-401

COMPREHENSIVE DEVELOPMENT 401 ZONE

(Lot AM6, Block 85, D.L. 549, Plan 750 FOAD RAFII, RAFII ARCHITECTS INC., 121 East 12th Street)

In the CD-401 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The principal buildings shall be limited to 16 residential units;

(2) The principal buildings shall not exceed a lot coverage of 82 percent;

(3) The principal buildings shall not exceed a height of four storeys, nor 13.259 metres (43.50 feet).

(4) The principal buildings shall be sited not less than;

(a) 4.572 metres (15 feet) from the front lot line;

(b) 3.048 metres (10 feet) from the rear lot line, except portions of the Principal Building used for Parking may be sited 0.6096 metres (2 feet) from the rear lot line;

(c) 1.524 metres (5 feet) from the east interior lot line, except portions of the Principal Building used for Parking may be sited 0 metres (0 feet) from the east interior side lot line;

(d) 0.6096 metres (2 feet) from the west interior lot line, except portions of the Principal Building used for Parking may be sited 0 metres (0 feet) from the west interior lot line;

(5) The principal buildings shall not exceed a gross floor area of 1.786 times the lot area and up to 313.95 metres (1,030 square feet) of bike and in-suite storage, lobby area, common laundry room, garbage and recycling area, common electrical and elevator machine room shall be exempt from gross floor area calculations;

(6) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 16 parking spaces be provided on site;

(7) Section 906(2) shall be varied to the extent necessary to permit six of the required parking stalls to be 2.31 metres x 5.49 metres (7.6 feet x 18 feet);

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-403

COMPREHENSIVE DEVELOPMENT 403 ZONE

(143 East 17th Street and 1600-1640 Eastern Avenue) *[Bylaw 8667, September 24, 2018]*

[Original text deleted in its entirety and replaced according to Bylaw 8667, September 24, 2018.]

PART 1 – CD-403 GENERAL SITE LOCATIONS

(1) For the purposes of this bylaw, the CD-403 Zone shall be divided into two Sites as described on Schedule 142.

PART 2 – CD-403 SITE "A" APARTMENT RESIDENTIAL

On Site "A" of the CD-403 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

(1) Uses in the zone shall be limited to the following:

- (a) Rental Apartment Residential Use;
- (b) Accessory Home Occupation Use subject to section 507 (5), (6) and (7) of this bylaw;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Home Office Use;

(2) Density

- (a) The total Lot Area for Site "A" shall be calculated by using the combined Lot Area of Sites "A" and "B" of CD-403 (see Schedule 142);
- (b) The total Gross Floor Area (GFA) for Site "A" shall not exceed 3.3 times the Lot Area (for a total maximum GFA on Site A of 14,249.5 m^2);
- (c) The Rental Apartment Residential Use area on Site A must be a maximum of 14,249.5 m^2;
- (d) The Principal Building shall include Adaptable Design provisions subject to section 423;

(3) The Lot Coverage of the Principal Buildings shall not exceed a maximum of 45 percent;

(4) Height

- (a) Principal Building shall not exceed a Building Height of 37 metres (121.4 feet) as measured from the average Building Grades at the North property line along East 17th Street;

- (b) Notwithstanding 4 (a), the following exclusions shall apply:
  - i. parapet walls above the top floor may not exceed a height of 38.2 metres (125.35 feet); and
  - ii. mechanical rooms and common elevator structures may not exceed a height of 43.73 metres (143.5 feet);

(5) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) A minimum required front yard setback of 7.9 metres (26 feet);
(b) A minimum required interior side yard setback of 3.5 metres (11 feet);
(c) A minimum required exterior side yard setback of 2.0 metres (6 feet);
(d) A minimum required rear yard setback of 12.9 metres (42 feet);

(6) Section 510 (3) Building Width and Length shall not apply;

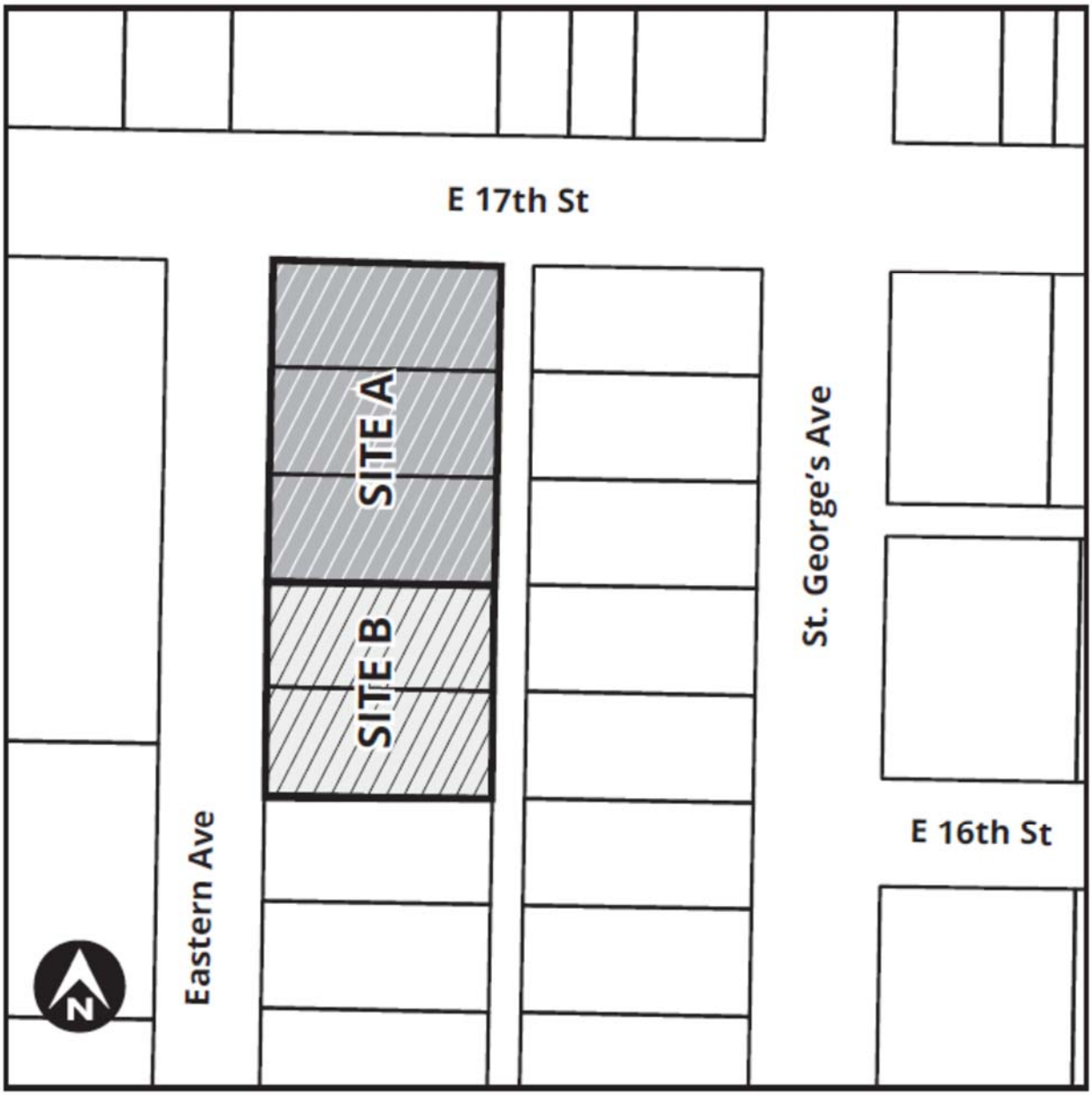
(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

PART 2 – CD-403 SITE "B" PUBLIC PARK USE

On Site "B" of the CD-403 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone.

CD-403	SCHEDULE 142	Page 1 of 1
Amending Bylaw No. 8667		

TITLE: SITE DEFINITION



CD-404

COMPREHENSIVE DEVELOPMENT 404 ZONE

(Lot A, Block 16, D.L. 265, Plan 3461, A.J.R PROPERTIES LTD., 705 West 2nd St.)

In the CD-404 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the C-2 Zone, except that:

(1) A shelter for homeless persons and transitional housing shall be permitted uses. For the purposes of CD-404, a Shelter for Homeless Persons shall be defined as "temporary accommodation for homeless persons".

Transitional Housing shall be defined as "time-limited housing for persons who are making the transition between emergency shelter and permanent housing"

and no other residential uses shall be permitted.

(2) Civic Use shall be a permitted use.

CD-406 COMPREHENSIVE DEVELOPMENT 406 ZONE

(Lot 20, Block 63, D.L. 548, Plan 750, KUBAN HOLDINGS LTD., 252 West 13th Street)

In the CD-406 Zone, permitted uses regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall be limited to three Dwelling Units;

(2) The Principal Building shall not exceed a Lot Coverage of 30 percent;

(3) The Principal building shall not exceed an FSR (Floor Space Ratio) of 0.80. For purposes of the CD-406 up to a maximum of 0.28 times the Lot Area located in a Cellar with no exterior glazing, no exterior access and not contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations;

(4) The Principal Building shall not exceed a Height Envelope of 5.9436 metres (19.5 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum geodetic Height of 85.8622 metres (281.7 feet);

(5) The Principal Building shall be sited not less than:

(a) 5.18 metres (17 feet) from the Front Lot Line;

(b) 2.819 metres (9.25 feet) from the west Interior Side Lot Line except that:

(i) one projection of a maximum of 1.676 metres (5.5 feet) in width may be sited 1.372 metres (4.5 feet) from the west Interior Side Lot Line;
(ii) one projection of a maximum of 0.610 metres (2.0 feet) in width may be sited 2.286 metres (7.5 feet) from the west Interior Side Lot Line;

(c) 3.353 metres (11.0 feet) from the east Interior Side Lot Line except that;

(i) one area of a maximum of 8.230 metres (27 feet) in horizontal depth be sited 2.438 metres (8.0 feet) from the east Interior Side Lot Line, and;
(ii) one area of a maximum of 8.230 metres (27 feet) in horizontal depth be sited 1.524 metres (5.0 feet) from the east Interior Side Lot Line;

(6) The Accessory Building shall be sited in the rear 28% of the lot and may be attached to the Principal Building;

(7) The minimum number of off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 parking spaces be provided on site;

(8) Two tandem Parking Spaces shall be permitted;

(9) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(10) Refuse storage container shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-407 COMPREHENSIVE DEVELOPMENT 407 ZONE

(Lot 11, Block 124, D.L. 271 & 548, Plan 750, ARTIAN CONSTRUCTIONS/MANN), 229 West 5th Street)

In the CD-407 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one lot;

(2) The Principal Use shall be limited to:

(a) one Dwelling Unit in the **northernmost** Building;
(b) two Dwelling Units in the **southernmost Building;**
(c) Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.60 times the Lot area;

(4) The Principal Buildings shall not exceed a Lot Coverage of 31 percent;

(5) The **northernmost** Principal Building shall be sited as follows:

(a) 4.545 metres (14.91 feet) from the Front Lot Line;
(b) 4.749 metres (15.58 feet) from the east Interior Side Lot Line;
(c) 1.219 metres (4.0 feet) from the west Interior Side Lot Line;
(d) 29.539 metres (96.91 feet) from the Rear Lot Line;

For the **northernmost** Building, an unenclosed porch shall be permitted to project 1.83 meters (6 feet) into the required Front Yard setback;

(6) The **southernmost** Principal Building shall be sited as follows:

(a) 18.288 metres (60.0 feet) from the Front Lot Line;
(b) 1.524 metres (5.0 feet) from the east Interior Side Lot Line;
(c) 1.524 metres (5.0 feet) from the west Interior Side Lot Line;
(d) 13.289 metres (43.5 feet) from the Rear Lot Line;

(7) The Principal Buildings shall not exceed a geodetic height of 57.76 metres (189.5 feet) for the **northernmost** building and 55.93 metres (183.5 feet) for the **southernmost** building'

(8) The minimum number of accessory off-street Parking spaces provided shall comply with Part 9 and in no case shall less than 5 Parking Spaces be provided on site;

(9) Two tandem Parking Spaces shall be permitted;

(10) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

(12) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-408

COMPREHENSIVE DEVELOPMENT 408 ZONE

(Lots 2,3,4, block 88, D.L. 549, Plan 1822, **AMS DESIGN & PROJECT MGMT LTD./ F. ADAB ARCHITECTS INC.**, 235-243 East 11th Street)

In the CD-408 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that :

(1) The Principal Buildings shall be limited to 9 Dwelling Units;

(2) The Principal Building shall not exceed a Lot Coverage of 52 percent

(3) The Principal Building shall not exceed a Gross Floor Area of 0.95 times the Lot Area. For purposes of the CD- 408 up to a maximum of 0.219 times the Lot Area located in a Basement with no exterior glazing, no exterior access and not contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations;

(4) For the purposes of CD-408, crawlspace shall be defined as areas used for storage purposes, with no exterior glazing, no exterior access and not contiguous with included Gross Floor Area and shall have a ceiling height of 2.134 metres (7.0 feet) in height or less;

(5) The Principal Buildings shall not exceed a geodetic Height of 104.55 metres (343.0 feet), except eight projections of 0.914 metres (3.0 feet) in Height to accommodate roof access hatches which may project beyond the maximum allowable Height but shall not exceed a maximum geodetic Height of 105.46 metres (346.0 feet) nor a height envelope generated from the south boundary of the site following an inclined plane at 45 degrees northwards from a height of 3.656 metres (12.0 feet) measured above finished grade at the south (lane side) property line in accordance with the approved Garden Apartment Guidelines. Five bay windows and related roofs may project beyond the above described inclined plane, but in no way shall each of these projections exceed a maximum width of 2.44 metres (8 feet) or a maximum height 7.62 metres (25.0 feet) established in relation to the average grade at the north property line of the project;

(6) The Principal Buildings shall be sited not less than :

(a) 3.048 metres (10 feet) from the Front Lot Line;

(b) 1.524 metres (5.0 feet) from the east Interior Side Lot Line;

(c) 3.344 metres (10.97 feet) from the west Interior Side Lot Line for the **northernmost Building** and 1.524 metres (5.0 feet) from the west Interior Side Lot Line for the **southernmost Building** except that;

(i) one area of a maximum of 0.46 metres (1.5 feet) in width may be sited 1.219 metres (4.0 feet) from the west Interior Side Lot Line;

(d) 2.134 metres (7.0 feet) from the Rear Lot Line to the Basement level and 4.267 metres (14.0 feet) from the Rear Lot Line to the rear face of the Principal Building;

(7) The Basement level which has a floor level more than 0.61 metres (2.0 feet) below average grade may project 2.13 metres (7.0 feet) into the required rear yard setback, and 1.22 metres (4.0 feet) into the required side yard setbacks, from a point not less than 13.7 metres (45.0 feet) but not more than 17.37 metres (57.0 feet) north of the south property line on the east side, and not less than 20.42 metres (67.0 feet) but not more than 24.08 metres (79.0 feet) north of the south property line on the west side;

(8) Section 510(3)(b) shall be varied to permit a 8.382 metre (27.5 feet) separation between the two Principal Buildings;

(9) Section 511(1) shall be waived;

(10) Section 412 shall be varied to permit three gazebos up to 4.572 metres (15 feet) in height to be sited anywhere on the lot;

(11) The minimum number of off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 14 parking spaces be provided on site;

(12) Section 906(4)(d) shall be waived;

(13) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(14) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(15) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 409 ZONE

(Lot A, Resub 7, Block 29, D.L. 548, Plan 7408 from RT-1, **AMS DESIGN & PROJECT MANAGEMENT**, 231-233 West 17th Street)

In the CD-409 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that :

(1) Two Principal Buildings shall be permitted on one lot;

(2) The Principal Use shall be limited to:

(a) two Dwelling Units in the **northernmost** Building;
(b) one Dwelling Unit in the **southernmost** Building;
(c) Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.60 times the Lot area. For the purposes of CD-409 up to a maximum of 0.18 times the Lot Area located in a Basement or Cellar with no exterior glazing, no exterior access and not contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall not exceed a Lot Coverage of 35 percent;

(5) The **northernmost** Principal Building shall be sited not less than :

(a) 4.572 metres (15.0 feet) from the Front Lot Line;
(b) 2.134 metres (7.0 feet) from the east Interior Side Lot Line;
(c) 1.524 metres (5.0 feet) from the west Interior Side Lot Line;
(d) 26.65 metres (87.43 feet) from the Rear Lot Line;

(6) The **southernmost** Principal Building shall be sited not less than:

(a) 21.64 meters (71.0 feet) from the Front Lot Line;
(b) 2.134 metres (7.0 feet) from the east Interior Side Lot Line;
(c) 3.048 metres (10.0 feet) from the west Interior Side Lot Line;
(d) 12.192 metres (40.0 feet) from the Rear Lot Line;

(7) The Principal Buildings shall not exceed a geodetic height of 95.10 metres (312.0 feet) for the **northernmost** Building and 94.36 metres (309.59 feet) for the **southernmost** Building;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 5 Parking Spaces be provided on site;

(9) An Accessory Building for use as a garage :

(a) shall not exceed a Gross Floor Area of 630 sq.ft.;
(b) shall be sited not less than:

(i) 1.219 metres (4.0 feet) from the Rear Lot Line;
(ii) 3.048 metres (10.0 feet) from an Interior Side Lot Line;

(10) Section 412 shall be varied to permit one gazebo up to 4.572 metres (15 feet) in Height to be sited anywhere on the Lot;

(11) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

(13) All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.

CD-411

COMPREHENSIVE DEVELOPMENT 411 ZONE

(Lot 9, Resub 1, Block 8, D.L. 616, Plan 4166, **MARVIN JAY**, 1604 William Avenue

In the CD-411 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-3 Zone, except that:

(1) A Single Family Residential Use shall be permitted as a Principal Use;

(2) Buildings and Structures and required Off-Street Parking for Single Family Residential Use shall be as in the RS-1 Zone.

COMPREHENSIVE DEVELOPMENT 412 ZONE

(38 Fell Avenue, 788 Harbourside Drive)

In the CD-412 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of buildings and structures and required Off-Street Parking shall be as in the CD-360 Zone, except that:

(1) The Principal Buildings together with Accessory Buildings, on all Lots shall not exceed a combined total Gross Floor Area of 0.75 times the Lot Area, provided that this amount may be increased by:

(a) 0.75 times the Lot Area times the ratio of underground parking to required Off-Street Parking, not to exceed 0.25 times the Lot area up to a maximum combined Gross Floor Area of 1.0 times the Lot Area;

(2) The Principal Buildings shall not exceed a Height of 14.33 metres (47 feet) except that a fourth storey used for 68.00 square metres (732 sq. ft.) of Accessory Non-Commercial Social and Recreation Facility Use and 76.64 square metres (825 sq. ft.) of Service Commercial Use, may exceed this Height;

(3) A call centre use is a permitted Use;

(4) For the purposes of CD-412, “Service Commercial Use” is defined as property manager, insurance dealer, café, coffee shop, print or copy shops, recreation uses, professional and semi-professional offices, finance and accounting offices, business offices and are limited to a maximum of 1,114.8 square metres (12,000.0 square feet) in area for 38 Fell Avenue, and 1,248.2 square metres (13,435.0 square feet) for 788 Harbourside Avenue; *[Bylaw 8682, October 1, 2018]*

(5) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-413

COMPREHENSIVE DEVELOPMENT 413 ZONE

(Lot 4, Exc. S. 10 feet, Block 83, D.L. 550, Plan 1232, **DALT DEVELOPMENTS LTD./COLEMAN DESIGN**, 319 East 12th Street)

In the CD-413 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Accessory Building at the rear of the Lot shall be limited to 495 square feet in gross floor area;

(2) For the purposes of this bylaw, CD-413, carports shall be excluded from gross floor area calculations of the Accessory Building;

(3) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than four Parking Spaces be provided on site;

(4) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(5) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-414

COMPREHENSIVE DEVELOPMENT 414 ZONE

(Lot 22, Block 47, D.L. 271, Plan 1658, ARMRITSAR ENTERPRISES LTD./VERNACULAR DESIGN, 342 West 14th Street)

In the CD-414 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Accessory Building at the rear of the Lot shall be limited to 465 square feet in gross floor area;

(2) For the purposes of this bylaw, CD-414, carports shall be excluded from gross floor area calculations of the Accessory Building;

(3) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 4 Parking Spaces be provided on site;

(4) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(5) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-416

COMPREHENSIVE DEVELOPMENT 416 ZONE

(Lot 14, Block 65, D.L. 271, Plan 750, **MOHTADI HOLDINGS LTD**.
414-416 West Keith Road)

In the CD-416 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that :

(1) The Principal Building shall be limited to three Dwelling Units;

(2) The Principal Building shall not exceed a Lot Coverage of 30 percent;

(3) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot area. For purposes of the CD-416 storage area up to a maximum of 0.12 times the Lot Area located in a Basement or Cellar with no exterior glazing shall be exempt from Gross Floor Area calculations;

(4) The Principal Building shall not exceed a maximum geodetic Height of 64.77 metres (212.5 feet);

(5) The minimum number of off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than five Parking Spaces be provided on site;

(6) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-417

COMPREHENSIVE DEVELOPMENT 417 ZONE

(Lot 11, Block 64, D.L.548, Plan 750, **MERLIN WICK/NOORT DEVELOPMENTS,** 1349 Mahon Avenue)

In the CD-417 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that :

(1) Two Principal Buildings shall be permitted on one lot;

(2) The Principal Use shall be limited to three dwelling units total, consisting of :

- (a) Two Dwelling Units in the **northernmost** Building;
- (b) One Dwelling Unit in the **southernmost** Building;
- (c) Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.50 times the Lot Area, except :

- (a) For the purposes of CD-417 up to a maximum of 0.1 times the Lot Area used for attached parking areas will be excluded from Gross Floor Area calculations; and,

- (b) For the purposes of CD- 417 up to a maximum of 0.26 times the Lot Area located in a Basement or Cellar with no exterior glazing, no exterior access and not contiguous with included Gross Floor Area shall be excluded from Gross Floor Area calculations;

(4) The Principal Buildings shall not exceed a Lot Coverage of 36 percent, which shall include attached parking structures;

(5) The **northernmost** Principal Building shall be sited as follows :

- (a) 6.096 metres (20.0 feet) from the Front Lot Line;
- (b) 3.048 metres (10.0 feet) from the east Interior Side Lot Line;
- (c) 1.524 metres (5.0 feet) from the west Interior Side Lot Line;
- (d) 24.994 metres (82.0 feet) from the Rear Lot Line;

(6) The **southernmost** Principal Building shall be sited as follows :

- (a) 25.756 metres (84.5 feet) from the Front Lot Line;
- (b) 3.048 metres (10.0 feet) from the east Interior Side Lot Line;
- (c) 7.010 metres (23.0 feet) from the west Interior Side Lot Line except for one projection of 6.096 metres (20 feet) in length, used for parking purposes, which may be sited 2.134 metres (7.0 feet) from the west Interior Side Lot Line;
- (d) 3.353 metres (11.0 feet) from the Rear Lot Line to the upper level of the Principal Building and 1.524 metres (5.0 feet) from the Rear Lot Line to portions of the Principal Building used for parking purposes;

(7) The Principal Buildings shall not exceed a geodetic height of 81.38 metres (267.0 feet) for the **northernmost** building and 80.77 metres (265.0 feet) for the **southernmost** building;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 except that in no case shall less than 4 Parking Spaces be provided on site;

(9) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-418

COMPREHENSIVE DEVELOPMENT 418 ZONE

(Lot 15,16,9, Block X, D.L. 265, Plans 21614 and 12454, **HOOP REALTY INC. BROOK DEVELOPMENT PLANNING**, 930 & 980 West 1st St. & 949 West 3rd St.

In the CD-418 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-3 Zone, except that:

(1) (a) the permitted Principal and Accessory Uses shall be limited to:

(i) Industrial Business Park Use
(ii) Service Commercial Use
(iii) Accessory Off-Street Parking Use
(iv) Accessory Off-Street Loading Use
(v) Civic Use
(vi) Child Care Use
(vii) Accessory Retail Services Group 2 Use, subject to Section 702(3)
For the purpose of CD-418, Accessory Retail Service Group 2 shall include the retailing of art supplies and related services
(Bylaw 8272/Adopted Nov 26/12)
(viii) Fitness Centre Uses

For the purpose of this section:

"Industrial Business Park Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including film, television, and music studios, engineering, drafting, and architectural offices, computer system and software development, data processing, surveying, building contractor and trade contractor offices; excluding bulk loading, wrecking, or salvaging of goods, materials, and things and excludes the production, refining, or processing of Dangerous Goods;

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreation uses, and are limited to a maximum of 1244.9 sq. meters (13,400 square feet) within the CD-418 Zone, and 464.5 square metres (5,000 square feet) of Service Commercial Use Gross Floor Area may be Used for Fitness Centre Uses;

"Fitness Centre Uses" are defined as facilities where the principal purpose is to provide training and the use of equipment to improve athletic condition or health and are limited to 1681.5 square metres (18,100 square feet);

(b) The following uses are prohibited:

(i) retail sales of personal items such as jewelry, clothing, food items; except when accessory to a fitness centre use;
(ii) professional and semi-professional offices, finance and accounting offices, business offices, social clubs;
(iii) call centers and telephone solicitation centers;
(iv) retail sales of household items such as building supplies, audio-visual equipment, household appliances or furniture, computers, sports equipment except that retail sales of household items manufactured or assembled by the Principal Use on the premises is permitted;
(v) outdoor storage in required setback areas;

(2) The Principal Buildings shall not exceed a Lot Coverage of 46 percent;

(3) The Principal Buildings shall not exceed a Height of 9 metres (29.5 feet),

(4) The Principal Buildings shall be sited not less than;

(a) 20.4 metres (67 feet) from the Front Lot Line;
(b) 3.1 metres (10 feet) from the Rear Lot Line, except that the main floor of a Principal Building may project a maximum of 2.44m (8 feet) into the rear yard setback providing that the total area of such projections does not exceed 15 square metres (160 square feet) the Use of which shall be restricted to loading and unloading uses only;
(c) 11.1 metres (36.5 feet) from the Interior Side Lot Line;
(d) 14.3 metres (47 feet) from the Exterior Side Lot Line;

(5) The Principal Buildings shall not exceed a Gross Floor Area of 0.7 times the Lot Area. Non-commercial social and recreational facilities shall be excluded from Gross Floor Area calculations up to a maximum of 10% of the total Gross Floor Area;

(6) The minimum number of Accessory Off-Street Parking Spaces shall comply with Part 9, and shall be calculated at 1 space per 52 square metres (560 square feet) of Gross Floor Area;

(7) The minimum number of Loading Spaces shall be 2 Loading Spaces per Building;

(8) Bicycle parking shall be provided on-site and shall be calculated at 1 bicycle parking stall per 500 square metres (5380 square feet) of Gross Floor Area;

(9) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained, but in no case shall landscape material, or Landscape Screens in excess of 0.91m (3 feet) in Height be placed in the area bounded by the intersecting lines of a street, and a Street, and a line joining points along said lines, 4.5m (15 feet) from their point of intersection;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel."

CD-419

COMPREHENSIVE DEVELOPMENT 419 ZONE

(Lot A, Resub 4 & 5, Block 7, D.L. 549, Plan 1102, **KEN STINSON & ASSOCIATES,** 157 East 20th St.)

In the CD-419 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking for Buildings and portions of Building built prior to 2001, shall be as in the RM-1 Zone, except that:

(1) The Principal Building shall be limited to 14 Dwelling Units;

(2) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 8 Parking Spaces be provided on-site;

(3) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(4) One bachelor unit may have a Gross Floor Area of not less than 400 square feet, and one 1-bedroom unit may have a Gross Floor Area of not less than 360 square feet;

(5) The Principal Building may contain 850 square feet of habitable Gross Floor Area located in a Basement, which is excluded from Gross Floor Area calculations;

(6) A Residential Use involving a maximum of three Dwelling Units shall be permitted to be located in a Basement;

(7) The Principal Building shall be sited not less than 1.88 metres (6.17 feet) from an Interior Side Lot Line;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces.

CD-420

COMPREHENSIVE DEVELOPMENT 420 ZONE

(Lot 21, Block 88, D.L. 549, Plan 4328, **JOHN & DARLENE CLEMENTE, CHARLES MOORHEAD ARCHITEC**T, 230 East 10th St.)

In the CD-420 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that :

(1) The minimum Lot size in the CD-420 Zone shall be no less than 520.24 square metres (5,600 square feet);

(2) The Principal Building shall not exceed a Gross Floor Area of 0.60 times the Lot Area. For purposes of the CD- 420 storage area up to a maximum of 0.20 times the Lot Area located in a Basement or Cellar with no exterior glazing shall be exempt from Gross Floor Area calculations;

(3) The Principal Building shall not exceed a lot coverage of 30 percent;

(4) The Principal Building shall be sited not less than :

(a) 6.40 metres (21.0 feet) from the Front Lot Line;
(b) 1.83 metres (6.0 feet) from the east Interior Side Lot Line;
(c) 1.83 metres (6.0 feet) from the west Interior Side Lot Line;
(d) 13.7 metres (45.0 feet) from the Rear Lot Line.

(5) One Unenclosed porch and steps may project 1.676 metres (5.5 feet) beyond the face of the Principal Building;

(6) The Principal Building shall not exceed a Height Envelope of 5.0 metres (16.4 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum geodetic Height of 103.5 metres (339.5 feet). One dormer of no more than 2.74 metres (9 feet) in width may project beyond the Height Envelope, but in no way shall this projection exceed the maximum height;

(7) The minimum number of Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided on site;

(8) Refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 421 ZONE

(424 East 3rd Street)

In the CD-421 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as follows:

(1) The CD-421 Zone shall apply to the two sites described in Schedule 60 as the Westerly Lot and the Easterly Lot;

(2) The maximum Gross Floor Area on the combined Westerly and Easterly Lots shall not exceed 0.5 times the lot area;

(3) On the Westerly Lot, as per the RS-2 Zone, except that:

(a) Section 507 (11) is varied to permit an Accessory Secondary Suite Use with a maximum Gross Floor Area of 48.77 square metres (525 square feet) to be located in an Accessory Building;

(b) the Principal Building may be sited 0.6096 metres (2.0 feet) from the east Interior Side Lot Line and 8.38 metres (27 feet) from the front lot line, notwithstanding section 411 (1) Special Setback Requirements;

(c) Accessory Buildings shall be sited a minimum of 3.65 metres (12 feet) from the east Interior Side Lot Line;

(d) Dormers of not more than 4.26 metres (14 feet) in width may project beyond the Height Envelope, but in no event shall height exceed 9.144 metres (30 feet);

(e) The Principal Building and habitable space in the Accessory Building shall not exceed a combined Gross Floor Area of 208.6 square metres (2,245.5 square feet);

(4) On the Easterly Lot, as per the RT-1 Zone, except that:

(a) the minimum lot size shall be 367.0 square metres (3,950 square feet);

(b) Section 509 A is varied such that the Principal Building shall not exceed a Height Envelope of 5.639 metres (18.5 feet), which may increase at an inward angle of 45 degrees to the vertical to reach maximum Height of 9.45 metres (31 feet);

(c) Notwithstanding Section 411 (1) Special Setback Requirements, the Principal Building shall be sited in accordance with Schedule 60, Page 2 "Siting Schedule";

(d) The Principal Building shall not exceed a Gross Floor Area of 210.0 square metres (2,260 square feet);

(5) Not less than one Parking Space per Dwelling Unit shall be provided on site;

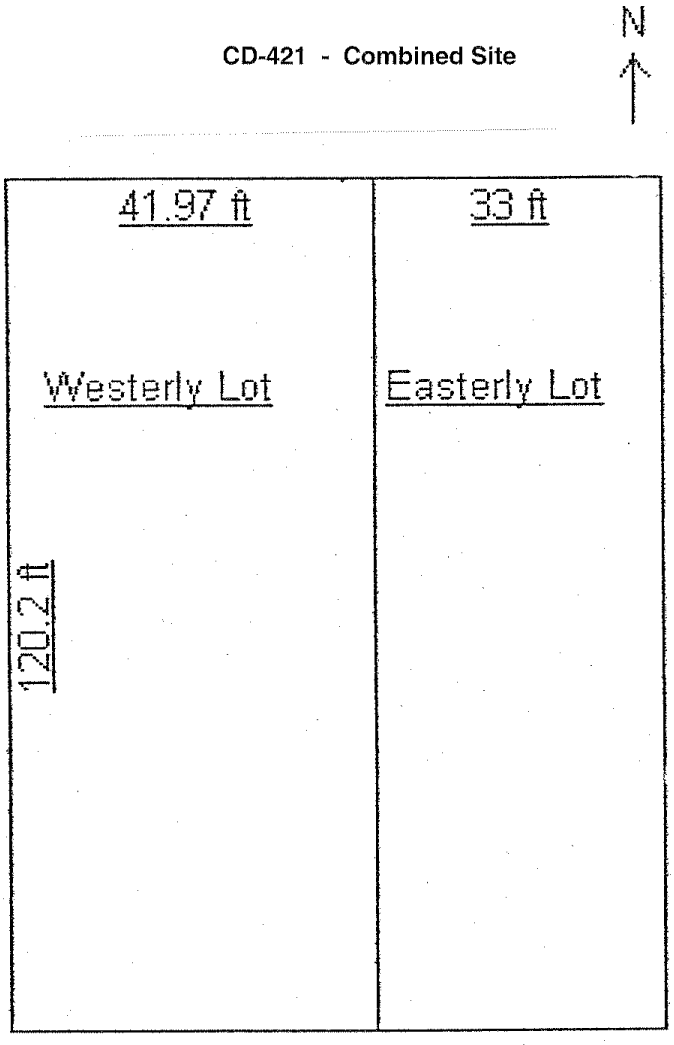
(6) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering Aisles, Driveways, Loading or Parking Spaces.

(8) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

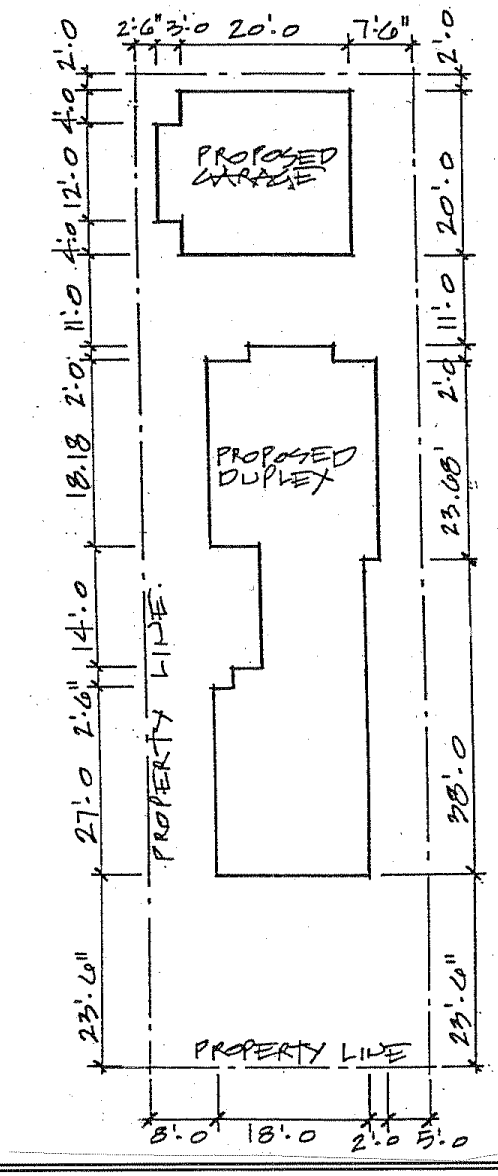
CD-421 Amending Bylaw No. 7341	SCHEDULE 60	Page 1 of 2
TITLE: Lot Definition		

CD-421 - Combined Site



CD-421 Amending Bylaw No. 7341	SCHEDULE 60	Page 2 of 2

TITLE: Siting Schedule



CD-422

COMPREHENSIVE DEVELOPMENT 422 ZONE

(Lot 16, Block 112, D.L. 548, Plan 1228, R. WHITE, 645-649 Chesterfield Ave.)

In the CD-422 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The principal buildings shall be limited to three residential dwelling units;

(2) The principal buildings shall not exceed a lot coverage of 30 percent;

(3) The principal buildings shall be sited not less than :

a) 7.62 metres (25 feet) from the front lot line
b) 10.97 metres (26 feet) from the rear lot line
c) 1.52 metres (5 feet) from the interior lot line
d) 3.05 metres (10 feet) from the exterior lot line

(4) The principal building shall not exceed a Gross Floor Area of 0.6 times the Lot Area, and up to 39.02m^2 (430 square feet) of basement storage area and shall be exempt from Gross Floor Area calculations;

(5) The minimum number of accessory off-street parking spaces provided shall comply with Part 9, and in no case shall less than 4 parking spaces be provided on site;

(6) Accessory buildings shall be located no less than 3.048 meters (10 feet) from the intersection of the Lot Lines along a Street and a Lane;

(7) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located so as to obstruct required maneuvering aisles, driveways, loading, parking spaces or sight lines.

(9) All exterior finishes and landscaping shall be approved by the Advisory Design Panel."

CD-423

COMPREHENSIVE DEVELOPMENT 423 ZONE

(Lot 36, Block 112A, D.L. 271, Plan 1228, Ron Kang/Archeton Architecture, 262 West 5th Street)

In the CD-423 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that :

(1) The Principal Building shall not exceed an FSR (Floor Space Ratio) of 0.60. For purposes of the CD-423 storage area up to a maximum of 0.10 times the Lot Area located in a Basement or Cellar with no exterior glazing shall be exempt from Gross Floor Area calculations;

(2) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manouvering aisles, driveways, Loading or Parking Spaces;

(3) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 424 ZONE

(925 & 935 St. Andrew's Avenue and 288 East 9th Street)

In the CD-424 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one lot;

(2) The Principal Use shall be limited to:

(a) one Dwelling Unit in the **northernmost** Building;
(b) two Dwelling Units in the **southernmost** Building;
(c) Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.60 times the Lot Area, except:

(a) For the purposes of CD-424 up to a maximum of 0.075 times the Lot Area used for attached parking areas shall be excluded from Gross Floor Area calculations; and,
(b) For the purposes of CD- 424 up to a maximum of 0.035 times the Lot Area located in a Basement or Cellar with no exterior glazing and not contiguous with included Gross Floor Area shall be excluded from Gross Floor Area calculations;

(4) The Principal Buildings shall not exceed a Lot Coverage of 42 percent which shall include attached parking areas; *[Bylaw 8841, July 12, 2021]*

(5) The **northernmost** Principal Building shall be sited as follows:

(a) 28.6 metres (93.8 feet) from the Front Lot Line; *[Bylaw 8841, July 12, 2021]*
(b) 3.28 metres (10 feet) from the east Exterior Side Lot Line;
(c) 1.524 metres (5.0 feet) from the west Interior Side Lot Line;
(d) 1.219 metres (4.0 feet) from the Rear Lot Line;

(6) The **southernmost** Principal Building shall be sited as follows:

(a) 7.772 metres (25.5 feet) from the Front Lot Line;
(b) 3.383 metres (11.1 feet) from the east Exterior Side Lot Line;
(c) 4.801 metres (15.75 feet) from the west Interior Side Lot Line except for:
  i.) one projection of 1.524 metres (5.0 feet) in length of living area; and,
  ii.) one projection of 6.401 metres (21 feet) in length, used for parking purposes;
(d) 16.40 metres (53.8 feet) from the Rear Lot Line;

(7) The Principal Buildings shall not exceed a geodetic height of 96.01 metres (315.0 feet) for the **northernmost** Building and 96.93 metres (318.0 feet) for the **southernmost** building;

(8) In no case shall less than 4 Parking Spaces be provided on site. One tandem parking space shall be permitted in front of the front face of the Principle Building at the south end of the property;

(9) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

(11) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-425

COMPREHENSIVE DEVELOPMENT 425 ZONE

(Lot 1, Block 32, D.L. 549, Plan 9386, Denis Vince, 235 East 16th Street)

In the CD-425 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The Principal Use shall be limited to 18 Dwelling Units;

(2) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 17 Parking Spaces be provided on site;

(3) One Dwelling Unit shall be permitted to have a floor area of not less than 27.87 square metres (300 square feet);

(4) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required Maneuvering Aisles, Driveways, Loading or Parking Spaces.

COMPREHENSIVE DEVELOPMENT 427 ZONE

(350 East 2nd Street)

In the CD-427 Zone, permitted Uses, regulations and permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that: *[Bylaw 8783, October 5, 2020]*

(1) The permitted Principal Uses shall be limited to:

(a) Child Care Use, subject to section 507(5) of the Bylaw, except that:

(i) section 507(5)(a) shall be varied to allow storage and office supporting the Principal Use to be within an Accessory Building;

(ii) the maximum number of children in care at any one time specified under section 507(5)(h) shall be varied to allow for a maximum of 77 children;

(b) One-Unit Residential Use;

(c) Residential Care Facility Use;
[Bylaw 8783, October 5, 2020]

(2) The permitted Accessory Uses shall be as in the RS-1 Zone, except that:

(a) Section 507(11)(b) shall be waived;
[Bylaw 8783, October 5, 2020]

(3) Principal Buildings built prior to 1910 shall not exceed a Gross Floor Area of 975.45 square metres (10,500 square feet);

(4) The Principal Building shall be sited as in the RS-1 zone, except that:

(a) The Principal Building shall be sited not less than 19.5 metres (64 feet) from the Rear Lot Line;
[Bylaw 8783, October 5, 2020]

(5) Principal Buildings shall not exceed a height of 3 Storeys;

(6) The total floor area of all Accessory Buildings on the Lot shall not exceed 110 square metres (1184 square feet) and a maximum of one Accessory Building shall not exceed a height of two Storeys; *[Bylaw 8783, October 5, 2020]*

(7) Parking standards shall comply with Part 9 of this Bylaw, except that:

(a) section 906(2) shall be varied to allow a maneuvering aisle width of 3.86 metres (12.67 feet) for two-way traffic;

(b) section 906(5)(a) shall be varied to allow a driveway width of 4.0 metres (13.1 feet) for two-way traffic;
[Bylaw 8783, October 5, 2020]

(8) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained.

COMPREHENSIVE DEVELOPMENT 428 ZONE

(955 Harbourside Drive)

In the CD-428 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-2 Zone as amended from time to time, except that:

(1) **Principal Use and Accessory Uses** permitted for CD-428 shall be limited to:

(a) Assembly Use; for the purposes of CD 428 Zone shall be limited to private educational purposes only;

(b) Accessory Dormitory use; for the purposes of CD-428 Zone shall be defined as the accommodation of persons enrolled in the studying at a school or institution that is located on the same premises. No Cooking Facilities shall be permitted in dormitory rooms;

(c) Accessory Off-Street Parking;

(d) Accessory Off-Street Loading;

(e) Accessory non-commercial social, recreational and amenity areas;

(2) Combined and in total with all Structures shall not exceed 1,000 square metres (10,764 square feet), provided that this amount may be increased attaining a minimum 5% better than ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2), to a maximum of 2.05 times the Lot Area; *[Bylaw 8464, May 30, 2016]*

(3) Lot Coverage shall not exceed a Lot Coverage of 55%;

(4) Height shall not exceed 24.5 metres (80.4 feet). For the purpose of CD-428 Zone, building Height means the vertical distance between the highest point of the Structure and the Flood Construction Level, but excluding roof top mechanical rooms, guardrails, stairwells and elevators shafts;

(5) Siting shall not be sited less than:

(a) 1.5 metres (4.92 feet) from the north Property Line;
(b) 1.4 metres (4.59 feet) from the south Property Line;
(c) 2.3 metres (7.55 feet) from the east Property Line;
(d) 4.7 metres (15.42 feet) from the west Property Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(7) Bicycle Parking shall be provided on site and shall comply with Part 10A, and in no case less than 116 Secure Bicycle Parking Spaces and 18 Short-Term Bicycle Parking Spaces shall be provided;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-429

COMPREHENSIVE DEVELOPMENT 429 ZONE

(Lots 3, 4, 5 & 6, Block B, D.L. 265/552, Plan 7199 Clearwater Development Corporation (CDC)/F. Adab Architects Inc., 903/917 Tobruck Avenue)

In the CD-429 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) The Principal Buildings shall be limited to 18 Dwelling Units located in 4 Principal Buildings – 6 two-bedroom and 12 three-bedroom Units;

(2) The Principal Buildings shall not exceed a combined total Lot Coverage of 52 percent;

(3) The Principal Buildings shall not exceed a combined total Gross Floor Area of 0.94 times the Lot Area. For purposes of the CD- 429 up to a maximum of 0.195 times the Lot Area, for storage purposes, located in a Basement or Cellar with no exterior glazing and not contiguous with included Gross Floor Area shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall not exceed a geodetic Height of 26.06 metres (85.5 feet) and shall not exceed 9.144 metres (30 feet) from Average Grade;

(5) The Principal Buildings shall be sited not less than:

(a) 1.524 metres (5.0 feet) from the Front Lot Line;

(b) 1.524 metres (5.0 feet) to the northwestern Building and 3.429 metres (11.25 feet) for the southwestern Building from the west Interior Side Lot Line;

(c) 2.13 metres (7.0 feet) to the northeastern Building and 4.01 metres (13.16 feet) to the southeastern Building from the east Interior Side Lot Line;

(d) 1.524 metres (5.0 feet) from the Rear Lot Line to the parking level, 1.98 metres (6.5 feet) from the Rear Lot Line to the rear face of the Principal Building above the parkade level and 0.610 metres (2.0 feet) from the Rear Lot Line to Unenclosed balconies;

(6) Section 510(3)(b) shall be varied to permit a minimum unit separation of 7.468 metre (24.5 feet) from the center of each window of a Habitable Room in another Principal Building on the same lot;

(7) Section 510(3)(c) shall be varied to permit a minimum unit separation of 4.877 metres (16 feet) between the two northernmost Buildings and 7.92 metres (26 feet) between the two southernmost Buildings on the lot;

(8) Section 511(1) shall be waived;

(9) The minimum number of off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 27 Parking Spaces be provided on site;

(10) Section 906(4)(d) shall be waived;

(11) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, Loading or Parking Spaces;

(13) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 430 ZONE

(144 to 170 West Esplanade & 161 West 1st Street)

Lots	Block	D.L	Plan	
16-23	164	271	750	from CD-22
C	164	271	11788	from M-1
E	164	271	750	from M-1
D (EP 9484)	164	271	750	from M-1
Portion of stopped up & closed road Reference Plan LMP34693				from M-1 and from LL-5
Portion of stopped up & closed road Plan LMP45252	164	271	750	from M-1 and from CD-22
Stopped up & closed road LMP 36608				From M1 and From CS-3

In the CD-430 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-5 Zone, except that:

(1) The Combined Site Area shall include Site "A", Site "B", Site "C" and Site "D" as indicated in Schedule 62, page 1;

(2) The Principal Uses shall be limited as follows:

(a) On Site "A", as indicated on Schedule 62, page 1:
- (i) Apartment Residential Use subject to Section 510; *[Bylaw 8464, May 30, 2016]*
- (ii) High Density Apartment Residential Use subject to Section 510(1), (2), (3);
- (iii) Live/Work Studio Use. For the purposes of the CD-430 Zone 'Live/Work Studio Use' shall mean a Dwelling Unit with professional or semi-professional uses, art and craft uses or other similar uses that are accessory to the principal residential use;
- (iv) Accessory Non-Commercial Social and Recreation Facilities;
- (v) Accessory Home Occupation Use subject to Section 507(6);
- (vi) Civic Use;
- (vii) Off-Street Parking Use;
- (viii) Off-Site Parking Use;
- (ix) Off-Site Loading Use;
- (x) Accessory Off-Street Parking Use;
- (xi) Accessory Off-Street Loading Use;

(b) On Site "B", as shown on Schedule 62, page 1:
- (i) Retail Service Group 1 Use of which one Commercial Retail Unit must be a minimum of 1858 square metres (20,000 square feet) in Gross Floor Area;
- (ii) Civic Use;
- (iii) Off-Street Parking Use;
- (iv) Off-Site Parking Use;
- (v) Off-Site Loading Use;
- (vi) Accessory Off-Street Parking Use;
- (vii) Accessory Off-Street Loading Use;

(c) On Site "C", as shown on Schedule 62, page 1:
  (i) Public open spaces and Streets;

(d) On Site "D", as shown on Schedule 62, page 1:
  (i) Public open spaces and Streets;
  (ii) Civic Use;

(3) The maximum Gross Floor Area shall not exceed 2.6 times the Combined Site Area, as per Schedule 62, page 1. The maximum Gross Floor Area shall be distributed as follows:

Site	Permitted Maximum Gross Floor Area	
	(square metres)	(square feet)
A	22,625	239,931
B	3,535	38,051
C	0	0
D	0	0
Total	26,160	281,588

For purposes of the CD-430 Zone, Civic Uses, including a community centre with a minimum combined Gross Floor Area of 2,787 square metres (30,000 square feet) and a district heating system shall be excluded from Gross Floor Area calculations;

For purposes of the CD-430 Zone, areas used for Accessory Non-Commercial Social and Recreational Facilities to a maximum of 195.09 square metres (2,100 square feet), shall be exempt from Gross Floor Area calculations;

(4) On Site "A", a High Density Apartment Residential Use shall provide a minimum of 20% residential Dwelling Units which comply with the City of North Vancouver Guidelines for Level 2 Adaptability as presented in Schedule 62, pages 2-4;

(5) Section 510(1)(a) shall be varied to permit a minimum Gross Floor Area of 37.16 square metres (400 square feet) within each bachelor Dwelling Unit;

(6) The Principal Buildings shall not exceed the following maximum Height specifications:

(a) Site "A": 34.0 metres (111.55 feet) for the western residential tower and 40.0 metres (131.23 Feet) for the eastern residential tower measured from the mid point finished grade along the West 1st Street frontage. For purposes of the CD-430 Zone, the following height exceptions shall also be permitted:

  (i) elevator and mechanical penthouses, not exceeding a Height of 4.88 metres (16 feet) for the eastern residential tower and 5.33 metre (17.5 feet) for the western residential tower;
  (ii) typical roof top parapets which may project beyond these defined heights for a maximum of 0.46 metres (1.5 feet);

(b) Site "B": shall not exceed 22.86 metres (75.0 feet) in Height;
(c) Site "C": 0.0 metres (0.0 feet);

(7) Principal Buildings shall be sited in accordance with Schedule 62, pages 5-12;

(8) Up to 45 balconies shall be permitted to be 32% Unenclosed, based on the total of all side and overhead planes;

(9) Section 6A04(1) shall be varied so as to permit more than one Building per Lot;

(10) Section 6A02(1)(a) is hereby varied to permit High Density Residential Apartment Use on any Storey;

(11) Section 6A04(3) shall be waived;

(12) Section 6A04(6) shall be varied to permit a horizontal width or length of 62.48 metres (205 Feet) above the second Storey and 50.60 metres (166 Feet) above the third Storey;

(13) The minimum number of Accessory Off-Street Parking Spaces required shall be:
- (i) For High Density Residential Apartment Use: 1.2 Parking Spaces per Dwelling Unit;
- (ii) For Retail Service Group 1 Use: 1 Parking Space per 431 square feet of Gross Floor Area;
- (iii) Licensee Retail Store *[Bylaw 7508 June 23/03 refers]:* one space per 11.613 square metres (125 square feet) of Gross Floor Area accessible to the public and one space per 46.45 square metres (500 square feet) of the remainder of the Gross Floor Area;
- (iv) For Civic Use: 150 Parking Spaces;

(14) Section 1001 shall be varied to require 2 Loading Bays to be provided on the combined Sites;

(15) Secure bicycle parking shall be provided on site and shall be calculated at 0.25 spaces per Dwelling Unit;

(16) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(17) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, Loading or Parking Spaces;

(18) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

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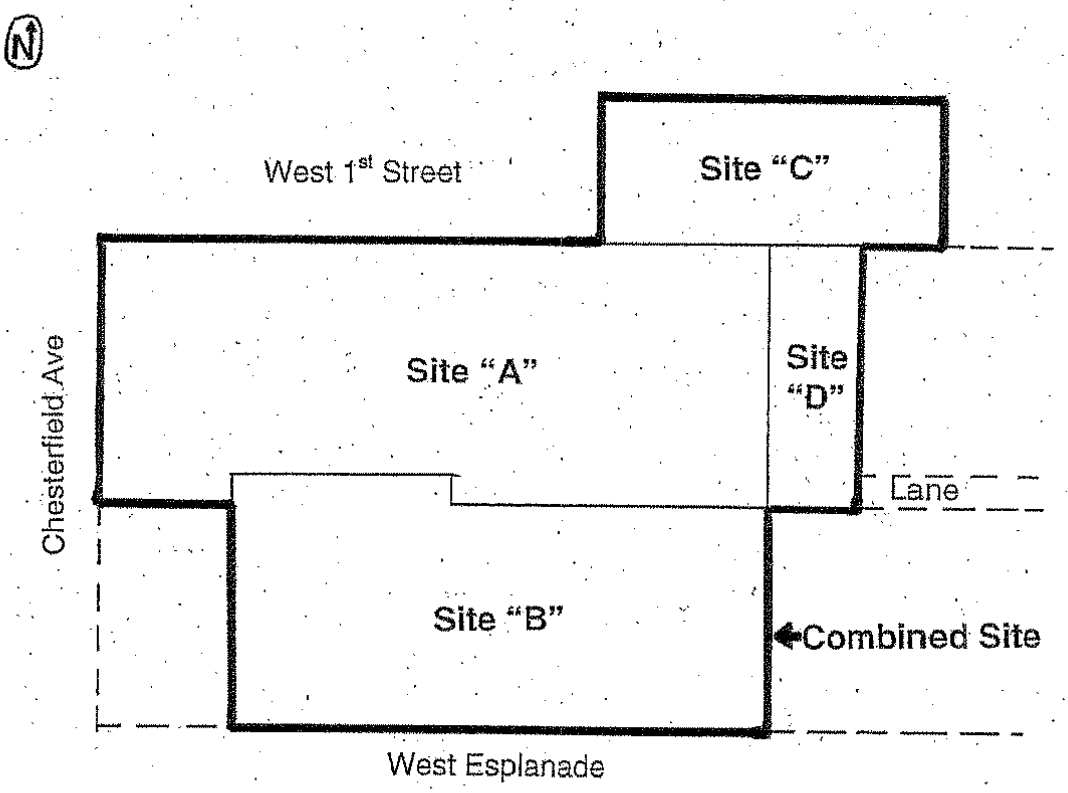
Title : SITE DEFINITION



Combined Site Area = 10,061 square metres (108,303 square feet)

CD - 430 Amendment Bylaw No. 7411	Schedule 62	Page 2 of 12

Title : Level 2 – CITY OF NORTH VANCOUVER GUIDELINES FOR LEVEL 2 ADAPTABILITY

Design Elements

	LEVEL TWO
BUILDING ACCESS	Outside stairs – maximum degree of colour contrast on nosing of each stair
BUILDING ACCESS	Curb cuts have tactile and visual cues
BUILDING ACCESS	Unobstructed access to main building entrances from street/sidewalks
BUILDING ACCESS	Unobstructed internal access: - from parking levels containing accessible parking (5' or 1520mm corridors; 2' or 610mm clear wall space adjacent to door latch) * - garbage and recycling receptacles and storage lockers
BUILDING ACCESS	Canopy over main building entrances (3' or 915mm or 3' x 915mm) and enterphone
BUILDING ACCESS	Provide automatic door opener for building entry door
BUILDING ACCESS	Two accessible parking stalls per 25 or less required stalls up to 50 unit buildings, and two additional stalls for every 50 parking stalls in building with more than 50 units
BUILDING ACCESS	3' or 915mm building and suite entry doors
BUILDING ACCESS	Flush thresholds throughout the building (maximum ½" or 13mm height)
BUILDING ACCESS	Accessible building enterphone, call buttons and, where provided, suite door bells*
CIRCULATION	Corridors minimum 4' or 1220mm wide (except for service access areas) *
CIRCULATION	Provide 5' or 1520mm turning radius inside and outside the entry corridor of each dwelling unit *
BUILDING & UNIT CIRCULATION	Provide automatic door opener or 2' or 610mm clear wall space adjacent to door latch where door swings toward user (entry doors, bathroom, bedrooms, patio / balcony, storage) *
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 5' or 1520mm turning radius in front *
DOORS	Interior doors 2'10" or 860mm clear opening
DOORS	Pocket doors in small spaces (provide 2'10" or 860mm clear opening; heavy duty, double-guided hardware and D-handle) *
PATIOS & BALCONIES	Minimum 860mm or 2'10 clear door opening
PATIOS & BALCONIES	Balcony doorsill level with suite floor level and sloped threshold no higher than ½" or 13mm **
PATIOS & BALCONIES	Minimum 5' or 1520mm turning radius on patio / balcony
WINDOWS	Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)
WINDOWS	Sills maximum 2'6" or 750mm above floor
KITCHEN	Continuous counter between stove and sink *
MIN. ONE BATHROOM	Toilet located adjacent to wall (min 3' or 915mm length) *
MIN. ONE BATHROOM	Provide turning radius within bathroom (may result from removal of vanity cabinet)*
MIN. ONE BATHROOM	3' or 915mm clearance along full length of tub *
MIN. ONE BATHROOM	Tub control valve placed at outer edge of tub, with tub spout remaining in central position *
MIN. ONE BATHROOM	Accessible storage *

* Illustrations available

** Options considered

Design Elements [June 2001]

CD - 430 Amendment Bylaw No. 7411	Schedule 62	Page 3 of 12

Title : Level 2 – CITY OF NORTH VANCOUVER GUIDELINES FOR LEVEL 2 ADAPTABILITY

Fixtures & Finishes

	LEVEL TWO
BASIC	Easy to read building address numbers (min. 4" or 100mm high in contrasting colours)
BASIC	Good lighting outside and inside main building entries and unit entries (min. 80 lux)
BASIC	No polished finish on building entry flooring
BASIC	Lever door handles on all doors (provide notation on door schedule)
BASIC	Signage throughout common areas has well contrasted colours
BASIC	Elevators have well contrasted control buttons
BASIC	Duplex outlets beside telephone jacks
BUILDING ENTRY	Provision of wiring for automatic door
CIRCULATION	Slip resistant flooring
CIRCULATION	Colour contrasting exit doors
EMERGENCY PROVISIONS	Provision for visual alarm signal to be tied into fire alarm system
COMMON ROOM(S)	Provide carpet and drapes to absorb sound and lessen echoes
UNIT ENTRIES	Adjustable door closures to reduce force to open door to maximum 22N or 5 lbs.
UNIT ENTRIES	Door handle @ 35" or 900mm to 39" or 990mm from floor with deadbolt immediately above
UNIT ENTRIES	
UNIT FLOORING	Non-glare kitchen floors and slip-resistant bathroom flooring
UNIT FLOORING	High density, low level loop carpet and underlay maximum ½" or 13mm height
PATIOS AND BALCONIES	Outdoor light fixture provided
PATIOS AND BALCONIES	Electrical outlet provided
ELECTRICAL	Switches and thermostats maximum 3'6" or 1,100mm above floor
ELECTRICAL	Electrical outlets, cable outlets, telephone jacks not lower than 18" or 450mm above floor
ELECTRICAL	Three-way switches in unit circulation areas
ELECTRICAL	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
ELECTRICAL	Rocker switches

* Illustrations available

Fixtures and Finishes
[June 2001]

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Title : Level 2 – CITY OF NORTH VANCOUVER GUIDELINES FOR LEVEL 2 ADAPTABILITY

Fixtures & Finishes cont'd

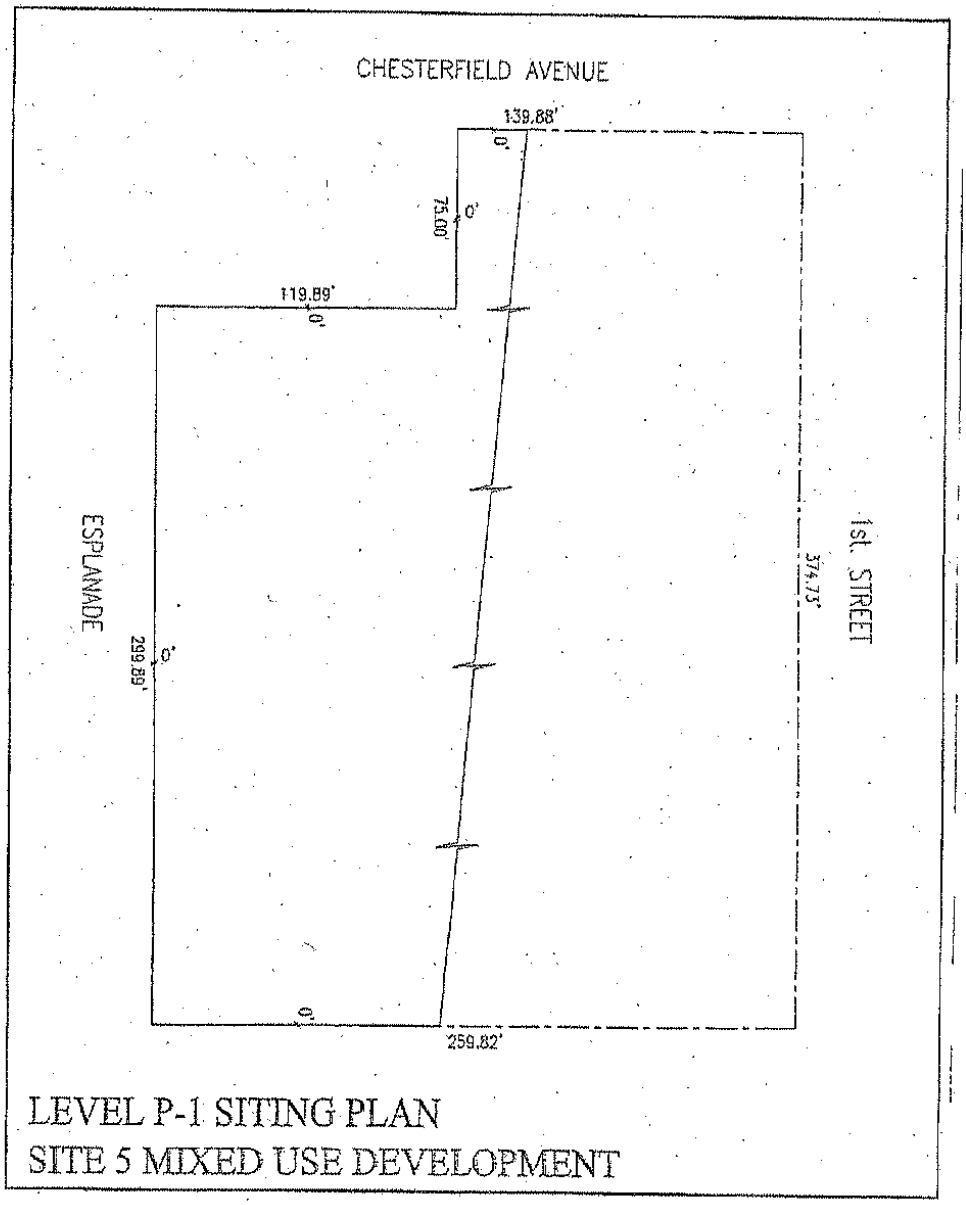
	LEVEL TWO
WINDOWS	Easily grasped and operated mechanism for opening and locking windows.
KITCHEN	Task lighting at sink, stove and work areas
KITCHEN	Pull-out work boards at 2'8" or 810mm height *
KITCHEN	Lever handle faucets and "D" cabinet handles
KITCHEN	Adjustable shelves in all cabinets
MIN. ONE BATHROOM	Solid blocking provided in walls of tub / shower and toilet areas, and behind towel bars *
MIN. ONE BATHROOM	Pressure balanced tub / shower valves
MIN. ONE BATHROOM	Offset plumbing for vanity
MIN. ONE BATHROOM	Provision for vanity sink removal
MIN. ONE BATHROOM	Adjustable height shower head or hand-held shower head on adjustable bracket*
LIVING ROOM	One switched electrical outlet
BEDROOMS	Three-way switched outlet at bed area and doorway
BEDROOMS	Light fixture above closet
BEDROOMS	Telephone jack
IN-SUITE STORAGE	Light and electrical outlet provided

*. Illustrations available

Fixtures and Finishes
[June 2001]

CD - 430 Amendment Bylaw No. 7411	Schedule 62	Page 5 of 12

Title : SITING



LEVEL P-1 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

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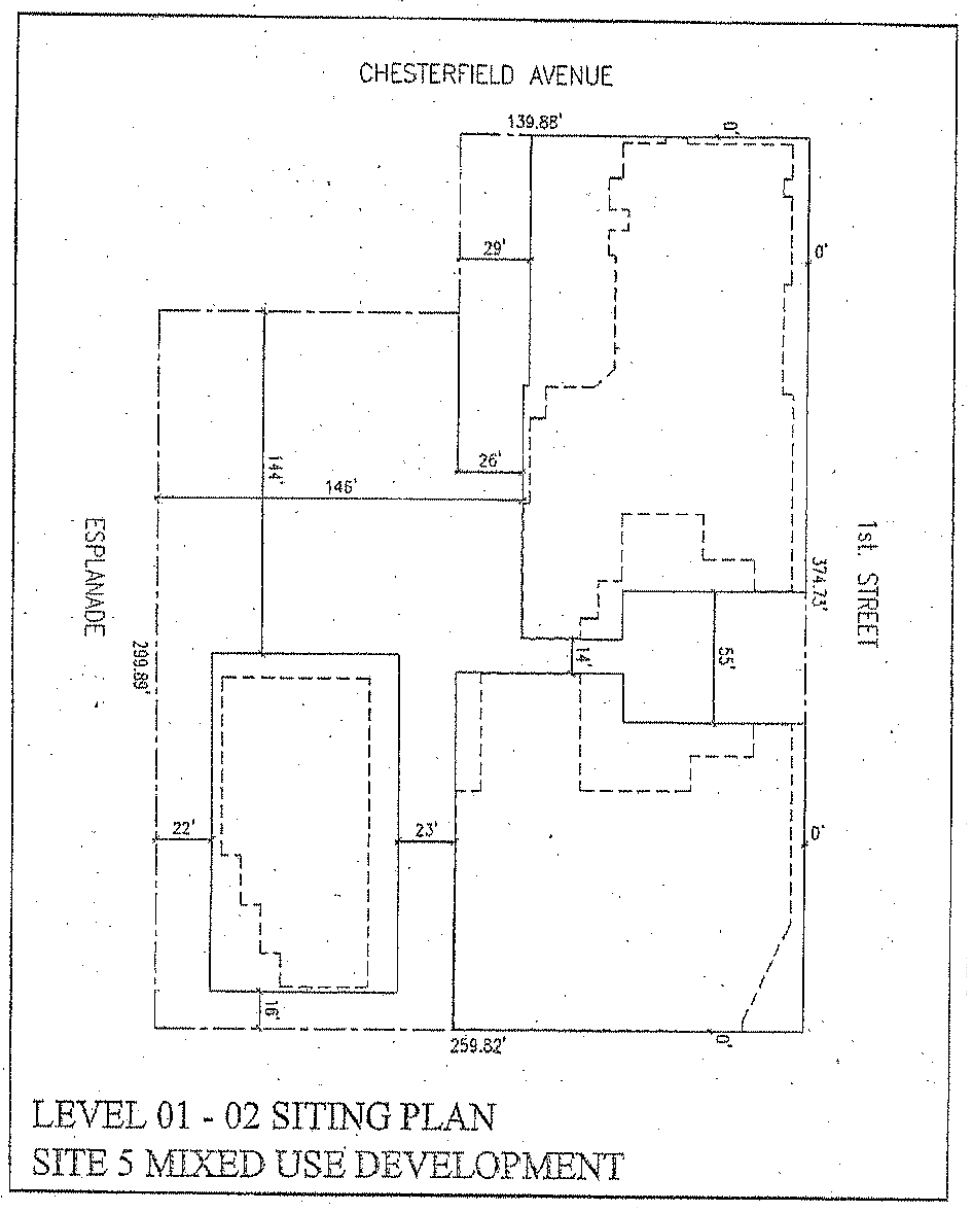
Title : SITING



LEVEL 01 - 02 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

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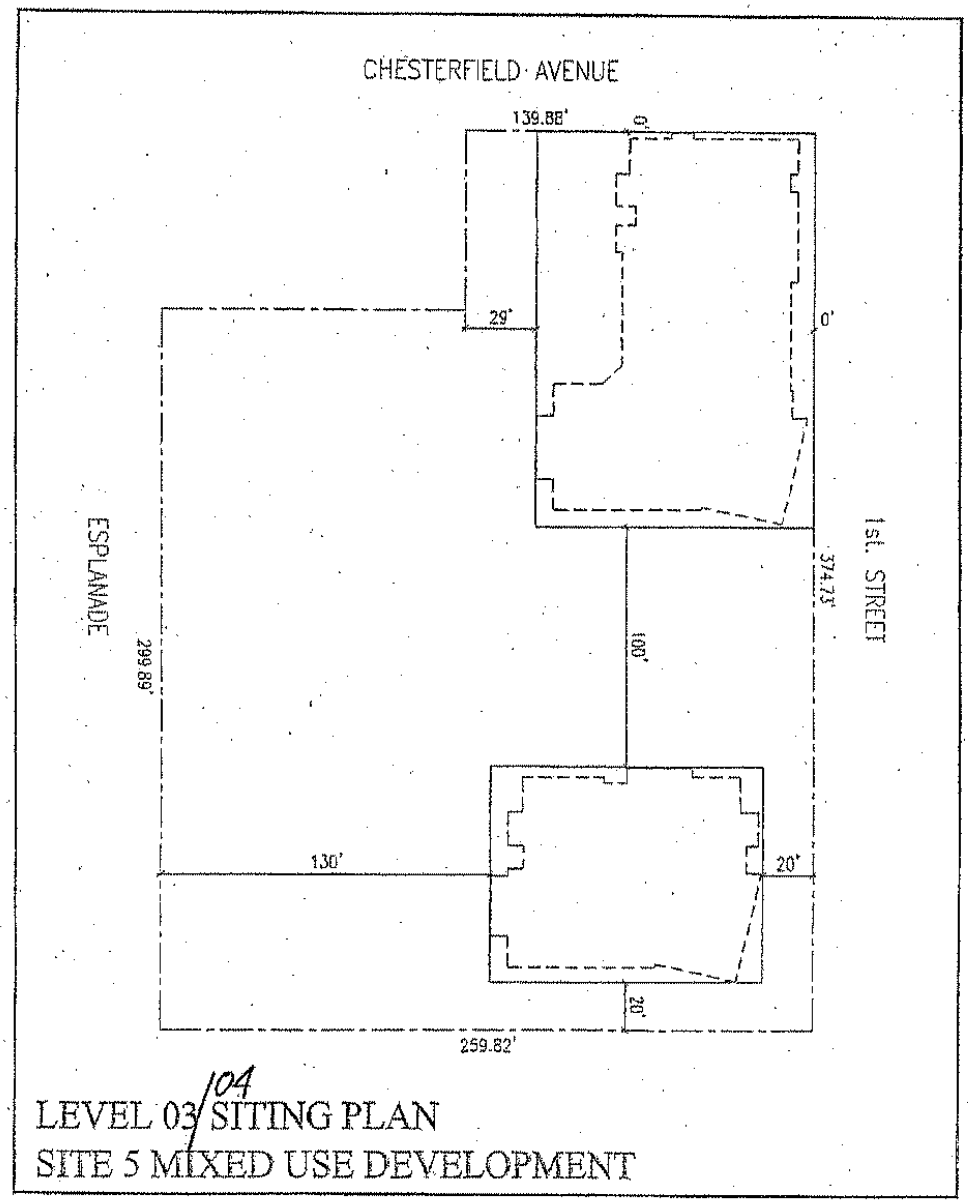
Title : SITING



LEVEL 03 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

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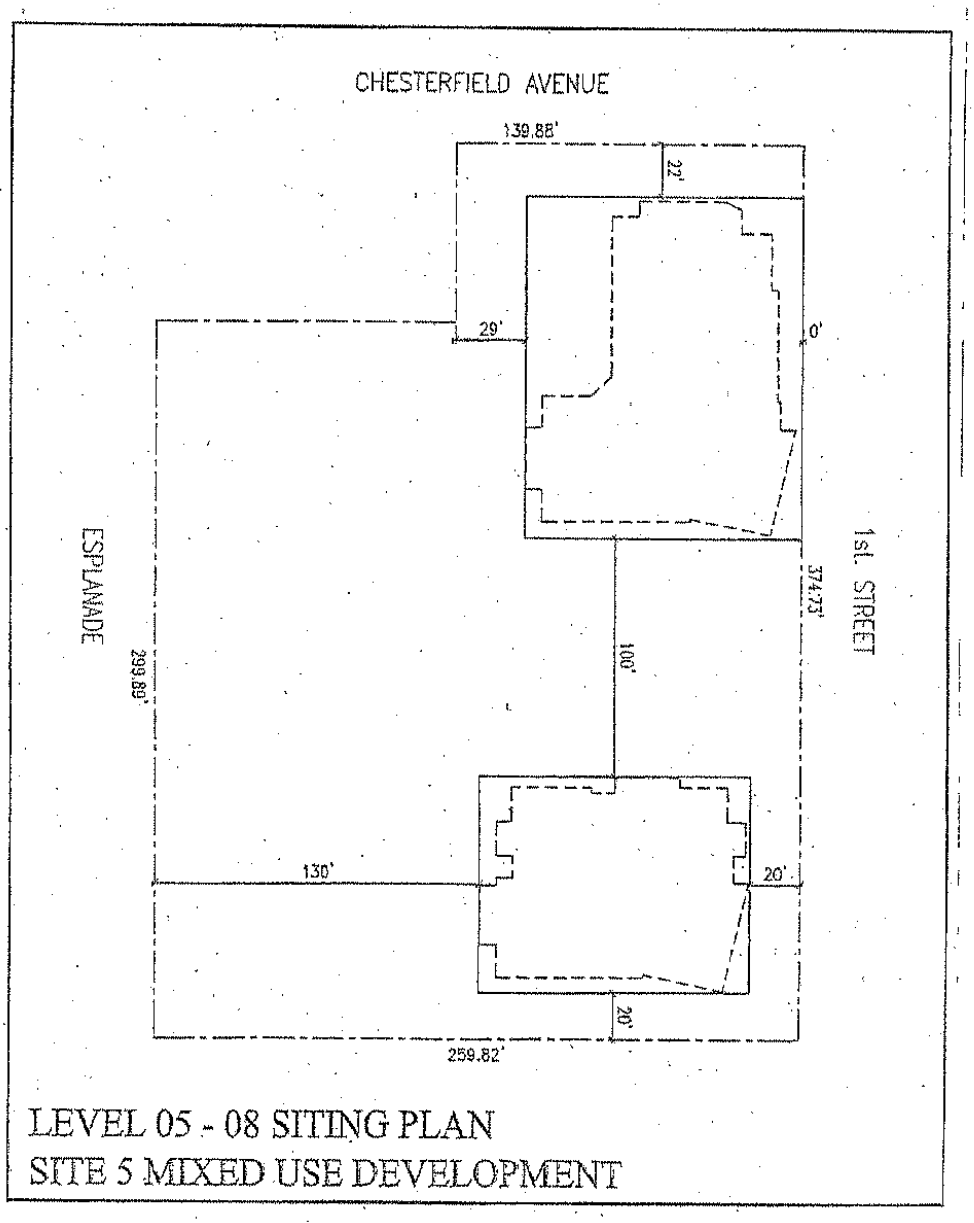
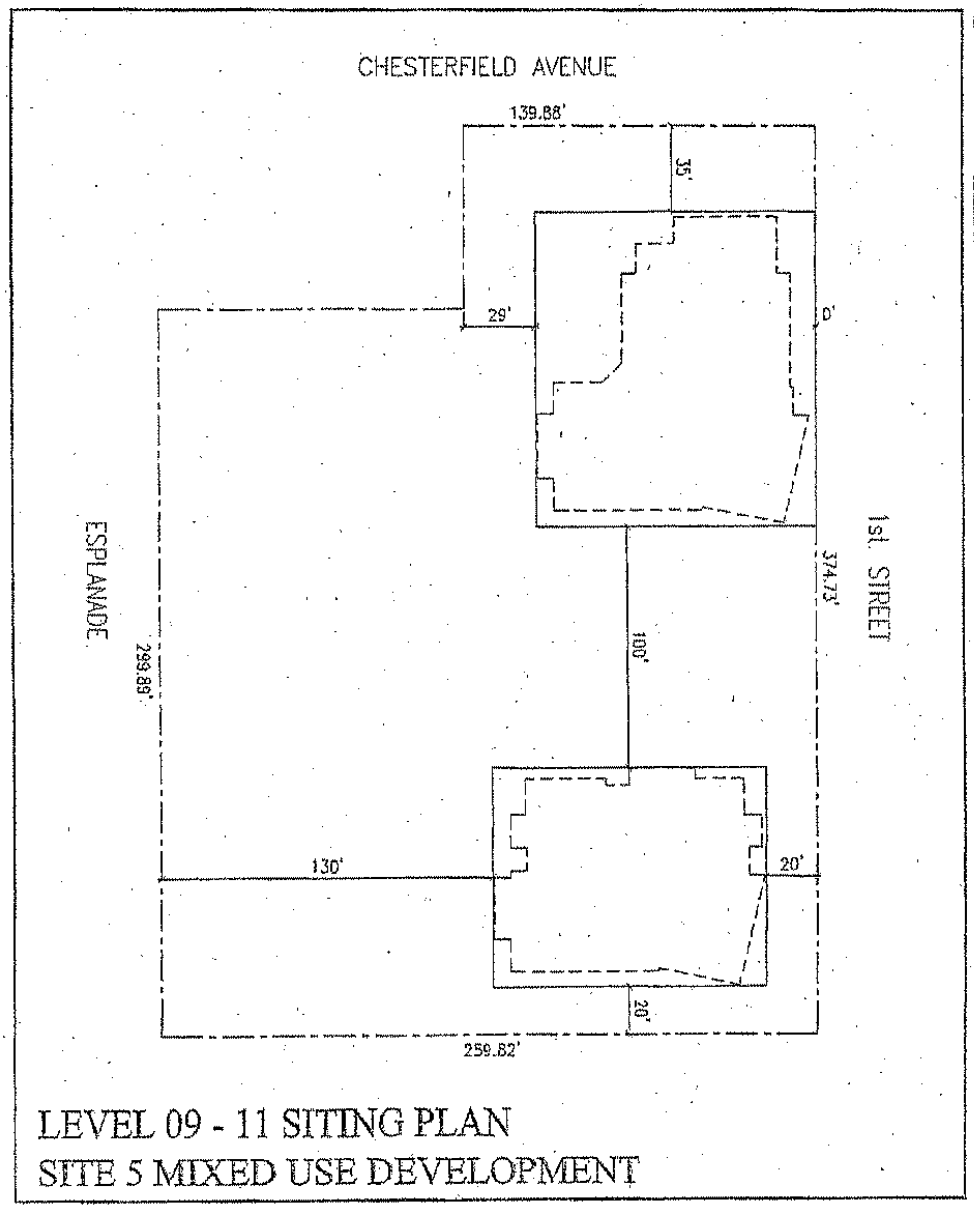
Title : SITING



LEVEL 05 - 08 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

CD - 430 Amendment Bylaw No. 7411	Schedule 62	Page 9 of 12

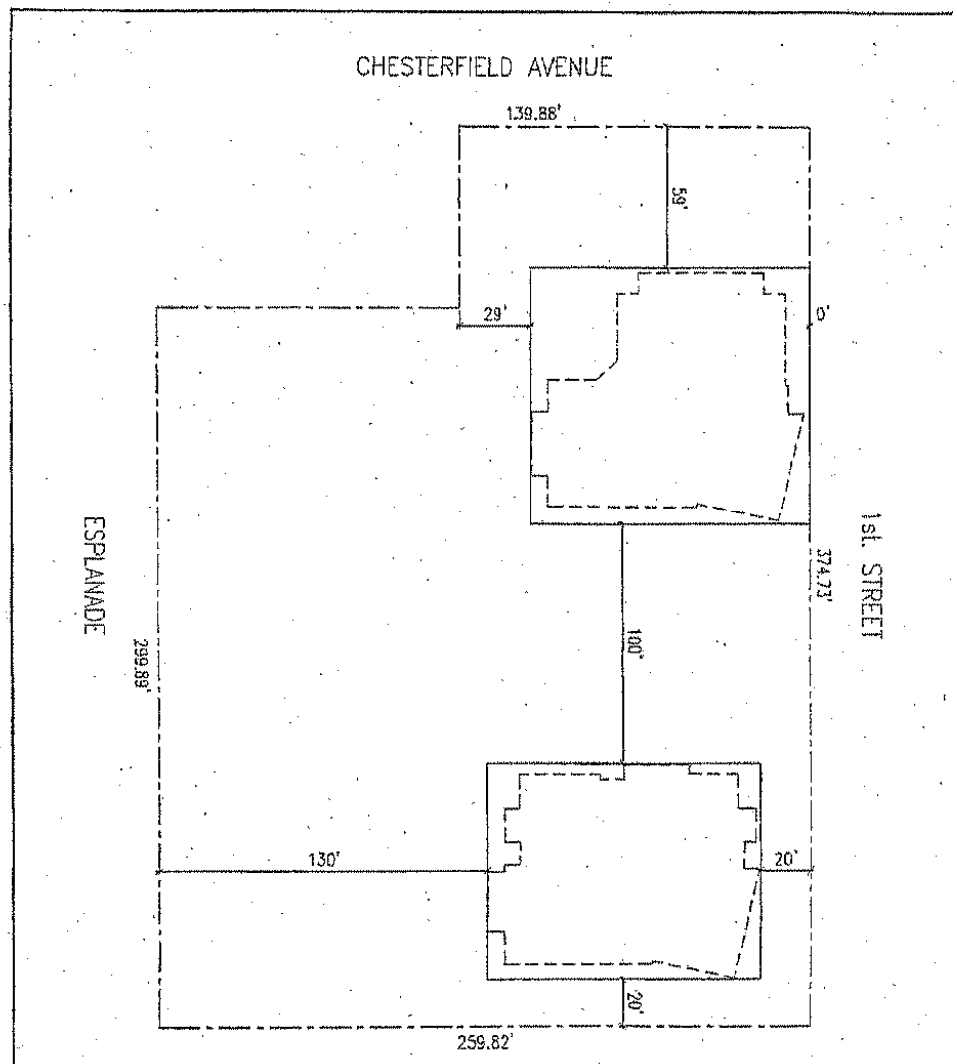
Title : SITING



LEVEL 09 - 11 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

CD - 430 Amendment Bylaw No. 7411	Schedule 62	Page 10 of 12

Title : SITING



LEVEL 12 - 13 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

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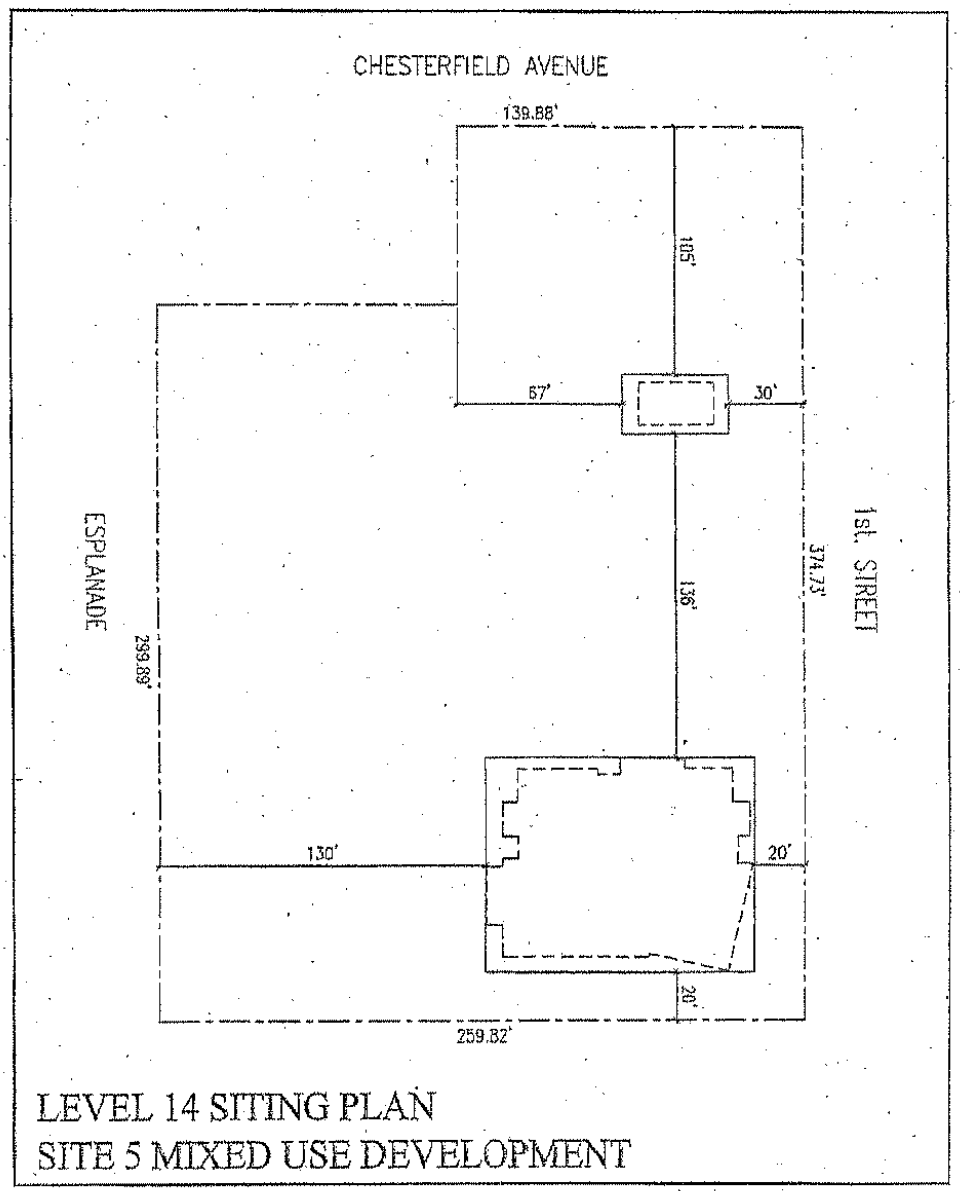
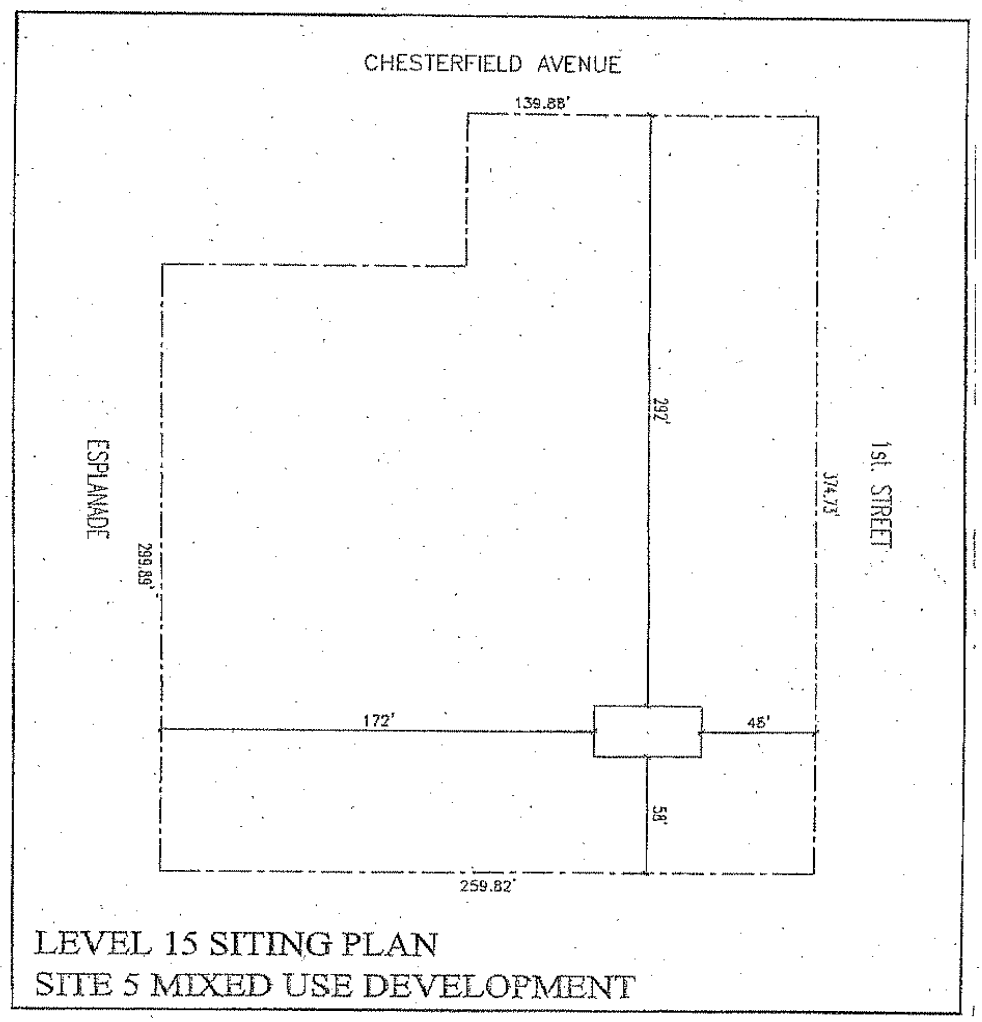
Title : SITING



LEVEL 14 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

CD - 430 Amendment Bylaw No. 7411	Schedule 62	Page 12 of 12

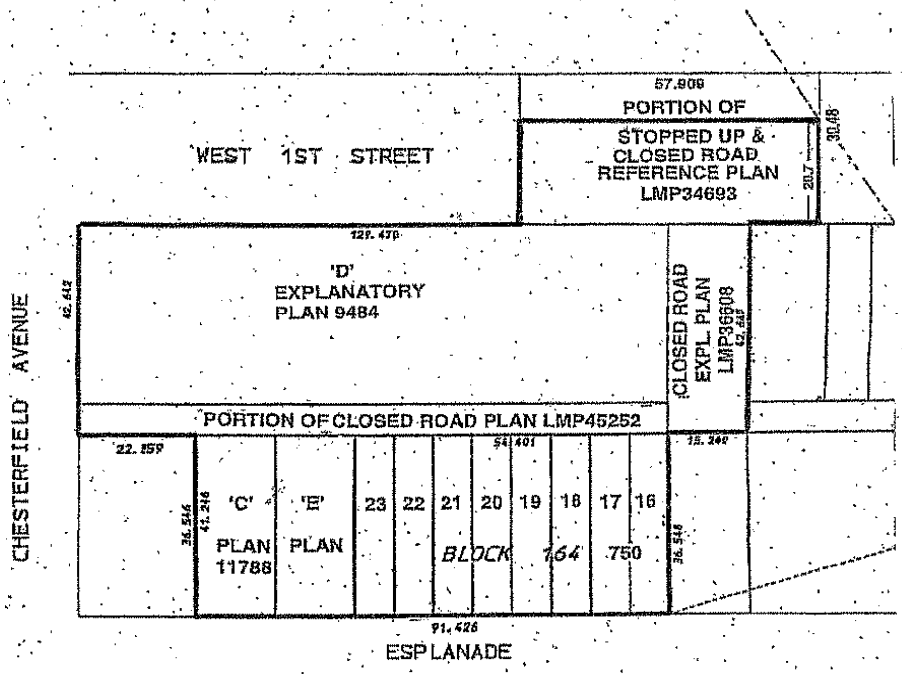
Title : SITING



LEVEL 15 SITING PLAN
SITE 5 MIXED USE DEVELOPMENT

CD - 430	Appendix A	Page 1 of 1

Title : BOUNDARIES OF THE CD-430 ZONE



* All dimensions are in metres

CD-431

COMPREHENSIVE DEVELOPMENT 431 ZONE

(REM 7, Block X, D.L. 265, Plan 11421, Marnet Holding Corp./Bob Dagenais, 823/825 West 3rd Street and106-248 Donaghy Avenue)

In the CD-431 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-3 Zone, except that:

(1) The permitted principal Uses shall be limited to the following:

(a) **Industrial Uses**. For the purposes of CD-431, "Industrial Uses" are defined as research laboratories, product testing and manufacturing, fabrication, assembly, storage, servicing, wholesaling and distributing of materials, goods or things;

(i) **Accessory Non-Industrial Uses**. For the purposes of CD-431, "Accessory Non-Industrial Uses" are defined as Uses which shall be accessory to the principal Industrial Use, shall occupy not more than 45% of the Gross Floor Area of "Industrial Use" and are defined as general offices, data processing, industrial design, drafting, engineering and architectural work areas, meeting rooms, retail sales and display areas, washrooms, cafeterias and lounge areas, but does not include washrooms, cafeterias and lounges exclusively for industrial workers;

(b) **Office Uses**. For the purposes of CD-431, "Office Uses" are defined as architectural, data processing, drafting, engineering, surveying, building contractor and trade contractor offices, and are limited to 20% of the Gross Floor Area allowed on the site;

(c) **Service Commercial Uses**. For the purposes of CD-431, "Service Commercial Uses" are defined as property manager, café or coffee shop to serve the industrial and office Uses, or a print or copy shop and are limited to a combined Gross Floor Area of 139.35 square metres (1,500 square feet);

(d) **Fitness Use**. For the purposes of CD-431, are defined as facilities where the principal purpose is to provide equipment and training to improve athletic condition or health and is limited to 130 square metres (1,400 square feet);

(e) **Non-commercial Social and Recreational Facilities** including bicycle storage, recreation rooms, change rooms, and other similar facilities;

(f) **Accessory off-street Parking Use**;

(g) **Accessory off-street Loading Use**;

(2) The following Uses are prohibited:

(a) Retail sales of personal items such as jewelry, optical supplies, clothing or food is not permitted;]

(b) Retail sales of household items such as building supplies, audio-visual equipment, household appliances or furniture is not permitted except that retail sales of household items manufactured or assembled by the principal Use on the premises is permitted;

(c) Outdoor storage is not permitted in the required setback areas;

(3) The Principal Buildings together with Accessory Buildings shall not exceed a Gross Floor Area of 0.56 times the Lot Area;

(4) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(5) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-432

COMPREHENSIVE DEVELOPMENT 432 ZONE

(Lot 5, Block 29, D.L. 548, Plan 957, Dave and Barbara Watt, Matthew T. Hansen Architect, 260 West 16th Street)

In the CD-432 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that :

(1) Two Principal Buildings shall be permitted on one lot;

(2) The Principal Use shall be limited to three Dwelling Units;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.60 times the Lot Area, except :

(a) For the purposes of CD-432 up to a maximum of 0.1 times the Lot Area used for attached parking areas shall be excluded from Gross Floor Area calculations; and,

(b) For the purposes of CD-432 up to a maximum of 0.28 times the Lot Area located in a basement or cellar shall be excluded from Gross Floor Area calculations;

(4) The Principal Buildings shall not exceed a Lot Coverage of 46 percent which shall include attached parking structures;

(5) The **westernmost** Principal Building shall be sited as follows :

(a) 6.096 metres (20.0 feet) from the Front Lot Line;
(b) 1.524 metres (5.0 feet) from the north Interior Side Lot Line;
(c) 6.096 metres (20.0 feet) from the south Exterior Side Lot Line;
(d) 21.34 metres (70.0 feet) from the Rear Lot Line;

(6) The **easternmost** Principal Building shall be sited as follows :

(a) 19.81 metres (65 feet) from the Front Lot Line;
(b) 1.524 metres (5.0 feet) from the north Interior Side Lot Line;
(c) 3.048 metres (10.0 feet) from the south Exterior Side Lot Line;
(d) 6.096 metres (20.0 feet) from the Rear Lot Line to the second storey of the Principal Building and 1.22 metres (4.0 feet) from the

Rear Lot Line to portions of the Principal Building used for parking purposes;

(7) The Principal Buildings shall not exceed a geodetic height of 89.92 metres (295.0 feet) for the **westernmost** Building and 90.53 metres (297.0 feet) for the **easternmost** building;

(8) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9 except that in no case shall less than 4 Parking Spaces be provided on site;

(9) All open areas not covered by Buildings, Structures, Driveways, and Parking Spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

(11) All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.

CD-436

COMPREHENSIVE DEVELOPMENT 436 ZONE

(The Corporation of the City of North Vancouver - Lands Division, Site 1, 161 - 179 West 2nd Street)

In the CD-436 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as follows:

(1) The Principal Use shall be limited to:

(a) Residential Use;
(b) Accessory Off-Street Parking Use;
(c) Child Care Use subject to section 607 (9);

(2) The Principal Buildings shall not exceed a Height of 36.58 metres (120 feet);

(3) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9;

(4) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, Driveways, Loading or Parking Spaces;

(6) All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel."

(7) A percentage of residential units must comply with Level Three of Section 3.12 Adaptability, City of North Vancouver Design Guidelines."

(8) The maximum Gross Floor Area shall be limited to 2.6 times the Lot area, plus an additional 2,489.72 square metres (26,800 square feet) of Transferable Heritage Density/Amenity Density from the CD-456 Zone (known as Central School/Anne Macdonald Hall and located at 333 Chesterfield Avenue) which shall be added to the lands listed below until such time as these lands are consolidated with any other parcels within the CD-436 Zone at which time the Transferable Heritage Density/Amenity Density shall apply to those lands:

Lot 5, Block 157, District Lot 271, Plan 750
Lot M, Block 157, District Lot 271, Plan BCP 6860
Part of Closed Road, containing 362.0 square metres shown on LMP 36608, Block 157, District Lot 271, Plan 750, and as shown as the cross-hatched portion of the map on Schedule A.

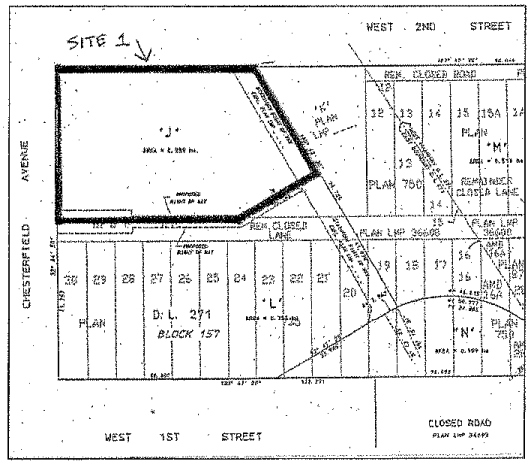
(all City owned at the time of adoption of this bylaw)

(9) The minimum lot size in the CD-436 Zone shall be 2,322.5 square metres (25,000 square feet).

CD-436	SCHEDULE A	Page 1 of 1
Amending Bylaw No. 7438		

TITLE: Legal Description

Lots 1, 2, 3, 4, 5, 6 and portions of Lots 7, 8, 9 and 10, Block 157, District Lot 271, Plan 735, and part of the Closed Lane containing 651.0 square metres shown on Plan LMP 36608, Block 157, District Lot 271, dedicated on Plan 750, and part of Closed Road containing 362.0 square metres shown on Plan LMP 36608, Block 157, District Lot 271, dedicated on Plan 750, all of Group One, New Westminster District, all as shown on the map below.



CD-437 COMPREHENSIVE DEVELOPMENT 437 ZONE

(The Corporation of the City of North Vancouver – Lands Division, Site 2, 170 West 1st Street)

In the CD-437 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and Structures and requires Off-Street Parking shall be as follows:

(1) The Principal Use shall be limited to:

(a) Residential Use;

(b) Live-Work use, and for purposes of the CD-437 Zone, "Live-Work Use" shall mean a dwelling Unit with Accessory professional or semi-professional office, art or craft studios or other similar uses, located below the third storey;

(c) Accessory Off-Street Parking Use;

(d) Child Care Use subject to section 607(9);

(2) The Principal Buildings shall not exceed a Gross Floor Area of 2.6 times the Combined Site Area. For purposes of CD-437 Zone, the Combined Site Area shall include Sites 2(a) and 2(b) as shown on Schedule 63. The allocation of Buildable Gross Floor Area shall be as follows:

Site 2(a)	9978 square metres (107,407.37 sq.ft)
Site 2(b)	0 square metres (0 sq.ft.)

Gross Floor Area calculations shall exclude:

- Non-commercial Social and Recreational Space up to a maximum of 167.22 square metres (1,800 square feet); and
- Above grade common storage with no exterior glazing up to a maximum of 69.675 square metres (750 square feet)

(3) The Principal Buildings shall not exceed a Height of 36.58 metres (120 feet);

(4) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9 except that a minimum of 16 visitor stalls shall be provided;

(5) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

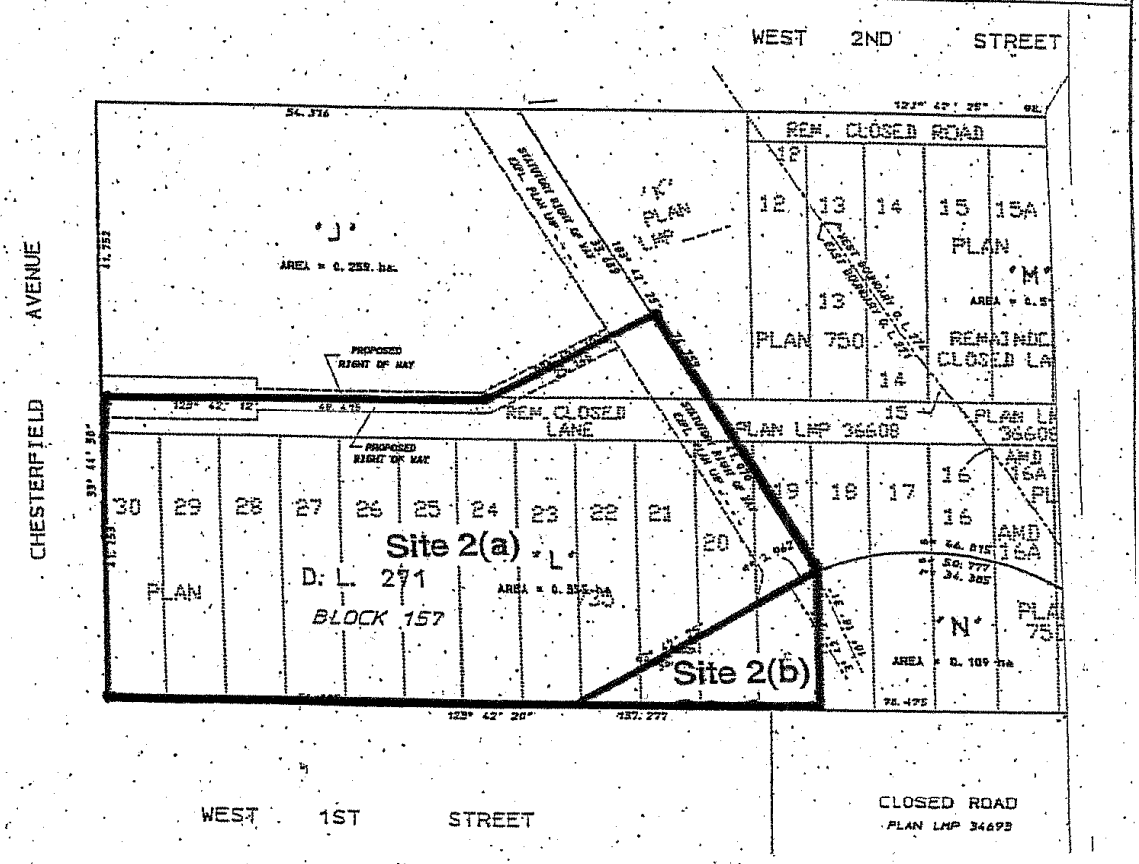
(7) All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel;

(8) A percentage of residential units must comply with Level iii of Section 3.12 Adaptability, City of North Vancouver Design Guidelines;

(9) The definition of Open Appendage shall mean an exterior space which is at least 33% unenclosed, based on the total of all side and overhead planes

CD – 437 Bylaw No. 7439	Schedule 63	Page 1 of 1

Title : Site Area

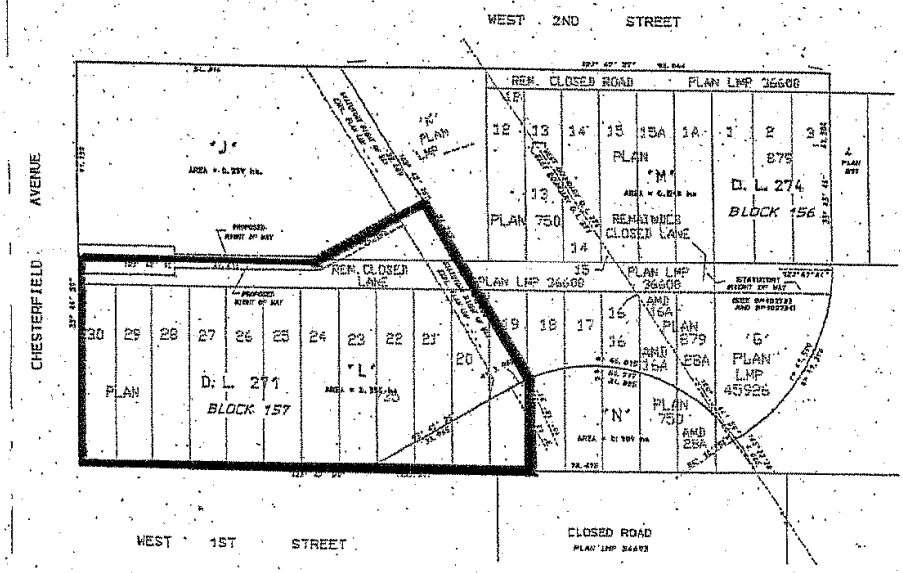


Combined Site Area: . 41,310 Square Feet
Site 2(a): 38,210 square feet
Site 2(b): 3100 square feet

CD – 437 Bylaw No. 7439	Schedule A	Page 1 of 1

Title : Legal Description

Portions of Lots 7, 8, 9, 10, 11, 19, 20, 21, 22 and 23, Block 157, District Lot 271, Plan 735 and Lots 24 to 30 inclusive, Block 157, District Lot 271, Plan 735, and part of the Closed Lane containing 651.0 square metres shown on Plan LMP 36608, Block 157, District Lot 271, dedicated on Plan 750, all of Group One, New Westminster District all as shown on the map below:



CD-439

COMPREHENSIVE DEVELOPMENT 439 ZONE

(Lot 166, Block 7, D.L. 274, Plan 878, Kira & Tony Cailes/The LoveNest,
119 East 1st Street)

In the CD-439 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

(1) The Principal Building shall not exceed a Height of two storeys nor 15.24 metres (50 feet);

(2) Section 908 shall be varied such that buildings, or portions of buildings built prior to 2001, shall provide parking at a minimum ration of one space per 92.9 square metres (1000 Square feet);

(3) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(4) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 440 ZONE

(Lot 8, Block 206, D.L. 545, Plan 2979, Bomax Holdings Ltd./Besharat Friars Architects, 133 West 23rd Street)

In the CD-440 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The Principal Buildings shall be limited to 4 Dwelling Units;

(2) The Principal Buildings, together with attached carport, shall not exceed a Lot Coverage of 43.0 percent;

(3) The Principal Buildings shall not exceed a Gross Floor Area of 1.21 times the Lot Area; and storage area and bicycle rooms located in the basement, shall be exempt from Gross Floor Area calculations up to 0.0564 times the Lot Area;

(4) The Principal Buildings shall be sited not less than:

(a) 6.096 metres (20.0 feet) from the Front Lot Line;

(b) 10.7442 metres (35.25 feet) from the Rear Lot Line, and an attached carport used for parking purposes shall be sited not less than 20 feet from the rear lot line;

(c) 1.524 metres (5.0 feet) from the east Interior Side Lot Line;

(d) 1.524 metres (5.0 feet) from the west Interior Side Lot Line;

(5) The Principal Dwellings shall not exceed a geodetic height of 123.14 metres (404.0 feet);

(6) For the purposes of CD-440, section 413 (c) shall be varied to the extent necessary to permit two wood trellis structures up to 9 feet in height and 5 feet in width, to be sited along the rear 20 feet of the east and west interior side property lines;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 6 (4+2 tandem) Parking Spaces be provided on site;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-441

COMPREHENSIVE DEVELOPMENT 441 ZONE

(Lot C, Block 88, D.L. 549, Plan 9493, AMS Design & Project Management Co. Ltd./ Ankenman Marchand Architects, 227 – 229 East 11th Street)

In the CD-441 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) The Principal Buildings shall be limited to 5 Dwelling Units;

(2) The Principal Buildings shall not exceed a Lot Coverage of 59.58 percent;

(3) The Principal Buildings shall not exceed a Gross Floor Area of 0.8178 times the Lot Area. Storage space located in the parking/basement area up to 0.08582 times the Lot Area, and common bicycle storage located in the parking/basement up to 0.012 times the lot area, shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall be sited not less than:

(a) 3.048 metres (10.0 feet) from the Front Lot Line

(b) 4.267 metres (14.0 feet) from the Rear Lot Line, and portions of the Principal Buildings used for parking purposes shall be sited not less than 1.2192 metres (4.0 feet) from the rear Lot Line;

(c) 2.400 metres (8.0 feet) from the east Interior Side Lot Line;

(d) 3.048 metres (10.0 feet) from the west Interior Side Lot Line, and portions of the Principal Buildings used for parking purposes shall be sited not less than 0.0 metres (0.0 feet) from the west Interior Side Lot Line;

(5) The Principal Dwellings shall not exceed a geodetic height of 103.236 metres (338.70 feet);

(a) Three roof projections for roof deck access shall be permitted and shall not exceed a geodetic height of 104.394 metres (342.5 feet);

(6) Section 412 shall be varied to the extent necessary to permit a 3.658 metres (12 feet) high entrance structure to be sited anywhere on the Lot;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 10 Parking Spaces be provided on site;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-442

COMPREHENSIVE DEVELOPMENT 442 ZONE

(Lot F, Block 132, D.L. 274, Plan 878, Co-Operators Development Corporation Ltd./
e-Atelier Architecture Inc., 122 East 3rd Street)

In the CD-442 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-3 Zone, except that:

(1) The permitted principal Use shall be limited to the following:

a. Retail Service Group 1 Use;

b. Accessory Apartment Use for a maximum of 47 units, which includes 6 dwelling units that shall comply with the City of North Vancouver Guidelines for Level Three Adaptability;

(2) The Principal Building shall not exceed a Lot Coverage of 80 percent, which shall be reduced to 60 percent above the first storey;

(3) The Principal Building shall not exceed a geodetic height of 51.816 metres (170.0 Feet), and clerestorey roof projections containing no floor area shall be permitted provided they do not exceed a geodetic height of 53.04 metres (174.0 feet);

(4) The Principal Building shall be sited not less than:

a. 3.048 metres (10 feet) from the Front Lot Line for portions of the Principal Building used for commercial purposes, 1.22 metres (4 feet) from the Front Lot Line for the covered walkway support columns, 3.048 metres (10 feet) from the Front Lot Line to the residential lobby and 5.02 metres (16.5 feet) from the Front Lot Line to portions of the Principal Building containing residential units;

b. 0 metres (0 feet) from the Rear Lot Line to portions of the Principal Building used for commercial purposes, and 6.096 metres (20.0 feet) from the Rear Lot Line to portions of the Principal Building above the first floor level containing residential units;

c. 0 metres (0 feet) from the east Interior Lot Line for the Principal Building on the first floor level, and 2.286 metres (7.5 feet) from the east Interior Lot Line to portions of the Principal Building above the first floor level containing residential units;

d. 0 metres (0 feet) from the west Interior Side Lot Line for portions of the Principal Building on the first floor level and 1.8288 metres (6.0 feet) from the west Interior Side Lot Line to portions of the Principal Building above the first floor level containing residential units;

(5) Awnings may project 2.7432 metres (9 Feet) into the required front setback;

(6) The Principal Buildings shall not exceed a Gross Floor Area of 2.6 times the Lot Area, and, for the purposes of the CD-442 Zone, the following shall be exempt from Gross Floor Area calculations:

a. Floor Area up to a maximum of 151.427 square metres (1,630.00 square feet) for south facing enclosed balconies;

b. Common residential storage areas, commercial bike storage area, and access to parking areas located in a basement or cellar, with no exterior access or glazing, plus lobby areas, up to a maximum of 0.05713 times the lot area;

(7) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 67 Parking Spaces be provided. Visitor parking stalls shall be provided on-site, shall be individually marked, and shall remain common property, unassigned to any individual or strata lot;

(8) Section 906(4A)(f) shall be varied to the extent necessary to permit a loading bay to be located at the northeast corner of the property.

(9) Section 6A04(6) and Section 510(4), regarding Building Width and Length, shall be varied to permit a horizontal width of not more than 45.72 metres (150 feet) above the third storey;

(10) Section 6A02(1)(a) shall be varied to permit an Accessory Apartment Use on the floor level above the first;

(11) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(12) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(13) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-443

COMPREHENSIVE DEVELOPMENT 443 ZONE

(Lucien & Lucille Audet, AMS Design & Project Management, 1708 Fell Avenue, CD-443)

In the CD-443 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as follows:

(1) The CD-443 Zone shall apply to the two sites described in Schedule 64 as Lot A and Lot B;

(2) The maximum Gross Floor Area of the combined areas of Lots A & B shall not exceed 0.5 times the Lot Area. For the purposes of the CD-443 Zone, up to a combined total of 11.61 square metres (125 square feet), for rooftop access, shall be excluded from Gross Floor Area calculations;

(3) On **Lot A**, as per the RS-2 Zone, except that:

a. the minimum Lot size shall be 548.11 square metres (5,900 square feet);
b. the maximum Height for the Principal Building on the Lot shall be 30.52 metres (100.14 feet) geodetic;

c. the Principal Building shall be sited a minimum of (15 feet) from the Front Lot Line, 3.048 metres (10 feet) from the west Exterior Side Lot Line and (16 feet) from the Rear Lot Line;

    (a) For the purposes of CD-443, one projection of 0.6096 metres (2 feet) in depth and 2.134 metres (7 feet) in length shall be permitted to project into the required west exterior side setback;

d. Accessory Buildings shall be sited (4.5 feet) from the Principal Building and shall be sited in the rear 51% of the Lot;

e. Section 906(5) (b) shall be varied such that the maximum width of a driveway crossing as measured at the property line on 17th Street shall not exceed 3.048 metres (10 feet);

(4) On **Lot B**, as per the RS-2 Zone, except that:

a. the minimum Lot size shall be 548.11 square metres (5,900 Square feet);

b. the maximum Height for the Principal Building on the Lot shall be 30.43 metres (99.83 feet) geodetic;

c. the Principal Building shall be sited a minimum of (15 feet) from the Front Lot Line and (18.5 feet) from the Rear Lot Line;

d. Accessory Buildings shall be sited in the rear 30% of the Lot;

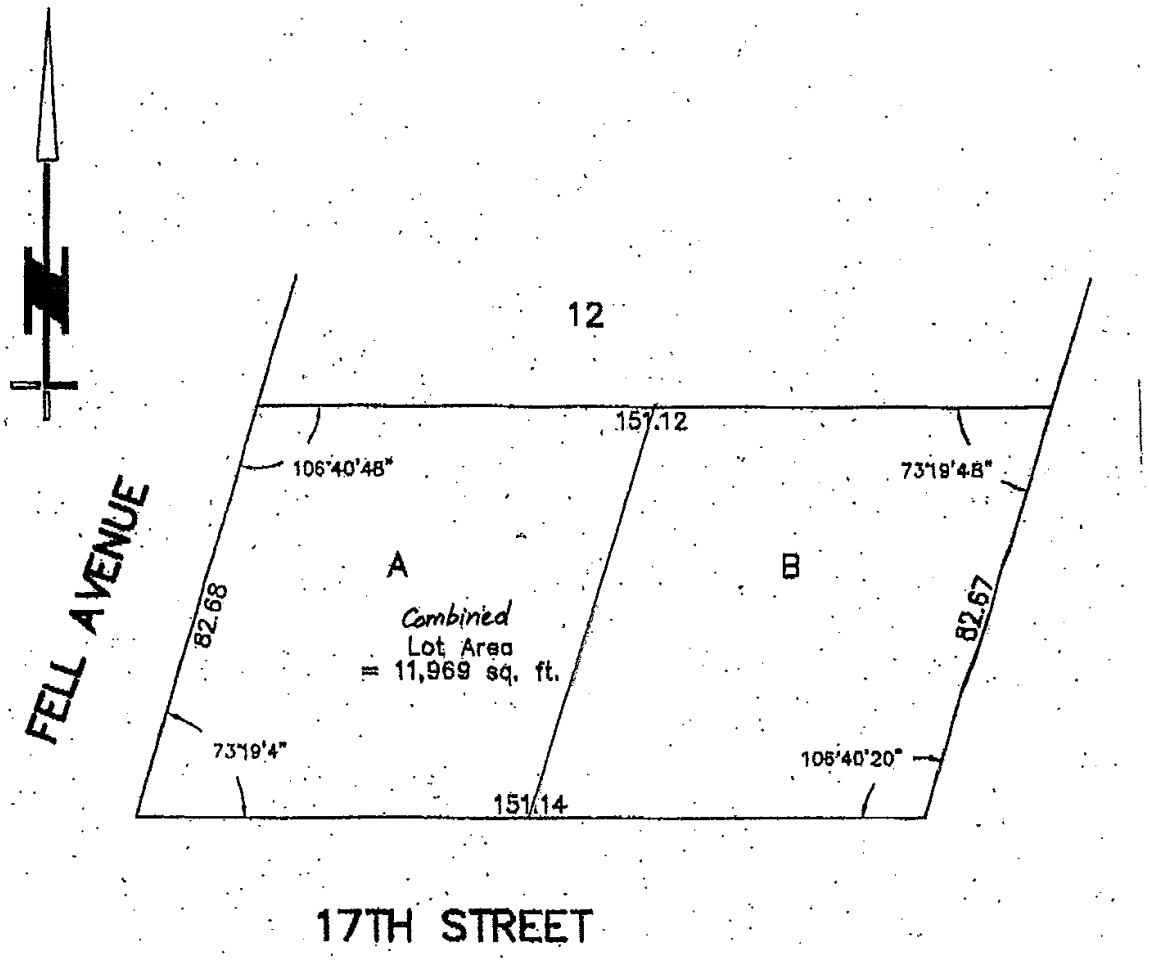
(5) Not less than one Parking Space per Dwelling Unit shall be provided on site;

(6) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse and storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces.

CD - 443 Amendment Bylaw No. 7447	Schedule 64	Page 1 of 1

Title : SITE DEFINITION



CD-444

COMPREHENSIVE DEVELOPMENT 444 ZONE

(Constro International Investments Ltd./Brook Development Planning Inc.,
153-165 West 23rd Street/158-160 West 22nd Street)

Lot	Block	D.L.	Plan	
Lots 1, 2, 3, 4, 30, 31 and portions of Lots 5, 6, and portion of Closed Lane shown on Plan LMP 26968 Dedicated on Plan 2979.	206	545	2979	from CD-340 (Comprehensive Development 340) and CD-320 (Comprehensive Development 320)

In the CD-444 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 49 dwellings, including 41 apartment units and 8 townhouse units;

(2) The Principal Buildings (as shown on Schedule 65) shall not exceed the maximum geodetic heights as follows:

a) Apartment Building: 120.7 metres (396.0 feet), except that decorative roof structures may exceed the geodetic maximum up to the geodetic level of 122.22 metres (401.0 feet);

b) Townhouse 1: 114.2 metres (374.67 feet);

c) Townhouse 2: 113.69 metres (373.0 feet);

(3) The Principal Buildings shall be sited in accordance with Schedule 65;

(4) Main entry canopy may project beyond the face of the Apartment Building to a maximum distance of 2.44 metres (8.0 feet);

(5) The Principal Buildings shall not exceed a gross floor area of 1:49 times the lot area. Common storage areas located in a basement or cellar shall be excluded from gross floor area calculations up to a maximum of 0.12 times the lot area. Access to underground parking, common lobby and recreation room shall be excluded from gross floor area calculations;

(6) Section 510(3)(a) shall be varied to the extent necessary to reduce the unencumbered view provision from 12.19 metres (40.0 feet) to 6.7 metres (22.0 feet);

(7) Section 510(3)(a) shall be varied to the extent necessary to reduce the unencumbered view provision from 9.15 metres (30.0 feet) to 6.7 metres (22.0 feet);

(8) Section 510(3)(a) shall be varied to the extent necessary to permit a building width of 43.13 metres (141.5 feet) above the third storey;

(9) The minimum number of Accessory Off-street Parking Spaces provided on site shall comply with Part 9 except that in this instance no less than 1.3 spaces per dwelling unit will be provided;

(10) Section 908(8) Over Height Recreational Vehicle, shall be waived;

(11) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

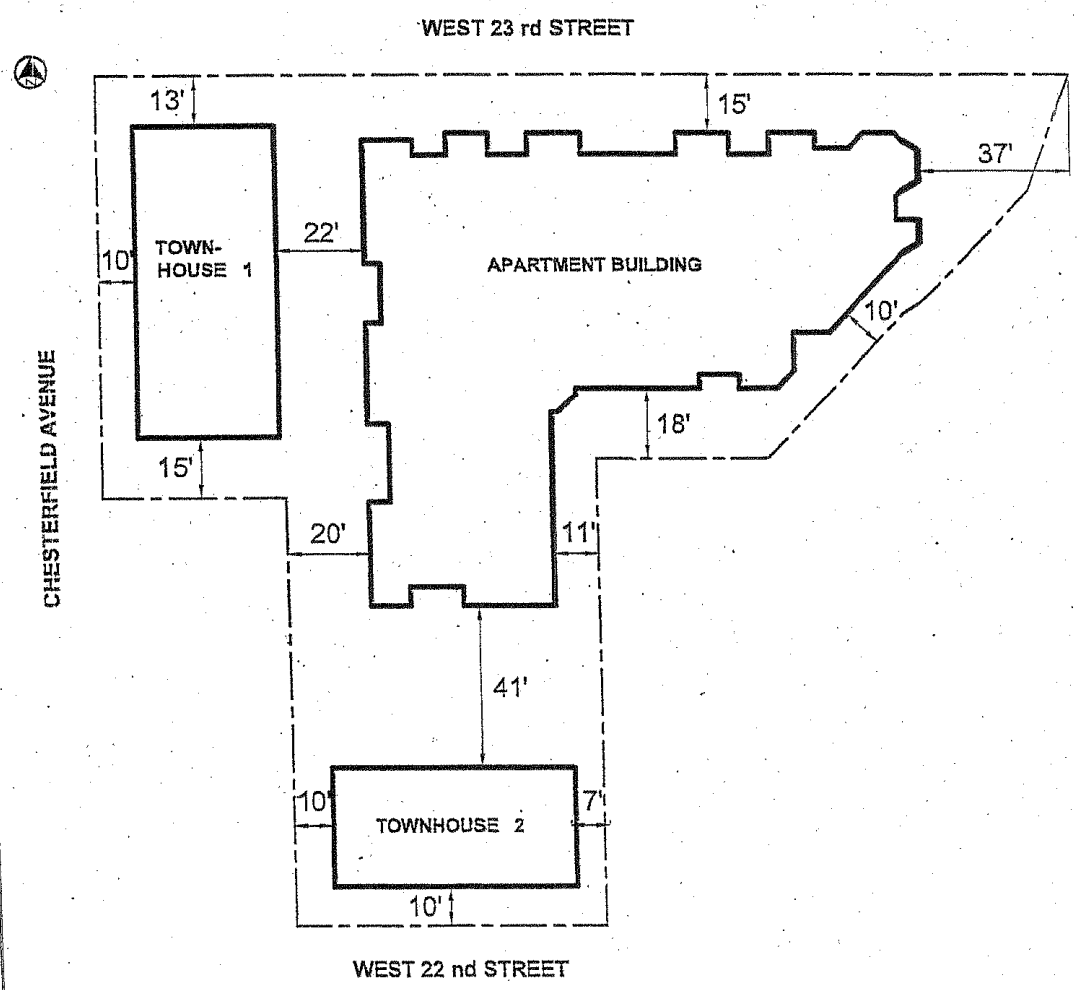
(12) Refuse storage containers shall be readily accessible for pick-up and for users, and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or parking spaces.

(13) A minimum of 5 Dwelling Units shall comply with the City of North Vancouver Guidelines for Level 2 Adaptability.

(14) All exterior finishes and landscaping shall be approved by the Advisory Design Panel."

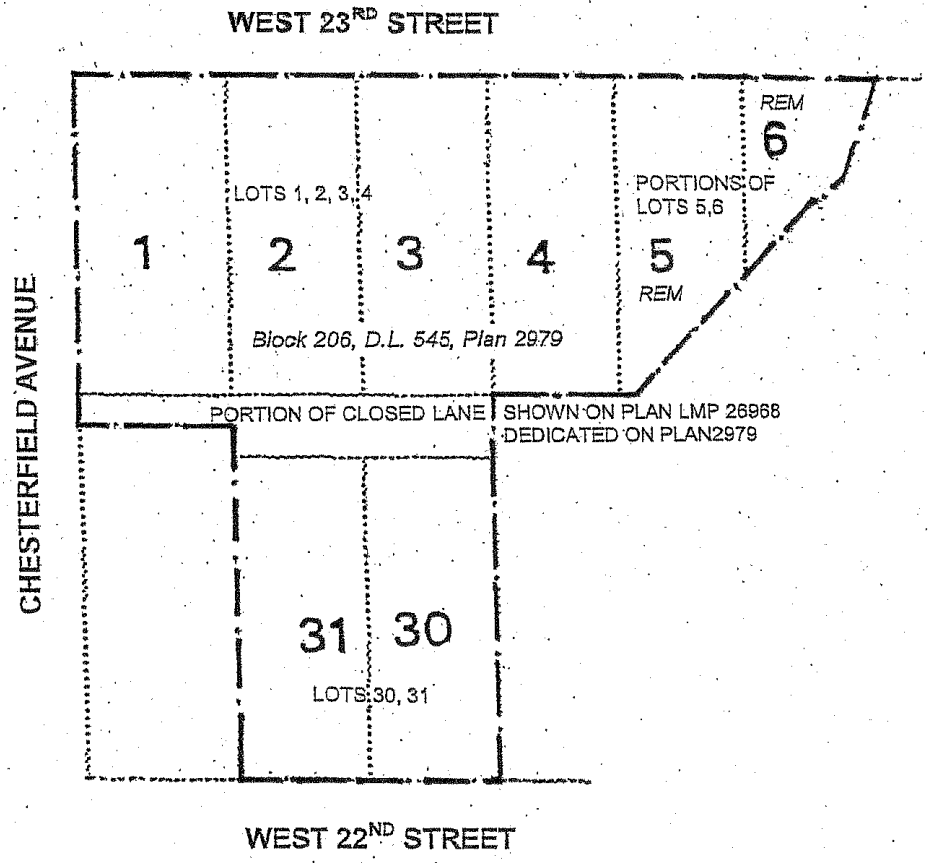
CD - 444 Amending Bylaw No. 7448	Schedule 65	Page 1 of 1

Title : SITING SCHEDULE



CD - 444 BYLAW No. 7448	Appendix A	Page 1 of 1

Title : BOUNDARIES OF THE CD-444 ZONE



CD-445

COMPREHENSIVE DEVELOPMENT 445 ZONE

(Lot 1 Resub 5, Block X, D.L. 265, Plan 14801, Anterra Retail Properties Ltd./
Kasian Kennedy Architecture Interior Design & Planning Inc., 879 Marine Drive)

In the CD-445 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

(1) The permitted Principal Use shall be limited to:

(a) Retail Service Group 1 Use;
(b) Civic Use;
(c) Accessory Non-Commercial Social and Recreational Facilities;
(d) Accessory Off-Street Parking Use;
(e) Accessory Off-Street Loading;

(2) The maximum Floor Space Ratio shall be 0.6 times the lot area. The definition of Gross Floor Area shall be amended so as to exclude Accessory Non-Commercial Social and Recreation Facilities, bicycle storage and shower facilities up a maximum exclusion of 0.05 FSR ;

(3) Section 613 (1) shall be varied so as to permit 5 principal buildings;

(4) Section 613 (2) shall be varied so as to permit a maximum lot coverage of 60%;

(5) Section 613 (3) shall be varied so as to permit a maximum building height of 15.24 metres (50 feet);

(6) Section 613 (4) shall be varied so as to permit buildings to be sited 3.048 metres (10 feet) from the front lot line;

(7) Section 906(4) (c) (ii) shall be varied so as to permit one vehicular access from Marine Drive as follows:

a) Right in access only; or
b) Right in / Right out access provided that such driveway is provided on a shared basis for the joint use of the adjacent property at 845 Marine Drive and 879 Marine Drive;

(8) Section 908 (8) shall be varied so as to require accessory off-street parking at the following ratios:

Food Stores, or single Commercial Retail Units with a Gross Floor Area greater than (7,000 sq. ft)	1 stall per 18.58 sq. metres (200 sq. ft.)
All other uses	1 stall per 69.675 sq. metres (750 sq. ft.)

(9) For the purposes of the CD-445 Zone, the definition of Retail Service group 1 Use is amended so as to permit one (1) single retail use to occupy an area up to 4,180.5 square metres (45,000 square feet);

(10) Section 1002 Loading shall be varied so as permit three loading bays to have minimum dimensions as per an accessory off-street parking stall;

(11) Bicycles shall be accommodated as follows:

Commercial Space	**Secured Bicycle Parking**	**Unsecured Bicycle Parking**	**Shower Facilities**
Commercial Retail Unit (over 40,000 sq ft)	5	24	Yes
Other Retail Space	2	12	No
Total	**7**	**36**	

(12) Refuse storage containers shall be readily accessible for pickup and for users and shall be screened on all sides and shall not be located in required Maneuvering Aisles, Driveways, or Parking Spaces;

(13) Exterior lighting shall be designed so as to minimize glare and spill over onto nearby properties;

(14) All exterior design, finishes, signage and landscaping shall be approved by the Advisory Design Panel."

CD-447

COMPREHENSIVE DEVELOPMENT 447 ZONE

(Lot 20 & 21, Block 206, D.l. 545, Plan 2979,Brent Developments Ltd./
Integra Architecture Inc., 116-118 West 22nd Street)

In the CD-447 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The Principal Buildings shall be limited to 13 Dwelling Units, which includes 11 dwelling units that shall comply with the City of North Vancouver Guidelines for Level Two Adaptability;

(2) The Principal Buildings shall not exceed a Lot Coverage of 50.0 percent;

(3) The Principal Buildings shall not exceed a Gross Floor Area of 1.4 times the Lot Area;

(4) The Principal Buildings shall be sited not less than:

(a) 3.3528 metres (11.00 feet) from the Front Lot Line;

(b) 8.0468 metres (26.40 feet) from the Rear Lot Line;

(c) 3.3528 metres (11.00 feet) from the east Exterior Side Lot Line;

(d) 3.8100 metres (12.50 feet) from the west Interior Side Lot Line;

(5) Section 906 (4)(c) shall be waived to allow access to the parkade from West 22nd Street;

(6) Section 906(5)(a) shall be varied to the extent necessary to permit a minimum driveway width of 3.658 metres (12 feet);

(7) Section 908 (2)(a) shall be waived;

(8) For the purposes of CD-447, section 413 (2)(c) shall be varied to the extent necessary to permit a trellis structure up to 3.048 metres (10 feet) in height to be sited anywhere on the lot;

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-448

COMPREHENSIVE DEVELOPMENT 448 ZONE

(Lots 14 &15, Block 7, D.L. 549, Plan 1126,Mehran Mohtadi/Besharat Friars Architects, 132 East 20th Street)

In the CD-448 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The minimum lot size shall be 954.65 square metres (10,276 square feet);

(2) The Principal Buildings shall be limited to 18 Dwelling Units;

(3) The Principal Buildings shall not exceed a Lot Coverage of 70 percent, including Parking structure;

(4) The Principal Buildings shall be sited not less than;

(a) 5.64 metres (18.5 feet) from the Front Lot Line and an entry canopy may project into this setback by 2.75 metres (9 feet);

(b) 3.4796 metres (11.416 feet) from the Rear Lot Line except portions of the Parking structure, not exceeding 10.9773 metres (36 feet) in width, may be sited 0.9144 metres (3.0 feet) from the Rear Lot Line, and one open stairwell may project into this setback by 1.9812 metres (6.5 feet);

(c) 0.0 metres (0.0 feet) from the west Interior Side Lot Line for portions of the Building within 4.877 metres (16 feet) of the rear face of the Building, and portions of the Building within 5.258 metres (17.25 feet) of the front face of the Building, and 1.524 metres (5 feet) for the remaining portions of the Building;

(d) 2.7432 metres (9 feet) from the east Interior Side Lot line for portions of the Building within 8.8392 metres (29 feet) of the Front face of the Building, and 4.572 metres (15 feet) for the remaining portions of the Building, except portions of the Building used for Parking purposes, and a 2.7432 (9 feet) wide enclosed stairwell, may be sited 3.5296 metres (11.58 feet) from the east Interior Lot Line;

(e) Balconies may project up to 1.524 metres (5 feet) into the Front and west Interior Side Lot Line setbacks;

(5) The Principal Building shall not exceed a Gross Floor Area of 1.59 times the Lot Area;

(6) The Principal Building shall not exceed a geodetic Height of 118.5 metres (388.81 feet), except that portions of the Building within 8.53 metres (28 feet) of the front face of the Building shall not exceed a geodetic Height of 119.72 metres (392.81 feet), and one enclosed rooftop access stairwell shall not exceed a geodetic Height of 121.253 metres (397.81 feet);

(7) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 21 Parking Spaces be provided on site;

(8) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, Driveways, Loading or Parking Spaces.

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-449 COMPREHENSIVE DEVELOPMENT 449 ZONE

(Lots 7 & 8, Block 116, D.L. 274, Plan 878, B. Monadizadeh, A.Fekri, P.Khodarahmi, 337 East Keith Road, CD-449)

In the CD-449 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on each lot;

(2) The Principal Use shall be limited to:

a. Two Dwelling Units in the northernmost Building;
b. One Dwelling Unit in the southernmost Building;
c. Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.74 times the Lot area, except that;

a. For the purposes of CD-449, attached parking garages up to 0.086 times the lot area shall be excluded from Gross Floor Area calculations;

(4) The Principal Buildings, together with attached Parking garages, shall not exceed a Lot Coverage of 40 percent;

(5) The Principal Buildings on **Lot 7** shall be sited as follows:

The **northernmost** Principal Buildings shall be sited not less than:

a. 6.096 metres (20.0 ft.) from the Front Lot Line;
b. 17.374 metres (57.0 ft.) from the Read Lot Line;
c. 1.524 metres (5.0 ft.) from the west Interior Side Lot Line, except that one projection 3.048 metres (10.0 ft.) in length, used as Habitable area, can be sited 1.067 metres (3.5 ft.) from the west Interior Side Lot Line;
d. 2.7433 METRES (9.0 FT.) FROM THE EAST Interior Side Lot Line, except that one projection 3.048 metres (10.0 ft.) in length, used as Habitable area, can be sited 2.286 metres (7.5 ft.) from the east Interior Side Lot Line;

The **southernmost** Principal Building shall be sited not less than:

e. 27.128 meters (89.0 ft.) from the Front Lot Line;
f. 7.316 meters (24.0 ft.) from the Rear Lot Line, and portions of the Principal Building used for parking purposes shall be sited not less than 1.2192 metres (4.0 ft.) from the Rear Lot Line;
g. 1.524 metres (5.0 ft.) from the west Interior Side Lot Line, except that one projection 2.44 metres (8 ft.) in length, used as Habitable area, can be sited 1.067 metres (3.5 ft.) from the west Interior Side Lot Line;
h. 5.182 meters (17.0 ft.) from the east Interior Side Lot Line;

(6) The Principal Buildings on the **Lot 8** shall be sited as follows:

The **northernmost** Principal Buildings shall be sited not less than:

a. 6.096 metres (20.0 ft.) from the Front Lot Line;
b. 17.374 metres (57.0 ft.) from the Rear Lot Line;
c. 1.524 metres (5.0 ft.) from the east Interior Side Lot Line, except that one projection 3.048 meters (10.0 ft.) in length, used as Habitable area, can be sited 1.067 metres (3.5 ft.) from the east Interior Side Lot Line;
d. 2.7433 metres (9.0 ft.) from the west Interior Side Lot Line, except that one projection 3.048 metres (10.0 ft.) in length, used as Habitable area, can be sited 2.286 meters (7.5 ft.) from the west Interior Side Lot Line;

The **southernmost** Principal Building shall be sited not less than:

e. 27.128 metres (89.0 ft.) from the Front Lot Line;
f. 7.316 metres (24.0 ft.) from the Rear Lot Line, and portions of the Principal Building used for parking purposes shall be sited not less than 1.2192 metres (4.0 ft.) from the Rear Lot Line;
g. 1.524 metres (5.0 ft.) from the east Interior Side Lot Line, except that one projection 2.44 metres (8.0 ft.) in length, used as Habitable area, can be sited 1.067 metres (3.5 ft.) from the east Interior Side Lot Line;
h. 5.182 metres (17.0 ft.) from the west Interior Side Lot Line;

(7) The Principal Buildings shall not exceed a Height Envelope of 6.096 metres (15.0 ft.), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30.0 ft.);

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 4 Parking Spaces be provided on site;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-450 COMPREHENSIVE DEVELOPMENT 450 ZONE

(The Corporation of the City of North Vancouver – Lands Division, Site 3a, 151 West 2nd Street, CD-450)

In the CD-450 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as follows:

(1) The Principal Use shall be limited to:

(a) High Density Apartment Residential Use;

(b) Live-Work Use: For purposes of the CD-450 Zone, "Live-Work Use" shall mean a Dwelling Unit with Accessory professional or semi-professional office, art or craft studios or other similar Uses. A Live-Work use shall be located at or below the second storey;

(c) Child Care Use subject to section 607(9);

(d) Accessory Non-Commercial Social & Recreation Facilities;

(e) Accessory Off-Street Parking Use;

(2) The Principal Buildings shall not exceed a Total Gross Floor Area of 2.6 times the Combined Site Area, as shown on Schedule 66 Pages 1 and 2. For purposes of the CD-450 Zone, the Combined Site Area shall be 4,591.4037 square metres (49,423.076 square feet) and include Sites 3a and 3c as shown on Schedule 66. The allocation of Total Gross Floor Area shall be as follows:

Site	Gross Floor Area
Site 3a	11,937.65 square metres (128,500 square feet)
Site 3c	0 square metres (0 square feet)

For purposes of the CD-450 Zone, Accessory Non-Commercial Social & Recreation Facilities shall be excluded from Gross Floor Area calculations up to 139.35 square metres (1,500 square feet);

(3) The Principal Buildings shall not exceed a Height of 54.864 metres (180 feet) as measured from the average grade along the West 2nd Street frontage;

(4) Section 402(1) and (2) shall not apply;

(5) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9;

(6) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, Driveways, Loading or Parking Spaces;

(8) All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.

CD-450 Amendment Bylaw No. 7482 Amendment Bylaw No. 7532	Schedule 66	Page 1 of 2

Description of Lands Zoned CD-450

Those portions of the lands listed below and shown in heavy outline as Site 3a and 3c on Schedule 66 Page 2 which is part of proposed Lot "L", Lot "J" and portion of adjacent closed road (Plan LMP 34693) on the draft subdivision plan prepared on November 12, 2002 by C.MacDonald, B.C.L.S, of Hobbs, Winter & MacDonald, Land Surveyors.

Site 3a

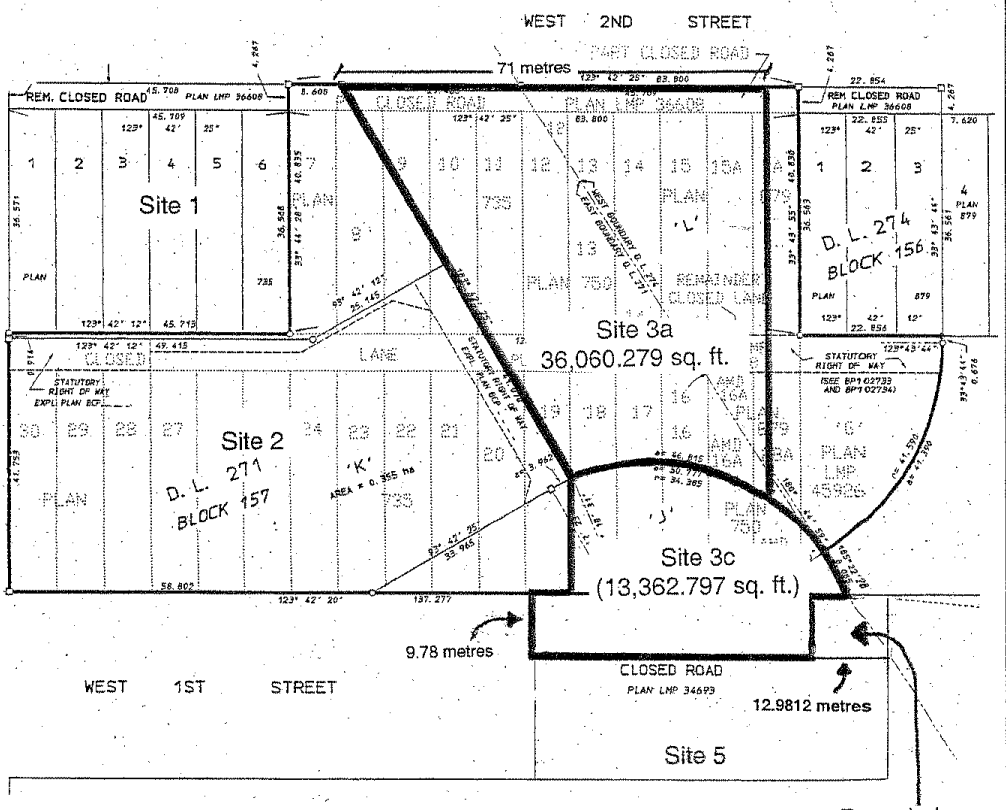
Portion of Lots 8,9,10,11 BL 157 DL 271 PL 735
Lot 12 BL 157 DL 271and 274 PL 735
Lot 13 BL 157 DL 271and 274 PL 735
Lot 14 BL 157 DL 271and 274 PL 735
Lot 15 BL 157 DL 271 and 274 PL 735
Part Closed Road PL LMP 36608, BL 157, DL 271 and 274 PL 750
Part Closed Lane (651 m2) PL LMP 36608, BL 157, DL 271 PL 750
Part Closed Lane (527 m2) PL LMP 36608, BL 157, DL 274
Dedicated on PL 879 except PL LMP 45926
Lot 15A (Expl Pl 3359) BL 157 DL 274, Pl 879
Portion Amended Lot 16A (Expl Pl 3474) BL157 DL 271 PL 750
Amended Lot 16A (Expl Pl 3474) BL 157 DL 274 PL 879
Portion Lot 16 BL157 DL 274 Plan 879
Portion of Lots 16,17,18,19,20 BL 157 DL 271 Plan 735
Portion of Lot 1A (Expl Pl 3359) BL 56 DL 274, PL 879
Part Amended Lot 28A (Expl Pl 3359) BL156 DL 271 PL750
Part Lot 28A (Expl Pl 3359) BL156 DL 274 PL 879
All of Group One, New Westminster District

Site 3c

Portion of Lots 16,17,18 BL 157 DL 271 PL 735
Portion Amended Lot 16A (Expl Pl 3474) BL 157 DL 271 PL 750
Portion Amended Lot 28A (Expl Pl 3359) DL 271 PL 750
Portion Lot G BL 156 DL 271 and 274 PL LMP 45926
Portion of the closed road comprising 1,736.2 m2 shown on PL LMP34693
Blocks 156,157,164 and 165 DL 271 PL 750
Portion of the closed road comprising 28.8 m2 shown on PL LMP34693 BL 156 DL 274
Plan 879 attached to and made part of said Bylaw No. 6936
All of Group One, New Westminster District

Description of Lands Zoned CD-450

Those portions of the lands shown in heavy outline below as being part of Site 3 (a) and (c) and listed on Schedule 66 Page 1.



Site 3a and 3c Combined Site Area

Site 3a Area: 36,060.279 sq. ft. (3,350.0000 sq. m.)
Site 3c Area: 13,362.797 sq. ft. (1,241.4037 sq. m.)
Total Combined Site Area: 49,423.076 sq. ft. (4,591.4037 sq. m.)

CD-452 COMPREHENSIVE DEVELOPMENT 452 ZONE

(Lot 8, Block 112, D.L. 548, Plan 1220,Johan and Ina Bothma/Sythesis Design Inc., 241 West Keith Road)

In the CD-452 zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to two Dwelling Units;

(2) Section 402(2) shall be waived to allow one Dwelling Unit to be located in a Basement;

(3) The Principal Building shall not exceed a Gross Floor Area of 0.5167 times the Lot area. For the purposes of CD-452 storage area up to a maximum of 0.0625 times the Lot Area located in a Basement with no exterior glazing shall be exempt from Gross Floor Area calculations;

(4) The Principal Building shall be sited not less than:

a. 5.761 metres (18.9 feet) from the Front Lot Line.

(5) The Principal Building shall not exceed a Height Envelope of 5.34 metres (17.5 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum geodetic Height of 74.981 metres (246.0 feet);

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 453 ZONE

(119-129 West 16th Street and 78-90 Lonsdale Avenue)

In the CD-453 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

PART A – CD-453 GENERAL SITE DEFINITIONS AND DENSITIES

(A 1) The CD-453 Zone shall apply to four distinct Sites as shown below as Sites "W", "X", "Y" and "Z":

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	PLAN
Site "W"	78-90 Lonsdale Avenue	South 62.5 ft of Lots 1 to 4	166	274	878
Site "X"	1577 Lonsdale	G	38	548	LMP34661
Site "Y"	137-139 West 16th Street	Parcel A Resub of Lots 23A and 25A	38	548	1423 Ex.Pl. 4330
Site "Z"	119-129 West 16th Street	26, 27& 28	38	548	1423

(A 2) The applicable Floor Space Ratios (FSR's), maximum Gross Floor Areas (GFA's) and transfer of Gross Floor Area from Sites "X", "Y" and "Z" to Site "W" shall be as shown in Table CD-453 -1:

Table CD 453-1 : Density and Transfer Calculations *[Bylaw 7656 May 16/05]*

SITE	COMMON ADDRESS	SITE AREA (Sq. Ft.)	Floor Space Ratio	Maximum Gross Floor Area (Sq. Ft.)	Transferred Gross Floor Area (Sq.Ft.)	On-Site Gross Floor Area (Sq. Ft.)
"W"	**78-90 Lonsdale Avenue**	**6,250**	**6.59**	**41,188 sq.ft.**	**21,500 to Site "Z"**	**19,688 + 7,800* total = 27,488**
"W"	**78-90 Lonsdale Avenue**				**+7,800 from 333 Chesterfield Avenue**	
"X"	**1577 Lonsdale Avenue**	**14,021**	**2.6**	**36,455 sq.ft.**	**- 10,200 to Site "Z"**	**26,255**
"Y"	**137-139 West 16th Street**	**7,000**	**2.6**	**18,200 sq.ft.**	**- 7,300 to Site "Z"**	**10,900**
"Z"	**119-129 West 16th Street**	**18,900**	**2.6**	**49,140 sq.ft.**	**+ 39,000 from Sites "W", "X" & "Y"**	**88,140**

* Transferred from the Central School/Anne MacDonald Hall site at 333 Chesterfield Avenue by Bylaws No. 7656 and 7657

PART B – CD-453 SITE "W" (ABERDEEN BLOCK-78-90 LONSDALE AVE)

On Site "W" of the CD-453 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the LL-2 Lower Lonsdale 2 Zone, except as provided for in this CD-453 Zone:

(B 1) The permitted principal uses shall be limited to:

(a) Retail Service Group 1 use;

(b) Accessory Live/Work Unit use for a maximum of 17 units. For purposes of Site "W", an Accessory Live/Work Unit shall mean a Dwelling Unit with accessory professional or semi-professional offices, art studios, crafts studios and other similar uses;

(c) Accessory Off-street Parking Use;

(B 2) The Principal Building shall be sited not less than:

(a) 0 metres (0 feet) from the front lot line;
(b) 0 metres (0 feet) from the north and south interior lot lines;
(c) 4.85 metres (15.9 feet) from the rear lot line;

(B 3) The Principal Building shall not exceed a Height of 18.28 metres (60 feet). For purposes of Site "W", Height shall be measured from the average grade of the North property line to the top of the parapet. Mechanical equipment rooms and structures, including elevator shafts no more than 3.2 metres (10.5 feet) high and 7.62 metres (25 feet) wide, may project beyond the Height to a maximum of 21.49 metres (70.5 feet);

(B 4) The permitted Lot Coverage shall be 100%;

(B 5) Section 607(1) is hereby varied to permit a Residential Use on the second Storey;

(B 6) Section 6A04 (5) (c) 45 degree siting angle shall be waived;

(B 7) The minimum number of Off-Street Parking Spaces shall be no less than 13 parking Spaces provided on site. For purposes of Site "W", two tandem Parking Spaces shall be allowed; *[Bylaw 7656 May16/05]*

(B 8) Subsection 906(3)(c)(ii) shall be waived; *[Bylaw 8464, May 30, 2016]*

(B 9) Section 906(3)(d) Setback from Structures, shall be varied for 3 parking spaces provided that each of said parking spaces is clearly labeled "SMALL CAR ONLY";

(B 10) Section 906(4)(i) Driveway Slope, and (j) Steep Driveway shall be waived;

(B 11) Section 906(5)(e) shall be varied to allow a two-way driveway to have a minimum width of 3.54 metres (11.6 feet) subject to the provision of parabolic mirrors;

(B 12) Section 908(7) Visitor Parking, shall be waived;

(B 13) Section 1001, Required Loading Space, shall be waived;

(B 14) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(B 15) All exterior finishes, design, signage, and landscaping shall be approved by the Advisory Design Panel;

(B 16) Projecting Signs are permitted if part of a comprehensive sign package approved by the Advisory Design Panel;

(B 17) A Live-Work Use shall only be permitted above the first storey;

(B 18) For purposes of Site "W", Gross Floor Area calculations shall exclude the wall thickness of the retained exterior walls of the Aberdeen Block, Heritage Registered Building, and sheer walls and structural upgrades up to a maximum exclusion of 139.35 sq. m. (1,500 sq. ft).

PART C – CD-453 SITE "X" (HSBC-1577 LONSDALE AVENUE)

On Site "X" of the CD-453 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-1A Central Lonsdale 1A Zone, except as provided for in this CD-453 Zone:

(C 1) Section 1002(1)(d) shall be varied to waive the requirement for sufficient turning radius for loading trucks in accordance with the 1991 edition of the Turning Vehicle Templates published by the Transportation Association of Canada.

PART D – CD-453 SITE "Y" (KERR WOOD LIEDAL- 137-139 WEST 16TH STREET)

On Site "Y" of the CD-453 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-1B Central Lonsdale 1B Zone, except as provided for in this CD-453 Zone:

(D 1) Section 1001 shall be varied so as to not require a loading bay.

PART E – CD-453 SITE "Z" (WEST COAST PROJECTS- 137-139 WEST 16TH STREET)

On Site "Z" of the CD-453 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-1B Central Lonsdale 1B Zone, except as provided for in this CD-453 Zone:

(E 1) A minimum of 24 Accessory Apartment Use Dwelling Units shall comply with City of North Vancouver Guidelines for Level 2 Adaptability as shown in Schedule 62 Pages 2 - 4;

(E 2) The Principal Building shall not exceed a Height of 47.25 metres (155 feet) excluding rooftop mechanical rooms and elevator shafts up to an additional 5.5 metres (18 ft.);

(E 3) The definition of Gross Floor Area shall:

(a) also exclude second Storey Accessory Non-commercial Social and Recreational Amenity Space and common storage areas up to a maximum of 515.6 square metres (5,550 square feet) and ground floor garbage, storage, mechanical, recycling and bicycle storage areas up to a maximum of 232.25 square metres (2,500 square feet). For purposes of Site "Z", the definition of Accessory Non-commercial Social and Recreational Amenity Space shall include common meeting rooms, fitness rooms, gardening rooms, hobby rooms, and a maximum of two sleeping units for short-term guests of residents living in the building;

(b) also exclude 25 sq. ft. for each Level 2 Adaptable Unit;

(c) also exclude 50 sq. ft. for each Level 3 Adaptable Unit;

(E 4) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9 except that;

(a) Section 908 (2) shall be varied so as to require residential visitor parking at 0.1 stalls per Dwelling Unit;

(b) Section 908 (8) shall be varied so as to require parking for Retail Service Group 1 Uses at 1 parking space per 37.16 sq. metres (400 sq. ft.) with a minimum of 6 of those required commercial Parking Spaces being made generally available as public pay parking;

(c) Section 906 (6) (c) shall be varied to the extent necessary to permit adjacent Disabled Parking Spaces to have standard parking stall dimensions provided that a 1.5 metre (4.92 ft) common pedestrian aisle is provided between said stalls;

(E 5) Section 620 (2) (b) shall be waived;

(E 6) Section 510 (2) Maximum Unit Sizes shall be varied from 20% to 19%;

(E 7) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(E 8) Subsection 906(3)(c)(ii) shall be waived; *[Bylaw 8464, May 30, 2016]*

(E 9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required Maneuvering Aisles, Driveways, Loading or Parking Spaces;

(E 10) All exterior finishes, design, signage, and landscaping shall be approved by the Advisory Design Panel;

(E 11) Projecting Signs are permitted if part of a comprehensive sign package approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 454 ZONE

(221 West 1st Street)

In the CD-454 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the LL-3 Zone, except that:

(1) In addition to the Principal Uses permitted in the LL-3 Zone, the following uses shall be permitted: *[Section 1 deleted and replaced by Bylaw 8715, October 7, 2019]*

a. Licensee Retail Store;
b. Maximum of one Cannabis Sales Retail Store;

(2) An Accessory Apartment Use shall not be permitted;

(3) Principal Buildings shall not exceed a Height of 7.62 metres (25 feet);

(4) The minimum number of accessory off-street parking spaces provided shall comply with Part 9;

(5) Section 906 shall be varied to permit two parking stalls to be provided as tandem parking stalls;

(6) For purposes of the CD-454 Zone, Section 905 shall be varied so as to also permit, subject to the approval of the City Engineer, a $14,500 per parking stall contribution towards on-street parking enhancements on the 200 Block West 1st Street that results in a corresponding net gain of on-street parking stalls;

(7) Section 1001 Required Loading Space is waived;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or parking spaces;

(10) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

CD-455

COMPREHENSIVE DEVELOPMENT 455 ZONE

(Lot E, Block 74, D.L. 549, Plan 1762, John Facini/Andrew Terrett Architect, 152-154 East 12th Street)

In the CD-455 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 10 Dwelling Units, and includes 1 Dwelling Unit that shall comply with the City of North Vancouver Guidelines for Level Two Adaptability;

(2) The Principal Building and Projecting Underground Parking Structure and access stairs shall not exceed a Lot Coverage of 52 percent;

(3) The Principal Buildings shall not exceed a Gross Floor Area of 1.38 times the Lot area. Common storage and bicycle locker areas and access stairs to parking located in a basement, with no exterior glazing, and lobby areas up to a maximum of 0.143 times the lot area shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall be sited not less than;
   a. 5.89 metres (19.3) ft. from the Front Lot Line;
   b. 5.89 metres (19.3) ft. from the Rear Lot Line, except portions of the Principal Building used for Parking may be sited 1.68 metres (5.5 ft.) from the Rear Lot Line;
   c. 2.44 metres (8.0 ft.) from the west Interior Side Lot Line, except portions of the Principal Building used for Parking may be sited 0.0 metres (0.0 ft.) from the west Interior Side Lot Line;
   d. 2.44 metres (8.0 ft.) from the east Interior Side Lot Line, except one projection up to 4.36 metres (14.3 ft.) in length, used as Habitable area, may be sited 2.14 metres (7.0 ft.) from the east Interior Side Lot Line;

(5) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9.

(6) For the purposes of CD-455, section 413(2)(e) shall be varied to the extent necessary to permit four trellis structures with no waterproof roof, up to 3.048 metres (10 ft.) in Height to be located anywhere on the lot;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 456 ZONE

(333 Chesterfield Avenue – Central School/Anne MacDonald House)

In the CD-456 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone, except that:

(1) Principal Buildings issued a Building Permit prior to 2002 may be sited anywhere on a Lot;

(2) The permitted Gross Floor Area shall be 1.6 times the lot area. For purposes of the CD-456 Zone, buildings listed in the City of North Vancouver Heritage Registry shall be excluded from Gross Floor Area calculations. The permitted Gross Floor Area, excluding exemptions, shall be known as "Heritage/Amenity Density" and may be developed on-site or off-site to a "Recipient Site" through a density transfer. Density transfers shall be recorded in Schedule 67, which is an integral part of this Bylaw;

(3) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required Manoeuvring Aisles, Driveways, Loading or Parking Spaces.

(5) All exterior finishes and landscaping shall be approved by the Advisory Design Panel.

Amendment Bylaw No. 7523 Amendment Bylaw No. 7438 Amendment Bylaw No. 7657 Amendment Bylaw No. 8181	**Schedule 67**	**Page 1 of 1**

333 CHESTERFIELD AVENUE
TRANSFERABLE HERITAGE/AMENITY DENSITY

The following table records the density assignment for 333 Chesterfield Avenue (The "Donor Site"), which is zoned CD-456. As per section (2) of the CD-456 Zone, the maximum density within the CD-456 Zone is 1.6 times the lot area (5,708.71sq.m./ 61,450 sq. ft.), excluding buildings listed in the City's Heritage Registry. Any of the included Gross Floor Area not assigned for construction on-site may be transferred from the Donor Site to "Recipient Sites", subject to rezoning.

The following table lists the density transfers currently approved and remaining potential for future density transfer:

333 CHESTERFIELD AVENUE
TRANSFERABLE HERITAGE/AMENITY DENSITY

Density Donor Site	Total CD-456 Permitted Gross Floor Area (1.6 FSR)	On-site Gross Floor Area	Total Transferable Heritage/ Amenity Density
333 Chesterfield Avenue Central School / Anne Macdonald Hall	9,133.93 sq. m. (98,320 sq. ft.)	0 sq. m. (0 sq. ft.)	9,133.93 sq. m. (98,320 sq. ft.)

Density Recipient Sites	Transferred Gross Floor Area	Zoning Amendment Bylaw #	Remaining Potential Transferable Heritage/ Amenity Density from Donor Site
161-179 West 2nd Street (Site 1)	2,489.72 sq. m. (26,800 sq. ft.)	7438	6,644.2 sq. m. (71,520 sq. ft.)
78-90 Lonsdale Ave. (Aberdeen Block)	724.62 sq. m. (7,800 sq. ft.)	7656	5,919.58 sq. m. (63,720 sq. ft.)
1250 Lonsdale Avenue	2,322.5 sq. m. (25,000 sq. ft.)	8181	3,597.08 sq. m. (38,718.6 sq. ft.)

COMPREHENSIVE DEVELOPMENT 457 ZONE

(265 East 10th Street)

In the CD-457 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Uses on each Lot shall include up to four Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) The maximum Gross Floor Area of the combined areas of the east and west Lots shall not exceed 0.6 times the Lot Area above grade and 0.15 times the Lot Area below grade. For the purposes of this CD-457, storage areas up to a combined total of 0.15 times the Lot Area located in a Basement or Cellar with no exterior glazing shall be exempt from Gross Floor Area calculations;

(3) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-458

COMPREHENSIVE DEVELOPMENT 458 ZONE

(Lot 12, Block 47, D.L. 548, Plan 1658, Merlin Wick/Noort Developments, 1445 Mahon Avenue)

In the CD-458 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.504 times the Lot Area. For the purposes of CD-458 storage area up to a maximum of 0.1452 times the Lot Area located in a Basement or Cellar with no exterior glazing shall be exempt from Gross Floor Area calculations;

(2) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(3) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-459

COMPREHENSIVE DEVELOPMENT 459 ZONE

(Lot AM41, Block 4, D.L. 547, Plan 3846,Adolorata DeCotiis/Kevin Hughes, 1956 Jones Avenue)

In the CD-459 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) The Principal Building may contain 755.00 sq. ft. of Habitable Gross Floor Area in a Basement, which is excluded from Gross Floor Area calculations for a Principal Building built prior to 2003;

(2) For purposes of this CD-459, a Secondary Suite may have a Gross Floor Area of not more than 1,225.00 sq. ft in a Principal Building built prior to 2003.

CD-460

COMPREHENSIVE DEVELOPMENT 460 ZONE

(Lot 18, Block 64, D.L. 271/548, Plan 750, Vernacular Design, 338 West Keith Road)

In the CD-460 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to three Dwelling Units;

(2) The Principal Buildings shall not exceed a Gross Floor Area of 0.75 times the Lot Area, of which, a minimum 0.15 times the Lot Area of Gross Floor Area shall be located in the Basement or Cellar area;

(3) The Principal Buildings shall not exceed a geodetic elevation of 72.46 metres (237.72 ft.);

(4) The Principal Buildings shall be sited not less than:

(a) 7.62 metres (25.0 ft.) from the Front Lot Line;
(b) 18.29 metres (60.0 ft.) from the Rear Lot Line;
(c) 1.524 metres (5.0 ft.) from the East Interior Side Lot Line;
(d) 2.134 metres (7.0 ft.) from the West Interior Side Lot Line;

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided on site. For purposes of CD-460 the Accessory Building shall not exceed a geodetic elevation of 68.89 metres (226.0 ft.), and the Gross Floor Area of the Accessory Building shall be configured as follows:

(e) 3 Parking Spaces shall be enclosed and limited to 72.47 square metres (780.0 sq. ft.) of Gross Floor Area;

(f) 2 carports shall remain open and be limited to 33.45 square metres (360.0 sq. ft.) of Gross Floor Area;

(g) The area designated for garbage and recycling shall be limited to 15 square metres (161.0 sq. ft.) of Gross Floor Area;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-461

COMPREHENSIVE DEVELOPMENT 461 ZONE

(Lots 4 & 5, Block 124, D.L. 271, Plan 750, Harbourview Projects Corp./ Charles Moorhead Architect, 257-259 & 263-265 West 5th Street)

In the CD-461 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on each Lot;

(2) The permitted Principal Use for each Lot shall be limited to:

a. One Dwelling Unit in the northernmost Building;
b. Two Dwelling Units in the Southernmost Building;
c. Accessory Off-Street Parking;

(3) The Principal Buildings on each Lot shall not exceed a combined Gross Floor Area of 0.75 times the Lot Area, of which, a minimum 0.15 times the Lot Area of Gross Floor Area shall be located in the Basement or Cellar. For purposes of CD-461, the sunken patio areas, in the southernmost Principal Buildings, up to a maximum of 0.0286 times the lot area, shall be exempt from Gross Floor Area calculations.

(4) The Principal Buildings on *Lots 4 and 5* shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet):

The northernmost buildings shall not exceed the following geodetic heights:

Lot 4: 55.110 metres (180.8 feet)

Lot 5: 55.474 metres (182.0 feet)

The southernmost buildings shall not exceed the following geodetic heights:

Lot 4: 54.720 metres (179.5 feet)

Lot 5: 55.000 metres (180.45 feet)

(5) The Principal Buildings shall not exceed a combined lot coverage of 34 percent on each lot;

(6) The Principal Buildings on *Lot 4 (West Lot)* shall be sited as follows:

The *northernmost* Principal Building shall be sited not less than;

(a) 5.182 metres (17.0 ft.) from the Front Lot Line;
(b) 26.823 metres (88.0 ft.) from the Rear Lot Line;
(c) 4.572 metres (15.0 ft.) from the east Interior Side Lot Line,
(d) 1.9812 metres (6.5 ft.) from the west Interior Side Lot Line, except that one projection 3.048 metres (10.0 ft.) in length, used as Habitable area, can be sited 1.524 metres (5.0 ft.) from the west Interior Side Lot Line;

The *southernmost* Principal Building shall be sited not less than:

(a) 17.069 metres (56.0 ft.) from the Front Lot Line;
(b) 12.81 metres (42.0 ft.) from the Rear Lot Line, except that a deck and stairs up to 3.658 metres (12 ft.) in length can project into the required rear setback;
(c) 2.134 metres (7.0 ft.) from the west Interior Side Lot Line;
(d) 1.829 metres (6.0 ft.) from the east Interior Side Lot Line, except that one projection 2.90 metres (9.5 ft.) in length, used as Habitable area, can be sited 1.3716 metres (4.5 ft.) from the east Interior Side Lot Line;

(7) The Principal Buildings on *Lot 5 (East Lot)* shall be sited as follows;

The *northernmost* Principal Building shall be sited not less than;

(a) 5.182 metres (17.0 ft.) from the Front Lot Line;
(b) 26.823 metres (88.0 ft.) from the Rear Lot Line;
(c) 2.286 metres (7.5 ft.) from the east Interior Side Lot Line, except that one projection 3.048 metres (10.0 ft.) in length, uses as Habitable area, can be sited 1.829 metres (6.0 ft.) from the east Interior Side Lot Line;
(d) 4.2672 metres (14.0 ft.) from the west Interior Side Lot Line;

The *southernmost* Principal Building shall be sited not less than:

(a) 17.069 metres (56.0 ft.) from the Front Lot Line;

(b) 12.802 metres (42.0 ft.) from the Rear Lot Line, except that a deck and stairs up to 3.658 metres (12.0 ft.) in length can project into the required rear setback;

(c) 1.829 metres (6.0 ft.) from the west Interior Side Lot Line, except that one projection 2.90 metres (9.5 ft.) in length, used as Habitable area, can be sited 1.3716 metres (4.5 ft.) from the west Interior Side Lot Line;

(d) 2.134 metres (7.0 ft.) from the east Interior Side Lot Line;

(8) Section 510 (3) Unit Separation, shall be waived;

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided on each Lot;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-463

COMPREHENSIVE DEVELOPMENT 463 ZONE

(Lot F, Block 21, D.L. 547, Plan 20141,The Cascadia Society for Social Working, 351 West 19th Street)

In the CD-463 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) the permitted Principal Uses shall include A Day Centre for Adults with Developmental Disabilities;

(2) Sections 509(3) and 509 (5)(b) shall be varied to the extent necessary to accommodate a ramp for people with disabilities.

CD-464

COMPREHENSIVE DEVELOPMENT 464 ZONE

(Lot 9, Block 124, D.L. 271, Plan 750, William Clark/Besharat Friars Architects, 239 West 5th Street)

In the CD-464 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 3 dwelling units;

(2) The Principal Building shall not exceed a Gross Floor Area of **0.73** times the Lot Area, of which, a **maximum 0.60** times the Lot Area of Gross Floor Area shall be **permitted above** the Basement or Cellar. For purposes of CD-464, storage, mechanical and electrical areas up to a maximum of **0.06** times the Lot Area located in the Basement or Cellar, with no exterior glazing, and the attached Parking Garage up to a maximum **0.058** times the lot area, shall be exempt from Gross Floor Area calculations;

(3) The Principal Buildings shall be sited not less than:

(a) **8.08** metres (**26.5** feet) from the Front Lot Line, except that an Unenclosed porch can project into this setback up to **2.14** metres (**6.5 feet**);
(b) **16.16** metres (**53.0** feet) from the Rear Lot Line;
(c) 2.29 metres (**7.5** feet) from the east Interior Side Lot Line, **except that a portion of the building, 24 feet in length, used for the purpose of parking, may be sited 5.0 feet from the east property line**;
(d) 1.677 metres (5.50 feet) from the west Interior Side Lot Line;

(4) The Principal Building shall not exceed a Height Envelope of **4.877** metres (**16.0** feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30.0 feet):

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-465

COMPREHENSIVE DEVELOPMENT 465 ZONE

(Lot SL1-27, Block 19, D.L. 548, Plan VR52, Ray Mitchell, 120-124 West 17th Street)

In the CD-465 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that for Buildings issued a permit for construction prior to November 19, 2003;

(1) The Principal Buildings shall be limited to 28 Dwelling Units, including a maximum of two Dwelling Units that may be contained within Strata Lot 27 and have a minimum area of 37.16 square metres (400 square feet);

(2) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, and in no case shall less than 26 Parking Spaces be provided on site;

(3) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, Driveways, Loading or Parking Spaces.

CD-466

COMPREHENSIVE DEVELOPMENT 466 ZONE

(Lot 34, Block 112A, D.L. 271/548, Plan 1228, Kenneth & Myra Statham/ Formwerks Architectural Inc., 272 West 5th Street)

In the CD-466 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) One Dwelling Unit in the Southernmost Building;
(b) One Dwelling Unit in the Northernmost Building;
(c) Accessory Off-Street Parking;

(3) The Principal Buildings, together with an enclosed Parking Garage up to 55.74 metres (600 sq. ft.)attached to the northernmost Building, shall not exceed a Lot Coverage of 45.5 percent;

(4) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.75 times the Lot Area, of which, a maximum 0.60 times the Lot Area of Gross Floor Area shall be permitted above the Basement or Cellar**.** For the purposes of CD-466 the following areas shall be excluded from Gross Floor Area calculations:

(a) one deck more than 60 percent enclosed located on the top floor of each Principal Building;
(b) storage area up to 0.034 times the Lot Area located below the front porch of the southernmost Building, and shall not be contiguous with the Principal Use;

(5) The Principal Buildings shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet);

(6) The Principal Buildings shall be sited as follows:

The **southernmost** Principal Building shall be not less than:

(a) 6.401 metres (21.0 ft.) from the Front Lot Line, except that an unenclosed porch up to 8.0 ft. in depth may project into the front setback;
(b) 17.984 metres (59.0 ft.) from the Rear Lot Line;
(c) 1.524 metres (5.0 ft.) from the east Interior Side Lot Line;
(d) 2.744 metres (9.0 ft.) from the west Interior Side Lot Line;

The **northernmost** Principal Building shall be sited not less than:

(a) 23.470 metres (77.0 ft.) from the Front Lot Line;
(b) 1.067 metres (3.5 ft.) from the Rear Lot Line;
(c) 1.524 metres (5.0 ft.) from the west Interior Side Lot Line;
(d) 0.610 metres (2.0 ft.) from the east Interior Side Lot Line;

(7) Section 510 (2) Unit Separation, shall be waived;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 468 ZONE

(436 West 24th Street)

In the CD-468 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1, except that:

(1) The maximum Gross Floor Area shall not exceed 0.5 times the Lot Area except that the following shall be exempt from Gross Floor Area calculation:
   a. 0.105 times the Lot Area located in a Basement;
   b. an attached Accessory Building used for the purposes of parking up to 0.059 times the Lot Area;
   c. a covered front entry porch up to 0.011 times the Lot Area;

(2) The Principal Building, including an attached Accessory Building shall not exceed at Lot Coverage of 38 percent;

(3) For purposes of this CD-468, Section 507 (11) (c) shall be varied to the extent necessary to permit a Secondary Suite up to a maximum Gross Floor Area of 111.5 square metres (1,200 square feet)).

CD-471

COMPREHENSIVE DEVELOPMENT 471 ZONE

(Lot 15, Block 52, D.L. 550, Plan 1363, Vincenza Eppich/Egil Lyngen Architect, 358 East 14th Street)

In the CD-471 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1, except that:

(1) The maximum Gross Floor Area shall not exceed 0.5 times the Lot Area except that Cellar area up to 0.092 times the lot area used for a recreation room, media room, den, workshop, and bathroom shall be exempt from Gross Floor Area calculations.

COMPREHENSIVE DEVELOPMENT 472 ZONE

(261 East 19th Street)

In the CD-472 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) The Principal Building shall not exceed a Lot Coverage of 33 percent;

(3) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot Area. For purposes of CD-472, the following areas located in a Basement shall be exempt from Gross Floor Area calculation;

- Accessory Secondary Suite up to a maximum 0.084 times the lot area
- Storage, mechanical electrical areas and a recreation room, with no exterior glazing up to a maximum 0.22 times the lot area;

(4) The Principal Buildings shall be sited not less than:

(a) 9.144 metres (30.00 feet) from the Front Lot Line, except that two fin walls may project into the front setback up to 0.762 meters (2.5 feet);
(b) 14.33 metres (47.0 feet) from the Rear Lot Line, except that two fin walls may project into the rear setback up to 0.762 meters (2.5 feet);
(c) 1.524 metres (5.00 feet) from the east Interior Side Lot Line;
(d) 1.524 metres (5.00 feet) from the west Interior Side Lot Line;

(5) The Accessory Building shall be sited not less than:

(a) 1.22 meters (4 ft.) from the Rear Lot Line, except that two fin walls may project into the rear setback up to 0.46 meters (1.5 feet).

(6) One Accessory Secondary Suite is permitted in this Two-Unit Residential Use provided that:

(a) where the Two-Unit Residential Use to which it is Accessory is Owner-occupied;
(b) it is not less than 37.16 square metres (400 sq. ft.) in area and not more than 51.1 sq. metres (550 sq. ft.);
(c) it is completely Enclosed within the Principal Building;
(d) deleted; *[Bylaw 9031, June 9, 2025]*

(e) One Accessory Off-Street Parking Space be provided for the exclusive use of the Accessory Secondary Suite;

(7) No Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-473

COMPREHENSIVE DEVELOPMENT 473 ZONE

(Lot 7, Block 243A, D.L. 554, Plan 3143,
Davoud Amiri-bostanabad/Masumeh Hedayti, 558 West 28th Street)

In the CD-473 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) the maximum Gross Floor Area for the Principal Building shall not exceed 0.5 times the Lot Area, except that Basement area up to 0.245 times the Lot Area shall be exempt from Gross Floor Area calculations.

COMPREHENSIVE DEVELOPMENT 475 ZONE

(522 East 12th Street)

In the CD-475 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) Gross Floor Area for the combined principal and accessory buildings shall not exceed 0.425 times the Lot Area excluding enclosed parking up to 60.6 sq. metres (625.00 sq. ft.) in the Accessory Building.

(2) Section 507 (11) shall be varied to permit an Accessory Secondary Suite Use with a maximum Gross Floor Area of 56.0 sq. metres (603.00 sq. ft.) to be located in an Accessory Building;

(3) The Accessory Building shall be sited not less than:

(a) 1.22 metres (4 feet) from the Rear Lot Line;
(b) 1.22 metres (4 feet) from the east Interior Side Lot Line;
(c) 4.88 metres (16 feet) from the west Interior Side Lot Line;
(d) 10.97 metres (36 feet) separation from the Principal Building.

(4) The Accessory Building shall not exceed a lot coverage of 10%.

(5) The Accessory Building shall not exceed a Maximum Height of 6.28 metres (20.6 feet) nor a maximum geodetic Height of 123.9 meters (406.5 feet).

(6) Section 514(3) shall be varied to permit a two floor level Accessory Building.

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9.

CD-476

COMPREHENSIVE DEVELOPMENT 476 ZONE

(Lot 3, Block 35, D.L. 552, Plan 4184,
Lori Sampson/Fernandes Homes, 1015 West Keith Road)

In the CD-476 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) The maximum Gross Floor Area shall not exceed 0.5 times the Lot Area. For the purposes of CD 476, the following shall be exempt from Gross Floor Area calculations:

i) Basement area up to 0.022 times the Lot Area for use as Habitable Rooms, limited to a bedroom, family room, recreation room, den and non-habitable rooms, that may include a bathroom, utility room, workroom and storage room;

(2) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9.

CD-477

COMPREHENSIVE DEVELOPMENT 477 ZONE

(Lot 10, Block 101, D.L. 550, Plan 1646,
Antonio & Michelina DiGregorio/Raffaele & Associates, 837 Grand Boulevard)

In the CD-477 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot Area. For the purposes of CD-477, the following shall be exempt from Gross Floor Area calculations:

i) Basement area up to 0.07 times the Lot Area for use as either a Secondary Suite or, Habitable Rooms, limited to a bedroom, family room, recreation room, den, and non-habitable rooms, that may include a bathroom, utility room, workroom and storage room.

(2) The Principal Building shall not exceed a Height Envelope of 5.182 meters (17 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 9.45 meters (31.0 feet), and a maximum geodetic Height of 108.96 meters (357.49 feet).

(3) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9.

CD-481

COMPREHENSIVE DEVELOPMENT 481 ZONE

(Lot 5, Block 64, D.L. 271, Plan 750,
Brent Developments/R.E.L. Design, 339 West 14th Street)

In the CD-481 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) Two Principal Buildings shall be permitted on a Lot;

(2) The permitted Principal Use shall be limited to:
   a. One Dwelling Unit in the southernmost Building;
   b. Two Dwelling Units in the northernmost Building;
   c. Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area, except that:

   a. Storage area up to a maximum of 0.10 times the Lot Area, located in a cellar with no exterior glazing, shall be excluded from Gross Floor Area calculations;
   b. For the purposes of CD-481, attached parking garages up to 0.078 times the lot area shall be excluded from Gross Floor Area calculations;

(4) The Principal Buildings, together with attached Parking garages, shall not exceed a Lot Coverage of 41 percent;

(5) The Principal Buildings shall be sited as follows:

   The **northernmost** Principal Building shall be sited not less than;
   (a) 7.316 metres (24.0 ft.) from the Front Lot Line, except that one unenclosed porch and roof eave may project up to 2.89 metres (9.5 feet) into the required Front yard setback;
   (b) 22.86 metres (75.0 ft.) from the Rear Lot Line;
   (c) 1.829 metres (6.0 ft.) from the west Interior Side Lot Line;
   (d) 2.746 metres (9.0 ft.) from the east Interior Side Lot Line;

The **southernmost** Principal Building shall be sited not less than:

(a) 28.347metres (93.0 ft.) from the Front Lot Line;
(b) 1.2192 metres (4.0 ft.) from the Rear Lot Line, including portions of the Principal Building used for parking purposes;
(c) 1.524 metres (5.0 ft.) from the east Interior Side Lot Line;
(d) 4.268 metres (14.0 ft.) from the west Interior Side Lot Line;

(6) Section 412 (2) (b) shall be waived to allow two illuminated landscape pillars up to 1.52 metres (5 feet) in Height to be sited in the front of the front face of the Principal Building.

(7) Section 510 (2) Unit Separation, shall be waived;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-488

COMPREHENSIVE DEVELOPMENT 488 ZONE

(Lot E Resub 1, Block 32, D.L. 549, Plan 7538,
A2M Developments Corp./Charles Moorhead Architect, 225 East 17th Street)

In the CD-488 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot.

(2) The permitted Principal Use shall be limited to:
a: One Dwelling Unit in the Northernmost Building;

b: Two Dwelling Units in the Southernmost Building;

(3) The Principal Buildings shall not exceed a Lot Coverage of 30 percent;

(4) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.75 times the Lot Area, of which, a minimum of 0.15 times the Lot Area of Gross Floor Area shall be located in the Basement or Cellar. For purposes of CD-488, the following areas located in the Northernmost Building's Basement shall be exempt from Gross Floor Area calculation;

- Storage, mechanical and electrical areas, with no exterior glazing up to a maximum 0.02 times the lot area

(5) The Principal Buildings shall be sited as follows:

The northernmost Principal Building shall be sited not less than;

(a) 7.62 metres (25.00 feet) from the Front Lot Line except that two triangular projections on the second floor and loft levels, used as habitable space, up to 2.44 metres (8.00 ft.) in width may project into the front setback up to 1.22 metres (4.0 ft.);
(b) 28.65 metres (94.00 feet) from the Rear Lot Line;
(c) 2.59 metres (8.50 feet) from the east Interior Side Lot Line;
(d) 2.59 metres (8.50 feet) from the west Interior Side Lot Line;

The southernmost Principal Building shall be sited not less than;

(a) 17.68 metres (58.00 feet) from the Front Lot Line;

(b) 15.24 metres (50.00 feet) from the Rear Lot Line except that a rear deck and stairs may project into this set back up to 3.05 metres (10 feet);

(c) 1.52 metres (5.00 feet) from the east Interior Side Lot Line;

(d) 1.52 metres (5.00 feet) from the west Interior Side Lot Line;

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(6) Section 906 (3) (c) Parking Space setback from a Lot Line shall be waived;

(7) Section 412 shall be varied to the extent necessary to permit a fence height up to 1.37metres (4.5 feet). in the front yard of the northernmost Building, and a fence height up to 3.96 metres (13 ft.) between the units of the Southernmost Buildings;

(8) Section 510(2) Unit Separation, shall be waived;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-489

COMPREHENSIVE DEVELOPMENT 489 ZONE

(Lot 12, Block 28, D.L. 548, Plan 957,
AMS Design and Project Management Co. Ltd., 1605 Mahon Avenue)

In the CD-489 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use shall be limited to:

a. One Dwelling Unit in the easternmost Building;
b. Two Dwelling Units in the westernmost Building;

(3) The Principal Buildings shall not exceed a combined Lot Coverage of 34 percent;

(4) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.50 times the Lot Area. For purposes of CD-489 the following areas shall be excluded from the Gross Floor Area calculations:

a. Recreation room, bathroom, laundry, storage, mechanical and electrical areas up to a maximum of 0.10 times the Lot Area located in the Basement or Cellar;

b. Two balconies located on the second floor of the westernmost Building which are more than 60% enclosed;

(5) The Principal Buildings shall be sited as follows:

a. The easternmost Building shall be sited not less than;

(i) 6.10 metres (20.0 feet) from the Front (Easterly) Lot Line;
(ii) 31.81 metres (104.5 feet) from the Rear (Westerly) Lot Line, except that a 2.13 metres (7.0 feet) wide stair landing may project 0.30 metres (1.00 foot) into this setback;
(iii) 3.95 metres (12.5 feet) from the south Exterior Lot Line;
(iv) 4.57 metres (15.0 feet) from the north Interior Lot Line, except that a covered deck 3.35 metres (11.0 feet) in width and three Bay Windows, may project into this setback up to 1.83 metres (6.0 feet) and 0.61 metres (2.0 feet), respectively;

b. The westernmost Building shall be sited not less than;

(i) 15.54 metres (51.0 feet) from the Front (Easterly) Lot Line, except that a Bay Window on the main floor may project 0.61 meters (2.0 feet) into this setback;
(ii) 14.28 metres (46.5 feet) from the Rear (Westerly) Lot Line;
(iii) 3.05 metres (10.0 feet) from the south Exterior Lot Line, except that a covered porch 7.62 metres (25.0 feet) in width, may project up to 1.68 metres (5.5 feet) into this setback;
(iv) 4.27 metres (14.0 feet) from the north Interior Lot Line, except that a balcony up to 3.05 metres (10.0 feet) in width and two Bay Windows may project into this setback up to 1.53 metres (5.0 feet) and 0.61 metres (2.0 feet) respectively;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(7) Section 510(2) Unit Separation, shall be waived,

(8) Section 412 Accessory structures shall be varied to the extent necessary to permit a 14.4 metre (47 ft.) by 4.88 metre (16.0 feet) carport/trellis structure, 3.66 metres (12.0 feet) in height, located 7.62 metres (25.0 feet) from the Rear Lot Line;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-490

COMPREHENSIVE DEVELOPMENT 490 ZONE

(Lot A & B Resub 1, Block 32, D.L. 549, Plan 7538, Brent Developments Ltd./ Integra Architecture, 1640 St. George's Avenue/209 East 17th Street)

In the CD-490 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) shall be varied to the extent that the permitted Principal Use shall be limited to 8 dwelling units;

(2) The Principal Building shall not exceed a Gross Floor Area of **0.75** times the Lot Area.

(3) For the purpose of CD-490 Zone, the following shall be excluded from gross floor area calculations:

(a) Workshops and storage areas located in the Basement or Cellar with no exterior glazing up to a maximum of 0.19 FSR (2,724 sq. ft.).
(b) Presentation Shelves which are not directly connected to floor area up to 240 sq. ft.
(c) Projecting bays on the second level of the east interior elevation up to 345 sq. ft. where a "projecting bay" for the purposes of CD-490 Zone is defined as a projecting structural bay that has glazing on no less than 34% of the largest exterior side. The projecting bay may comprise both cantilevered and non-cantilevered space of which up to 150 sq. ft. may be space that is non-cantilevered.

(4) The Principal Building shall not exceed a Lot Coverage of 35 percent which shall exclude portions of Buildings, Structures to shelter Accessory Off-Street Parking Uses.

(5) The Principal Building shall be sited not less than:

(a) 4.57 metres (15.0 feet) from the Front Lot Line,
(b) 14.32 metres (47.0 feet) from the east Interior Side Lot Line, except that a portion of the building used for the purpose of parking, may be sited 5.0 feet from the east Interior property line;
(c) 2.74 metres (9.0 feet) from the west Exterior Side Lot Line;
(d) 2.44 metres (8.0 feet) from the Rear Lot Line;

(6) The Principal Building shall not exceed a height of 11.28 metres (37.0 feet) as measured from the average of the four Building Grades.

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall be less than 12 Parking Spaces be provided;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 491 ZONE

(820 St. Andrews Avenue)

In the CD-491 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Uses shall include up to four Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) The Principal Building shall not exceed a Gross Floor Area of **0.50** times the Lot Area except that Storage area up to a maximum of **0.026** times the Lot area located in a cellar with no exterior glazing shall be exempt from Gross Floor Area calculations;

(3) The Principal Building shall be sited not less than:

(a) 6.28 metres (20.6 feet) from the Front Lot Line, except that a roof eave can project into this setback up to 2.67 metres (8.7 feet);
(b) 2.56 metres (8.4 feet) from the Exterior Side Lot Line;
(c) 1.69 metres (5.5 feet) from the Interior Side Lot Line, except that a roof eave can project into this setback up to 1.06 metres (3.5 feet);

(4) The Accessory Building shall be sited not less than:

(a) 289 metres (9.5 feet) from the Exterior Side Lot Line;
(b) 3.05 metres (10.0 feet) from the Intersection of the Lot Lines along a Street and a Lane.

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(6) All exterior finishes and design elements shall be approved by the Advisory Design Panel.

CD-492

COMPREHENSIVE DEVELOPMENT 492 ZONE

(Lot D, Resub 1, Block 32, D.L. 549, Plan 7538,William McLean/
Kent G. Halex Architect, 221 East 17th Street)

In the CD-492 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted providing for a total of three dwelling units as follows:

a. One Dwelling Unit in the Northernmost Building
b. Two Dwelling Units in the Southernmost Building;

(2) The Principal Buildings shall not exceed a Lot Coverage of 37 percent

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.75 times the Lot Area, of which a minimum of 0.25 times the Lot Area shall be located in the Basement. For purposes of CD-492, the following areas shall be exempt from Gross Floor Area calculations:

Bay windows with less than 50% glazing, which are a maximum of 2.14 metres (7.00 feet) in width and project a maximum of 0.46 metres (1.50 feet) from the face of the building.

(4) The Principal Buildings shall be sited as follows:

The northernmost Principal Building shall be sited not less than;

(a) 7.62 metres (25.00 feet) from the Front Lot Line ;
(b) 29.87 metres (98.00 feet) from the Rear Lot Line;
(c) 3.04 metres (10.00 feet) from the east Interior Side Lot Line;
(d) 3.04 metres (10.00 feet) from the west Interior Side Lot Line;

The southernmost Principal Building shall be sited not less than;

(a) 19.20 metres (63.00 feet) from the Front Lot Line;
(b) 15.30 metres (50.20 feet) from the Rear Lot Line except that a rear deck may project into the rear set back up to 3.43 metres (11.25 feet), and stairs may project an additional 1.52 metres (5.00 feet);
(c) 1.52 metres (5.00 feet) from the east Interior Side Lot Line except that two bays, maximum 2.14 meters (7.00 feet) wide, may project into the sideyard setback up to 0.46 metres (1.50 feet);

(d) 1.52 metres (5.00 feet) from the west Interior Side Lot Line except that two bays, maximum 2.14 meters (7.00 feet) wide, may project into the sideyard setback up to 0.46 metres (1.50 feet);

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(6) Section 906 (3) (c) pertaining to Parking Space setback from Lot Lines shall be waived;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-493

COMPREHENSIVE DEVELOPMENT 493 ZONE

(Lot 8, Block 64, D.L. 271, Plan 750,Noort Holdings Ltd./Kenneth E. King Architect, 333 West 14th Street)

In the CD-493 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) Two Principal Buildings shall be permitted on a Lot;

(2) The permitted Principal Use shall be limited to three dwelling units, as follows:

a. One Dwelling Unit in the southernmost Building;
b. Two Dwelling Units in the northernmost Building;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area, except that:

a. Storage area up to a combined maximum of 0.10 times the Lot Area, located in a cellar with no exterior glazing, shall be excluded from Gross Floor Area calculations;
b. For the purposes of CD-493 attached parking garages shall be excluded from Gross Floor Area calculations;

(4) The Principal Buildings, together with attached Parking garages, shall not exceed a combined Lot Coverage of 42.5 percent;

(5) The Principal Buildings shall be sited as follows:

The **northernmost** Principal Building shall be sited not less than;

(a) 7.62 metres (25.0 ft.) from the Front Lot Line;
(b) 21.4 metres (70.0 ft.) from the Rear Lot Line except that decks and stairs up to 10 feet in length may project into this setback;
(c) 2.13 metres (7.0 ft.) from the west Interior Side Lot Line;
(d) 1.524 metres (5.0 ft.) from the east Interior Side Lot Line;

The **southernmost** Principal Building shall be sited not less than:

(a) 32.92 (108.0 ft.) from the Front Lot Line;
(b) 1.22 metres (4.0 ft.) from the Rear Lot Line, including portions of the Principal Building used for parking purposes;
(c) 2.44 metres (8.0 ft.) from the east Interior Side Lot Line;
(d) 3.66 metres (12.0 ft.) from the west Interior Side Lot Line;

(6) Section 510 (2) Unit Separation, shall be waived;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Advisory Design Panel.

CD-494

COMPREHENSIVE DEVELOPMENT 494 ZONE

(Lot 28, Block 112A, D.L. 271, Plan 1228,P. Mikolajczak, 253 West 6th Street, Duplex Conversion)

In the CD-494 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.6 times the Lot Area. For the purposes of the CD-494 Zone, storage, mechanical and similar uses in a basement shall be excluded from Gross Floor Area calculations up to 0.05 FSR.

(2) The Principal Building shall be sited in accordance with the RT-1 Zone except that a building constructed prior to 1927 may have maximum height of 10.668 metres (35 feet) and deck railings shall be permitted as a height exception;

(3) The required rearyard setback shall be 11.5 metres (37.75 feet);

(4) Section 402 (2) shall be varied to permit a dwelling unit in a basement;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel."

CD-495

COMPREHENSIVE DEVELOPMENT 495 ZONE

(Lot E½ of 13, Block 131, D.L. 274, Plan 878, D. Salekin/JR Home Design Services, 263 East 4th Street)

In the CD-495 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.71 times the Lot Area.

(2) The Principal Building shall be sited not less than

(a) 0.30 metres (1.0 foot) from the east Interior Lot Line

(b) 0.58 metres (1.9 feet) from west Interior Lot Line, except that the second Storey shall be sited not less than 2.0 feet from the west and east Interior Side Lot Lines. Eaves, including gutters can project into this setback up to 1.5 feet;

(3) The Principal Building shall not exceed a Lot Coverage of 37.0 percent.

(4) The Principal Building shall not exceed a Height Envelope of 6.95 metres (22.8 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 10.25 metres (33.63 feet), nor a maximum geodetic Height of 56.08 metres (184.0 feet).

CD-498

COMPREHENSIVE DEVELOPMENT 498 ZONE

(Lot 2, Block 108, D.L. 274, Plan 878,Bill Mitchell & Sandra Grant/
Augustine Hii Architect & Bill Curtis, 207 East 8th Street)

In the CD-498 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot with the following uses:
   a. One Dwelling Unit and an Accessory Secondary Suite in the Northernmost Building
   b. Two Dwelling Units in the Southernmost Building;

(2) The Principal Buildings shall not exceed a Lot Coverage of 47.5 percent, including Accessory Buildings;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.96 times the Lot Area, of which, a minimum of 0.29 times the Lot Area of Gross Floor Area shall be located in the Basement or Cellar. For purposes of CD 498, attached carports shall be exempt from the Gross Floor Area calculation.

(4) The Principal Buildings shall be sited as follows:

The northernmost Principal Building shall be sited not less than;
   (a) 7.01 metres (23.00 feet) from the Front Lot Line;
   (b) 25.91 metres (85.00 feet) from the Rear Lot Line;
   (c) 2.13 metres (7.00 feet) from the east Interior Side Lot Line;
   (d) 2.29 metres (7.50 feet) from the west Interior Side Lot Line;

The southernmost Principal Building shall be sited not less than;
   (a) 26.52 metres (87.00 feet) from the Front Lot Line;
   (b) 3.66 metres (12.00 feet) from the Rear Lot Line except that an attached carport may project into the rear set back up to 2.44 metres (8 feet);
   (c) 1.07 metres (3.50 feet) from the east Interior Side Lot Line;
   (d) 1.07 metres (3.50 feet) from the west Interior Side Lot Line;

(5) (a) The Northernmost building shall not exceed a Height Envelope of 4.42 metres (14.5 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 7.32 metres (24 feet), or a maximum geodetic of 306 feet.
   (b) The Southernmost building shall not exceed a Height Envelope of 5.64 metres (18.5 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 9.45 metres (31 feet) or a maximum geodetic of 308 feet.

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that in no case shall less than 5 Parking Spaces be provided;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-499

COMPREHENSIVE DEVELOPMENT 499 ZONE

(Lot 8, Block 40, D.L. 548, Plan 957, Alfonso Pezzente/Charles Moorhead Architect, 1553 Mahon Avenue)

In the CD-499 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall be limited to three Dwelling Units

(1) The Principal Building shall not exceed a Lot Coverage of 30 percent;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.50 times the Lot Area. For the purposes of CD-499 the Gross Floor Area shall be calculated using the definition for Gross Floor Area (Two-Unit Residential).

(3) The Principal Building shall be sited as follows:

(a) 6.10 metres (20.0 feet) from the Front Lot Line;
(b) 11.12 metres (36.5 feet) from the Rear Lot Line;
(c) 1.83 metres (6.0 feet) from the Interior Side Lot Line;
(d) 3.66 metres (12.0 feet) from the Exterior Side Lot Line;

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(6) Section 906 (3) (c), Setback from Lot Lines, shall be waived for a Parking Space located along the Interior Lot Line;

(7) Section 906 (4) (d), Stall Access Directly from Lane, shall be waived for this three unit development;

(8) Section 906 (4) (f), Setbacks from Intersections, shall be amended to permit a driveway crossing providing ingress and egress to a Parking area located a minimum distance of 2.86 metres (9.40 feet) from the point of intersection of a Street and a lane;

(9) Section 412 (2) (b) Accessory Structures shall be varied to permit a fence 2.14 metres (7.00 feet) in Height to be sited to the rear of the front face of a Principal Building on the Lot;

(10) Section 510(2) Unit Separation, shall be waived;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-500

COMPREHENSIVE DEVELOPMENT 500 ZONE

(Lot 23, Block 117, D.L. 274, Plan 878, L. Pinfield/Matthew T. Hansen Architect, 346 East 5th Street)

In the CD-500 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) One Dwelling Unit in the Southernmost Building;
(b) One Dwelling Unit in the Northernmost Building;
(c) Accessory Off-Street Parking;

(3) The Principal Buildings, including enclosed Parking up to 45.52 square metres (490 sq. ft.) attached to the northernmost Building, shall not exceed a Lot Coverage of 44.0 percent;

(4) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area. For purposes of the CD-500 the following areas shall be excluded from Gross Floor Area calculations:

(a) Parking Garage up to 5.52 square metres (490 sq. ft.) attached to the northernmost Building;
(b) storage areas up to 0.192 times the Lot Area located in a Basement (Heritage House) with no exterior glazing and not contiguous with the Principal Use;

(5) The **northernmost** Principal Building shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet);

(6) The Principal Buildings shall be sited as follows:

The **southernmost** Principal Building (Heritage House) shall be not less than:
(a) 7.74 metres (25.4 ft.) from the Front Lot Line, except that an exterior stairs up to 13.0 ft. in depth may project into the front setback;
(b) 23.77 metres (78.0 ft.) from the Rear Lot Line;
(c) 2.92 metres (9.6 ft.) from the east Interior Side Lot Line;

(d) 2.62 metres (8.6 ft.) from the west Interior Side Lot Line;

The **northernmost** Principal Building shall be sited not less than:

(a) 28.65 metres (94.0 ft.) from the Front Lot Line;
(b) 0.61 metres (2.0 ft.) from the Rear Lot Line;
(c) 1.83 metres (6.0 ft.) from the west Interior Side Lot Line;
(d) 1.22 metres (4.0 ft.) from the east Interior Side Lot Line;

(7) Section 510 (2) Unit Separation, shall be waived;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-501

COMPREHENSIVE DEVELOPMENT 501 ZONE

(Lot 13, Block 112, D.L. 548, Plan 1228, N. Nayebi Oskouei/M. Saii,
219 West Keith Road)

In the CD-501 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.6 times the Lot Area;

(2) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than four Parking Spaces be provided on site;

(3) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-502

COMPREHENSIVE DEVELOPMENT 502 ZONE

(Lot 21, Block 205A, D.L. 545, Plan 3179,Rob Bulfone, Breckenridge Homes Ltd./ Omnicom Cascadia, 2233 Chesterfield Avenue)

In the CD-502 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

a. One Dwelling Unit in the Westernmost Building;
b. Two Dwelling Units in the Easternmost Building;
c. Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a Lot Coverage of 38 percent;

(4) For purposes of CD-502 the following areas shall be excluded from Gross Floor Area calculations:

(a) Storage and parking area up to 0.145 times the Lot Area located at the lowest level of the Westernmost Building;
(b) Cellar area in the Easternmost Building.

(5) The Principal Buildings shall be sited as follows:

The Westernmost Principal Building shall be not less than:

(a) 25.45 metres (83.50 feet) from the Front Lot Line;
(b) 1.22 metres (4.00 feet) from the Rear Lot Line;
(c) 1.06 metres (3.50 feet) from the north Interior Side Lot Line;
(d) 4.36 metres (14.33 feet) from the south Interior Side Lot Line;

The Easternmost Principal Building shall be not less than:

(a) 6.096 metres (20.0 feet) from the Front Lot Line;
(b) 16.635 metres (54.58 feet) from the Rear Lot Line;
(c) 1.524 metres (5.0 feet) from the North Interior Lot Line;
(d) 4.368 metres (14.33 feet) from the South Interior Side Lot Line;

(6) The Principal Building shall not exceed a Height Envelope of 4.572 metres (15.00 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30.0 feet)., except that the following may project beyond this Height Envelope:

(a) Two dormers, not exceeding 3.252 metres (10.67 feet), wide on the northern elevation of the Easternmost Building;

(7) Section 510 (2) Unit Separation, shall be waived;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-503

COMPREHENSIVE DEVELOPMENT 503 ZONE

(Lot 1, Block 108, D.L. 274, Plan 878, Mike Fournogerakis/Terra Firma Design Ltd., 203 East 8th Street)

In the CD-503 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot with the following uses:

a. Two Dwelling Units in the Northernmost Building
b. Three Dwelling Units in the Southernmost Building;

(2) The Principal Buildings and Accessory Buildings shall not exceed a Lot Coverage of 59 percent, including decks, porches and balconies greater than 1.0 metre (3.28 feet) above grade;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 1.0 times the Lot Area. For the purpose of CD 503, cellars, garbage/recycle areas and underground parking shall be exempt from the Gross Floor Area.

(4) The Principal Buildings shall be sited as follows:

The **northernmost** Principal Building shall be sited not less than;

(a) 3.50 metres (11.50 feet) from the Front Lot Line;
(b) 24.69 metres (81.00 feet) from the Rear Lot Line;
(c) 3.35 metres (11.00 feet) from the east Interior Side Lot Line except that a 4.88 metres (16 feet) wide patio may project into the Interior side setback a maximum of 1.83 metres (6.0 feet);
(d) 1.73 metres (5.67 feet) from the west Exterior Side Lot Line, except that a porch may project a maximum of 1.07 metres (3.5 feet) and two second floor bay windows may project a maximum of 0.31 metres (1.0 feet) into the Exterior side setback.

The **southernmost** Principal Building shall be sited not less than;

(a) 21.03 metres (69.00 feet) from the Front Lot Line;

(b) 4.77 metres (15.67 feet) from the Rear Lot Line except that an attached garbage/recycle room 3.05 metres (10.00 feet) wide, may project a maximum of 3.96 metres (13.00 feet) into the rear set back;

(c) 1.52 metres (5.00 feet) from the east Interior Side Lot Line;

(d) 1.73 metres (5.67 feet) from the west Exterior Side Lot Line, except that porches may project a maximum of 1.07 metres (3.5 feet) and three, second floor bay windows may project a maximum of 0.31 metres (1.0 feet) into the Exterior side setback;

(e) the attached parking structure with patio over, may project into the rear set back up to 2.74 metres (9.0 feet);

(5) The **northernmost** building shall not exceed a Height Envelope measured at the West Lot Line of 6.25 metres (20.5 feet), and on the East Lot Line of 4.57 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 9.14 metres (35.0 feet), nor a maximum geodetic of 316 feet.

(6) The **southernmost** building shall not exceed a Height Envelope measure at the West Lot Line of 7.01 metres (23.0 feet), and on the East Lot Line of 4.57 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 11.13 metres (36.5 feet) nor a geodetic of 312 feet.

(7) No fewer than 8 accessory off-street Parking Spaces shall be provided.

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 504 ZONE

(14th & 15th Streets @ St. Andrew's Avenue)

In the CD-504 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as follows:

(1) For the purposes of this Bylaw, the CD-504 zone shall be divided into sites and Buildings as described on Schedule 71 page 2.

(2) The Principal Use shall be limited to:

On all sites:

a) Accessory Off-Street Parking Use;
b) Accessory Home Occupation use, subject to Section 507(6) (7) and (8) of this Bylaw;
c) Accessory Home Office Use;

On Site 1:

a) Medium Density Apartment Residential Use with a minimum of 25 and maximum of 27 Dwelling Units including caretaker's unit, and limited to Senior's Rental Housing. For the purposes of the CD-504 zone, Senior's Rental Housing shall be defined as follows: Housing for persons aged 55 years or older that is rented from a common owner of the Building and as defined in any Housing Agreement registered on title of the property;
b) Accessory Non-Commercial Social & Recreational Facilities;

On Site 2:

a) Medium Density Apartment Residential Use with as maximum of 35 Dwelling Units;
b) Accessory Non-Commercial Social & Recreation Facilities;

On Site 3:

a) Medium Density Apartment Residential Use with as maximum of 44 Dwelling Units;

On Site 4:

a) Two-Unit Residential Use;

On Site 5:

a) Two-Unit Residential Use;

(3) The Principal Buildings shall not exceed total Gross Floor Area of 1.0 times the Combined Site Area, as shown on Schedule 71 page 1. For purposes of the CD-504 Zone, the Combined Site Area shall be 9322.57 square metres (100,350.59 square feet) and include Sites 1 through 5 as shown on Schedule 71 page 2. The allocation of total Gross Floor Area shall be as follows:

Site	Gross Floor Area
Site 1	0 square metres (0 square feet)
Site 2	3156.18 square metres (33,974 square feet)
Site 3	5479.99 square metres (58,988 square feet)
Site 4	340.69 square metres (3,667.38 square feet)
Site 5	340.69 square metres (3,667.38 square feet);

For purposes of the CD-504 Zone the following shall be excluded from Gross Floor Area calculations:

a) On Site 1, 1,718.65 square metres (18,500 square feet of Gross Floor Area for Senior's Rental Housing as defined in this bylaw;

(4) The Principal Buildings shall not exceed Heights as follows:

Site	Maximum Height	Maximum Number of Storeys
Site 1	124.66 metres (409.00 feet) geodetic	Four Storeys
Site 2	122.5 metres (401.90 feet) geodetic	Three Storeys
Site 3	Buildings 1, 2, 3, 5, 7, 8; - 121.25 metres (397.83 feet) geodetic Buildings 4 and 6 – 123.70 metres (405.84 feet)	Two Storeys
Site 4	Height shall be as in the RT-1 Zone	Two Storeys
Site 5	Height shall be as in the RT-1 Zone	Two Storeys

(5) The Principal Buildings on Sites 1, 2 and 3 shall be sited in accordance with the siting plan shown on Schedule 71 page 3 and

a) For Buildings on Site 1:
   1. eaves may project into a required setback by 3.048 metres (10 feet);
   2. Bay Windows may project into a required setback by 1.219 metres (4 feet);
   3. one main entry porch and eave may project beyond the building face to the westerly lot line;

b) For Buildings on Site 2:
   1. eaves may project into a required setback by 3.048 metres (10 feet);
   2. porches may project into a required setback by 2.134 metres (7 feet);
   3. one main entry porch and eave may project beyond the building face to the westerly lot line;

(6) For Buildings on Sites 4 and 5, the size shape and siting of Buildings and Structures shall be as in the RT-1 zone, and Accessory Buildings shall be permitted in accordance with section 514 except that on Site 5, section 514(4) shall be waived;

(7) On Site 2, all Dwelling Units shall meet adaptable level II guidelines in accordance with section 423 of this bylaw, and a minimum of six Dwelling Units shall meet adaptable level III guidelines in accordance with section 423 of this bylaw;

(8) Accessory Off-Street Parking Spaces shall comply with Part 9 and the minimum number of Parking Spaces provided shall be as follows;

a) 0.4 Parking Space per every three Dwelling Units for Seniors Rental Housing shall be provided for Buildings on Site 1;

b) 1.3 Parking Spaces per Dwelling Unit for Medium Density Apartment Residential Use shall be provide for Buildings on Site 2;

c) 2.1 Parking Spaces per Dwelling Unit for Medium Density Apartment Use shall be provided for Buildings on Site 3;
d) Two Parking Spaces per Dwelling Unit for Two Unit Residential Use shall be provided on Site 4,
e) Two Parking Spaces per Dwelling Unit for Two Unit Residential Use shall be provided on Site 5;
f) A minimum of two Parking Spaces, located in commonly accessible areas shall be provided for co-operative vehicles;

(9) Suites in basements.
a) Section 402 (2) is varied to permit dwelling units in basements on Site 3, Buildings 4 and 6;

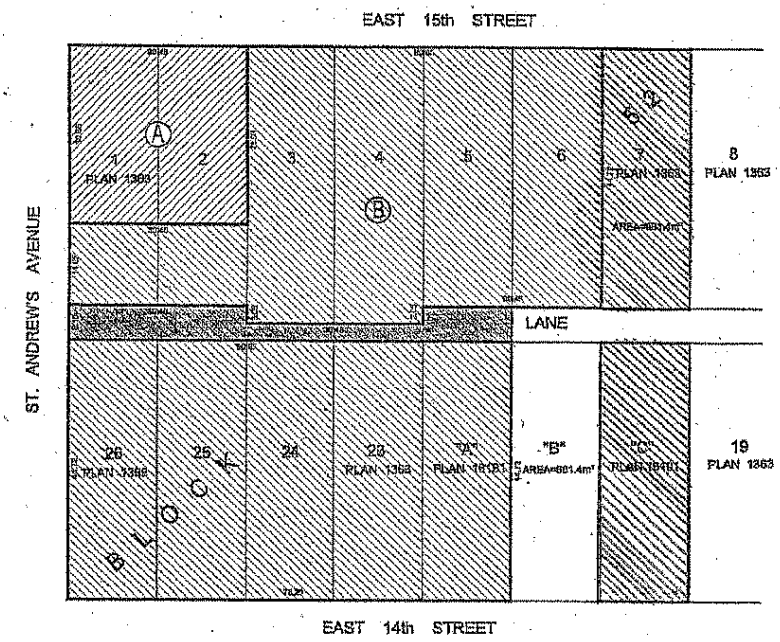
(10) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, Driveways, Loading or Parking Spaces;

(12) All exterior finishes and landscaping and design shall be approved by the Advisory Design Panel.

CD-504 Amendment Bylaw No. 7725	Schedule 71	Page 1 of 3

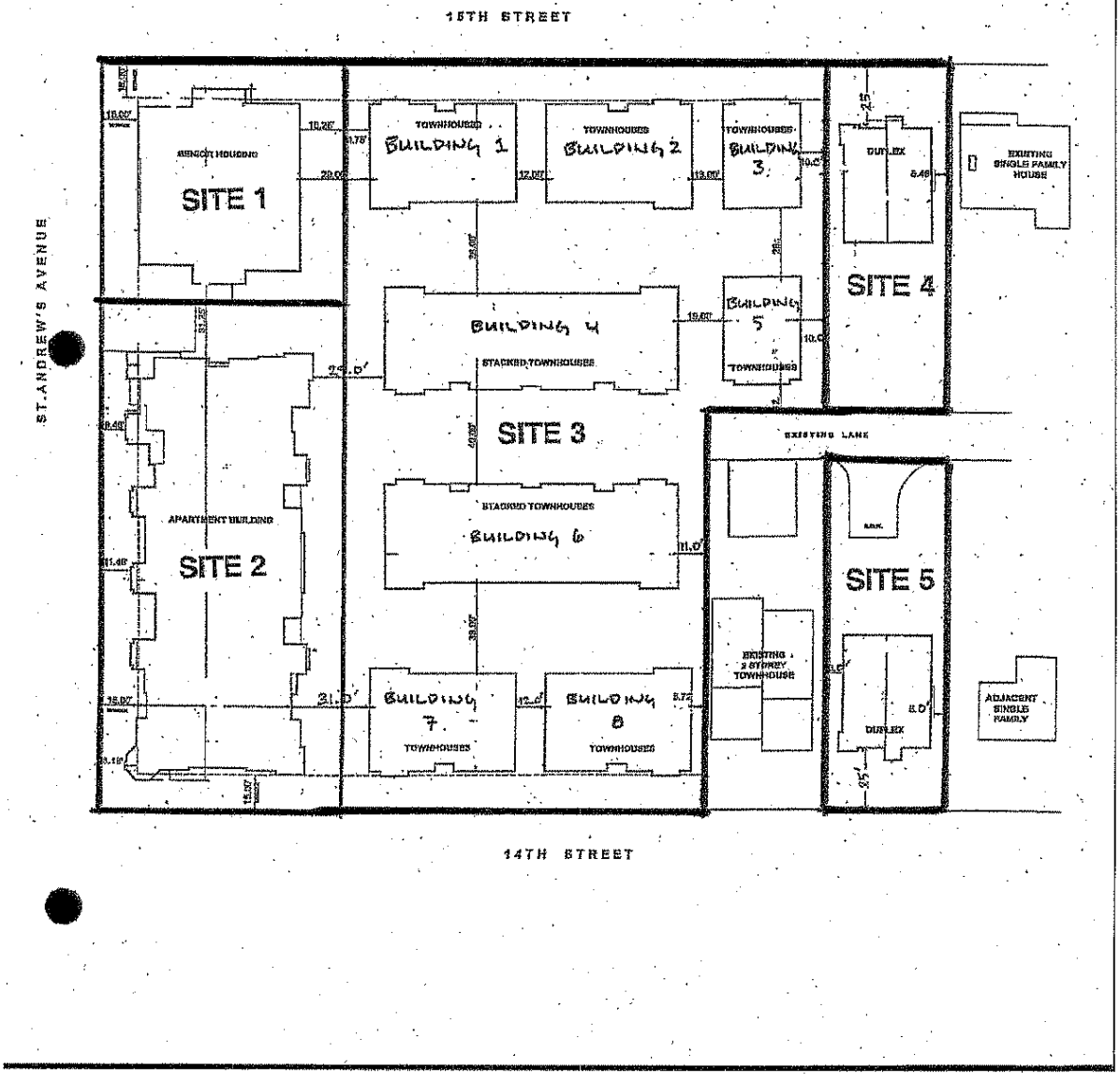
Legal Description



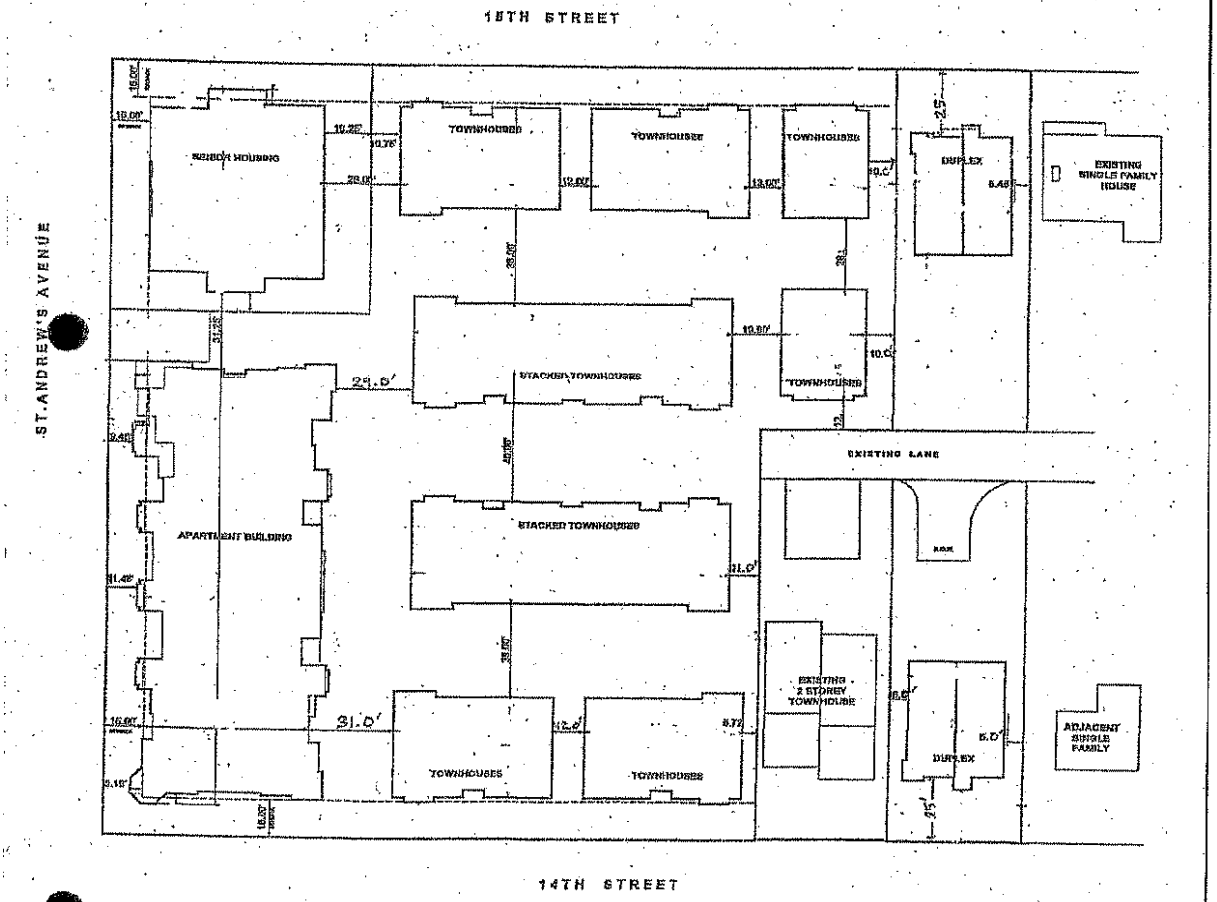
Legend: Site Area:

CD-504 Amendment Bylaw No. 7725	Schedule 71	Page 2 of 3

Sites and Building Description



CD-504 Amendment Bylaw No. 7725	Schedule 71	Page 3 of 3
Siting		



COMPREHENSIVE DEVELOPMENT 505 ZONE

(100 Block West 14th Street [Block62])

In the CD-505 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B zone, except that:

(1) For the purposes of this Bylaw, the CD-505 zone shall be divided into Sites and Buildings as described on Schedule 72, page 2;

(2) The Principal Use shall be limited to:

On all Sites:

(a) Retail Service Group 1 Use;
(b) Accessory Apartment Use;
(c) Child Care Use subject to section 607 (9);
(d) Accessory Non-Commercial Social & Recreation Facilities;
(e) Accessory Off-Street Parking Use;
(f) Accessory Off-Street Loading Use;

In addition, the following Uses shall be permitted on Site 1:

Civic Use;
Child Care Use;
Assembly Use: Subject to Section 803(1) of this Bylaw;

In addition, the following Uses shall be permitted on Site 2:

(a) Off-Site Parking Use;

For the purposes of the CD-505 Zone, an Accessory Apartment Use shall not be required to be accessory to a Retail Service Group 1 Use located on the same site, and may occur on any floor level above a Cellar;

On Site 2, the permitted Accessory Apartment Use shall be limited to Rental Housing, and for the purposes of the CD-505 Zone, Rental Housing shall mean Dwelling Units in a Building that is not stratified and is owned by a common owner and rented to tenants;

(3) Principal Buildings shall not exceed a total Gross Floor Area of 3.2 times the Combined Site Area as shown on Schedule 72 page 2, and for purposes of the CD-505 Zone, the Gross Floor Area shall be allocated as follows: *[Bylaw 9137, December 8, 2025]*

(a) The Gross Floor Area on Site 3 as shown on Schedule 72 page 2 shall not exceed 27870 square metres (300,000 square feet);

(b) The Gross Floor Area on Site 2 as shown on Schedule 72 page 2 shall not exceed 18878.39 square metres (203,212.00 square feet);

(c) The Gross Floor Area on Site 1 as shown on Schedule 72 page 2 shall not exceed 16,639 square metres (179,100 square feet); *[Bylaw 9137, December 8, 2025]*

(i) For purposes of the CD-505 Zone, buildings for Civic Use shall be excluded from Gross Floor Area calculations. *[Bylaw 9137, December 8, 2025]*

(4) (a) For Site 3, Lot Coverage shall not exceed 90%, reduced to 40% above the fifth Storey;

(b) For Site 2, Lot Coverage shall not exceed 50% above the second Storey;

(5) The Principal Buildings shall not exceed a Height as follows:

(a) Site 1, the maximum Height shall be 68 metres (223 feet); *[Bylaw 9137, December 8, 2025]*

(b) Site 2, the maximum Height shall be 64 metres (210 feet) for one Building, and 39.2 metres (130 feet) for one additional Building on Site 2;

(c) Site 3, the maximum Height shall be 18.28 metres (60 feet) and one tower with a floor plate not exceeding 650 square metres (7,000 square feet) shall be permitted to be a maximum of 48.77 metres (160 feet) and an additional tower with a floor plate not exceeding 650 square metres (7,000 square feet) shall be permitted to be a maximum of 54.86 metres (180 feet);

For the purposes of the CD-505 Zone, Height shall be measured from the average of the highest point and the lowest point of the grades along the northern most property line of the Lot and elevator shafts and mechanical rooms may project beyond the allowed Height provided they are screened;

(6) On Site 2, Buildings south of West 14th Street shall be sited not less than:

(a) 3.048 metres (10 feet) from the Lot line adjacent Chesterfield Avenue;

(b) 1.37 metres (4.5 feet) from the Lot line adjacent West 14th Street;

(c) 2.74 metres (9 feet) from the Lot line opposite West 14th Street for portions of Buildings above the 3rd Storey;

(d) 7.62 metres (25 feet) from the Lot line opposite Chesterfield Avenue portions of Buildings above the 3rd Storey;

(7) On Site 3, Buildings shall be sited not less than:

(a) 3.048 metres (10 feet) from the lot line adjacent Chesterfield Avenue;

(8) Section 610 (5) shall be varied as follows:

All portions of Principal Buildings exceeding five Storeys shall be sited at least 24.4 metres (80 feet) from all portions of other Principal Buildings exceeding five Storeys;

(9) The minimum number of Accessory Off-Street Parking Spaces provided shall comply with Part 9, except that:

(a) For Site 2, the required number of Parking Spaces for Rental Housing, shall be 0.75 Parking Space per Dwelling Unit;

(b) Required Parking for Site 1 may be provided off-site;

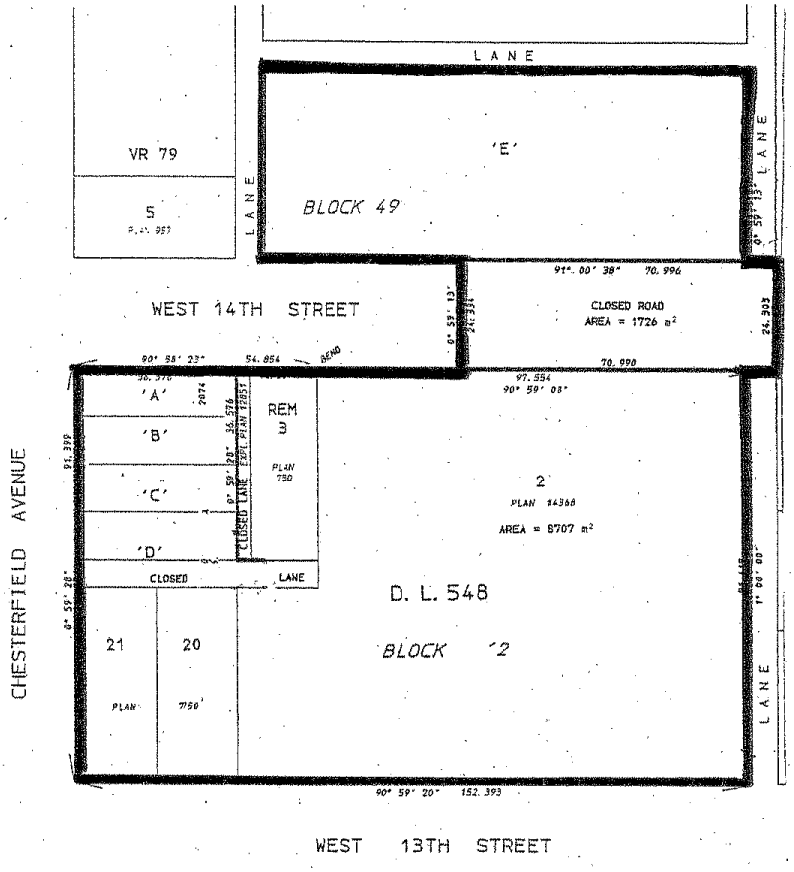
(c) Section 904(1) is hereby amended to permit off-site parking for a rental residential use within Site 2 for up to 30 parking stalls which shall be secured by a Section 219 Land Title Act Covenant;

(10) All open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

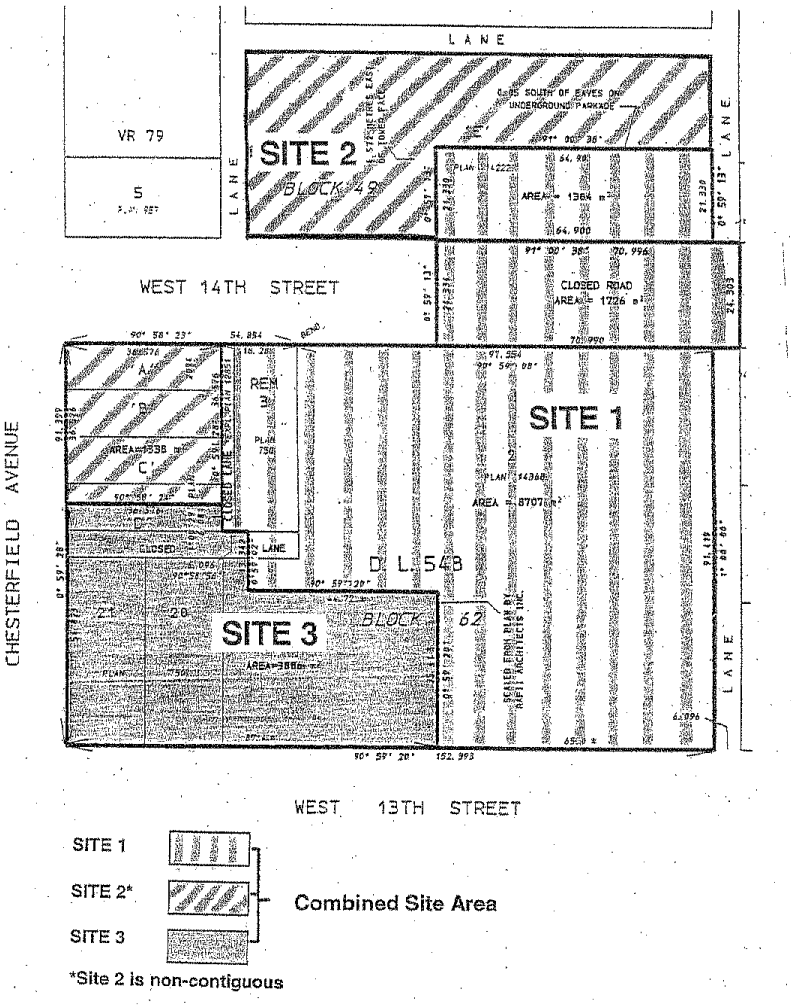
(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, Driveways, Loading or Parking Spaces;

(12) *Deleted*. *[Bylaw 9137, December 8, 2025]*

CD-505 Amendment Bylaw No. 7727	Schedule 72	Page 1 of 3
Legal Description		



CD-505 Amendment Bylaw No. 7727	Schedule 72	Page 2 of 3
Sites		



CD-505 Amendment Bylaw No. 7727	Schedule 72	Page 3 of 3

Deleted *[Bylaw 9137, December 8, 2025]*

CD-506

COMPREHENSIVE DEVELOPMENT 506 ZONE

(Lot 1, 2, 3 & 4, Resub 6, Block 17, D.L. 549, Plan 1854, C. Meola/
Karl Wein & Associates, 209 & 211 East 18th Street and 1748 St. George's Avenue)

In the CD-506 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) The CD-506 Zone shall apply to the two sites described in Schedule 73 as the Westerly Lot and the Easterly Lot;

(2) The Principal Use shall be limited as follows:
   a. On the Easterly Lot be limited to 4 Dwelling Units: two 2-bedroom, and two 2-bedroom plus den;
   b. On the Westerly Lot be limited to 4 Dwelling Units: two 3-bedroom plus den, and two 2-bedroom;

(3) The Principal Buildings shall not exceed a Gross Floor Area of:
   a. On the Easterly Lot 0.5 times the Lot Area
   b. On the Westerly Lot 0.75 times the lot Area:

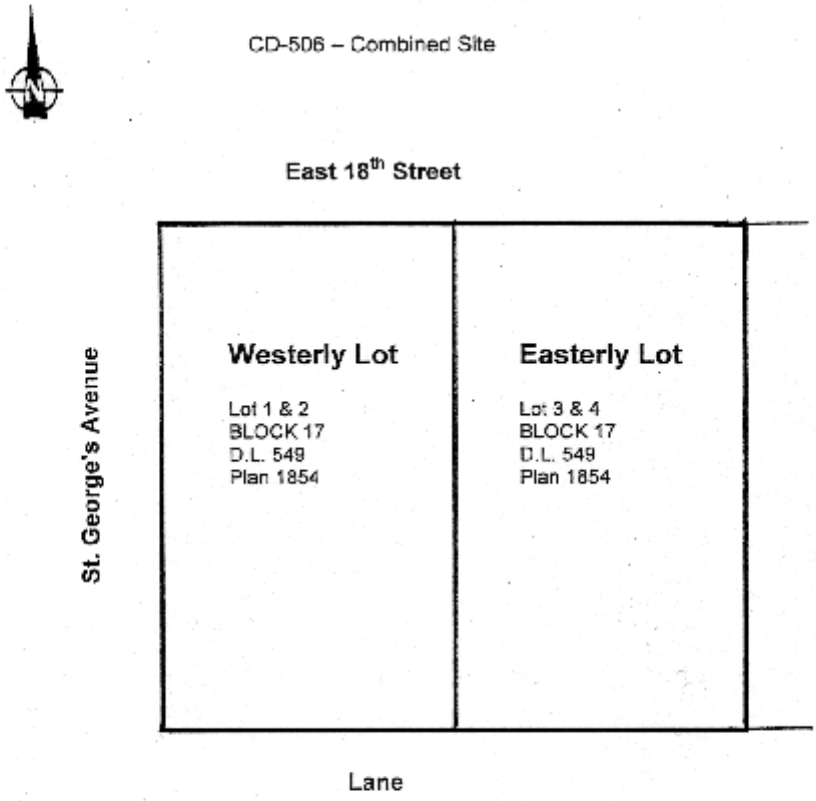
   The principal Building on the Westerly Lot shall be sited not less than 2.00 metres (6.58 feet) from the west Exterior Lot Line; and two exterior stairs may extend into this setback by 1.06 metres (3.5 feet);

(4) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than six Parking Spaces be provided on each Lot for a total of 12 Parking Spaces;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-506 Amending Bylaw No. 7740	SCHEDULE 73	Page 1
TITLE: Lot Definition		

CD-506 – Combined Site



CD-508

COMPREHENSIVE DEVELOPMENT 508 ZONE

(Lot 1, Block 133, D.L. 274, Plan 15927, J.Fox/Raymond Letkeman Architects Inc., 170 West 3rd Street)

In the CD-508 Zone, the permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The Principal building shall not exceed a Gross Floor Area of 2.3 times the Lot area. For purposes of the CD-508 Zone, 464.5 sq. metres (5,000 sq. ft.) of commercial space shall be exempt from Gross Floor Area calculations in return for public benefits as per Section 5.12 of the Official Community Plan that are secured through a Section 219 Land Title Act covenant;

(2) The Principal building shall not exceed a lot coverage of 94%; and above the second storey, the Principal building shall not exceed a lot coverage of 48%;

(3) Building length (east to west) above the second Storey shall not exceed a length of 40.54 metres (133 feet);

(4) Balconies shall be defined as Open Appendages if at least 27% of the exterior space is unenclosed, based on the total of all side and overhead planes;

(5) Portions of the principal building used for parking/storage purposes may be sited 0.0 metres (0.0 feet) from the Rear Lot line;

(6) The principal building shall not exceed a Height of 16.0 meters (52.5 feet), measured from the average grade at the north lot line;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(8) Section 1002(1)(b) shall be varied to allow a loading bay to have dimensions of 3.35 metres (11 ft.) by 5.48 metres (18 ft.) by 2.14 metres (7 ft.) high;

(9) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD-510

COMPREHENSIVE DEVELOPMENT 510 ZONE

(Lots 4,5,6 &7. Resub A, Block 33, D.L. 549/550, Plan 2308,
J.Dubb/P.Dubb/Sterling Pacific Developments Inc./Charles Moorhead Architect
1612, 1620, 1624 and 1636 St. Andrew's Avenue)

In the CD-510 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) There shall be five Principal Buildings with no more than ten dwelling units, sited on four lots identified as Site A, B, C and D as shown on Schedule 74.

(2) For the purposes of the CD-510 Zone, Gross Floor Area calculations shall be based on Two-Unit Residential. The Principal Buildings shall not exceed a combined Gross Floor Area of 0.73 times the combined lot areas. (Cellars are exempt from Gross Floor Area).

(3) The maximum height of the Principal Buildings shall be 9.14 m. (30 ft.);

(4) The Principal Buildings shall not exceed a Lot Coverage of:
Site A: 22%;
Site B: 33%;
Site C: 38%; and
Site D: 29%.

(5) Section 410 shall be varied to permit:

Site A: two 2.44 metre (8 feet) wide bays projecting 0.61 metres (2 ft.) into the southerly sideyard setback from the second to the third floors.

(6) Section 514 (1) shall be varied to permit:

Sites B and C: one garage up to 38.1 sq. m. (410 sq. ft) and one carport up to 13.4 sq. m. (144 sq. ft.) on each Site.
Sites A and D: one garage up to 38.1 sq. m. (410 sq. ft.).

(7) Section 906 (4) (d), shall be waived.

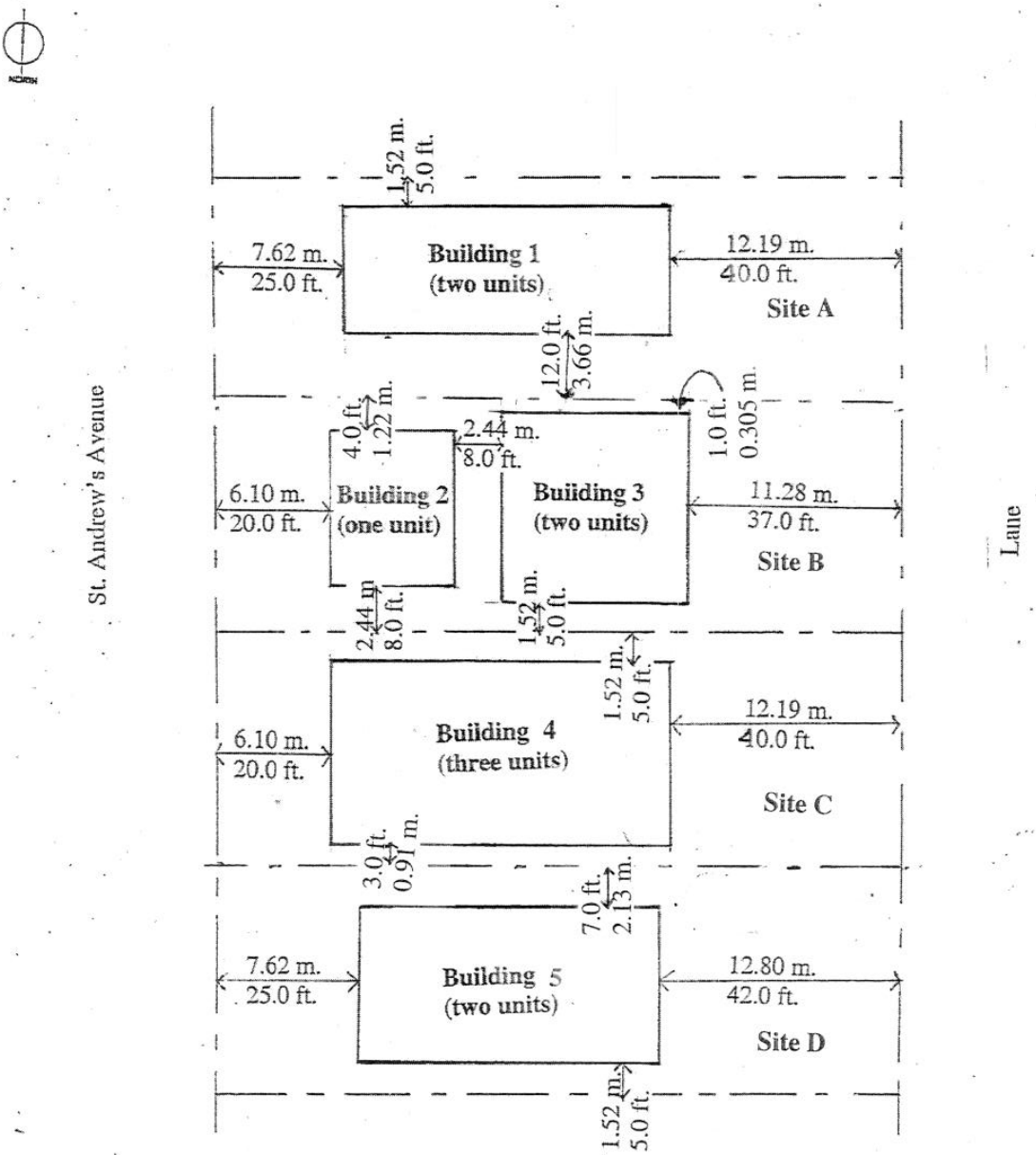
(8) The minimum number of accessory off-street Parking Spaces provided shall be 12 Parking Spaces.

(9) Section 906(3)(c) shall be waived so as to permit surface Parking Spaces to be setback 0.0 metres (0.00 feet) from an Interior Side Lot Line;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD 510 Amendment Bylaw No. 7765	Schedule 74	Page 1 of 1
Sites and Building Description		



CD-511

COMPREHENSIVE DEVELOPMENT 511 ZONE

(Lot 14, Block 67, D.L. 271, Plan 750, and a portion of roadway,L. Kapusta/ Charles Moorhead Architect, 602 West Keith Road)

In the CD-511 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Two Dwelling Units in the Southernmost Building;
(b) Two Dwelling Units in the Northernmost Building;
(c) Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area. For purposes of the CD-511 the following areas shall be excluded from Gross Floor Area calculations:

(a) Attached underground Parking;
(b) Basement/cellar areas including mechanical/electrical and garbage areas;
(c) Loft area and stairs leading to roof decks up to 35 square metres (382 sq. ft.);

(4) The Principal Buildings shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 metres (30 feet);

(5) The Principal Buildings shall be sited as follows:

The **southernmost** Principal Building shall be not less than:

4.57 metres (15.0 ft.) from the Front Lot Line,

(a) 22.25 metres (73.0 ft.) from the Rear Lot Line;
(b) 3.96 metres (13.0 ft.) from the west Interior Side Lot Line except that the portion of parking garage 40.0 feet long which protrudes more than 3.0 feet above the existing grades may be sited 4.0 feet from the west Interior Side setback;
(c) 3.05 metres (10.0 ft.) from the east Exterior Side Lot Line;

The **northernmost** Principal Building shall be sited not less than:

(a) 24.39 metres (80.0 ft.) from the Front Lot Line;
(b) 4.87 metres (16.0 ft.) from the Rear Lot Line;
(c) 2.44 metres (8.0 ft.) from the west Interior Side Lot Line;
(d) 3.05 metres (10.0 ft.) from the east Exterior Side Lot Line;

(6) Section 510 (2) Unit Separation, shall be waived;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 6 Parking Spaces be provided;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 512 ZONE

(Marine and Mackay Properties Ltd./City of North Vancouver/Integra Architecture Inc.
980 Marine Drive, 1659 Mackay Avenue, 1677 Mackay Avenue, Lot 14, Block 35, D.L. 552, Plan 4184)

Lots	Block	D.L.	Plan	From
14, 15 & 16	35	552	4184	RS-1
17	35	265/552	4184	C-2
18, Except Part in Explanatory Plan 11902, Now Road	35	265/552	4184	C-2
And Portion of Closed Mackay Road	35	552	4184	

In the CD-512 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The maximum Gross Floor Area shall not exceed 2.0 times the Lot Area.

(2) The Principal Building shall not exceed a maximum Height of 4 storeys, nor 14.02 metres (46 feet);

(3) The maximum number of accessory apartment use dwelling units shall be 120;

(4) Section 611 (3) Lot Coverage shall be waived.

(5) Section 611 (5) shall be varied such that all portions of the Principal Building used for residential use (excluding Underground Structures) shall be sited not less than:
a) 4.58 metres (15.00 feet) from the north Lot Line;
b) 3.5 metres (11.5 feet) from the west Lot Line;

(6) Section 611 (6) shall be varied so as to permit a maximum Building length above the ground floor in an east to west direction of 67.056 metres (220 feet) and a north to south length of 85.344 metres (280 feet) ;

(7) Section 402 (2) and Section 607 (1) (a) shall be waived so as to permit an Accessory Apartment Use at a basement level;

(8) Section 410 (2) shall be varied to permit unenclosed balconies to project 1.829 metres (6 feet) into the required setback;

(9) Section 609, Special Landscaping Requirements, shall be waived;

(10) Section 607(1)(c)(ii) shall be varied to require a minimum 44% of all residential Dwelling Units to be designed to meet Level 2 Adaptable Design Guidelines, and must consist of a representative mix of each dwelling unit type;

(11) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(12) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD-513

COMPREHENSIVE DEVELOPMENT 513 ZONE

(Lot B, Block 66, D.L. 271, Plan 1226, V. Hamidizadeh/Vernacular Design, 510 West Keith Road)

In the CD-513 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) The minimum Lot size in the CD-513 Zone shall be no less than 519.68 square metres (5,594 square feet);

(2) Projecting bays on the second level facing the front and the rear yard up to 5 square metres (54 square feet) shall be exempt from Gross Floor Area calculation;

(3) For the purpose of CD-513, section 413 (b) shall be varied to the extent necessary to permit canopies to project into the required interior side setbacks by 3.5 feet on each side;

(4) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-514

COMPREHENSIVE DEVELOPMENT 514 ZONE

(Lot A, Block 66, D.L. 271, Plan 1226, B. Monadizadeh & P. Khodarahmi/ Domustix Development Corp., 502 West Keith Road)

In the CD-514 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) Section 506 (2) is varied to allow a Two-Unit Residential Use to be permitted on a minimum lot size of 515.6 square metres (5,550 square feet);

(2) An Accessory Building shall be sited not less than 2.74 metres (9.0 feet) from the east Exterior Side Lot Line;

(3) Section 906 (4) (f) is varied to reduce the required setback for a driveway crossing from the intersection of the Lot lines along a Street and a Lane from 4.52 metres (15 ft) to 3.048 metres (10.0 feet);

(4) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-515

COMPREHENSIVE DEVELOPMENT 515 ZONE

(Lot 3 & 4, Block 131, D.L. 274, Plan 878, A. Fekri, B. Monadizadeh, P. Khodarahmi/ Charles Moorhead Architect., 215 & 221 East 4th Street)

In the CD-515 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) shall be varied to the extent that the permitted Principal Use shall be limited to 9 Dwelling Units;

(2) The Principal Buildings shall not exceed a Lot Coverage of 52 percent, which shall exclude portions of Buildings, Structures to shelter Accessory Off-Street Parking Uses.

(3) The Principal Buildings shall not exceed a Gross Floor Area of 1.0 times the Lot Area. Storage space located in the parking/cellar area shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall be sited as follows:

The **northernmost** Principal Building shall be sited not less than:

(a) 3.05 metres (10.0 feet) from the Front Lot Line,

(b) 2.59 metres (8.5 feet) from each Interior Side Lot Line,

(c) 21.64 metres (71.0 feet) from the Rear Lot Line;

The **southernmost** Principal Building shall be sited not less than:

(a) 21.33 metres (70.0 feet) from the Front Lot Line,

(b) 1.82 metres (6.0 feet) from each Interior Side Lot Line,

(c) 3.65 metres (12.0 feet) from the Rear Lot Line, except that an attached garbage/recycle room 3.05 metres (10.0 feet) wide, and terraces may project a maximum of 2.43 metres (8.0 feet) into the rear setback;

(5) The **northernmost** Principal Building shall not exceed a height of 6.7 metres (22 feet), not to exceed two Storeys, as measured from the average grade of the north property line to the highest point of the structure, or a height of 54.23 metres (177.94 feet) geodetic.

(6) The **southernmost** Principal Building shall not exceed a height of 6.4 metres (21 feet), not to exceed three Storeys, as measured from the average grade of the north property line to the highest point of the structure, or a height of 53.93 metres (176.94 feet) geodetic.

(7) Section 510(2)(a) and (b) shall not apply.

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 14 Parking Spaces be provided on site;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 516 ZONE

(Lot C, Block 6, D.L. 265, Plan 19994,Parpia Holdings (Marine) Ltd./Bumen Architecture & Code Consulting Inc., 935 West 16th Street and 970 Marine Drive)

In the CD-516 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The Principal building shall not exceed a Gross Floor Area of 2.0 times the Lot area. For purposes of the CD-516 Zone, the definition of Gross Floor Area shall also exclude:

a. Garbage / Electrical Rooms and access thereto located on the ground floor level;
b. Enclosed Balconies;

(1) The principal building, together with accessory building shall not exceed a lot coverage of 75%;

(2) Building length (east to west) above the first Storey shall not exceed a length of 41.15 metres (135 feet);

(3) The principal building shall be sited no less than 3.05 metres (10.0 feet) from the Rear (south) Lot line;

(4) The principal building shall not exceed a Height of 4 storeys, nor 13.716 meters (45 feet);

(5) The minimum number of accessory off-street Parking Spaces provided shall be:
a. Accessory Apartment Use: 1.2 stalls per unit;
b. Retail Service Group 1 Use: 1 stall per 500 sq.ft. of Gross Floor Area;

(6) Section 1002 is varied to permit a Loading Space with dimensions of 2.44 metres (8 feet) in width, 5.48 metres (18 feet) in length and clear headroom of 2.134 metres (7 feet).

(7) Section 607 shall be varied to permit an Accessory Apartment Use on the second Storey and above;

(8) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD-517

COMPREHENSIVE DEVELOPMENT 517 ZONE

(Lots 8 & 9, Resub 6, Block 20, D.L. 548, Plan 8640, First Home Mart Development Limited/Vernacular Design, 250 and 266 West 17th Street)

In the CD-517 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings sited, as shown on Schedule 75, shall be permitted on the Easternmost Lot (Site A) and two Principal Buildings shall be permitted on the Westernmost Lot (Site B);

(2) For the purposes of the CD-517 Zone, combined Gross Floor Area calculations shall be based on Gross Floor Area (Two-Unit Residential) definition, (Cellars are exempt from Gross Floor Area). The Principal Buildings shall not exceed a total Gross Floor Area of 0.62 times the Site Area.

(3) The Principal Buildings shall not exceed a Lot Coverage of 38%

(4) The Principal Buildings shall be sited as shown on Schedule 75.

(5) Section 514 (1) shall be varied to permit one garage up to 78.0 sq. metres (840 sq. ft.) on each Site, and one trellis covered carport up to 48.5 (522 sq. ft.) which straddles the property line between Sites A and B.

(6) Section 906 (4) (d), shall be waived.

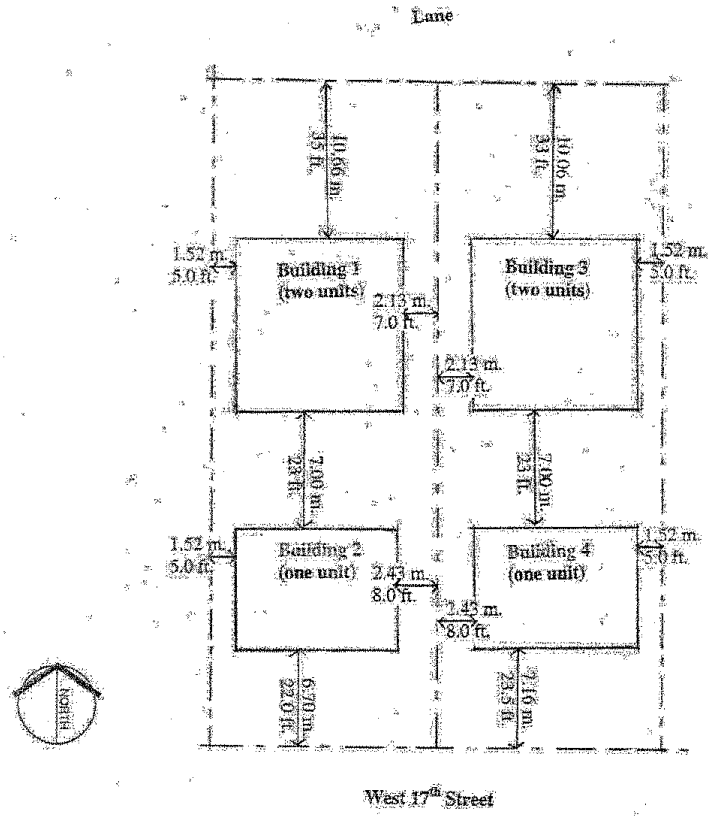
(7) Section 413 (2) (e) shall be varied to permit a 1.83 metres by 2.14 metres (6 ft. x 7ft.) 4.13 metres (13.6 ft.) high entry gate, in the front yard.

(8) The minimum number of accessory off-street Parking Spaces provided shall be 3 enclosed Parking Spaces on each site, and 3 parking spaces in the trellis covered carport, for a total of 9 parking spaces on Site A and Site B combined.

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-517 Amendment Bylaw No. 7793	Schedule 75	Page 1 of 1
Sites and Building Description		



CD-518

COMPREHENSIVE DEVELOPMENT 518 ZONE

(Lot B, Resub 3, Block 9, D.L. 265, Plan 10728,Adera Equities Inc./Rositch Hemphill and Associates Architects, 710-730 West 14th Street)

In the CD-518 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) Three Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Uses shall be limited to:
   a) Live-Work Dwelling Unit Use;
   b) Accessory Apartment Use;
   c) Accessory Home Occupation Use;
   d) Accessory Off-Street Parking;

   In combination, the total number of Live-Work Dwelling Units and Accessory Apartment Dwelling Units shall not exceed 83 units.

   For purposes of the CD-518 Zone. A "Live-Work Dwelling Unit" shall be defined as a Dwelling Unit which may be used as a residential dwelling unit, professional or semi-professional offices, barbers, hairdressers, tailors or other similar uses, or combinations thereof. A Live-Work Dwelling Unit shall only be permitted in those units with a pedestrian entrance directly onto 14th Street. An Accessory Apartment Use shall not be permitted with a pedestrian entrance directly onto 14th Street.

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 1.8 times the Lot area. The definition of Gross Floor Area shall be varied so as to exclude all balconies;

(4) The Principal Buildings and Underground Parking Structure may have a combined Lot Coverage up to 100%;

(5) The Principal Buildings shall not exceed a Height of 14.94 metres (49.00 feet), except that enclosed rooftop access stairwells and railings may exceed this height up to a maximum Height exception of 15.85 metres (52.00 feet). For purposes of this CD-518, Height shall be measured from the average of the two corner Building Grade elevations at the north Property Line;

(6) The southernmost Principal Buildings fronting West 14th Street shall be sited not less than 0.915 metres (3.0 ft.) from the Front Lot line, and the northernmost Principal Building shall be sited not less than 3.66 metres (12.0 ft.) from the Rear Lot line. All Principal Buildings shall be sited 0 metres (0 ft.) from the east and west Interior Lot lines;

(7) Section 611 (6), Building Width and Length shall be waived;

(8) Section 607(1)(c)(ii), Level 2 Adaptable Design requirements shall be waived. Level 1 Adaptable Design requirements shall apply to all Accessory Apartment and Live-Work Dwelling Units;

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9. The required number of parking stalls required shall be 1.2 stalls per Apartment Dwelling Unit or Live-Work Dwelling Unit;

(10) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD-519

COMPREHENSIVE DEVELOPMENT 519 ZONE

(The Catholic Independent School/CJP Architects, 128 West 27th Street/2705, 2725 and 2735 Lonsdale Avenue/ 2715, 2725, 2733 and 2745 Western Avenue, the north/south lane in Block 239, D.L. 545 between Western Avenue and Lonsdale Avenue and Western Avenue in Block 239, D.L. 545, CD-519)

In the CD-519 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in P-2 Public Use and Assembly Zones, except that:

(1) the following Uses and no others shall be permitted:

(a) Assembly Use;
(b) Private Hospital Use;
(c) Child Care Use;
(d) Civic Use;
(e) One-Unit Residential Use;
(f) Accessory One-Unit Residential Use;

(2) Principal Buildings shall be sited within the siting envelope shown on Schedule 75;

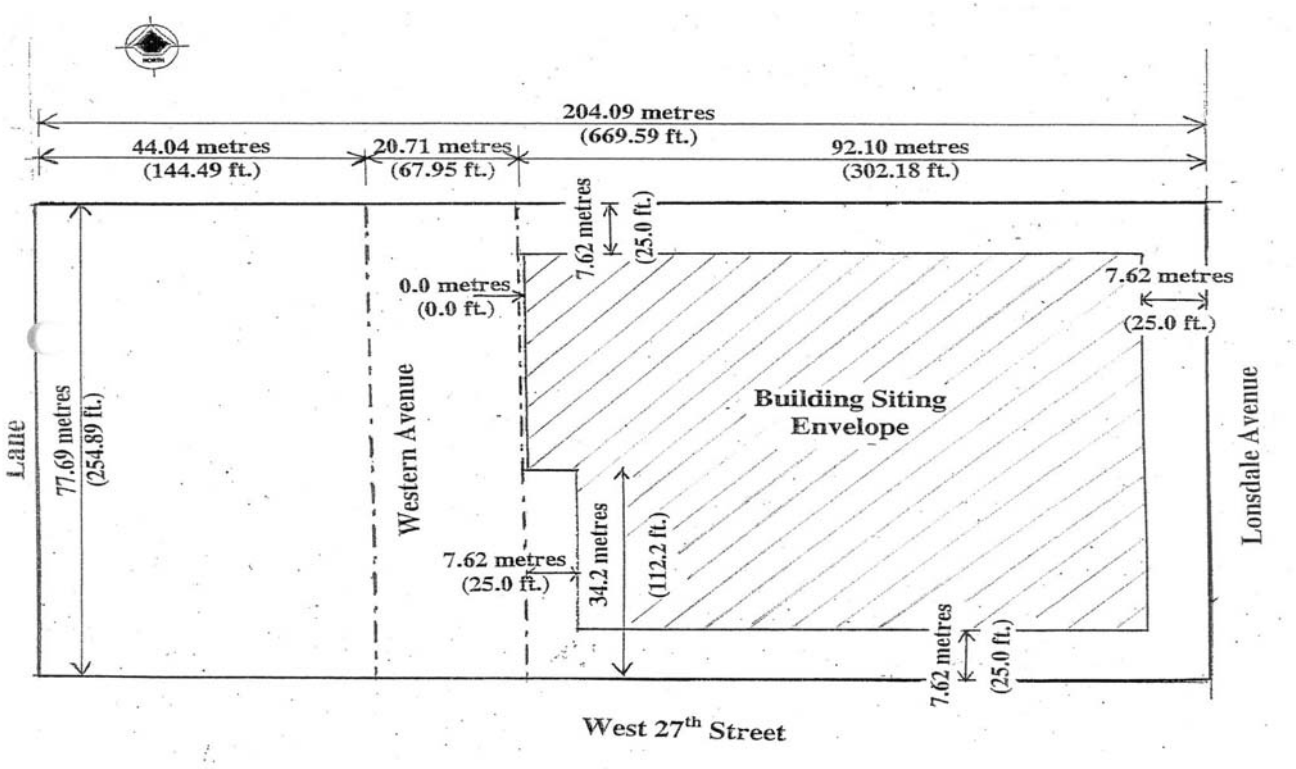
(3) Section 907(2)(a) shall be waived to permit parking to the front of the Principal Building;

(4) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(5) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD 519 Amendment Bylaw No. 7797	Schedule 76	Page 1 of 1

128 West 27th Street – Siting Envelope



CD-520

COMPREHENSIVE DEVELOPMENT 520 ZONE

(Lot 18, Block 108, D.L. 274, Plan 878, John and Melanie King/
Charles Moorhead Architect, 276 East Keith Road)

In the CD-520 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

a. One Dwelling Unit in the Northernmost Building (infill dwelling);
b. Two Dwelling Units in the Southernmost Building (heritage house);

(3) The Principal Buildings shall not exceed a combined Lot Coverage of 41 percent;

(4) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.74 times the Lot Area. For purposes of CD-520 the following areas shall be excluded from Gross Floor Area calculations:

(a) Mechanical, electrical and storage areas, up to 0.05 times the Lot Area located at the lowest level of the Northernmost Building;
(b) Attached parking to a maximum of 37.16 sq. m. (400 sq. ft.) in the Northernmost Building.

(5) The Principal Buildings shall be sited as follows:

1. The Northernmost Principal Building (infill dwelling) shall be not less than:

(a) 23.47 metres (77.00 feet) from the Front Lot Line;
(b) 1.22 metres (4.00 feet) from the Rear Lot Line;
(c) 1.22 metres (4.00 feet) from the west Interior Side Lot Line;
(d) 6.10 metres (20.00 feet) from the east Interior Side Lot Line;

2. The Southernmost Principal Building (heritage house) shall be not less than:

   (a) 12.19 metres (41.00 feet) from the Front Lot Line, with a siting exception for an unenclosed porch projecting a maximum of 3.048 metres (10 feet) into the Front yard setback;
   (b) 18.89 metres (62.00 feet) from the Rear Lot Line;
   (c) 1.22 metres (4.00 feet) from the east Interior Lot Line;
   (d) 3.63 metres (11.90 feet) from the west Interior Side Lot Line, with a siting exception for a portion of an unenclosed porch projecting a maximum of 0.61 (2 feet) into the Side yard setback;

(6) The Northernmost Building shall not exceed a Height of 8.39 metres (27.5 ft.)

(7) The Southernmost Principal Building (heritage house) shall not exceed a Height of 12.19 metres (42.00 feet) (maximum geodetic height of 297.15 ft.)

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 521 ZONE

(116 West 23rd Street)

In the CD-521 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The Principal Use shall be limited to Medium Density Apartment Residential Use, with a maximum of 29 dwelling units, subject to varying Section 423 of the Adaptable Design Requirements to provide a minimum of 100% of all residential Dwelling Units must be designed to meet Level 2 Adaptable Design Guidelines as per Figure 5-1.

(2) The Principal Building shall not exceed a Gross Floor Area of 1.55 times the Lot Area.

(3) The Principal Building shall be sited as per attached Schedule 77;

(4) The Building shall be varied to limit the Height to not exceed a Height of four Storeys, nor 14.25 metres (46.75 ft.);

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that no less than:

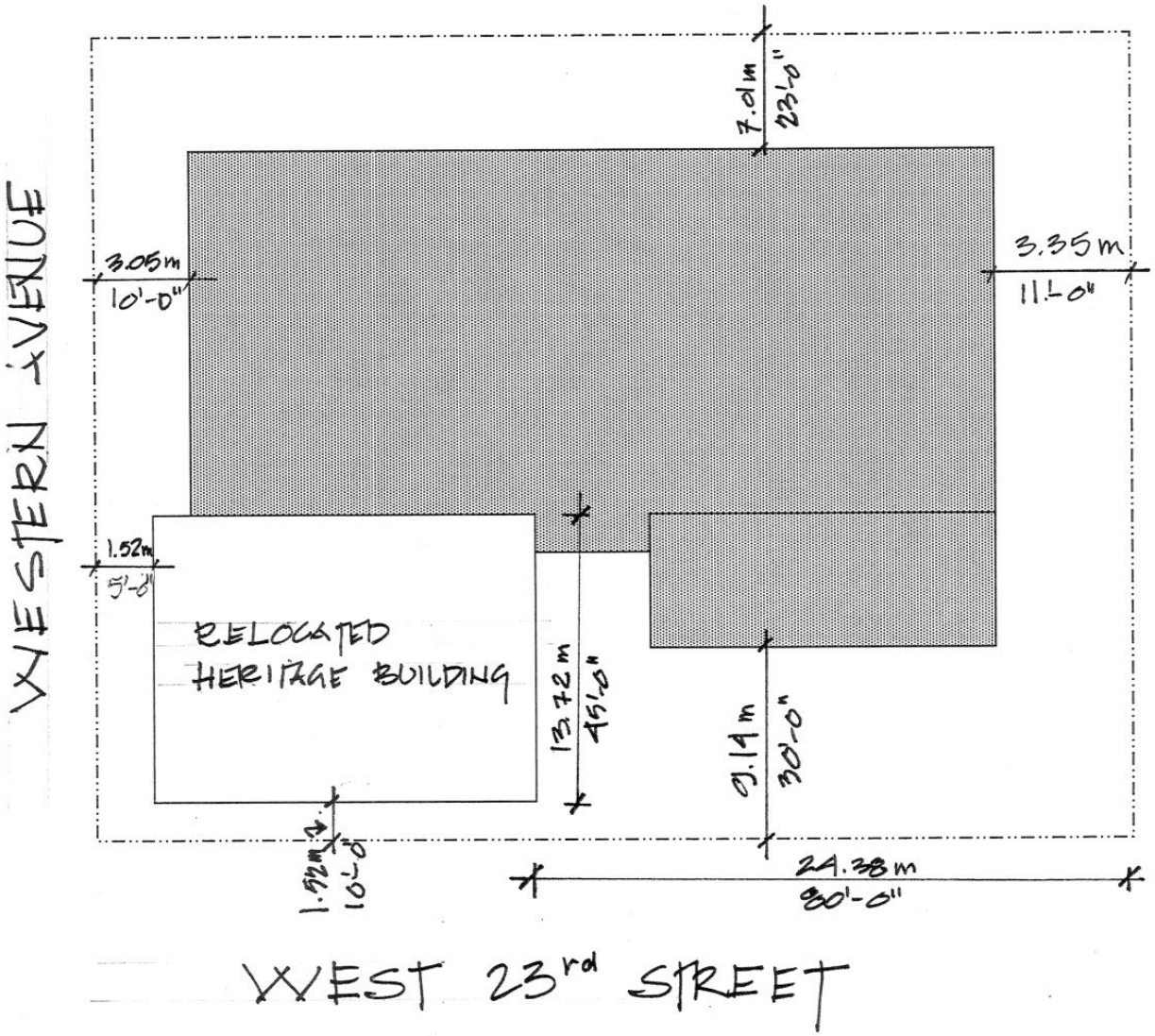
25 parking stalls plus,
4 disability parking stalls plus,
3 visitor parking stalls plus,
4 tandem small car parking stalls shall be provided.

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-521 Amendment Bylaw No. 7807	**Schedule 77**	Page 1 of 1

116 West 23rd Street - Siting Envelope



COMPREHENSIVE DEVELOPMENT 523 ZONE

(273-275 East 8th Street)

In the CD-523 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Uses shall include an Accessory Secondary Suite Use. For purposes of the CD-523 Zone, Section 507 (11) is varied to the extent that an Accessory Secondary Suite Use may be accessory to a duplex unit and does not require that one of the units be owner occupied;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.6 times the Lot Area.

(3) The required front yard setback shall be 4.26 metres (14 feet);

(4) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 6 Parking Spaces be provided;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-524

COMPREHENSIVE DEVELOPMENT 524 ZONE

(Lot A, Block 155, D.L. 274, Plan 878,North Shore Pawn Shop/Ron Williams and Christine Henry, 140B Lonsdale Avenue)

In the CD-524 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-2 Zone, except that:

(1) For the purposes of the CD-524 zone, in addition to any other allowed Uses, the following Use shall be permitted:

(a) A Pawnbroker Use that has continuously held a business license in the City of North Vancouver since July 2000,

(2) For purposes of the CD-524 Zone, a Pawnbroker Use shall not occupy a Gross Floor Area of more than 140 square metres (1507 square feet).

CD-525

COMPREHENSIVE DEVELOPMENT 525 ZONE

(Lot 8, Block 166, D.L. 274, Plan 878, Peter Pierobon/Sibeal Foyle, 121 East 1st Street)

In the CD-525 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

(1) The Principal Building shall not exceed a Height of two storeys;

(2) The accessory off-street Parking Spaces provided shall comply with Part 9, except that for buildings or portions of buildings built prior to 2006:

(a) Parking shall be provided at a minimum ratio of one space per 139.4 square metres (1,500 sq. ft.);

(b) Part 10: Loading regulations shall be waived;

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces.

CD-526

COMPREHENSIVE DEVELOPMENT 526 ZONE

(Lot 6, Block 106, D.L. 550, Plan 1010, First Home Mart Development/
Vernacular Design, 339 East 8th Street)

In the CD-526 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Section 509A(2) Gross Floor Area shall be varied as follows:

Gross Floor Area

shall not exceed a Gross Floor Area (Two-Unit Residential) of 0.5 times the Lot Area up to an absolute maximum Gross Floor Area (Two-Unit Residential) of 408.76 square metres (4,400 square feet), excluding Cellar.

(2) Exterior entrances to the cellar shall not be permitted;

(3) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 4 Parking Spaces be provided;

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-527

COMPREHENSIVE DEVELOPMENT 527 ZONE

(Lot 19, Block 76, D.L. 550, Plan 1450, Noort Developments, 338 East 12th Street)

In the CD-527 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

(2) Exterior doors to the basement/cellar shall be prohibited.

CD-529

COMPREHENSIVE DEVELOPMENT 529 ZONE

(Lot 7, Block 89, D.L. 550, Plan 1256, First Home Mart Development / Vernacular Design, 335 East 11th Street)

In the CD-529 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) No exterior access, including exterior stairs, doors and sliding glass doors, shall be permitted to a Cellar;

(2) The Principle Building shall be sited not less than 6.7 metres (22 feet) from the front lot line.

(3) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

(4) Front entrances to the dwelling units shall not be immediately adjacent to one another and the front entrance to the eastern unit shall be located on the east side of that unit.

CD-530

COMPREHENSIVE DEVELOPMENT 530 ZONE

(Lots 6 & 7 resub of 6, Block 20, D.L. 548, Plan 8640, B. McLean/
Kent Halex Architect, 240 & 244 West 17th Street)

In the CD-530 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 3 dwelling units per Lot.

(2) For the purposes of the CD-530 Zone, combined Gross Floor Area calculations shall be based on Gross Floor Area (Two-Unit Residential) definition, (Cellars are exempt from Gross Floor Area). The Principal Building shall not exceed a total Gross Floor Area of 0.62 times the Site Area, except that roof deck access and adjacent storage area up to a maximum of 0.075 times the Lot Area shall be excluded from Gross Floor Area calculations, on each Lot.

(3) Section 906 (4) (d) Lane Driveway Access shall be waived.

(4) The Principal Building shall not exceed a Height Envelope of 5.34 metres (17.5 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.144 (30.0 feet).

(5) Part 2: Interpretation definition of “Bay Window” is hereby amended to allow Bay Windows to be 30% glazed on the largest exterior site.

(6) The minimum number of accessory off-street Parking Spaces provided shall be 5 per lot, with a maximum of 3 enclosed Parking Spaces.

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-531

COMPREHENSIVE DEVELOPMENT 531 ZONE

(Lot 31, Block 124, D.L. 271, Plan 750, Michael Saii/AMS Design and Project Managements Co. Ltd., 272 West 4th Street)

In the CD-531 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) regarding Unit Density shall be waived.

(2) Two Principal Buildings shall be permitted on the site and shall be limited to four residential dwelling units on the site;

(3) Section 511(2) shall be varied to permit a gross floor area of 0.94 times the lot area, and up to 77.57 square meters (835 square feet) of storage area in the basement of the northern most building and 13.94 square meters (150 square feet) of bicycle parking in the basement of the southern most building shall be exempt from Gross Floor Area calculations;

(4) Section 511(3) shall be varied to permit a Lot Coverage of 46 percent, excluding portions of the parking structure which protrudes more than 0.914 meters (3.0 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;

(5) Section 511(4) shall be varied so that the principal buildings shall not exceed

a) a Height Envelope of 10.97 metres (36 feet) created by vertically projecting the Building Grades.

(6) Section 511(5) shall be varied and the principal buildings shall be sited not less than:

a) 3.05 metres (10.0 feet) from the Front Lot Line;
b) 3.66 metres (12.0 feet) from the Rear Lot Line;
c) 1.219 metres (4.0 feet) from the East Interior Side Lot Line for the northernmost building, with a 0.305 metre by 3.81 metres (1 feet. by 12.5 feet) permitted bay projection into this setback, and 2.44 metres (8.0 feet) from the East Interior Side Lot Line for the southernmost building;
d) 3.962 metres (13 feet) from the West Interior Side Lot Line for the northernmost building with a 0.305 metre by 3.81 metres (1 feet by 12.5 feet) permitted bay projection into this setback, and 2.44 metres (8.0 feet) from the West Interior Side Lot Line for the southernmost building;

(7) Section 413 (2)(e) shall be varied to permit two pedestrian entrance gazebos with no waterproof roof, up to 3.66 metres (12.0 feet) in Height to be sited in the required front yard setback;

(8) Section 906(4)(i) shall be varied to permit a driveway ramp with a slope of 15.0 %.

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 7 Parking Spaces be provided;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-532

COMPREHENSIVE DEVELOPMENT 532 ZONE

(Lot 47, Block 7, D.L. 552, Plan 4687, F. McMyn/Blair MacDonald Architect, 2233 Alden Lane)

In the CD-532 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 zone, except that for a detached secondary suite built prior to 2006:

(1) An Accessory Secondary Suite shall be permitted to be located in a detached Accessory Building.

(2) The detached Accessory Secondary Suite shall not exceed a Gross Floor Area of 111.5 square metres (1,200 square feet).

(3) The Principal Building and detached Accessory Secondary Suite shall not exceed a Lot Coverage of 36.2 percent.

(4) The Accessory Building may be sited:

(a) 2.0 metres (6.60 feet) from the West property Line

(b) 1.2 metres (4.00 feet) from the South property Line

(c) 1.2 metres (4.00 feet) from the North property Line

(d) 54.8 metres (179.8 feet) from the East property Line

(5) A minimum of two parking spaces shall be provided for each of: One Unit Residential use and an Accessory Secondary Suite for a total of four parking spaces.

COMPREHENSIVE DEVELOPMENT 534 ZONE

(Lot 2 of the Public Harbour of Burrard Inlet, NWD, Plan BCP5763,
Tudor Design Construction Inc/Mara + Natha Architecture, 850 Harbourside Drive)

In the CD-534 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CD-360 Zone, except that:

(1) The permitted Principal and Accessory Uses shall be limited to:

a) Industrial Business Park use;
b) Service Commercial Use;
c) Accessory Off-Street Parking Use;
d) Accessory Off-Street Loading Use;
e) Civic Use;
f) Accessory Retail Services Group 2 Use, subject to Section 702 (3)

For the purpose of this section:

"Industrial Business Park Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including film, television, and music studios, engineering, drafting, and architectural offices, computer system and software development, data processing, surveying, building contractor and trade contractor offices; excluding bulk loading, wrecking, or salvaging of goods, materials, and things and excludes the production, refining, or processing of Dangerous Goods.

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreation uses, professional and semi-professional offices, finance and accounting offices, business offices and are limited to a maximum of 2,051 square metres (22,080 square feet)

The following uses are prohibited:

(i) retail sales of personal items such as jewelry, clothing, food items and computers;
(ii) call centers and telephone solicitation centers;

(2) The Principal Building shall not exceed a total Gross Floor Area of 1.09 times the Site Area. For purposes of the CD-534 Zone, an Accessory Parking Structure shall be excluded from Gross Floor Area calculations;

(3) The Principal Building shall not exceed a Lot Coverage of 30.0 percent, and Accessory Parking Structure shall not exceed a Lot Coverage of 25.0 percent up to a combined Lot Coverage of 55.0 percent;

(4) The Principal Building shall not exceed a Height of 15.24 metres (50.0 feet). For the purposes of CD-534 Zone an Accessory Parking Structure shall be limited to one unenclosed Storey plus Basement;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-535

COMPREHENSIVE DEVELOPMENT 535 ZONE

(Lot 25/26, Block 84, D.L. 549, Plan 2533, Anna Development Co. Ltd./ Farzin Yadegari Architect, 258-264 East 11th Street)

In the CD-535 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) shall be waived;

(2) Shall not exceed a gross floor area of 1.00 times the lot area, and up to 67.82 square meters (730 square feet) of roof top access shall be exempt from Gross Floor Area calculations;

(3) Shall not exceed a Lot Coverage of 57 percent, excluding portions of the parking structure which protrudes more than 0.914 meters (3.0 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;

(4) The principal building shall not exceed:

a) a Height of 4.27 metres (14.0 feet) measured at the Front Lot Line increasing at an angle of 45 degrees to the horizontal to reach a maximum height of 10.97 meters (36 feet);
b) a Height of 4.50 metres (14.75 feet) measured at the Rear Lot Line, increasing at an angle of 45 degrees to the horizontal, to reach a maximum height limit of 10.97 meters (36 feet); a roof top trellis with no waterproof roof may project beyond this Height envelope;

(5) Section 511(5) shall be varied and the principal building shall be sited not less than:

a) 3.20 metres (10.5 feet) from the Front Lot Line
b) 1.524 metres (5.0 feet) from the Rear Lot Line
c) 1.829 metres (6.0 feet) from the East Exterior Side Lot Line
d) 3.81 metres (12.5 feet) from the West Interior Side Lot Line for the southernmost portion of the building, and 1.22 metres (4.0 feet) from the West Interior Side Lot Line for the northernmost portion of the building, excluding portions of the parking structure which protrudes more than 0.914 meters (3.0 feet) above the Building Grades or the elevation of an adjoining property;

(6) Section 413 (2)(e) shall be varied to permit one pedestrian entrance structure with a roof, maximum 8.36 square metres (90 sq. ft.) and up to 3.96 metres (13.0 feet) in Height to be sited in the required exterior side yard setback;

(7) Section 402(2) shall be waived to permit a Residential Use in a Basement;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 18 underground Parking Spaces be provided;

(9) A minimum number of three units must meet Level 3 Adaptable Design Guidelines;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-537

COMPREHENSIVE DEVELOPMENT 537 ZONE

(Lot C, Block X, D.L. 265, Plan 20344,611811 B.C. Ltd./Smartdesign Group, 845 Marine Drive)

In the CD-537 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal Uses and Accessory Uses shall be limited to only those uses listed below:

a) Retail Service Group 1 Use, except that any single retail use may occupy an area up to 4,645.00 square metres (50,000 square feet);

(b) Accessory Off-Street Parking Use;

(c) Accessory Off-Street Loading Use;

(2) The Principal Buildings shall not exceed a combined Gross Floor Area of 1.1 times the Lot Area. The definition of Gross Floor Area shall be amended to exclude garbage, recycling and mechanical rooms, bicycle storage and shower facilities for non-commercial use, up to a maximum exclusion of 0.1 times the lot area;

(3) Section 611 (1) shall be varied so as to permit more than one Principal Building on the Lot;

(4) The Principal Buildings shall not exceed a Lot Coverage of 70%;

(5) The Principal Buildings shall not exceed a Height of 10.67 metres (35 feet) within 24.40 metres (80 feet) of Marine Drive (north Lot Line) and 15.24 metres (50 feet) on the remainder of the site;

(6) The Principal Buildings shall be sited not less than:

(a) 3.05 metres (10.0 feet) from the Front Lot line;

(b) 4.58 metres (15.00 feet) from the West Interior Side Lot Line;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that the minimum number of Accessory Off-Street Parking spaces provided shall be calculated at a ratio of 1 space per 27.87 square metres (300 square feet) of Gross Floor Area;

(8) A minimum of three (3) loading bays shall be provided and shall comply with Part 10;

(9) Section 906 (4) (c) (ii) shall be varied to permit vehicular access and egress to Marine Drive for 845 Marine Drive via a Section 218 Land Title Act Right of Way / Easement, approved by the City, over the adjacent parcel of land to the west (879 Marine Drive). In the event that such an easement does not exist over 879 Marine Drive, then vehicular access to and from Marine Drive from 845 Marine Drive shall be permitted subject to the registration of a section 218 Land Title Act

right of way /easement providing for shared use of this vehicular access for the adjacent lands to the west (879 Marine Drive).

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-539

COMPREHENSIVE DEVELOPMENT 539 ZONE

(Lot 17, Block 64, D.L. 271, Plan 750, Key Van Homes, Van View Development Ltd./Besharat Friars Architects, 334 West 13th Street)

In the CD-539 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 4 dwelling units;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.75 times the Lot Area, of which, a maximum of 0.62 times the Lot Area of Gross Floor Area shall be permitted above the Basement or Cellar. For purposes of CD-539, storage, mechanical and electrical areas up to a maximum of 0.17 times the Lot Area located in the Basement or Cellar, with no exterior glazing shall be exempt from Gross Floor Area calculation;

(3) The Principal Building shall not exceed a Lot Coverage of 38 percent;

(4) The Principal Building shall be sited not less than 6.24 metres (20.5 feet) from the Front Lot Line;

(5) The Principal Building shall not exceed a Height of 9.144 metres (30.0 feet);

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 6 Parking Spaces be provided;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 540 ZONE

(Lot 8, Block 124, D.L. 271, Plan 750, First Home Mart Development Ltd./ Vernacular Design, 241 West 5th Street)

In the CD-540 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Three Principal Buildings shall be permitted on the lot;

(2) The permitted Principal Use shall be limited to 3 dwelling units;

(3) The Principal Buildings shall not exceed a Gross Floor Area of 0.75 times the Lot Area, of which, a maximum 0.64 times the Lot Area of Gross Floor Area shall be permitted above the Basement or Cellar. For purposes of CD-540, storage, mechanical and electrical areas up to a maximum of 0.07 times the Lot Area located in the Basement or Cellar, and attached Parking Garage up to a maximum of 0.09 times the lot area, shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall not exceed a combined total Lot Coverage of 48 percent;

(5) The Principal Buildings shall be sited in accordance with Schedule 78;

(6) The Principal Buildings shall not exceed a Height of 7.6 metres (25 feet) measured from the front property line.

(7) Part 2: Interpretation definition of “Bay Window” is hereby amended to allow Bay Windows to be a minimum of 20% glazed on the largest exterior site;

(8) Parking Spaces provided shall comply with Part 9, except that no fewer than 4 Parking Spaces be provided, with a maximum of 3 of these as enclosed Parking Spaces;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

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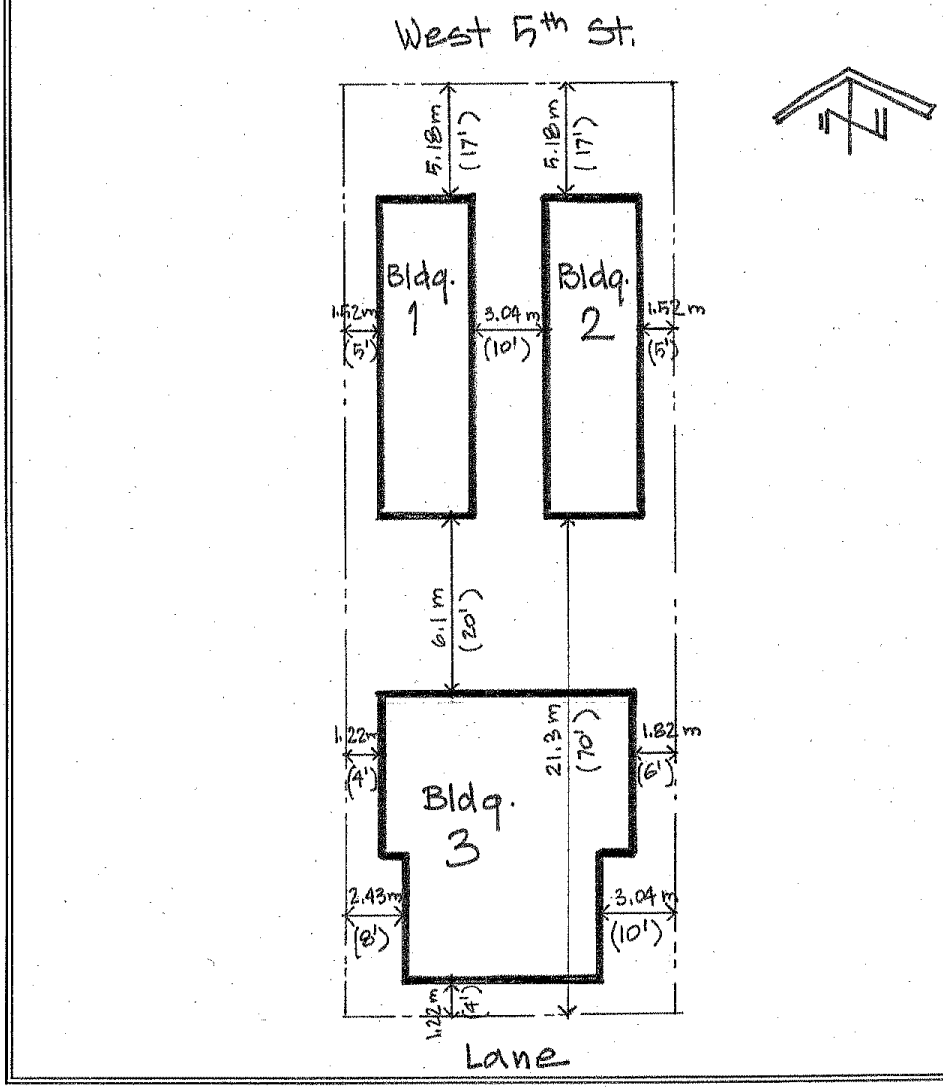
TITLE: Siting Schedule



COMPREHENSIVE DEVELOPMENT 541 ZONE

(Lot 19 except south 10 feet now lane, Block 39, D.L. 548, Plan1405, David Harper, Sterling Pacific Developments Inc.,/Grant Dumbleton Architect, 249-251 West 16th Street)

In the CD-541 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) shall be varied to the extent that the permitted Principal Use shall be limited to 5 Dwelling Units;

(2) The Principal Buildings shall not exceed a Lot Coverage of 43 percent, which shall exclude Underground Structures which project more that 0.914 m (3 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;

(3) The Principal Buildings shall not exceed a Gross Floor Area of 0.83 times the Lot Area. Parking and cellar areas shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall be sited as follows:

The **northernmost** Principal Building shall be sited not less than:

(a) 3.05 metres (10.0 feet) from the Front Lot Line, except that one projection of 3.35 metres (11.0 feet) wide, may project a maximum of 0.914 metres (3.0 feet) into the front setback;
(b) 3.05 metres (10.0 feet) from the east Interior Side Lot Line;
(c) 2.44 metres (8.0 feet) from the west Interior Side Lot Line;
(d) 28.35 metres (93.0 feet) from the Rear Lot Line.

The **central** Principal Building shall be sited not less than:

(a) 17.67 metres (58.0 feet) from the Front Lot Line;
(b) 2.44 metres (8.0 feet) from the east Interior Side Lot Line;
(c) 3.65 metres (12.0 feet) from the west Interior Side Lot Line;
(d) 19.20 metres(63.0 feet) from the Rear Lot Line.

The **southernmost** Principal Building shall be sited not less than:

(a) 28.04 metres (92.0 feet) from the Front Lot Line;
(b) 1.52 metres (5.0 feet) from each Interior Side Lot Line except that one projection of 1.83 metres (6.0 feet) wide may project a maximum of 0.61 metres (2.0 feet) into the each side setback;
(c) 4.27 metres (14.0 feet) from the Rear Lot Line, except that the second storey may project 0.76 metres (2.5 feet) into the rear setback.

(5) The **northernmost** Principal Building shall not exceed a height of 10.97 metres (36.0 feet), not to exceed two Storeys plus Cellar;

(6) The **central** Principal Building shall not exceed a height of 9.45 metres (31.0 feet), not to exceed two Storeys;

(7) The **southernmost** Principal Building shall not exceed a height of 11.89 metres (39.0 feet), not to exceed two Storeys plus Cellar;

(8) Section 510(2) shall not apply;

(9) Section 412 (e) shall be varied to permit a maximum of five arbour/trellis structures, with no waterproof roof, up to 3.05 metres (10.0 feet) in Height, to be sited anywhere on the Lot;

(10) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 8 Parking Spaces be provided on site;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-543

COMPREHENSIVE DEVELOPMENT 543 ZONE

(Ronald W. McIntyre, Barbara E. McIntrye, Ali Daei, Iraj B. Khorzoughi, Mohammadreza Madani, Fatameh Heydari, Michelle C. Graham, Hasan S. Monfared, Giti Eslamian, Mahdi Heidari/Jordan Kutev Architect, 1404-1456 Bewicke Avenue)

not adopted

refer to CD-553

COMPREHENSIVE DEVELOPMENT 544 ZONE

(Lot 6, Block 112A, D.L. 548, Plan 1228, M. Omidi & P. Omidi, Vernacular Design, 254 West 6th Street)

In the CD-544 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall not exceed a Gross Floor Area of 0.75 times the Lot Area, of which, a maximum 0.60 times the Lot Area of Gross Floor Area shall be permitted above the Cellar. For purposes of CD-544, Cellar shall be exempt from Gross Floor Area calculations;

(2) The Principal Building shall not exceed a Lot Coverage of 40 percent;

(3) The Principal Building shall be sited not less than 11.88 metres (39.0 feet) from the Rear Lot Line;

(4) The Principal Buildings shall not exceed a Height Envelope of 5.18 metres (17.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.75 metres (32.0 feet).

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-545

COMPREHENSIVE DEVELOPMENT 545 ZONE

(Lot 5, Block 106, D.L. 550, Plan 1010, Andrew Reid/Kelvin Humenny Architect, 335 East 8th Street)

In the CD-545 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

a. One Dwelling Unit in the Northernmost Building (heritage house);
b. One Dwelling Unit in the Southernmost Building (infill dwelling);

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.45 times the Lot Area. For purposes of CD-545 the following areas shall be excluded from Gross Floor Area calculations:

(a) Basement to a maximum 70.4 sq. m (758.5 sq. ft) of the Northernmost Building;

(4) The Principal Buildings shall be sited as follows:

1. The Northernmost Principal Building (heritage house) shall be not less than:

(a) 6.6 metres (25.0 feet) from the Front Lot Line;
(b) 22.3 metres (73.1 feet) from the Rear Lot Line;
(c) 7.9 metres (25.8 feet) from the west Interior Side Lot Line;
(d) 0.8 metres (2.7 feet) from the east Interior Side Lot Line;

2. The Southernmost Principal Building (infill dwelling) shall be not less than:

(a) 32.01metres (105.0 feet) from the Front Lot Line;
(b) 1.2 metres (4.0 feet) from the Rear Lot Line;
(c) 1.2 metres (4.0 feet) from the east Interior Lot Line;
(d) 5.18 metres (17.0 feet) from the west Interior Side Lot Line, with a siting exception for a portion of an unenclosed porch projecting a maximum of 2.4 metres (8.0 feet) into the interior side yard setback;

(5) The Northernmost Building (heritage house) shall not exceed a Height Envelope of 5.5 metres (18.0 ft.), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 8.5 metres (27.7 ft.) (maximum geodetic height of 305.2 ft.)

(6) The Southernmost Building (infill dwelling) shall not exceed a geodetic height of 90.953 metres (298.4 ft.)

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 2 Parking Spaces be provided;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 546 ZONE

(142 West 23rd Street)

In the CD-546 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Uses shall include up to four Dwelling Units; *[Bylaw 9031, June 9, 2025]*

For the purpose of the CD-546 Zone:

"Accessory Rental Dwelling Unit" means a dwelling area, which must be rented, enclosed and attached to at least one Dwelling Unit of a Two-Unit Stratified Residential Building; it may contain a toilet, bathroom, sleeping and living areas, and a cooking facility;

(2) An Accessory Rental Dwelling Unit shall:
- (a) be completely enclosed within the building;
- (b) be contained within the southernmost principal Dwelling Unit;
- (c) only be permitted where the principal Dwelling Unit to which it is Accessory is Owner-occupied;
- (d) be not less than 37.16 square metres (400 square feet); nor more than 53.42 square metres (575 square feet) in area;
- (e) have one Accessory off-street parking space allocated for the exclusive use of the Accessory Rental Dwelling Unit;

(3) Section 506 (2) Two Unit Minimum Lot Size shall be varied so that a Two-Unit Residential use shall be permitted on a Lot no less than 1,159.46 square metres (3,804 square feet);

(4) Not withstanding Section 402 (1), Habitable Rooms may be located in the Cellar of the southernmost principal Dwelling Unit provided that all areas that can be used as bedrooms have windows as per the British Columbia Building Code requirement;

(5) The principal building shall not exceed a combined Gross Floor Area of 0.66 times the Lot Area (excluding cellar);

(6) The principal building shall be sited as follows:
- (a) 6.70 metres (22 feet) from the Front Lot Line;
- (b) 10.36 metres (34 feet) from the Rear Lot Line;
- (c) 1.52 metres (5 feet) from the West Interior Side Lot Line, except that a portion 3.96 metres (13 feet) wide on the second floor may project into the side lot line setback up to 0.38 metres (1.25 feet);
- (d) 1.52 metres (5 feet) from the east Interior Side Lot Line;

(7) The principal building shall not exceed a height of 8.38 metres (27.5 feet) as measured from the Average Grade, nor a geodetic height of 119.33 metres (391.5 feet);

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-547

COMPREHENSIVE DEVELOPMENT 547 ZONE

(Lot 35, Block 43, D.L. 271, Plan 1215, Mohammad Fatemi/Vernacular Design, 648 West 15th Street)

In the CD-547 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The minimum lot size in the CD-547 Zone shall be no less than 519.0 square metres (5,592 square feet);

(2) Two Principal Buildings shall be permitted on one Lot;

(3) The permitted Principal Use on the Lot shall be limited to:

a. One Dwelling Unit in the Northernmost Building;
b. One Dwelling Unit in the Southernmost Building;

(4) The Principal Buildings shall not exceed a combined Lot Coverage of 38 percent;

(5) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.50 times the Lot Area. For purposes of CD-547 the following areas shall be excluded from Gross Floor Area calculations:

(a) Attached parking to a maximum of 55.74 sq. m (600 sq. ft);

(6) The Principal Buildings shall be sited as follows:

1. The Northernmost Principal Building shall be not less than:

(a) 27.73 metres (91.0 feet) from the Front Lot Line;
(b) 1.52 metres (5.0 feet) from the Rear Lot Line, except that one projection of 2.13 metres (7.0 feet) wide may project a maximum of 0.38 metres (1.25 feet).
(c) 1.52 metres (5.0 feet) from the west Interior Side Lot Line;
(d) 1.52 metres (5.0 feet) from the east Interior Side Lot Line;

2. The Southernmost Principal Building shall be not less than:

(a) 7.62 metres (25.0 feet) from the Front Lot Line, with a siting exception for an unenclosed porch, which is at least 25 percent unenclosed based on the total of all sides and overhead planes, and stairs to project a maximum of 2.438 metres (8 feet) into the front yard setback.
(b) 24.67 metres (81.0 feet) from the Rear Lot Line;
(c) 1.52 metres (5.0 feet) from the east Interior Lot Line, except that one projection of 2.44 metres (8 feet) wide may project a maximum of 0.31 metres (1 foot) on the main and second floor.
(d) 2.67 metres (8.75 feet) from the west Interior Side Lot Line;

(7) The Northernmost Building shall not exceed a Height Envelope of 5.49 metres (16 feet) on the west property line and 4.57 metres (15 feet) on the east property line, which may increase at an inward angle of 45 degrees to the vertical to reach a maximum height of 9.14 metres (30.00 ft.) (maximum geodetic height of 129.5 ft.);

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-548

COMPREHENSIVE DEVELOPMENT 548 ZONE

Strata Lots 1 & 2, Block 70, D.L. 271, Strata Plan VR. 2625
Strata Lots 1 & 2, Block 70, D.L. 271, Strata Plan VR. 2790
(P. Berrettoni/Augustine Hii, Bill Curtis & Associates Design Ltd.,
602-608 Forbes Avenue)

In the CD-548 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Three Principal Buildings shall be permitted on the lot and for the purposes of CD-548 shall be known as the northernmost, southernmost and easternmost principal buildings;

(2) The permitted Principal Use on the lot shall be limited to:
   a) Two Dwelling Units in each of the northernmost and southernmost buildings;
   b) One Dwelling Unit in the easternmost building, and
   c) Accessory off-street parking

(3) For purposes of CD-548, a dwelling unit located in the easternmost Principal Building shall comply with the Level 3 Adaptable Design Guidelines;

(4) The Principal Buildings shall not exceed a Gross Floor Area of 0.5 times the Lot Area. For purposes of CD-548, storage and mechanical areas up to a maximum of 0.04 FSR, and attached Parking Garages, shall be exempt from Gross Floor Area calculations;

(5) The Principal Buildings, together with attached Parking garages, shall not exceed a combined Lot Coverage of 38 percent;

(6) The Principal Buildings shall be sited as follows:

The **northernmost** Principal Building shall be sited not less than:

(a) 23.25 metres (76.3 feet) from the Front Lot Line
(b) 9.26 metres (30.4 feet) from the east Interior Side Lot Line;
(c) 7.62 metres (25.0 feet) from the west Exterior Side Lot Line;
(d) 2.95 metres (9.7 feet) from the Rear Lot Line.

The **southernmost** Principal Building shall be sited not less than:

(a) 2.98 metres (9.8 feet) from the Front Lot Line

(b) 9.26 metres (30.4 feet) from the east Interior Side Lot Line;

(c) 7.68 metres (25.2 feet) from the west Exterior Side Lot Line;

(d) 23.22 metres (76.2 feet) from the Rear Lot Line.

The **easternmost** Principal Building shall be sited not less than:

(a) 11.70 metres (38.4 feet) from the Front Lot Line;
(b) 1.52 metres (5.0 feet) from the east Interior Side Lot Line;
(c) 23.98 metres (78.7 feet) from the west Exterior Side Lot Line;
(d) 1.21 metres (4.0 feet) from the Rear Lot Line.

(7) Section 510 (2) Unit Separation, shall be waived;

(8) The Infill Principal Building shall not exceed a Height of 4.8 metres (16 feet) measured from the average grade, and shall not exceed one Storey;

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 and in no case shall less than 9 Parking Spaces be provided on site;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-549

COMPREHENSIVE DEVELOPMENT 549 ZONE

(Lot B, Block 164, D.L. 271, Plan 11788, First Capital Holdings Trust/Mallen Architecture, 180 West Esplanade Street)

In the CD-549 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

(1) The principal building shall not exceed a combined Gross Floor Area of 1.7 times the Lot Area;

(2) The minimum number of Accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 28 Parking Spaces be provided; and for the purpose of CD-549 required parking may be provided off-site;

(3) Section 1001, Required Loading Space, shall be waived;

(4) Refuse storage containers shall be readily accessible for pick-up and for users, shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(5) All exterior finishes, design, signage, and landscaping shall be approved by the Advisory Design Panel.

CD-550

COMPREHENSIVE DEVELOPMENT 550 ZONE

(Lot 25 Except: Part on Statutory Right of Way Plan 130, Block 232, D.L. 546, Plan 3812, Sandra & Terrance Kwasnycia, 408 East 25th Street)

In the CD-550 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) The Principle Building shall not exceed a Lot Coverage of 33%.

(2) The Principle Building shall not exceed a Gross Floor Area of 0.5 times the lot area. For the purpose of CD-550 the basement, four full bay windows, and the southernmost foyer shall be excluded from the Gross Floor Area calculation to a maximum of 22.9 square metres (80 square feet).

(3) Section 509(5) shall be varied and the principle building shall be sited:

(a) 2.4 metres (8.00 feet) from the South property Line

(b) 4.8 metres (16.00 feet) from the North property Line

CD-551

COMPREHENSIVE DEVELOPMENT 551 ZONE

(Vancouver Coastal Health Authority/Cannon Design, 313-333 East 14th Street)

Lot	Block	District Lot	Plan	P.I.D
3	59	550	1363	014-755-475
4, Except the South 10 Feet Now Lane	59	550	1363	014-755-769
5, Except the South 10 Feet Now Lane	59	550	1363	014-755-777
6, Except the South 10 Feet Now Lane	59	550	1363	014-755-785
7	59	550	1363	014-755-793
20 Except the North 10 Feet Now Lane	59	550	1363	014-755-874
21 Except the North 10 Feet Now Lane	59	550	1363	014-755-882
22	59	550	1363	014-755-891
23	59	550	1363	014-755-904
A	59	459	6934	010-751-556
B	59	459	6934	010-751-572
C	59	459	6934	010-751-599

In the CD-551 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as follows:

(1) For the purposes of this Bylaw, the CD-551 zone shall be divided into two sites as described on Schedule 80;

(2) The Principal Uses shall be limited to:

On All Sites:
a) Accessory Off-Street Parking Use;
b) Accessory Off-Street Loading Use;

On Site 1:
a) Civic Use;

On Site 2:
a) One Unit Residential Use, subject to Section 506(1);
b) Civic Use;
c) Off-Site Parking Use exclusively for Site 1 uses;

(3) On Site 1 regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Public Use and Assembly Zone, except that:

1. The principal building shall not exceed a Lot Coverage of 50%;

2. The principal building shall be sited not less than:
   (a) 3.65 metres (12 feet) from the Front Lot Line;
   (b) 6.10 metres (20 feet) from the Rear Lot Line;
   (c) 1.00 metres (3.5 feet) from the west Interior Side Lot Line;
   (d) 2.74 metres (9 feet) from the east Interior Side Lot Line;

3. The principal building shall not exceed a Height of two Storeys;

4. Section 1001, Required Loading Space, shall be waived;

(4) On Site 2 regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone for One Unit Residential Use and regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per Site 1 for Civic Use;

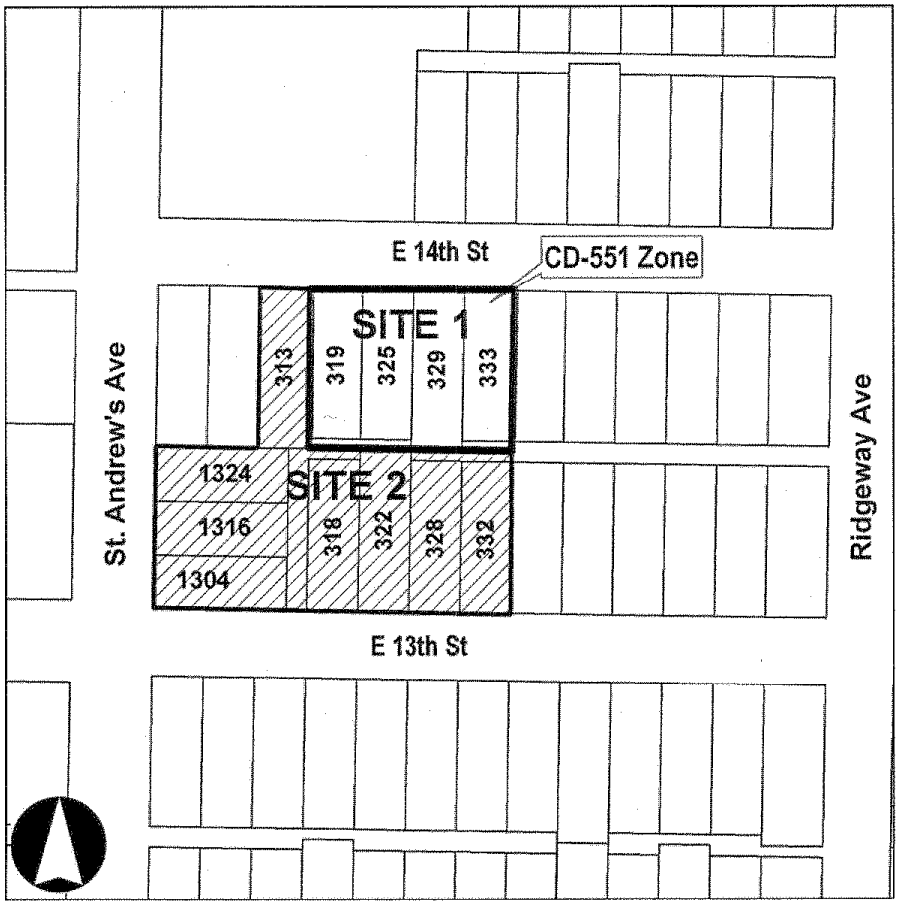
(5) On Site 1 all open areas not covered by Buildings, Structures, Driveways and Parking Spaces shall be suitably landscaped and maintained;

(6) On Site 1 Refuse storage containers shall be readily accessible for pick-up and for users, shall be screened on all sides, and shall not be located in required maneuvering aisles, driveways, loading or parking spaces;

(7) On Site 1 all exterior finishes, design, signage, and landscaping shall be approved by the Advisory Design Panel;

CD-551 Amendment Bylaw No. 7917	Schedule 80	Page 1 of 1

319-333 East 14th Street (Site 1)/ 318-332 East 13th Street/ 313 East 14th Street/ 1304-1324 St. Andrews Avenue (Site 2) - Sites Description



CD-552

COMPREHENSIVE DEVELOPMENT 552 ZONE

(V-1500 Holdings Inc./Graham Crockart Architects, 1111-1133 Lonsdale Avenue)
Lot G, Block 86, D.L. 548/549, Plan LMP29334 and
Lot A, Block 86, D.L. 548/549, Plan 13828

In the CD-552 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The Principal Uses shall be as per C-2 with the additional permitted use of Community Amenity Space. For the purpose of CD-552 Community Amenity Space means facilities provided for the exclusive use of a non profit charity, registered under the Provincial Societies Act, for such purposes as community meeting rooms or administrative offices.

(2) The maximum Floor Space Ratio on Sites "A" and "B" as shown on Schedule 81, shall be 2.3 times the combined lot areas with the permitted Gross Floor Area per lot divided as follows:

a. on Site "A" a maximum Gross Floor Area of 2,750 square metres (29,600 sq. ft.)
b. on site "B: a maximum Gross Floor Area of 2,771 square metres (29,832 sq. ft.)

except that the Community Amenity Space shall be excluded from the Gross Floor Area to a maximum of 278.7 square metres (3,000 sq. ft.)

(3) Lot Coverage shall not exceed :

(a) 78% on Site "B";

(4) Building length (east to west) above the second Storey on Site "B" shall not exceed a length of 35.36 metres (116 feet);

(5) The Principal Building on Site "B" shall not exceed a Height of 17.68 meters (58.0 feet);

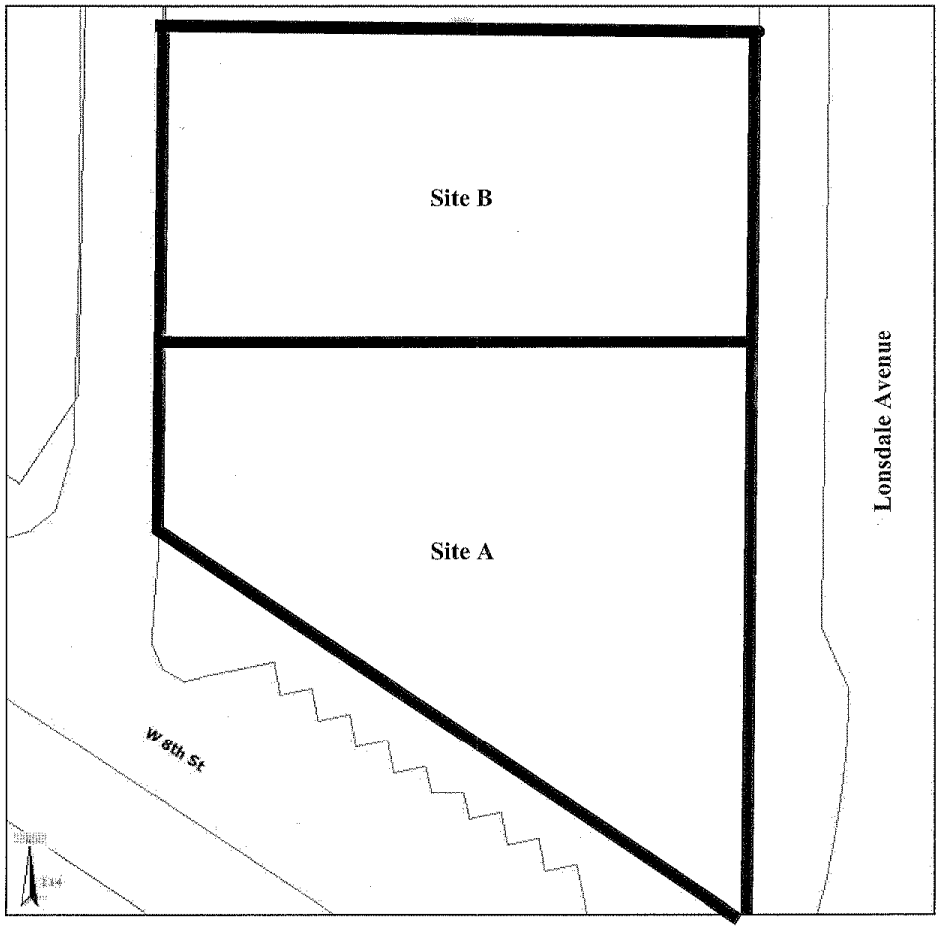
(6) Special landscaping requirements in Section 609 shall be waived;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9.

(8) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD-552 Amendment Bylaw No. 7920	Schedule 81	Page 1 of 1

1111 – 1133 Lonsdale Avenue



CD-553

COMPREHENSIVE DEVELOPMENT 553 ZONE

(Lots Amended 1, 3, 4, 6, 7 and 9, Block 44, D.L. 547, Plan 3454, Ronald W. McIntyre, Barbara E. McIntrye, Iraj B. Khorzoughi, Fatameh Heydari, Michelle C. Graham, Hasan S. Monfared, Giti Eslamian, Mahdi Heidari/Jordan Kutev Architect, 1404-1456 Bewicke Avenue)

In the CD-553 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings (as shown on Schedule 82) shall be permitted on each of the six Lots, one building may be a One-Unit Residential Use and one building may be a Two-unit Residential Use;

(2) The Principal Buildings on any individual lot shall not exceed a combined Gross Floor Area of 0.625 times the Lot Area;

(3) Height shall not exceed a Height of 9.144 m (30.0 ft.), nor two storeys plus a Cellar;

(4) The Principal Buildings shall not exceed a combined Lot Coverage of 35 % on any individual Lot. For the purposes of CD-543 the Lot Coverage shall exclude attached parking structures;

(5) The Principal Buildings shall be sited as per Schedule 82, except that Section 410(1) “siting exceptions” shall be varied to include:

   (a) Bay Windows projecting beyond the face of the Principal Building, the minimum distance to a Lot Line maybe reduced by 0.457 m (1.5 feet) from an abutting Interior Side Lot Line;

   (b) One 0.61metre projection per lot beyond the face of the Principal Building into the Front setback;

(6) Section 906(3)(c) shall be varied to permit a Parking Space to be setback 0.0 metres (0.00 feet) from an Interior Side Lot Line;

(7) Section 906 (4) (d), shall be waived;

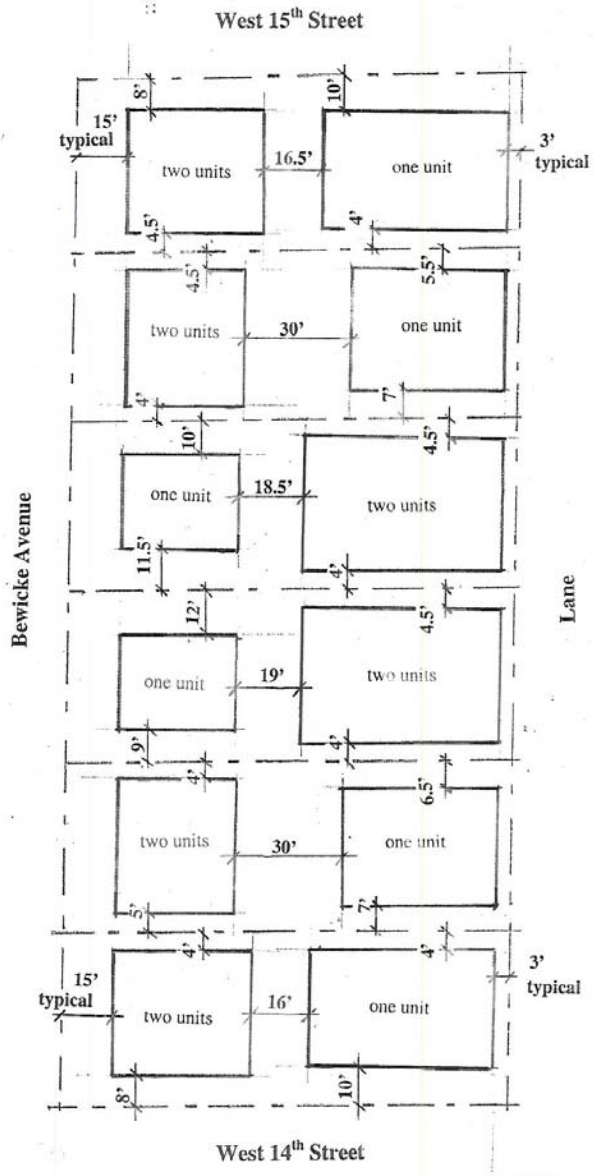
(8) A minimum of 4 accessory off-street Parking Spaces shall be provided on each of the six Lots;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-553 Amendment Bylaw No. 7925	Schedule 82	Page 1 of 1

1404 – 1456 Bewicke Avenue - Siting Envelope



CD-554

COMPREHENSIVE DEVELOPMENT 554 ZONE

(Lot C of Lot 7, Block 29, D.L. 548, Plan 7408, B.McLean/Kent G Halex Architect, 219 West 17th Street)

In the CD-554 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 3 dwelling units;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.64 times the Lot Area. For purposes of CD-554, Cellar Areas, attached Parking Garages up to a maximum of 0.09 times the Lot Area, and roof top access up to a maximum 0.06 times the Lot Area, shall be exempt from Gross Floor Area calculations;

(2) The Principal Building together with Accessory Buildings shall not exceed a Lot Coverage of 40 percent;

(3) The Principal Building shall be sited as follows:

i. 6.09 metres (20.0 feet) from the Front Lot Line;
ii. 7.62 metres (25.0 feet) from the Rear Lot Line;
iii. 2.13 metres (7.0 feet) from the east Interior Side Lot Line,
iv. 1.83 metres (6.0 feet) from the west Interior Side Lot Line;

(4) The Principal Building shall not exceed a Height Envelope of 5.79 metres (19.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.32 metres (30.6 feet).

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided, with a maximum of 3 enclosed Parking Spaces;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 555 ZONE

(256 East 1st Street)

In the CD-555 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-4 Zone, except as provided for in this CD-555 Zone as follows:

(1) Two Principal Buildings shall be permitted on the Lot;

(2) The permitted Principal Uses shall be limited to:

(a) Industrial Use, subject to Section 702(1) of this Bylaw
(b) Industrial Area Commercial Use, subject to Section 702(5) of this Bylaw;
(c) Accessory Retail Service Group 2 Use, subject to section 702(3) of this Bylaw;
(d) Accessory Live/Work Unit Use in the southernmost Principal Building (Heritage House);
(e) Accessory Off-Street Parking Use;
(f) Accessory Off-Street Loading Use;

For the purpose of CD-555 Zone:

An **"Accessory Live/Work Unit"** shall be defined as a Dwelling Unit which may be used as a residential dwelling unit, professional or semi-professional offices, including: legal, surveying, engineering, architectural, planning, accounting, chiropractor, real estate, bookkeeping and other similar uses or combination thereof;

(3) Principal Buildings together with accessory buildings, shall not exceed a total Gross Floor Area of 1.7 times the Lot area;

(4) Principal Buildings, together with accessory buildings, shall not exceed a combined Lot Coverage of 50%;

(5) The southernmost Principle Building (Heritage House) shall be sited not less than:

(a) 7.01 metres (23.0 feet) from the Front Lot Line, except that an unenclosed porch may project 1.83 metres (6.0 feet) into the setback;
(b) 21.38 metres (70.2 feet) from the Rear Lot Line
(c) 0.91 metres (3.0 feet) from the west Interior Side Lot Line;
(d) 0.45 metres (1.5 feet) from the east Interior Side Lot Line;

(6) The northernmost Principal Building (Industrial/Commercial) shall not exceed a Height of 4.57 metres (15 feet) measured from the Building Grade on the Lane adjoining the north side of the Lot, except that an unenclosed rooftop trellis and handrail may exceed this Height up to a maximum Height of 6.30 metres (20.7 feet);

(7) The southernmost Principal Building (Heritage House) shall not exceed a Height of 6.19 metres (20.3 feet) measured from the rear Building Grade established on the Lane adjoining the north side of the Lot, nor a maximum Geodetic Height of 31.32 metres (102.8 feet);

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and shall be calculated as follows:

Use	*Required Parking*
• Industrial Use	1 space per 111.48 square metres (1,200 square feet) of Gross Floor Area or 1 space per 2 persons employed on the lot, whichever is greater
• Industrial Area Commercial Use	1 space per 92.90 square metres (1000 square feet) of Gross Floor Area
• Accessory Retail Service Group 2 Use	1 space per 46.45 square metres (500 square feet) of Gross Floor Area
• Accessory Live/Work Unit Use	1 parking stall per Dwelling Unit

(9) Section 906 (3) (d) shall be varied where a Parking Space accessed from the Lane adjoining a wall, fence, or other Structure over 0.305 metres (1 foot) in height, so that an additional 0.15 metres 0.49 (feet) of width is required for each space;

(10) Section 906 Disability Parking shall be waived;

(11) Section 906 4 (c) shall be varied to permit one vehicular access driveway from East 1st Street;

(12) Section 907 (2)(a) shall be varied to allow parking at the front of the principal buildings;

(13) Section 1001 shall be varied to waive a loading bay requirement for the lot;

(14) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(16) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 558 ZONE

(721 Chesterfield Avenue)

In the CD-558 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

PART A – CD-558 GENERAL SITE LOCATIONS

(A1) For the purposes of this Bylaw, the CD-558 zone shall be divided into three Sites as described on Schedule 86 (Page 1);

PART B – CD-558 SITE "A" (721 CHESTERFIELD AVE / QUEEN MARY SCHOOL)

On Site "A" of the CD-558 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the P-1 Public Use and Assembly Zone, except as provided for in this CD-558 Zone:

(B1) Principal Buildings issued a building permit prior to 2008 may be sited anywhere on the Lot;

(B2) The permitted Gross Floor Area shall be 1.0 times the lot area. For the purposes of the CD-558 Zone, buildings listed in the City of North Vancouver Heritage Registry shall be excluded from Gross Floor Area calculations. The permitted Gross Floor Area, excluding exemptions, shall be know as "Heritage/Amenity Density" and may be developed on-site or off-site to a "Recipient Site" through a density transfer. Density transfers shall be recorded in Schedule 86 (Page 2), which is an integral part of this Bylaw.

PART C – CD-558 SITE "B" (8th STREET)

On Site "B" of the CD-558 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the RM-1 (Medium Density Apartment Residential 1 Zone), except as provided for in this CD-558 Zone:

(C1) The permitted Principal Uses shall be limited to:
- (a) Apartment Residential Use with a maximum of 44 Dwelling Units;
- (b) Accessory Off-Street Parking Use;
- (c) Accessory Child Care Uses subject to section 607(9);

(C2) Principal Buildings shall not exceed a total Gross Floor Area of 1.6 times the combined Site Area plus 554.45 sq. m. (5,968 sq. ft) transferred Gross Floor Area from Site "A". For the purposes of CD-558, balconies and porches enclosed up to 80% shall be excluded from Gross Floor Area calculations;

(C3) The Principal Building shall be sited not less than:

(a) 3.96 metres (13 feet) from the front lot line;
(b) 6.096 metres (20 feet) from the rear lot line;
(c) 6.096 metres (20 feet) from the east interior lot line;
(d) 2.59 metres (8.5 feet) from the west interior lot line;

(C4) The Principal Building shall not exceed a Height of 4 storeys

(C5) The permitted Lot Coverage shall be 58%;

(C6) Section 510 (2) Unit Separation, shall be waived;

(C7) Section 510 (3) Building Width and Length, shall be waived;

(C8) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9;

(C9) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(C10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(C11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

PART D – CD-558 SITE "C" (CHESTERFIELD AVENUE)

On Site "C" of the CD-558 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the RM-1 (Medium Density Apartment Residential 1 Zone), except as provided for in this CD-558 Zone:

(D1) The permitted Principal Uses shall be limited to:
(a) Apartment Residential Use with a maximum of 43 Dwelling Units;
(b) Accessory Off-Street Parking Use;
(c) Accessory Child Care Uses subject to section 607(9);

(D2) Principal Buildings shall not exceed a total Gross Floor Area of 1.6 times the combined Site Area plus 693.52 sq. m. (7,465 sq. ft) transferred Gross Floor Area from Site "A". For the purposes of CD-558, balconies and porches enclosed up to 80% shall be excluded from Gross Floor Area calculations;

(D3) The Principal Building shall be sited not less than:
- (a) 2.13 metres (7.00 feet) from the front lot line;
- (b) 2.74 metres (9.00 feet) from the rear lot line;
- (c) 3.35 metres (11.00 feet) from the north interior lot line;
- (d) 2.13 metres (7.00 feet) from the south interior lot line;

(D4) The Principal Building shall not exceed a Height of 4 storeys;

(D5) The permitted Lot Coverage shall be 67%;

(D6) Section 510 (2) Unit Separation, shall be waived;

(D7) Section 510 (3) Building Width and Length, shall be waived;

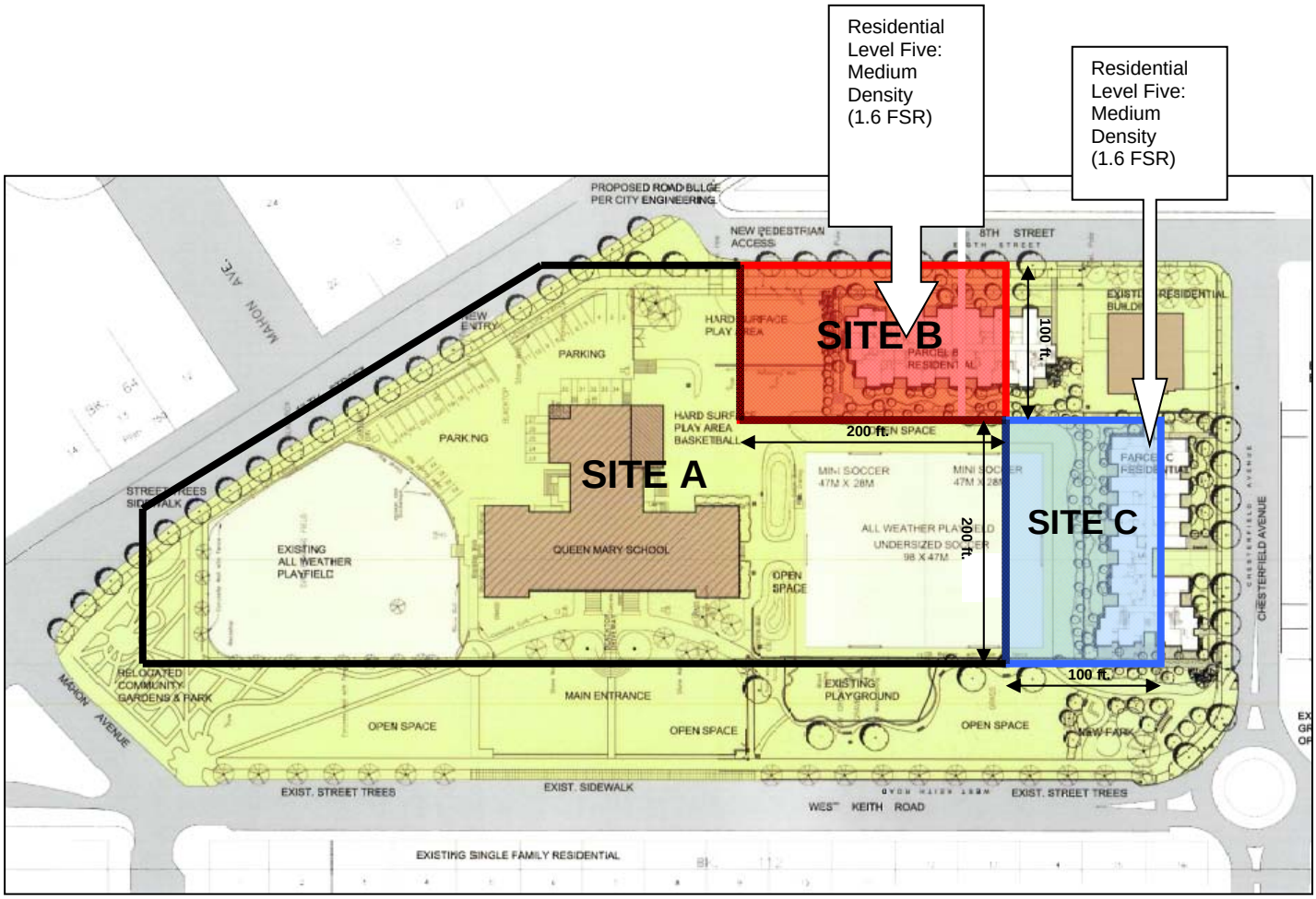
(D8) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9;

(D9) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

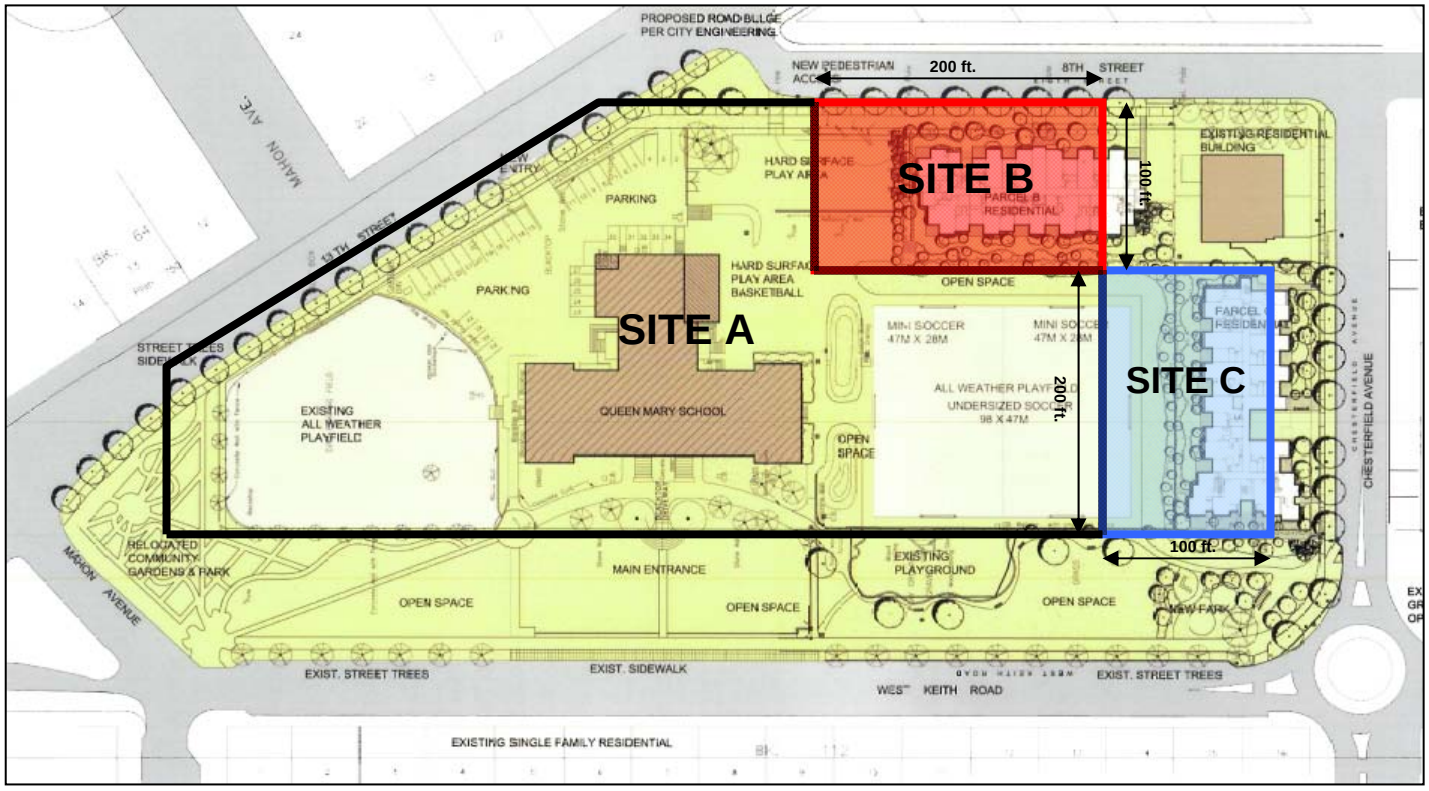
(D10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(D11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

OCP Amendment Bylaw No. 7934	Schedule 85	Page 1 of 1
Site Description		



CD-558 **Amendment Bylaw No. 7935**	**Schedule 86**	**Page 1 of 2**
Site Description		



CD-558 Amendment Bylaw No. 7935	Schedule 86	Page 2 of 2 *[Page 2 deleted and replaced]* *[Bylaw 8727, September 9, 2019]*

721 CHESTERFIELD AVENUE

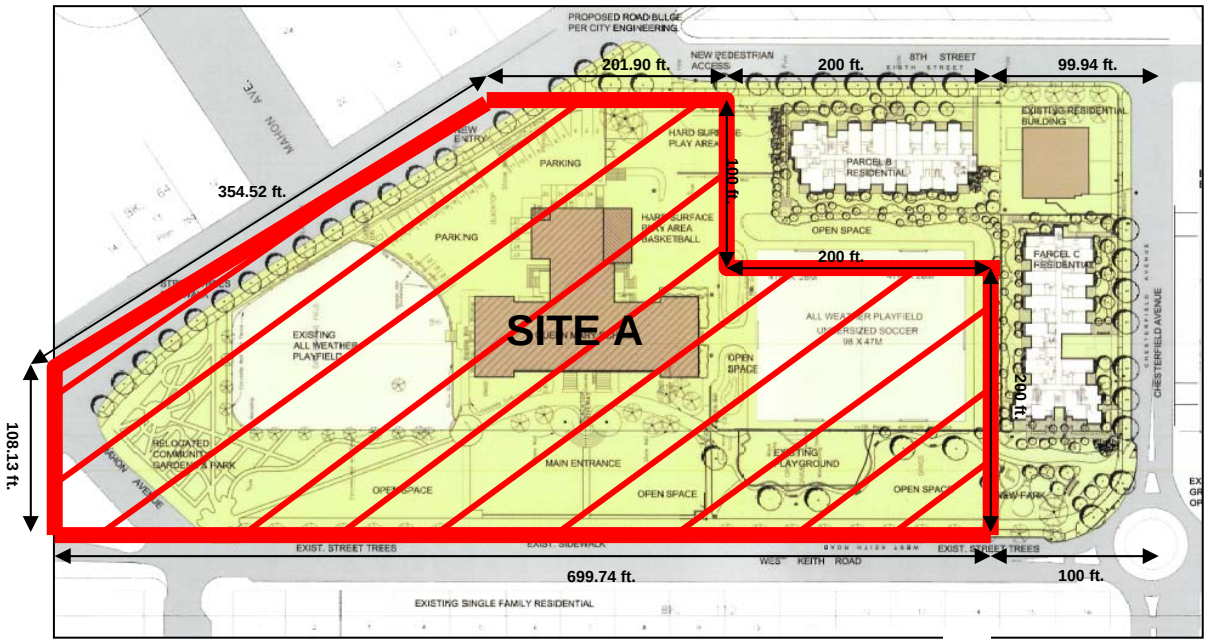
DENSITY RECORD

The following table records the density assignment for 721 Chesterfield Avenue (The "Donor Site"), which is zoned CD-558. As per section (B1) of the CD-558 Zone, the maximum density within the CD-558 Zone (Site A) is 1.0 times the lot area (14,979.69 sq. m. / 161,240 sq. ft.), excluding buildings listed in the City's Heritage Registry. This table maintains a record of any residual density on Site "A" (Donor Site) transferred from Site "A" to a Recipient site through a rezoning process.

The following table lists the total density approved for Site A, density transfers approved and the remaining residual density potential on Site A.

Donor Site	**Total CD-558 Site A Permitted Gross Floor Area (1.0 FSR)**	**On-site Built Gross Floor Area**	**Residual Site A Density**
721 Chesterfield Avenue/ Queen Mary School **(Site A)**	14,979.69 sq. m. (161,240 sq. ft.)	262.4 sq. m. (2,824 sq. ft.)	14,717.3 sq. m. (158,416 sq. ft.)
RECORD OF DENSITY TRANSFER			
Recipient Sites Approved Through Density Transfers	**Transferred Gross Floor Area**	**Zoning Amendment Bylaw #**	**Remaining Residual Density on Site A (Donor Site)**
721 Chesterfield Avenue **(Site B)**	554.45 sq. m. (5,968 sq. ft.)	7935	14,162.8 sq. m. (152,447 sq. ft.)
721 Chesterfield Avenue **(Site C)**	693.52 sq. m. (7,465 sq. ft.)	7935	13,469.3 sq. m. (144,982 sq. ft.)

Heritage Designation Bylaw No. 7936	Schedule 87	Page 1 of 1
Location		



CD-559

COMPREHENSIVE DEVELOPMENT 559 ZONE

Lot A, Block 48, D.L. 548, Plan 12729, Marineview Housing Society/
Lutz Associates Architects, 1415 Chesterfield Avenue)

In the CD-559 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The Principal Use shall be limited to Medium Density Apartment Residential Use, with a maximum of 24 dwelling units;

(2) The Principal Building shall not exceed a Gross Floor Area of 1.3 times the Lot Area.

(3) The Principal Building shall be sited as follows:
6.09 metres (20.0 feet) from the Front Lot Line;
1.82 metres (6.0 feet) from the Rear Lot Line;
3.04 metres (10.0 feet) from the south Exterior Side Lot Line,
4.57 metres (15.0 feet) from the north Interior Side Lot Line;

(4) The minimum number of accessory off-street Parking Spaces shall be no less than 5 parking spaces, including 1 disability parking space;

(5) Section 906(4)(d) and (f) shall not apply;

(6) Section 907(2)(e) shall not apply;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-560

COMPREHENSIVE DEVELOPMENT 560 ZONE

(Lot 18, Except the East 10 feet, Now Lane, of Lot B, Block 215, D.L. 545, Plan 1064, M. & M. Anaraki/Fifth Avenue Architecture Inc., 2324 Western Avenue)

In the CD-560 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) The Permitted Principal Use shall be limited to:
 (a) Four Dwelling Units in the Easternmost Building;
 (b) Two Dwelling Units in the Westernmost Building;
 (c) Accessory Off-Street Parking.

(2) The Principal Buildings shall not exceed a Lot Coverage of 40%, which shall exclude Underground Structures used to shelter Accessory Off-Street Parking;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of .92 times the Lot Area. Storage and Cellar area up to a maximum 235.23 sq. m. (2,532.00 sq. ft) shall be exempt from Gross Floor Area calculations;

(4) The Principal Buildings shall be sited as follows:

The **easternmost** Principal Building shall be sited not less than:

(a) 22.8 metres (75.00 ft.) from the Front Lot Line;
(b) 1.83 metres (6.00 ft.) from the North Interior Side Lot Line;
(c) 1.83 metres (6.00 ft.) from the South Interior Side Lot Line;
(d) 7.62 metres (25.00 ft.) from the Rear Lot Line, except that glazed bay projections at the 2nd storey level up to 0.3048 metres (1 ft.) in depth may project into this setback area;

The **westernmost** Principal Building shall be sited not less than:

(a) 3.05 metres (10.00 ft.) from the Front Lot Line, except that glazed bay projections at the 2nd storey level up to 0.3048 metres (1 ft.) in depth may project into this setback area;
(b) 2.74 metres (9.00 ft.) from the North Interior Side Lot Line, except that glazed bay projections at the 2nd storey level up to 0.3048 (1 ft.) in depth may project into this setback area;
(c) 5.79 metres (19.00 ft.) from the South Interior Side Lot Line, except that glazed bay projections at the 2nd storey level up to 0.3048 metres (1 ft.) in depth may project into this setback area;
(d) 31.40 metres (103.00 ft.) from the Rear Lot Line;

(5) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9;

(6) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-561

COMPREHENSIVE DEVELOPMENT 561 ZONE

(Lot B, Block 107, D.L. 274, Plan 878,Judith & James Elliot, and Richard Eschelmuller, 309-311 East 8th Street)

In the CD-561 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building issued a Building Permit prior to 2008 may be sited as follows:

(a) 1.22 metres (4.00 ft.) from the West Interior Side Lot Line;

(b) 12.80 metres (42.00 ft.) from the Rear Lot Line, except that a deck up to 3.96 metres (13 feet) in depth may project into this setback area.

CD-562

COMPREHENSIVE DEVELOPMENT 562 ZONE

(Lots A, B, C, D and E, Block 37, D.L.549, Plan 1326; Lot 6, Block 37, D.L.549, Plan 1677; Lots A of Lot G and G, Block 37, D.L. 549, Plan 1326; Lots 22 & 23, Block 37, D.L.549, Plan 4880, Loblaw Properties West Inc. & Loblaws Inc./Anthem Properties Group Ltd./ Rafii Architects Inc., 1632 Lonsdale Avenue)

In the CD-562 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

Part A – CD-562 GENERAL SITE LOCATIONS

(1) For purposes of this Bylaw, the CD 562 zone shall be divided into two Sites as described on Schedule 89 (Page 1, 2 & 3);

Part B – Site "A" (Retail Store)

On SITE "A", permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-1A Zone (Central Lonsdale Commercial A Zone) except as provided for in this CD-562 Zone.

On Site A:

(1) The permitted Uses shall be limited to:

(a) Retail Service Group 1;

(b) Accessory Off-Street Parking Use;

(c) Accessory Off-Street Loading;

(2) The Principal Buildings shall not exceed a total Gross Floor Area, for Site A as shown on Schedule 89, calculated and allocated as follows:

Site A: 4,867.3 sq. m. (52,392.00 sq. ft.);

(3) The Principal Buildings shall not exceed a Lot Coverage of 95%, which shall exclude Underground Structures used to shelter Accessory Off-Street Parking;

(4) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9;

(5) Section 609 (Special Landscape Requirements for Commercial Buildings shall be waived;

(6) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design, signage and landscaping shall be approved by the Advisory Design Panel;

(9) For purposes of CD-562, the Sign Bylaw No. 6363 shall be varied to the extent necessary to permit the required signage as shown in the conceptual signage package but shall be approved by the Advisory Design Panel and the Director, Community Development prior to issuance of a Building Permit.

(10) Section 906 (4) (c) (iii) shall be varied so as to permit one driveway crossing (right-in only) on Lonsdale Avenue.

Part C – Site "B" (Residential Site)

On SITE "B", permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-1B Zone (Central Lonsdale Commercial B Zone) except as provided for in this CD-562 Zone.

On Site B:

(1) The permitted Uses shall be limited to:

(a) High Density Apartment Residential Use;

(b) Community Amenity Use;

(c) Accessory Off-Street Parking Use;

(c) Accessory Off-Street Loading;

(2) The Principal Buildings for Site B as described in Schedule 89 attached shall have a Gross Floor Area calculated and allocated as follows:

Site B: 14,812.4 sq. m. (159,444.0 sq. ft.). For purposes of CD-562, the following shall be excluded from Gross Floor Area calculations:

(i) Residential Amenity Space up to a maximum 340.0 sq. m. (3,657.0 sq. ft.);

(ii) Residential storage and bike lockers up to a maximum 1,178.0 sq. m. (12,677.0 sq. ft.;

(iii) Common electrical, mechanical, garbage storage and recycling up to a maximum 854.7 sq. m. (9,200.0 sq. ft.);

(iv) Off-street parking area located above a basement;

(3) The Principal Buildings shall not exceed a Lot Coverage of 95%, which shall exclude Underground Structures used to shelter Accessory Off-Street Parking;

(4) The Principal Building shall not exceed a Height of 55.0 metres (180.00 ft.), except that Section 610(4) (Height) shall be varied to the extent necessary to allow a rooftop mechanical structure measuring 9.5 m (31 ft.) in width and 8.3 m (27 ft.) in depth to project up to a maximum of 2.75 m (9 ft.) beyond the maximum allowable Height;

(5) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9 and be calculated at a ratio of 1.2 parking stalls per dwelling unit. For purposes of CD-562, Visitor Parking shall be calculated at a ratio of 0.1 space per Dwelling Unit;

(6) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

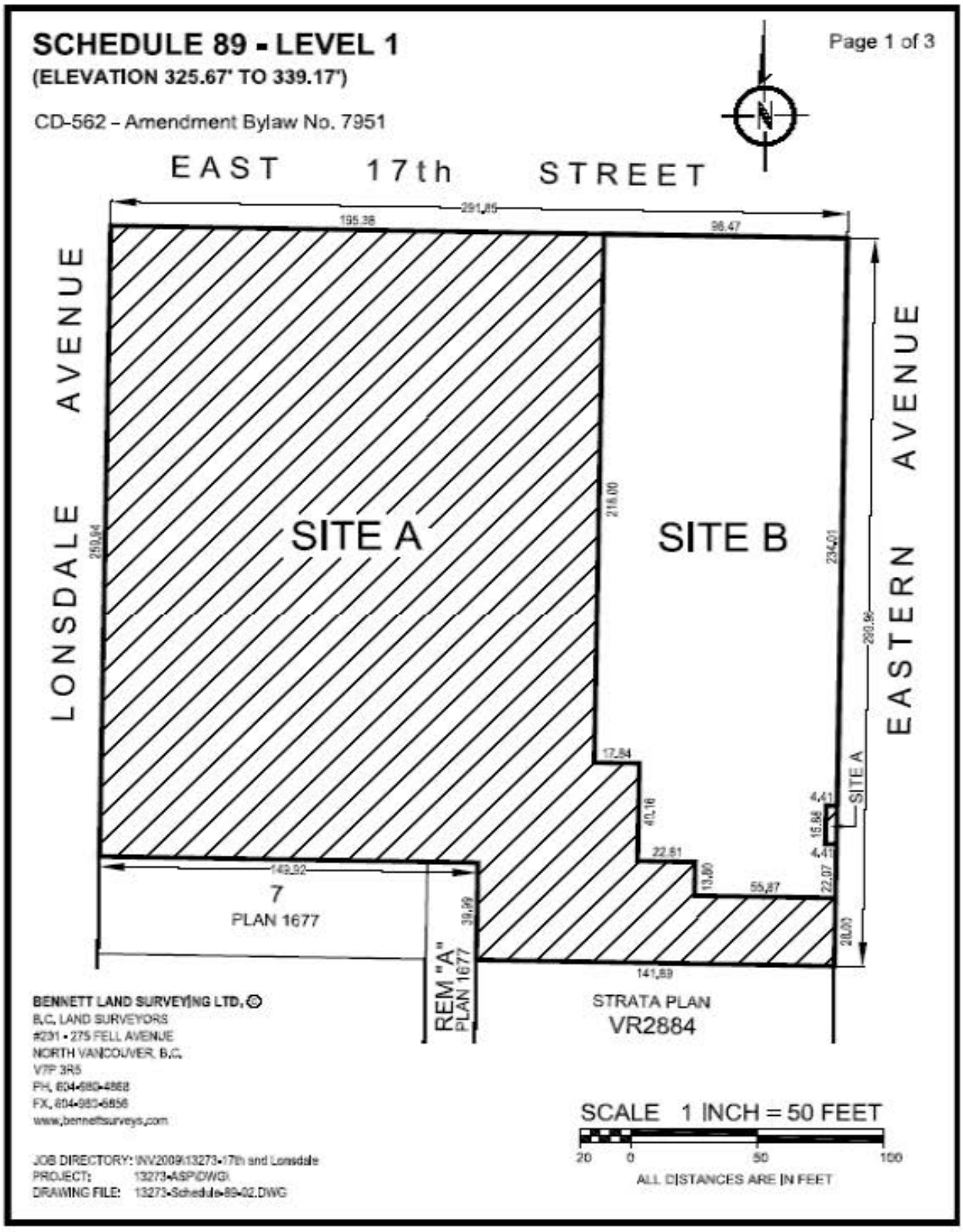
(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design, signage and landscaping shall be approved by the Advisory Design Panel.

SCHEDULE 89 - LEVEL 1

(ELEVATION 325.67' TO 339.17')

CD-562 – Amendment Bylaw No. 7951



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DRAWING FILE: 13273-Schedule-89-02.DWG

SCALE 1 INCH = 50 FEET

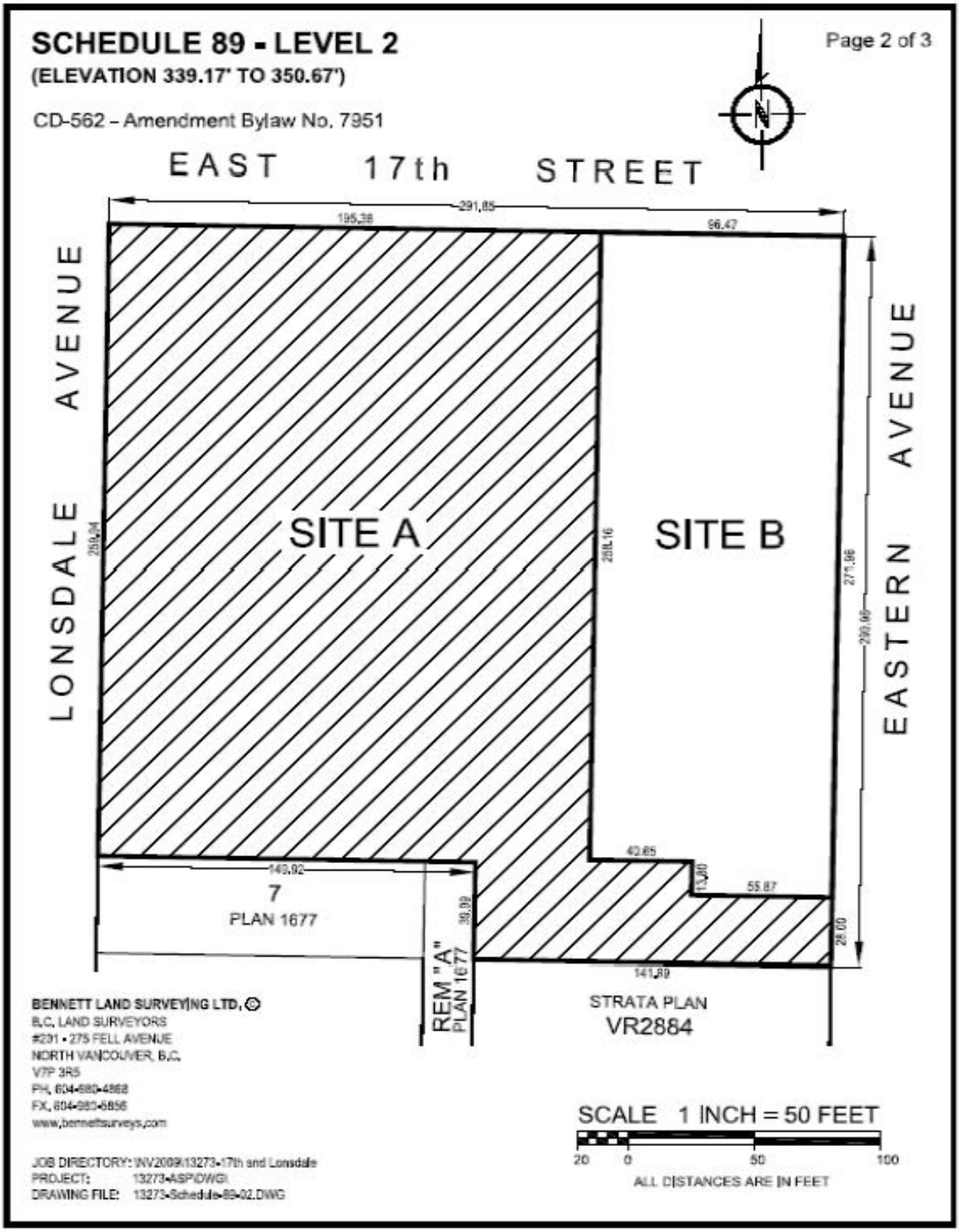
20 0 50 100

ALL DISTANCES ARE IN FEET

SCHEDULE 89 - LEVEL 2

(ELEVATION 339.17' TO 350.67')

CD-562 – Amendment Bylaw No. 7951



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PROJECT: 13273-ASP\DWG\
DRAWING FILE: 13273-Schedule-89-02.DWG

SCALE 1 INCH = 50 FEET

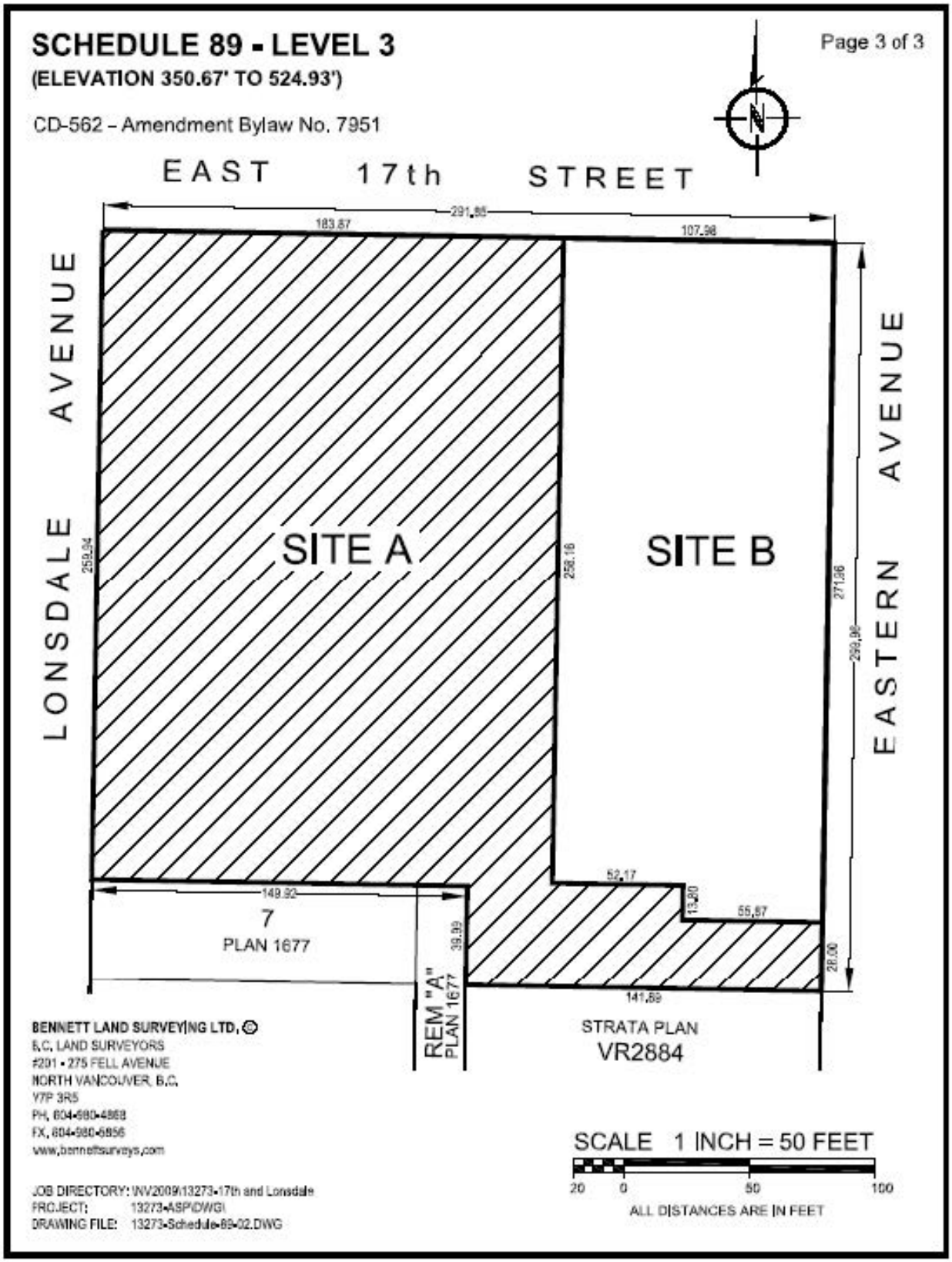
20 0 50 100

ALL DISTANCES ARE IN FEET

SCHEDULE 89 - LEVEL 3

(ELEVATION 350.67' TO 524.93')

CD-562 – Amendment Bylaw No. 7951



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DRAWING FILE: 13273-Schedule-89-02.DWG

CD-563

COMPREHENSIVE DEVELOPMENT 563 ZONE

(Lot C, Block 63, D.L. 548, Plan 10261, DMRC Properties Ltd./
The Hulbert Group International Inc., 210 West 13th Street)

In the CD-563 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The Principal Use shall be limited to Medium Density Apartment Residential Use, with a minimum of six dwelling units for Non-market rental housing;

(2) The Principal Building shall not exceed a Gross Floor Area of 1.60 times the Lot Area with the following exclusions

(a) Non market rental housing, to a maximum of 0.219 times the Lot Area including the area of the common interior corridors to service these rental units. "**Non-Market rental housing"** means rental housing operated on a not for profit basis;

(b) 0.856 times the Lot Area as a density bonus for the provision of 0.219 times the Lot Area for Non-market rental housing;

(3) The principal building shall be sited not less than:

(a) 6.40 metres (21 feet) from the Front Lot Line, except that a 6.096 metre (20 feet) wide portion of the building may be setback 0.73 metres (2.4 feet) from the Front Lot Line and Open Appendages maybe setback 2.44 metres (8.0 feet) from the Front Lot Line;

(b) 4.72 metres (15.5 feet) from the Exterior Lot Line;

(c) 2.89 metres (9.5 feet) from the Interior Lot Line;

(d) 1.04 metres (3.42 feet) from the Rear Lot Line;

(4) The Height shall be varied to not exceed a Height of four Storeys, nor 13.0 metres (42.65 ft.). For the purpose of CD-563, roof top access, to a maximum height of 2.134 metres (7.0 feet) shall not be considered a storey and shall be a permitted Height exception. Roof top guard rails shall be permitted Height exceptions;

(5) Lot Coverage together with Accessory Buildings shall not exceed a Lot Coverage of 59%;

(6) The definition of an Open Appendage shall be varied to mean an exterior space which is at least 20% unenclosed, based on the total of all side and overhead planes;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-565

COMPREHENSIVE DEVELOPMENT 565 ZONE

(The South 1/2 of Lot 22, Except the East 10 Feet Now Lane, Block 228,
D.L. 545, Plan 1266, Robert Brough/Charles Moorhead, 2600 Western Avenue)

In the CD-565 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that::

(a) The minimum lot size in the CD-565 Zone shall be no less than 469.15 square metres (5050 square feet).

(b) The Principal Building shall be sited as follows:

1. The Principal Building shall be not less than:

(i) 6.4 metres (21.0 feet) from the Front Lot Line;
(ii) 18.90 metres (62.0 feet) from the Rear Lot Line;
(iii) 1.52 metres (5.0 feet) from the north Interior Side Lot Line;
(iv) 1.86 metres (6.1 feet) from the south Exterior Side Lot Line;

(c) The Accessory Building shall not exceed a Gross Floor Area of 78.0 square metres (840 square feet);

(d) The Accessory Building shall be sited as follows:

(i) 35.5 metres (116.5 feet) from the Front Lot Line;
(ii) 1.22 metres (4.0 feet) from the Rear Lot Line;
(iii) 0.61 metres (2.0 feet) from the north Interior Side Lot Line;
(iv) 0.76 metres (2.5 feet) from the south Exterior Side Lot Line;

(e) Section 514 (5) (e) Size, Shape and Siting of Accessory Buildings, shall be waived;

(f) Section 410 (1) (b) Siting Exceptions, shall be reduced to 0.305 metres (1.0 foot);

(g) Section 906 (4) (f) Setbacks from Intersections, shall be waived;

(h) Section 906 (4) (h) Vision Clearance at Driveway Intersections, shall be waived;

(i) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(j) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(k) All exterior finishes, design and landscaping shall be approved by the Advisory

Design Panel.

(l) The Principal Building shall not exceed a Height Envelope of 4.572 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum 7.62 metres (25.0 feet).

CD-567

COMPREHENSIVE DEVELOPMENT 567 ZONE

(Lots 13 & 14, Block 127, D.L. 274, Plan 878, Anna Development Company Limited / Farzin Yadeyari Architect, 263-269 East 5th Street)

In the CD-567 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) shall be waived.

(2) Section 511(2) shall be varied to permit a gross floor area of 1.00 times the lot area. For the purpose of CD 567 the following shall be exempt from Gross Floor Area calculations:

(a) Storage and mechanical rooms located at or near the parking level,

(b) Exterior patios and decks which are at least 20 % unenclosed, based on the total of all sides and overhead planes;

(3) Section 511(3) shall be varied to permit a Lot Coverage of 60 percent, excluding portions of the parking structure which protrude more than 0.91 meters (3.0 feet) above the Building Grades, at the common property line;

(4) Section 511(4) shall be varied so that the Northern Buildings shall not exceed a height of 6.71 metres (22.0 feet) and the Southern Building shall not exceed a height of 5.18 metres (17.0 feet), measured from the average Building Grade at the north (Front) Lot Line with the following height exceptions:

(a) roof projections for roof deck access shall be permitted to a maximum of 1.22 metres (4.0 feet) above the maximum permitted height and;
(b) roof projections for gable ends shall be permitted to a maximum of 1.68 metres (5.5 feet) above the maximum permitted height;

(5) Section 511(5) shall be varied as follows:

(a) Northern Buildings shall be sited not less than:

(i) 3.048 metres (10.0 feet) from the Front Lot Line
(ii) 28.35 metres (93.0 feet) from the Rear Lot Line
(iii) 1.524 metres (5.0 feet) from the interior Side Lot Lines, with a maximum permitted 0.31 metre by 6.40 metres (1.0 feet. by 21.0 feet) bay projection into this setback from the second storey.

(b) Southern Building shall be sited not less than:

(i) 23.47 meters (77.0 feet) from the Front Lot Line;
(ii) 4.27 meters (14.0 feet) from the Rear Lot Line;
(iii) 1.52 metres (5.0 feet) from the interior Side Lot Lines, with a maximum permitted 0.31 metre by 6.40 metre (1.0 feet by 21.0 feet) bay projection into this setback from the second storey;

(6) Section 413 (2)(e) shall be varied to permit one pedestrian entrance gazebo, up to 4.57 metres (15.0 feet) in Height to be sited in the required front yard setback;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-568

COMPREHENSIVE DEVELOPMENT 568 ZONE

(Anna Development Company Limited /Michael Saii, 206-210 West 19th Street)

Lot A (see 389804L) of lots 1 & 2	Block 4 of 5	D.L. 548	Plan 1404
Lot B (see 424262L) of lots 1 & 2	Block 4 of 5	D.L. 548	Plan 1404

In the CD-568 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Building shall be limited to three Dwelling Units;

(2) The Principal Building shall not exceed a Lot Coverage of 42% percent;

(3) The Principal Building shall not exceed a Gross Floor Area of 0.60 times the Lot Area. For the purposes of CD-568 the Gross Floor Area shall exclude:

- roof top access stairs;
- Projecting Bays which contain built in seating. For the purposes of CD-568 a "Projecting Bay" is defined as a cantilevered structural bay with glazing that contains built in seating;
- exterior patios and decks which are at least 25 % unenclosed, based on the total of all sides and overhead planes;

(4) For the purposes of CD-568, one roof top access may project beyond the permitted Height by 0.61 meters (2.0 feet);

(5) The Principal Building shall be sited as follows:
- (a) 4.57 metres (15 feet) from the Front Lot Line, with a maximum permitted 1.83 metre (6.0 feet) covered porch projection and a 0.61 metre (2.0 feet) Projecting Bay;
- (b) 10.06 metres (33 feet) from the Rear Lot Line;
- (c) 4.27 metres (14 feet) from the Interior Side Lot Line, with a maximum permitted 1.83 metre (6.0 feet) covered porch projection and a maximum permitted 1.83 metre (6.0 feet) open balcony projection;
- (d) 3.66 metres (12.0 feet) from the Exterior Side Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(7) Section 906 (4) (d), Stall Access Directly from Lane, shall be waived;

(8) Section 906 (4) (f), Setbacks from Intersections, shall be amended to permit a driveway crossing providing ingress and egress to a Parking area located a minimum distance of 2.74 metres (9.00 feet) from the point of intersection of a Street and a lane;

(9) Section 510(2) Unit Separation, shall be waived;

(10) Section 514 (5) (c) shall be amended to permit an accessory building to be located 2.74 meters (9.0 feet) from the Principal Building on the Lot;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-570

COMPREHENSIVE DEVELOPMENT 570 ZONE

(Lot 6, Block 67, D.L. 271, Plan 750, A. Daei, M. Madani/Jordan Kutev Architect Inc., 645 West 14th Street)

In the CD-570 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to 5 dwelling units;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.74 times the Lot Area. For purposes of CD-570, attached parking structures up to a maximum of 0.13 times the Lot Area, shall be exempt from Gross Floor Area calculations;

(3) The Principal Building shall not exceed a Lot Coverage of 46 percent, which shall exclude Unenclosed porches and decks;

(4) The Principal Buildings shall be sited not less than:

(a) 4.57 metres (15.0 feet) from the Front Lot Line;
(b) 0.91 metres (3.0 feet) from the Rear Lot Line;
(c) 3.05 metres (10.0 feet) from the east Interior Side Lot Line,
(d) 1.53 metres (5.0 feet) from the west Interior Side Lot Line;

(5) The Principal Building shall not exceed a Height Envelope of 5.18 metres (19.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.15 metres (30.0 feet); nor to exceed 2 Storeys plus Cellar;

(5) The minimum number of accessory off-street Parking Spaces shall be 1Parking Space per dwelling unit;

(7) Section 906 (4) (d) shall be waived

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-571

COMPREHENSIVE DEVELOPMENT 571 ZONE

(Lot D, Block 8 & D, D.L. 265, Plan VAP 23188N. Mirhosseini & S. Mahdaviani / Farzin Yadegari Architect, 850 Marine Drive)

In the CD-571 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The Principal building shall not exceed a Gross Floor Area of 2.0 times the Lot area. For purposes of the CD-571 Zone, the definition of Gross Floor Area shall also exclude:
   a. Garbage and storage areas, mechanical/electrical rooms and access thereto located on the ground floor level;
   b. Enclosed Balconies;

(2) The principal building, together with accessory building shall not exceed a lot coverage of 75%;

(3) Building length (east to west) above the first Storey shall not exceed a length of 42.67 metres (140 feet);

(4) The principal building shall be sited no less than:
   a) 3.04 metres (10.0 feet) from the Front (south) Lot line;
   b) 0.91 metres (3.0 feet) from the Rear (north) Lot line;

(5) The principal building shall not exceed a Height of 4 storeys, nor 12.5 meters (41 feet) except that a corner architectural feature may project beyond the Height up to a maximum of 3.04 metres (10 feet);

(6) The minimum number of accessory off-street Parking Spaces provided shall be:
   a) Accessory Apartment Use: 1.2 stalls per unit;
   b) Retail Service Group 1 Use: 1 stall per 500 sq.ft. of Gross Floor Area;

(7) Section 1002 (1) (b) is varied to permit a Loading Space with a clear headroom of 3.35 metres (11 feet).

(8) Section 607 shall be varied to permit an Accessory Apartment Use on the second Storey and above;

(9) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

CD-572

COMPREHENSIVE DEVELOPMENT 572 ZONE

(Lots 8 & 9 of lot 3, Block 20, D.L. 548, Plan 3844, 0807839 B.C. Ltd./ Scott Kennedy, Cornerstone Architecture, 1805 Chesterfield Avenue)

In the CD-572 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(2) Two Principal Buildings shall be permitted on one Lot;

(3) The permitted Principal Use on the Lot shall be limited to:

a. Three Dwelling Units in the Easternmost Building;
b. Two Dwelling Units in the Westernmost Building;
c. Accessory Off-Street Parking;

(4) The Principal Buildings shall not exceed a Lot Coverage of 47 percent;

(5) The Principal Buildings shall not exceed a Gross Floor Area of 0.66 times the Lot Area. For purposes of CD-572 the following areas shall be excluded from Gross Floor Area calculations:

(a) Cellar areas shall be exempt;
(b) any portion of a floor in the westernmost building used for Parking or bicycle parking purposes, to a maximum of 0.10 times the Lot Area, shall be exempt;

(6) The Principal Buildings shall be sited as follows:

The Westernmost Principal Building shall be not less than:

(a) 21.34 metres (70 feet) from the Front Lot Line;
(b) 1.22 metres (4.00 feet) from the Rear Lot Line;
(c) 5.49 metres (18 feet) from the north Interior Side Lot Line;
(d) 3.05 metres (10.0 feet) from the south Exterior Side Lot Line with a 0.61 metres x 2.13 metre (2 ft. x 7 ft.) bay projection on the main and second floor;

The Easternmost Principal Building shall be not less than:

(a) 5.33 metres (17.5 feet) from the Front Lot Line;
(b) 20.12 metres (66.0 feet) from the Rear Lot Line;
(c) 1.524 metres (5.0 feet) from the North Interior Lot Line;
(d) 3.05 metres (10.0 feet) from the South Exterior Side Lot Line with a 0.61 metre by 4.57 metre (2 ft. by 15 ft.) bay projection on the main floor;

(6) Section 510 (2) Unit Separation, shall be waived;

(7) The minimum number of accessory off-street Parking Spaces provided shall be one parking space per dwelling unit and the dimension of the parking stalls shall comply with Part 9, and in no case shall less than seven parking spaces be provided, two of which are tandem parking stalls;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 573 ZONE

(654 West 15th Street)

In the CD-573 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The minimum lot size in the CD-573 Zone shall be no less than 510.95 square metres (5,500 square feet);

(2) Two Principal Buildings shall be permitted on one Lot;

(3) The permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(4) The Principal Buildings shall not exceed a combined Lot Coverage of 38.0 percent, which shall exclude:

(a) attached parking structures up to a maximum of 37.81 square metres (407.0 square feet);

(5) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.43 times the Lot Area. For purposes of CD-573 the following areas shall be excluded from Gross Floor Area calculations:

(b) Basement of the Southernmost Building to a maximum of 97.08 square metres (1,045.0 square feet);
(c) attached parking structures up to a maximum of 176.78 square metres (580.0 square feet);

(6) The Principal Buildings shall be sited as follows:

(a) 7.62 metres (25.0 feet) from the Front Lot Line, except that an unenclosed porch may project a maximum of 2.59 metres (8.5 feet) and stairs may project a maximum of 3.51 metres (11.5 feet) into the front yard setback;
(b) 1.52 metres (5.0 feet) from the Rear Lot Line;
(c) 1.52 metres (5.0 feet) from the east Interior Lot Line;
(d) 1.52 metres (5.0 feet) from the west Interior Side Lot Line;
(e) 7.62 metres (25.0 feet) separation between the Northernmost and Southernmost Buildings;

(7) The Northernmost Building shall not exceed a Height of 7.01 metres (23.0 feet) measured from Average Finished Grade and the Southernmost Building shall not exceed a Height of 7.16 metres (23.5 feet) measured from Average Finished Grade;

(8) No Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 575 ZONE

(Lot B Block 52 D.L. 550 Plan 16191, Luciano Pucci / Linda Valter Architect, 328-330 East 14th Street)

In the CD-575 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(2) For purposes of this CD-575 Zone, an Accessory Dwelling Unit means a unit that is accessory to the principal dwelling unit and shall:

(a) be completely enclosed within the Building;
(b) not be less than 37.16 square metres (400 square feet) and not more than 116.13 square metres (1,250.0 square feet);
(c) not be stratified into a separate freehold strata lot,
(d) deleted; *[Bylaw 9031, June 9, 2025]*

(3) The Principal Building shall not exceed a Lot Coverage of 43.0 percent;

(4) The Principal Building shall not exceed a Gross Floor Area of 0.75 times the Lot Area;

(5) The Principal Building shall be sited as follows:

(e) 3.81 metres (12.0 feet) from the Front Lot Line;
(f) 1.52 metres (60.0 feet) from the Rear Lot Line;
(g) 1.52 metres (5.0 feet) from the east Interior Lot Line;
(h) 1.52 metres (5.0 feet) from the west Interior Side Lot Line;

(6) Section 412(2)(e) (Accessory Structures)shall be varied to the extent necessary to permit a trellis and gateway up to 2.44 metres (8.0 feet) in height adjacent to the east and west façade of the principal building;

(7) No Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-576

COMPREHENSIVE DEVELOPMENT 576 ZONE

(Lot 10, except the south 10 feet now lane, Block 99, D.L. 550, Plan 1197, Mahmood Nowroozi/ Farzin Yadegari Architect, 365 East 9th Street)

In the CD-576 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Three Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use shall be limited to three detached Dwelling Units;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area;

(4) Section 509A(5) shall be varied to permit the Principal Buildings to be sited as shown on Schedule 90;

(5) The Accessory Building shall not exceed a Floor Area of 90.0 square metres (969.0 square feet) excluding upper Storey Floor Area for storage purposes only up to 36.2 square metres (390.0 square feet);

(6) Section 514(3) shall be waived;

(7) Section 514(5) shall be varied to permit the Accessory Building to be sited as shown on Schedule 90;

(8) Section 514(5)(f) shall be varied to permit the Accessory Building to obstruct no more than 80% of the linear distance constituting the rear lot line;

(9) The Accessory Building shall not exceed a height of 5.50 metres (18.0 feet) where the roof slope is a minimum 12 in 12 pitch measured from the average Building Grade at the Rear Lot Line;

(10) Section 906(4)(f) shall be varied to the extent necessary to permit ingress and egress to a Parking area 3.05 metres (10.0 feet) from the point of intersection of a Street and a lane;

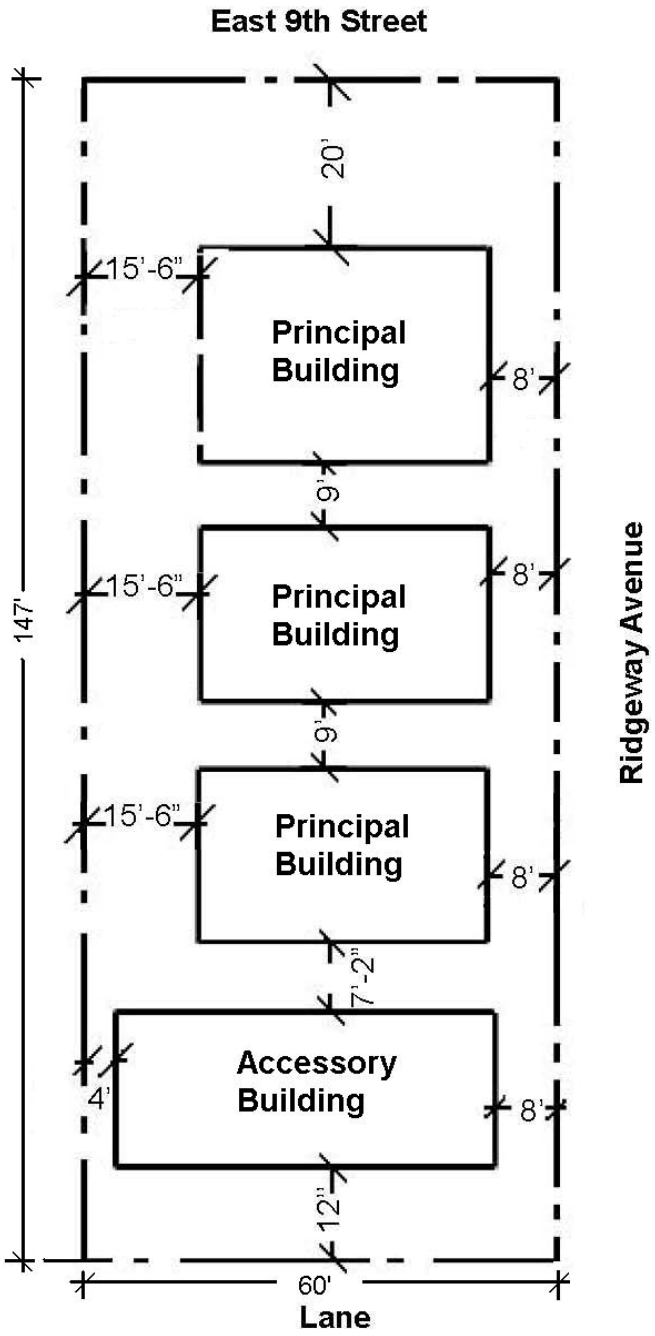
(11) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided. For the purposes of CD-576 parking shall not be permitted in the Lot area east of the Accessory Building;

(12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(13) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-576 Amendment Bylaw No. 8019	Schedule 90	Page 1 of 1

365 East 9th Street - Siting Envelope



CD-577

COMPREHENSIVE DEVELOPMENT 577 ZONE

(Lot 15 Block 99 District Lot 550 Plan 1197, David Wolstenholme/Integra Architecture Inc., 346 East 8th Street)

In the CD-577 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to two detached One Unit Dwellings;

(2) Two Principal Buildings shall be permitted on one lot;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area 0.433 times the Lot Area. For the purposes of CD-577 the basement of the southernmost Heritage Building constructed prior to 1960 shall be excluded from Gross Floor Area calculations to a maximum of 55.7 square metres (600 square feet);

(4) The southernmost Heritage Building shall be sited as follows:

a) 6.70 metres (22.0 feet) from the Front Lot Line;
b) 29.26 metres (96.0 feet) from the Rear Lot Line based upon the current Lot dimensions at the time of adopting Bylaw 8022;
c) 1.52 metres (5.0 feet) from the east Interior Lot Line;
d) 5.49 metres (18.0 feet) from the west Interior Lot Line;

(5) The northernmost Infill Building shall be sited as follows:

a) 37.4 metres (122.8 feet) from the Front Lot Line;
b) 4.28 metres (14.0 feet) from the Rear Lot Line based upon the current Lot dimensions at the time of adopting Bylaw 8022;
c) 4.27 metres (14.0 feet) from the east Interior Lot Line;
d) 1.52 metres (5.0 feet) from the west Interior Lot Line;

(6) The southernmost Heritage Building shall not exceed a Height of 10.8 metres (35.5 feet) and the northernmost Infill Building shall not exceed a Height of 5.94 metres (19.5 feet) measured from Average Grade;

(7) The minimum number of accessory off-street Parking Spaces provided shall be varied, and in no case shall less than 1 Parking Space be provided;

(8) Section 907(2)(a) shall be waived to permit the required number of parking spaces to be located west of the southernmost Heritage Building and be located not greater than 7.6 metres (25 feet) from the Front Lot Line;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-578

COMPREHENSIVE DEVELOPMENT 578 ZONE

(School District No. 44 (North Vancouver)/Grant & Sinclair Architects Ltd., VIA Architecture Inc., Polygon Developments 196 Ltd., 2151 Lonsdale Avenue)

In the CD-578 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

PART 1 – CD-578 GENERAL SITE LOCATIONS

(1.1) For the purposes of this Bylaw, the CD-578 zone shall be divided into three Sites as described on Schedule 92 (Page 1);

PART 2 – CD-578 SITE "A" (School District #44 (North Vancouver) Education Services Centre Site)

On Site "A" of the CD-578 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the P-1 Zone (Public Use & Assembly) Zone, except as provided for in this CD-578 Zone:

(2.1) The permitted Uses shall be limited to:

(a) Civic Use;

(b) Retail Service Group 1 Use;

(c) Accessory Child Care Use subject to section 607(9);

(d) Accessory Off-Street Parking Use;

(e) Off-Site Parking Use;

(f) Accessory Loading Use;

(2.2) The permitted Gross Floor Area shall be 2.3 times the lot area. For the purposes of the CD-578 Zone, buildings used for Civic Use shall be excluded from Gross Floor Area calculations. The permitted Gross Floor Area, excluding exemptions, shall be known as "Transferable Density" and may be developed on-site or off-site to a "Recipient Site" through a density transfer. Density transfers shall be recorded in Schedule 92 (Page 3), which is an integral part of this Bylaw;

(2.3) The Principal Building shall be sited not less than the setbacks shown for Site A on Page 2 of Schedule 92 attached;

(2.4) The Principal Building shall not exceed a Height of 27.5 metres (90.0 feet);

(2.5) The permitted Lot Coverage shall be 50%;

(2.6) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9 at a ratio of 1/630 sq. ft. of Gross Floor Area. Section 908 (4) shall be varied to delete the parking duration requirement of 24 hours per day so as to permit time-shared Parking for Off-Site Civic Uses;

(2.7) Section 1001(2) shall be varied to require one Loading Space;

(2.8) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(2.9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(2.10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

PART 3 – CD-578 SITE "B" (Polygon Development 196 Ltd./Residential Site)

On Site "B" of the CD-578 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the RM-1 (Medium Density Apartment Residential 1 Zone), except as provided for in this CD-578 Zone:

(3.1) The permitted Uses shall be limited to:
- (a) Medium Density Apartment Residential Use;
- (b) Accessory Home Occupation Use;
- (c) Accessory Home Office Use;
- (d) Accessory Off-Street Parking Use;
- (e) Off-Site Parking Use;

(3.2) Principal Buildings shall not exceed a total Gross Floor Area of 1.60 times the Lot Area plus 5,620.45 sq. m. (60,500 sq. ft.) transferred Gross Floor Area from Site "A" as per Schedule 92, Page 3. For the purposes of CD-578, balconies and porches enclosed up to 80.0% shall also be excluded from Gross Floor Area calculations.

(3.3) The Principal Buildings shall be sited not less than the setbacks shown for Site B on Page 2 of Schedule 92 attached;

(3.4) The Principal Buildings shall not exceed a Height of 5 storeys plus a basement or cellar;

(3.5) The permitted Lot Coverage shall be 50%;

(3.6) Section 402 (1) Residential Use in a Cellar, shall be waived;

(3.7) Section 510 (2) Unit Separation, shall be waived;

(3.8) Section 510 (3) Building Width and Length, shall be waived;

(3.9) The minimum and maximum number of Accessory Off-Street Parking spaces provided shall be 1.2 and 1.35 respectively, which shall include visitor parking at a ratio of 0.1 parking spaces per dwelling unit;

(3.10) Section 906 (4)(c)(i) shall be varied so as to allow one vehicular driveway access off Chesterfield Avenue to provide shared access to Sites B and C;

(3.11) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(3.12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(3.13) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

PART 4 – CD-578 SITE "C" (Non-Market Residential Use)

On Site "C" of the CD-578 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the RM-1 (Medium Density Apartment Residential 1 Zone), except as provided for in this CD-578 Zone:

(4.1) The permitted Uses shall be limited to:

(a) Special Needs Apartment Residential Use; For purposes of the CD-578 Zone, Special Needs Apartment Residential Use means housing for people with physical or mental disabilities, resident caregivers and building managers;
(b) Rental Apartment Residential Use;

(c) Residential Care Facility;

(d) Accessory Home Occupation Use;

(e) Accessory Home Office Use;

(f) Accessory Child Care Use subject to section 607(9);

(g) Accessory Off-Street Parking Use;

(h) Off-Site Parking Use;

(4.2) Principal Building shall not exceed a total Gross Floor Area of 1.6 times the Lot Area; For the purposes of CD-578, balconies and porches enclosed up to 80.0% shall be excluded from Gross Floor Area calculations;

(4.3) The Principal Building shall be sited not less than the setbacks shown for Site C on Page 2 of Schedule 92 attached;

(4.4) The Principal Building shall not exceed a Height of 4 storeys;

(4.5) The permitted Lot Coverage shall be 50%;

(4.6) Section 402 (1) Residential Use in a Cellar, shall be waived;

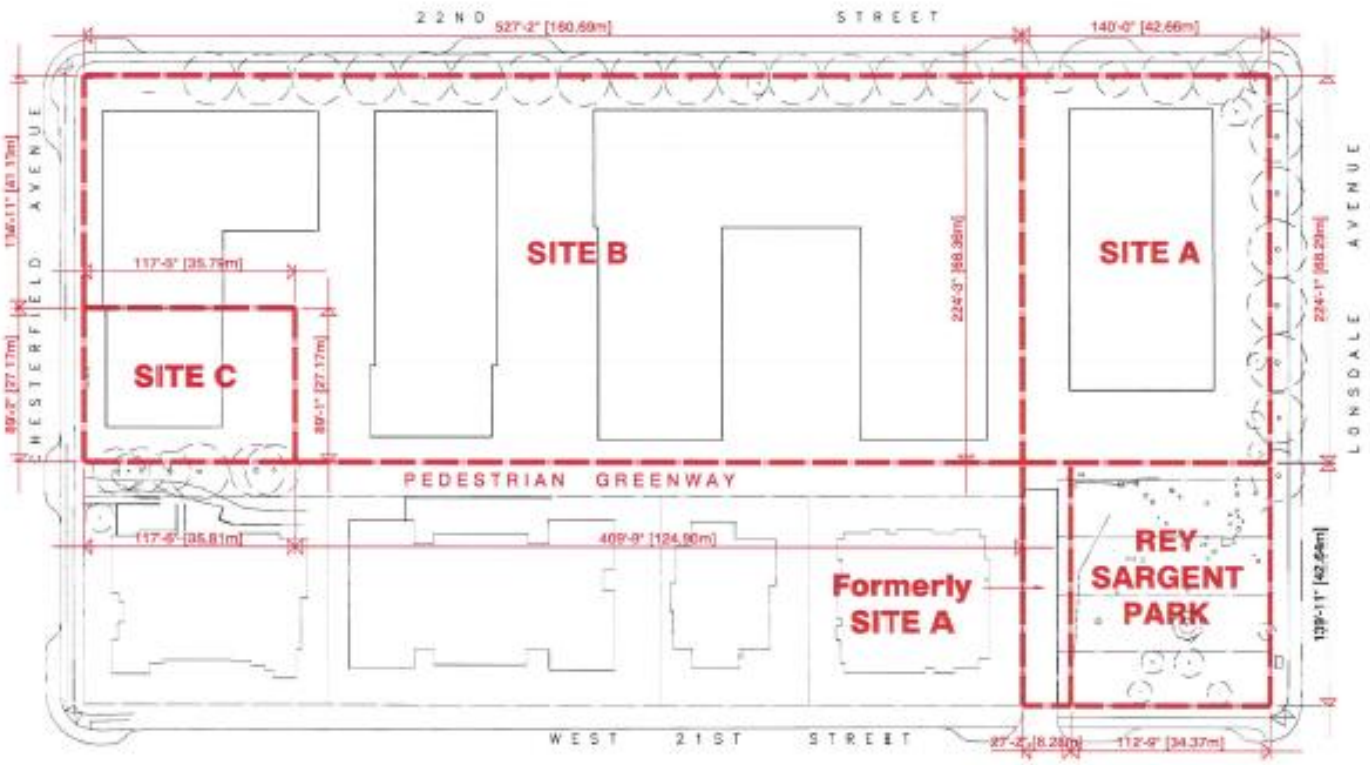
(4.7) The minimum number of Accessory Off-Street Parking spaces provided shall be 4 stalls. Off-Site Parking secured by a covenant may be provided on Site B.

(4.8) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

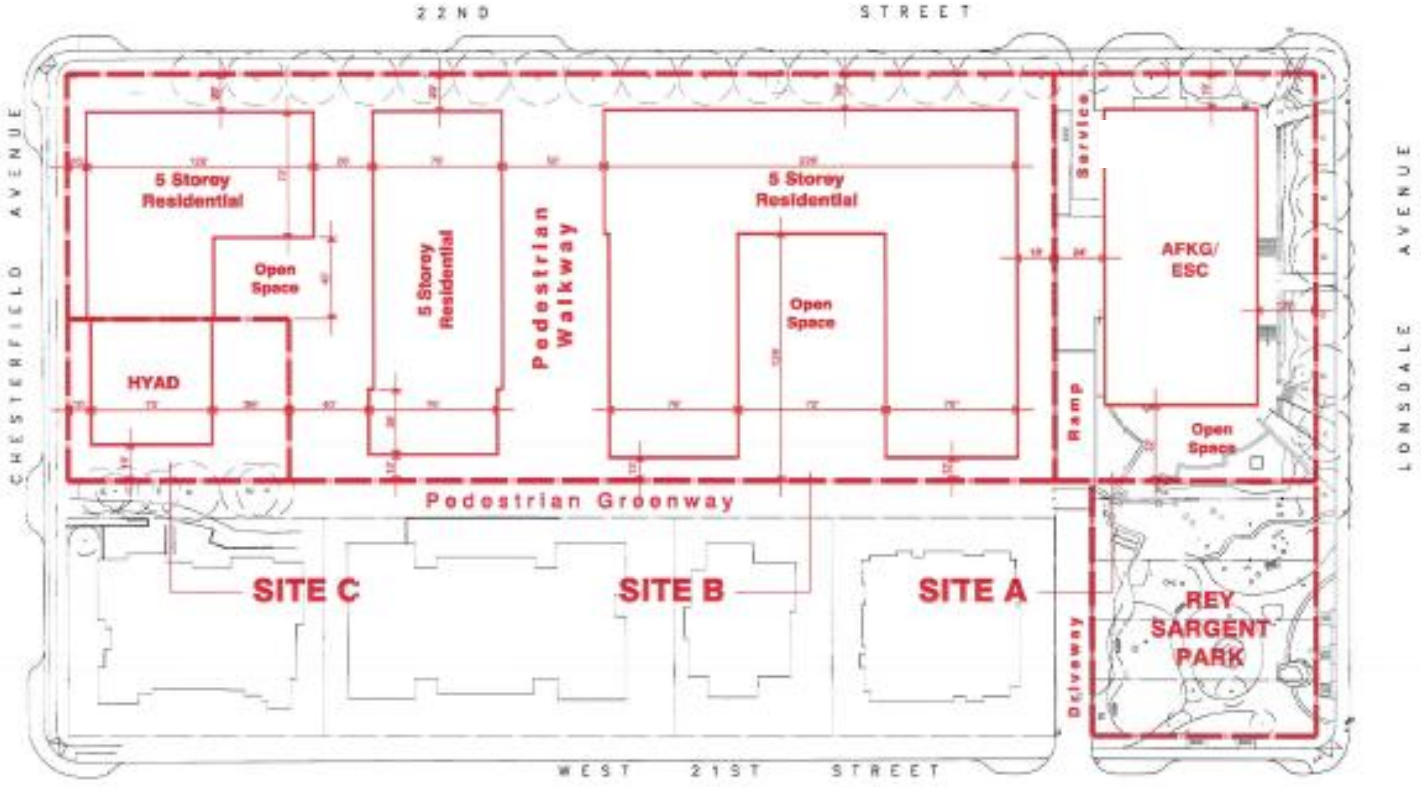
(4.9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(4.10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-578 Amendment Bylaw No. 8046	**SCHEDULE 92**	**Page 1 of 3**
Site Description		



CD-578 Amendment Bylaw No. 8046	**SCHEDULE 92**	**Page 2 of 3**
Siting Plan		



2151 Lonsdale Avenue

Transferable Density Record

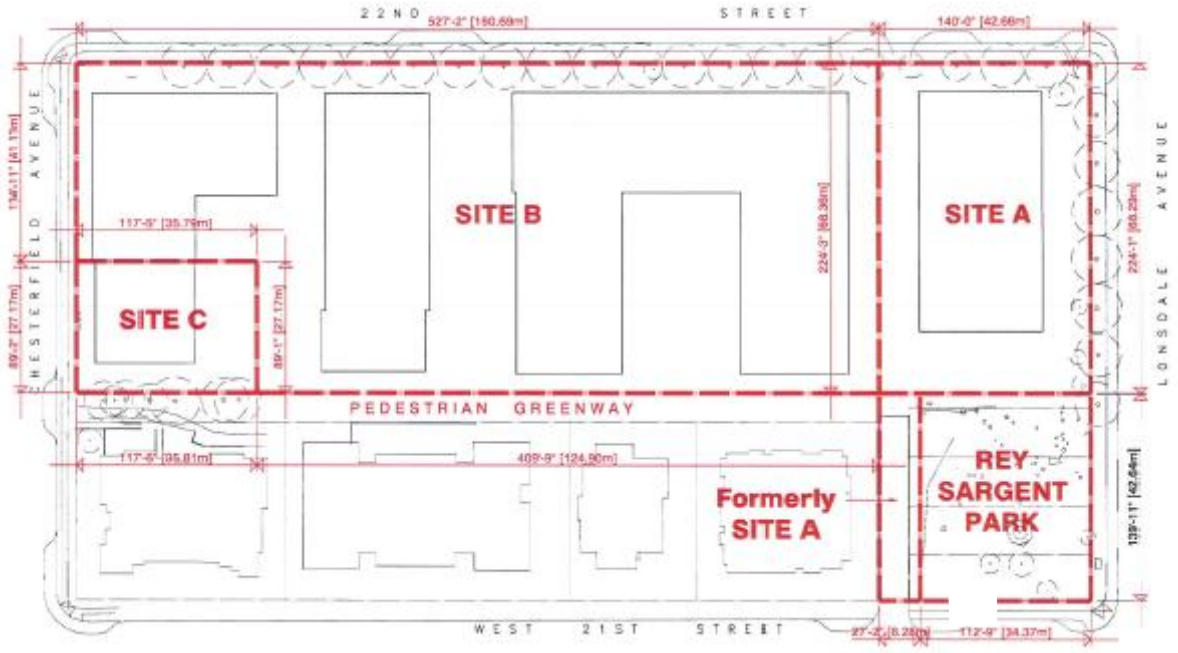
The following table records the density assignment for Site A at 2151 Lonsdale Avenue (The "Donor Site"), which is zoned CD-578. As per section (2.2) of the CD-578 Zone, the maximum density within the CD-578 Zone (Site A) is 2.3 times the lot area (6700 sq.m./72,117 sq.ft.), excluding buildings used for civic uses. This table maintains a record of densities on Site "A" (Donor Site) transferred from Site "A" to a Recipient Site through a rezoning process.

The following table lists the total density approved for Site "A", density transfers approved and the remaining Transferable Density potential on Site "A".

Donor Site	**Total CD-578 Site A Permitted Gross Floor Area (2.3 FSR)**	**On-site Gross Floor Area**	**Residual Site A Density**
2151 Lonsdale Avenue/NVSD #44 Administration Building (Site A)	6,700 sq. m. (72,117 sq. ft.)	0 sq. m. (0 sq. ft.)	6,700 sq. m. (72,117 sq. ft.)

Recipient Sites Approved Through Density Transfers	**Transferred Gross Floor Area**	*Zoning Amendment Bylaw #*	**Adoption Date**	**Remaining Residual Density on Site A (Donor Site)**
2151 Lonsdale Avenue/Polygon Development 196 Ltd. / Residential Buildings (Site B)	5,620.45 sq. m. (60,500 sq. ft.)	# 8046		1,079.22 sq. m. (11,617 sq. ft)

CD-578 Amendment Bylaw No. 8046	**Appendix 'A'**	
Site Description		



CD-580

COMPREHENSIVE DEVELOPMENT 580 ZONE

(Lot 6 Block 170 D.L. 274 Plan 972,J. Lantela, 427-429 Alder Street)

In the CD-580 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot and for the purposes of CD-580 shall be known as the Northernmost (Heritage House) and Southernmost (Infill) Principal Buildings.

(2) The permitted Principal Use on the Lot shall be limited to:

a. One Dwelling Unit plus one Secondary Suite in the Northernmost Building (Heritage House);
b. One Dwelling Unit in the Southernmost Building (Infill);

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area;

(4) The Principal Buildings shall be sited as follows:

The N**orthernmost** building (Heritage House) shall be sited not less than:

a) 2.60 metres (8.5 ft.) from the Front Lot Line;
b) 28.2 metres (92.5 ft.) from the Rear Lot Line;
c) 0.46 metres (1.5 ft.) from the east Interior Lot Line;
d) 8.07 metres (26.5 ft.) from the west Interior Lot Line;

The S**outhernmost** building (Infill) shall be sited not less than:

a) 17.22 metres (56.5 ft.) from the Front Lot Line;
b) 14.79 metres (48.5 ft.) from the Rear Lot Line;
c) 4.27 metres (14.0 ft.) from the east Interior Lot Line;
d) 0.305 metres (1.0 ft.) from the west Interior Lot Line;

(5) The Northernmost Building (Heritage House) shall not exceed a Height Envelope of 4.88 metres (16.0 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum height of 9.76 metres (32.0 feet). A dormer up to 4.88 metres (16.0 ft.) in width may project beyond the Height Envelope, but in no way shall this projection exceed the maximum Height Envelope of 9.76 metres (32.0 ft).

(6) The minimum number of Accessory Off-Street Parking spaces provided shall be 2 stalls;

(7) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained.

CD-581

COMPREHENSIVE DEVELOPMENT 581 ZONE

(Lot D except W 4ft. Block87, D.L. 549, Plan 1092/Villa St. George's/Chercover Massie & Associates Ltd., 1033 St. George's Avenue)

In the CD-581 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 zone, except that:

(1) The permitted Uses shall be limited to:

(a) Medium Density Apartment Residential Use;
(b) Accessory Home Occupation Use;
(c) Accessory Home Office Use;
(d) Accessory Off-Street Parking Use;
(e) Off-Site Parking Use;

(2) Principal Buildings shall not exceed a total Gross Floor Area of 1.60 times the Lot Area. For the purposes of CD-581, in-suite storage and in-suite laundry areas with no exterior glazing, and corridor and stair cores on the first 3 floors, up to a combined maximum of 381.0 sq.m. (4,100 sq.ft.) shall be exempt from Gross Floor Area calculations;

(3) Section 510 (3) Building Width and Length, shall be waived;

(4) The minimum number of Accessory Off-Street Parking spaces provided shall be calculated at a ratio of 1.0 parking spaces per dwelling unit with no requirement for visitor parking**;**

(5) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-583

COMPREHENSIVE DEVELOPMENT 583 ZONE

(Lot Q, Block 10, D.L. 265, Plan 20146, Tigeri Marine Property Ltd./Chandler Associates Architecture Inc., 700 Marine Drive)

In the CD-583 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The Principal building shall not exceed a Gross Floor Area of 2.0 times the Lot area. For purposes of the CD-583 Zone, the definition of Gross Floor Area shall also exclude:

a. Garbage/Recycling area, located on the ground floor level;

(2) Building length (east to west) above the second Storey shall not exceed a length of 47.86 metres (157 feet);

(3) The principal building shall be sited no less than:

a) 3.04 metres (10.0 feet) from the Front (south) Lot line;

b) 0.25 metres (0.83 feet) from the Rear (north) Lot line;

(4) The principal building shall not exceed a Height of 4 storeys, nor 16.2 meters (53 feet) except that a corner architectural feature may project beyond the Height up to a maximum of 1.83 metres (6 feet);

(5) The minimum number of accessory off-street Parking Spaces provided shall be:

a) Accessory Apartment Use: 1.2 stalls per unit;

b) Retail Service Group 1 Use:

- Ground (First) Floor: 1 stall per 500 sq.ft. of Gross Floor Area;

- Second Floor: 1 stall per 750 sq.ft. of Gross Floor Area;

(6) Section 1002 is varied to permit a Loading Space with dimensions of 2.44 metres (8 feet) in width, 5.48 metres (18 feet) in length and clear headroom of 2.134 metres (7 feet);

(7) All exterior finishes, signage, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 588 ZONE

(735 West 15th Street)

In the CD-588 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Section 511(1) shall be waived.

(2) Principal Buildings shall not exceed a Gross Floor Area of 1.0 times the Lot Area provided that: *[Bylaw 8464, May 30, 2016]*

a. roof top access to a maximum of 200 square metres (2,153 square feet) shall be excluded; and
b. a density bonus to a maximum of 514 square metres (5,527 square feet) for the provision of the following:
   (i) minimum Energuide 82 energy standard in accordance with subsection 419(1);
   (ii) Built Green Gold; and
   (iii) LEED for Homes Platinum in accordance with subsection 422(1);

(3) Principal Buildings shall not exceed a Lot Coverage of 40 percent, excluding portions of the parking structure which protrudes more than 0.914 metres (3.0 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;

(4) Section 511(4) shall be varied so that the principal building shall not exceed a Height of 10.67 metres (35 feet) as measured from Average Grade, with the following Height exceptions:

a. Roof top access and privacy screens, to a maximum of 1.52 metres (5 feet)
b. Roof deck railings to a maximum of 1.067 metres (42 inches)

(5) Principal buildings shall be sited not less than:

a. 4.57 metres (15.0 feet) from the Front Lot Line
b. 3.05 metres (10.0 feet) from the Rear Lot Line, except that stairs from the parking level may project into this setback
c. 4.87 metres (16.0 feet) from the West Exterior Side Lot Line
d. 14.48 metres (47.5 feet) from the East Interior Side Lot Line, except that stairs and porches may project up to 3.35 metres (11.0 feet) into this setback;

(6) Section 413 (2)(e) shall be varied to permit trellis with no waterproof roof, up to 3.05 metres (10.0 feet) to be sited anywhere on the lot;

(7) Section 906(4)(d) shall be waived to permit access to individual Parking stalls located directly off the lane;

(8) A minimum number of five Dwelling Units must meet Level 2 Adaptable Design Guidelines;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-589

COMPREHENSIVE DEVELOPMENT 589 ZONE

(Lot A, Block 163, D.L. 271, Plan 16324, 641650 B.C. Ltd./Rafii Architects Inc., 83 Chesterfield Avenue)

In the CD-589 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-5 Zone, except that:

(1) The permitted Uses shall be limited to:

a) Retail Service Group 1 Use;
b) Rental Apartment Residential Use;
c) Civic Use;
d) Accessory Off-Street Parking Use;
e) Accessory Off-Street Loading Use;

(2) The Principal Building shall not exceed a Gross Floor Area of 2.6 times the Lot Area plus a 0.58 FSR density bonus for the provision of a minimum 27 Rental Apartment Units. For the purpose of CD-589 the following shall be exempt from Gross Floor Area:

a) Exterior balconies and decks which are at least 24% unenclosed, based on the total of all sides and overhead planes; and
b) Exterior corridors and exterior lobbies;

(3) Lot Coverage shall not exceed 77% reduced to 75% above the second Storey;

(4) The Principal Building shall not exceed a Height of 18.8 metres (62.0 feet) measured from Average Grade to the highest point of the Principal Building including elevator shafts, mechanical rooms and roof top equipment;

(5) Section 6A02 (1)(a) shall be varied to permit three Rental Apartment Dwelling Units on the first Storey;

(6) Section 6A04 (5)(a) shall be waived to permit the Principal Building to be setback 0.0 metres from the Rear Lot Line;

(7) Section 6A04 (5)(b) shall be waived;

(8) Section 6A04 (6) shall be varied to permit a horizontal width or length of 36.58 metres (120.0 feet) above the third Storey;

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(10) Section 906 (4)(i)(i) is varied to permit a maximum 15% driveway ramp slope beyond the first 6.096 metres (20.0 feet) from the property line;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-590

COMPREHENSIVE DEVELOPMENT 590 ZONE

(Lot A of Lot 16, Block 108, D.L. 274, Plan 4445, David Klassen/Michael Craig Designer, 277/279 East 8th Street)

In the CD-590 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

For a Principal Building issued a Building Permit prior to 1915 and designated as a Municipal Heritage Site, the permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-3 Local Commercial Zone with the following exceptions:

(1) The permitted Principal Uses shall be limited to:

a) On the First Storey:

i. "Neighbourhood Commercial Use". For purposes of the CD-590 Zone, "Neighbourhood Commercial Use" includes grocery stores, vegetable markets, confectioneries, delicatessens, meat markets, bakery, clothing stores, personal furnishings shops, hardwares, variety stores, book shops, professional and semi-professional offices, business offices, barbers, hairdressers, tailors, shoemakers, printers, coffee houses**,** dance and music studios, art galleries, computer stores, toy stores, hobby stores, U-Wine/U-Brew Use, camera stores, and other similar uses.

ii. Live Work Use. For purposes of the CD-590 Zone, a "Live Work Use" means a Dwelling Unit combined with any Neighbourhood Commercial Use listed in subsection (1) a) i, above, and shall be limited to a maximum of two Live Work Units;

b) Second Storey:

i. Apartment Use. For the purposes of the CD-590 Zone "Apartment Use" means a Residential Use, and provides for a maximum two Dwelling Units;
ii. Accessory Home Occupation Use;
iii. Accessory Home Office Use;

c) Cellar: Uses customarily incidental to the permitted Uses on the First Storey and Second Storey;

(2) The Principal Building shall not exceed a Gross Floor Area of 1.6 times the Lot Area excluding the Cellar;

(3) Section 612 (2) shall be varied to permit a Lot Coverage of 87 percent;

(4) The Principal Building shall not exceed a Height of 9.14 metres (30.0 feet);

(5) Section 609 shall be waived;

(6) Section 612 (4) shall be varied to permit the Principal Building to be sited not less than:
    (a) 0.0 metres (0.0 feet) from the Front Lot Line;
    (b) 2.44 metres (8.0 feet) from the Rear Lot Line;
    (c) 0.0 metres (0.0 feet) from the east Exterior Lot Line;
    (d) 0.0 metres (0.0 feet) from the west Interior Lot Line;

(7) The minimum number of accessory off-street Parking Spaces regulated in Part 9 shall be waived in its entirety;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides.

CD-591

COMPREHENSIVE DEVELOPMENT 591 ZONE

(Lot 5, Block 67, D.L. 271, Plan 750, Elizabeth Osvald/Jordan Kutev Architect Inc., 651 West 14th Street)

In the CD-591 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Uses shall be limited to:

a) Four Residential Dwelling Units;
b) Accessory Home Occupation Use;
c) Accessory Home Office Use;
d) Accessory Off-Street Parking Use.

(3) The Principal Buildings shall not exceed a combined total Gross Floor Area of 0.75 times the Lot Area. For the purposes of CD-591, cellar areas shall be excluded from Gross Floor Area calculations, up to a combined maximum of 3,050 square feet;

(4) The Principal Buildings together with patio areas in the northernmost units and parking structures attached to the southernmost units shall not exceed a combined total Lot Coverage of 50.0 %;

(5) The Principal Buildings shall be sited as follows:

The **Northernmost** Principal Building shall be sited not less than:

(a) 4.572 metres (15.00 feet) from the Front Lot Line;
(b) 27.128 metres (89.00 feet) from the Rear Lot Line;
(c) 2.744 metres (9.00 feet) from the east Interior Side Lot Line;
(d) 2.744 metres (9.00 feet) from the west Interior Side Lot Line;

The **Southernmost** Principal Building shall be sited not less than;

(a) 25.61 metres (84.00 feet) from the Front Lot Line;
(b) 6.71 metres (22.00 feet) from the Rear Lot Line;
(c) 1.524 metres (5.00 feet) from the east Interior Side Lot Line;
(d) 1.524 metres (5.00 feet) from the west Interior Side Lot Line;

(6) Section 412 (e) shall be varied to allow two trellis structures more than 8 feet in Height to be sited in the rear of the property over a section of the open parking stalls;

(7) The Principal Buildings shall not exceed a Height Envelope of 4.527 metres (15 feet), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 9.144 metres (30) feet;

(8) Section 510 (2) Unit Separation, shall be waived;

(9) Section 511 (1) Unit Density, shall be waived;

(10) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 4 Parking Spaces be provided on the Lot;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 592 ZONE

(225, 235 and 245 East 3rd Street)

In the CD-592 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 (Medium Density Apartment Residential 1 Zone), except that:

(1) The Principal Use shall be limited as follows:
   (a) On Site "A" as shown on Schedule 93:
      i. Medium-Density Apartment Residential Use;
      ii. Accessory Home Occupation Use;
      iii. Accessory Home Office Use;
      iv. Accessory Off-Street Parking Use;

   (b) On Site "B" as shown on Schedule 93:
      i. Non Profit Senior's Rental Residential Use;
      ii. Accessory Home Occupation Use;
      iii. Accessory Home Office Use;
      iv. Accessory Off-Street Parking Use;

(2) For the purposes of CD-592, the definition of Non Profit Senior's Rental Residential Use shall be defined as:
   (a) self contained rental residential housing for seniors aged 55 or older, and;
   (b) units subject to a Housing Agreement with the City of North Vancouver pursuant to the *Local Government Act* on terms satisfactory to the City, and; *[Bylaw 8464, May 30, 2016]*
   (c) residential units that are held in common ownership, and not stratified as per the Strata Property Act.

(3) The Principal Building on Site "A", as shown on Schedule 93, shall not exceed a Gross Floor Area of 1.60 times the combined Lot Area of Site "A" and "B" subject to
   (a) the provision of a minimum of 3,910 square metres (42,087 Sq. ft.) of Non Profit Senior's Rental Residential Use being provided on Site "B"

(4) The Principal Building on Site 'B,' as shown on Schedule 93, shall be excluded from the maximum allowable Gross Floor Area for the combined sites, to a maximum of 4,000 square metres (43,056 sq. ft.);

(5) The Principal Building on Site "A", shall be sited not less than:
   (a) 5.3 metres (17.38 ft.)from the Front Lot Line;
   (b) 4.5 metres (14.76 ft.) from the Rear Lot Line, except that open balconies may project a maximum of 2.5 metres (8.2 ft) into the required Rear Yard setback;
   (c) 5.7 metres (18.7 ft.)from the Exterior Lot Line, except that open balconies may project a maximum of 2.5 metres (8.2 ft) into the require Exterior Sideyard setback;
   (d) 7.6 metres (24.93 ft.) from the Interior Lot Line;

(6) The Principal Building on Site “B”, shall be sited not less than:
- (a) 5.7 meters (18.7 ft.)from the Front Lot Line;
- (b) 3.7 meters (12.14 ft.) from the Rear Lot Line;
- (c) 2.2 meters (7.2 ft.) from the westerly Interior Lot Line;
- (d) 5.1 meters (16.73 ft.)from the easterly Interior Lot Line;

(7) The Principal Buildings shall not exceed a Lot Coverage of;
- (a) On Site “A”, 50 percent;
- (b) On Site “B”, 52 percent;

(8) The Principal Buildings shall not exceed a Height of:
- (a) On Site “A”, 5 storeys plus basement or cellar, or 14.5 metres (47 ft.) as measured from the average grade along the north property line ;
- (b) On Site “B”, 4 storeys plus basement or cellar, or 11.75 metres (38.6 ft.) as measured from average grade along the north property line;

(9) Parking shall be provided in accordance with Part 9, except the minimum number of Parking Stalls for Site ”B” shall be a minimum of 0.2 Parking Stalls per dwelling unit plus 5 visitor Parking Stalls;

(10) The definition of an Open Appendage shall be varied to mean an exterior space which is at least 20 % unenclosed, based on the total of all side and overhead planes;

(11) Section 410(2)(e) ii) shall be varied to permit unenclosed balconies to project 2.5 metres (8.2 ft.) into the Rear and Exterior Sideyard setback;

(12) Section 507(14)(b) shall be varied for Site “B” to require a minimum of 60 residential Dwelling Units to be designed to meet Level 2 Adaptable Design Guidelines and 3 residential Dwelling Units to be designed to meet Level 3 Adaptable Design Guidelines;

(13) Section 510(1) Minimum Unit Size, shall be waived;

(14) Section 510(2) Unit Separation, shall be waived;

(15) Section 510(3) Building Width and Length, shall be waived;

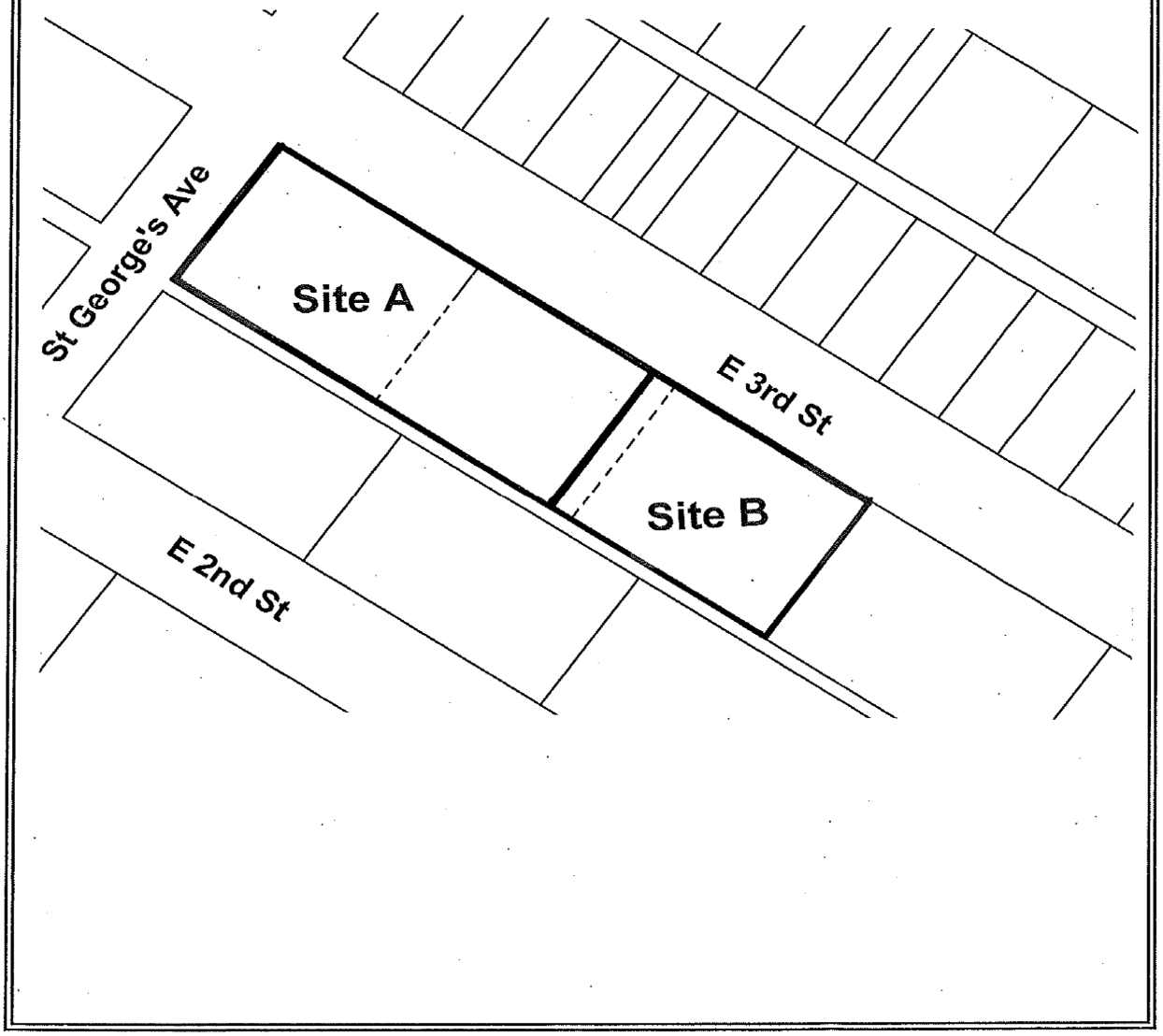
(16) Section 906(4)(d) shall be varied to the extent necessary to permit five parking stalls on Site “B” to access directly off the lane;

(17) Section 1105(4) shall be varied for Site “B” to require a minimum of 21 scooter and/or bicycle parking stalls;

(18) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(19) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-592 Amending Bylaw No. 8104	SCHEDULE 93	Page 1 of 1
TITLE: 225 – 245 East 3rd Street		



CD-594

COMPREHENSIVE DEVELOPMENT 594 ZONE

(Lots 1, 17 & 18, D.L. 2654 and 265, Plan 8766 & LMP45092,
Harbourside Landing Ltd./Bunting Coady Architects,788 Copping Street)

In the CD-594 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the W-1 Zone, except that:

(1) The permitted Principal and Accessory Uses shall be limited to:

a) Industrial Business Park use;
b) Service Commercial Use;
c) Accessory Off-Street Parking Use;
d) Accessory Off-Street Loading Use;
e) Civic Use;
f) Accessory Retail Services Group 2 Use, subject to Section 702;
g) One Accessory One-Unit Residential Use to a maximum Gross Floor Area of 92.16 square metres (992.00 square feet).

For the purpose of this section:

"Industrial Business Park Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including film, television, and music studios, engineering, drafting, and architectural offices, computer system and software development, data processing, surveying, building contractor and trade contractor offices; excluding bulk loading, wrecking, or salvaging of goods, materials, and things and excludes the production, refining, or processing of Dangerous Goods.

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreation uses, professional and semi-professional offices, finance and accounting offices, business offices and are limited to a maximum of 1,300 square metres (14,000 square feet) in total, to be allocated as follows:

1. Building 1: To a maximum Gross Floor Area of 260.12 square metres (2,800.00 square feet)
2. Building 2: To a maximum Gross Floor Area of 1040.50 square metres (11,200.00 square feet).

The following uses are prohibited:

(i) retail sales of personal items such as jewelry, clothing, food items and computers;
(ii) call centers and telephone solicitation centers;

(2) The principal buildings, together with accessory buildings shall not exceed a combined lot coverage of 40 percent;

(3) The siting of the principal buildings shall be as shown in Schedule 94, as attached to and forming part of this bylaw;

(4) The principal Buildings shall not exceed a combined gross floor area of 0.66 times the lot area;

(5) Parking shall be provided on Site 1, 2 and 3 combined and shall be calculated at 1 space per 59 square metres (635 Square feet) of combined Gross Floor Area. For purposes of CD-594 a minimum of one parking space, located in commonly accessible areas shall be provided for a car-share vehicle;

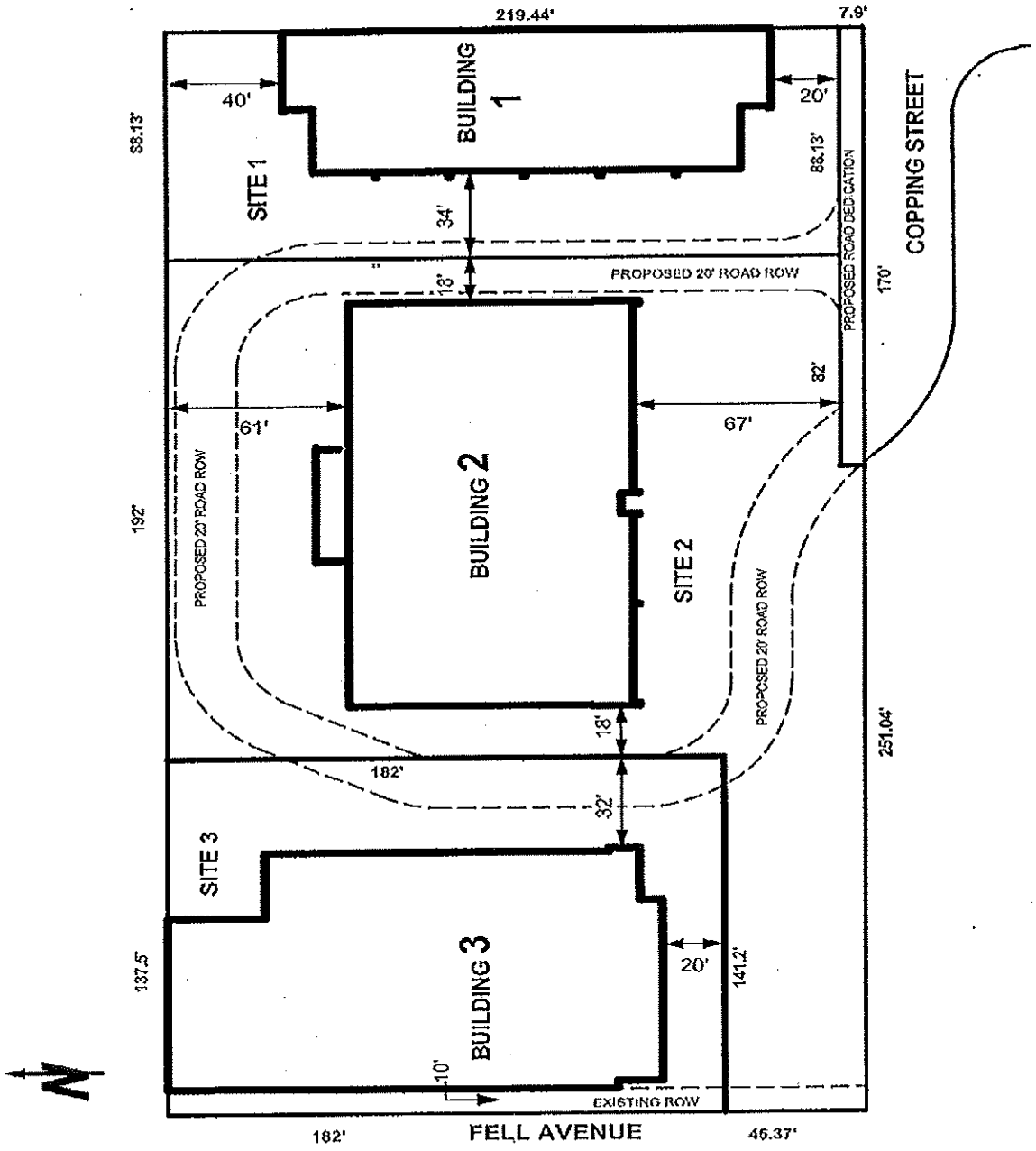
(6) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides, and shall not be located in required manoeuvering aisles, driveways, loading or parking spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-594 Amending Bylaw No. 8111	SCHEDULE 94	Page 1 of 1

TITLE: Site Description and Siting Plan



CD-595

COMPREHENSIVE DEVELOPMENT 595 ZONE

(Lot 26, Block 76, D.L. 549/550, Plan 1450, 0866726 BC Ltd./Raffaele & Associates, 302 East 12th Street)

In the CD-595 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(2) Two Principal Buildings shall be permitted on one Lot;

(3) The permitted Principal Uses on the Lot shall be limited to:

a. One Dwelling Unit in each Principal Building, and;
b. A maximum of one Accessory Secondary Suite in the CD-595 Zone subject to Section 3 of this CD-595;

(4) For the purposes of this CD-595, an Accessory Secondary Suite Use shall:

(a) be prohibited in the northernmost Principal Building;
(b) be completely enclosed within the southernmost Principal Building;
(c) only be permitted where Owner occupied or where the principal Dwelling Unit to which it is Accessory is Owner occupied;
(d) not be less than 37.2 square metres (400 square feet) and not more than 91.1 square metres (980 square feet);
(e) not be stratified into a separate freehold strata lot;
(f) have one Accessory Off-Street Parking Space provided for the exclusive use of the Accessory Secondary Suite Use;

(5) Parking structures to a maximum of 25.5 square metres (275 square feet) attached to the northernmost building shall be excluded from Lot Coverage calculation;

(6) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.49 times the Lot Area, which shall exclude:

a. for the southernmost Building built prior to 2010:

i) a Basement to a maximum of 91.1 square metres (980 square feet);
ii) exterior porches and balconies that are at least 25% unenclosed, based on the total of all sides and overhead planes;
iii) second Storey Floor Area used for storage purposes only to a maximum of 10.7 square metres (115 square feet);

b. parking structures to a maximum of 25.5 square metres (275 square feet) attached to the northernmost building;

(7) The Principal Buildings shall be sited as follows:

a. for the southernmost Building:
   i) 9.60 metres (31.5 feet) from the Front Lot Line;
   ii) 1.83 metres (6.0 feet) from the east Interior Lot Line;
   iii) 2.74 metres (9.0 feet) from the west Exterior Side Lot Line;

b. for the northernmost Building:
   i) 5.79 metres (19.0 feet) from the Rear Lot Line with the exception of an attached, unenclosed parking structure that may be sited 1.22 metres (4.0 feet) from the Rear Lot Line;
   ii) 4.11 metres (13.5 feet) from the east Interior Lot Line;
   iii) 1.52 metres (5.0 feet) from the west Exterior Side Lot Line;

c. the minimum separation between the northernmost and southernmost Buildings shall be 8.84 metres (29.0 feet);

(8) The Principal Buildings shall not exceed a Height Envelope of 4.57 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of:

a. 7.47 metres (24.5 feet) for the southernmost Building;
b. 8.54 metres (28.0 feet) for the northernmost Building;

(9) The minimum number of accessory off-street Parking Spaces provided shall be one Parking Space per Dwelling Unit and in no case shall less than four Parking Spaces be provided;

(10) Section 906(4)(f) shall be varied to the extent necessary to permit ingress and egress to a Parking area 3.05 metres (10.0 feet) from the point of intersection of a Street and a Lane;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and
shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 596 ZONE

(362 East 12th Street)

In the CD-596 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone *[Bylaw 8692, February 4, 2019]*, except that:

(1) Deleted; *[Bylaw 9031, June 9, 2025]*

(2) The Principal Building on the exterior lot shall be sited not less than:

(a) 5.99 metres (19.66 feet) from the Front Lot Line;
(b) 18.9 metres (62.0 feet) from the Rear Lot Line;
(c) 1.52 metres (5.0 feet) from the east Exterior Side Lot Line,
(d) 1.31 metres (4.33 feet) from the west Interior Side Lot Line;

(3) The Principal Building on the interior lot shall be sited not less than:

(a) 5.99 metres (19.66 feet) from the Front Lot Line;
(b) 18.9 metres (62.0 feet) from the Rear Lot Line;
(c) 1.31 metres (4.33 feet) from the east Interior Side Lot Line;
(d) 1.52 metres (5.0 feet) from the west Interior Side Lot Line;

(4) Section 906 (3) (c) requiring a 1.0 foot setback from the exterior lot line to the parking space, shall be waived.

COMPREHENSIVE DEVELOPMENT 599 ZONE

(101-113 East 3rd Street and 220-250 Lonsdale Avenue)

(Formerly Lot 5, 6, 7, 8, 9 & 10, Block 141, DL 274, Plan 878, 222-238 Lonsdale Avenue)

In the CD-599 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-2 Zone Lower Lonsdale 2) Zone, except that:

(1) The permitted Principal Uses for the Lot shall be limited to:

a) Retail Service Group 1 Use;

b) Accessory Residential Apartment Use;

c) Community Amenity Uses; For purposes of the CD-599, Community Amenity Uses shall include non-profit groups and Civic Uses;

d) Accessory Home Occupation Use;

e) Accessory Home Office Use;

f) Child Care Use subject to Section 607 (9);

g) Accessory Off-Street Parking Use;

h) Accessory Off-Street Loading Use;

(2) The Principal Building shall not exceed a Gross Floor Area of 2.6 times the Lot Area plus 943.4 square metres (10,154 square feet) of Gross Floor Area transferred from CD-505 (158 West 13th Street and 1320 Chesterfield Avenue) Site 3, as per Schedule 72, Page 3.

For purposes of CD-599 the following shall also be excluded from Gross Floor Area calculations:

(a) Community Amenity Use up to 92.9 square metres (1,000 square feet);

(b) Mezzanines up to a combined total of 360.0 square metres (3,880 square feet). For purposes of the CD-599, mezzanines shall be defined in accordance with the current BC Building Code. The exclusion of the mezzanine floor area shall be conditional upon the provision of 92.9 sq.m. (1,000 sq.ft.) Community Amenity Use space secured by covenant. *[Bylaw 8473, April 18, 2016]*

(3) The Principal Building shall not exceed a Height of 15.85 metres (52.0 feet) as measured from the average Building Grade at the north property line along East 3rd Street. The following height exceptions shall be permitted:

(a) corner parapet up to 0.915 metres (3 ft) elevator shaft/mechanical room up to 1.22 metres (4 ft);

(4) The Principal Building shall not exceed a Lot Coverage of 75%;

(5) The Principal Building shall be sited as follows:

(a) 3.048 metres (10 feet) from the Front Lot Line (East 3rd Street). Balconies may project up to 0.9144 metres (3.0 feet) beyond this setback;

(b) 0 feet from the Rear Lot Line;

(c) 0 feet from the flanking lane;

(d) 0 feet from the west Side Lot Line (Lonsdale Avenue).

(6) Section 6A02 (1)(a) shall be varied to permit an Accessory Apartment Use on the floor level above the first storey;

(7) Section 6A02 (1)(b) Minimum Unit Sizes, shall be waived;

(8) Section 6A04 (5)(c) Setback at 45% Vertical Angle, shall be waived;

(9) Section 6A04 (6) Building Width and Length, shall be waived;

(10) The minimum number of accessory off-street vehicular and bicycle Parking Spaces provided shall comply with Part 9;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-600

COMPREHENSIVE DEVELOPMENT 600 ZONE

(Lot 3, Block 41, D.L. 547, Plan 1061, A1 Group of Companies Development Ltd./ Augustine Hii Architecture + Bill Curtis & Associates Design Ltd., 415 West 16th Street)

In the CD-600 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone (Two Unit Residential 1) Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Uses on the Lot shall be limited to:

a) One Dwelling Unit in the northernmost Principal Building and Two Dwelling Units in the southernmost Principal Building;
b) Accessory Home Occupation Use;
c) Accessory Home Office Use;
d) Child Care Use subject to Section 607 (9);
e) Accessory Boarding Use;
f) Accessory Off-Street Parking Use

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area. For the purposes of CD-600 the following shall be excluded from Gross Floor Area calculations:

- Cellar areas up to a combined maximum of 0.283 times the Lot Area;
- Three attached Accessory Buildings up to a combined maximum of 0.090 times the Lot Area;

(4) The Principal Buildings shall not exceed a Height Envelope of 4.572 metres (15 feet), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 9.144 metres (30 feet), as shown in Figure 5-3;

(5) Rooftop decks shall be prohibited;

(6) The Principal Buildings and Accessory Buildings shall not exceed a combined Lot Coverage of 41.0 %;

(7) The Principal Buildings shall be sited as follows:

(a) 7.62 metres (25.0 feet) from the Front Lot Line to the northernmost principal building;
(b) 7.62 metres (25.0 feet) from the Rear Lot Line to the southernmost principal building;
(c) 1.53 metres (5.0 feet) from the east and west side Lot Lines for the northernmost principal building;
(d) 1.22 metres (4.0 feet) from the east and west Side Lot Lines for the southernmost principal building;

(8) The minimum number of accessory off-street vehicular Parking Spaces provided shall comply with Part 9;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-601

COMPREHENSIVE DEVELOPMENT 601 ZONE

(Lot 15, Block 65, D.L. 271, Plan 750, Bhupinder Dubb/Augustine Hii, Bill Curtis Designers, 420 West Keith Road)

In the CD-601 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Uses shall be limited to four Dwelling Units;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot Area;

(3) The Principal Building shall not exceed a Lot Coverage of 35%;

(4) The Principal Building shall be sited as follows:

(a) 7.62 metres (25.0 feet) from the Front Lot Line, except that a roof eave may project a maximum of 3.05 metres (10.0 feet) into the front yard setback;
(b) 1.83 metres (6.0 feet) from the east Interior Lot Line;
(c) 1.83 metres (6.0 feet) from the west Interior Lot Line;
(d) 17.53 metres (57.5 feet) from the Rear Lot Line;

(5) The Principal Building shall not exceed a Height Envelope of 4.57 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of 9.14 metres (30.0 feet);

(6) Rooftop decks shall be prohibited;

(7) The Accessory Building shall not exceed a Floor Area of 75.4 square metres (812 square feet) which shall exclude 10.3 square metres (111 square feet) for the storage of garbage and recycling containers;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 6 Parking Spaces be provided with a maximum of 4 enclosed Parking Spaces;

(9) The minimum number of Bicycle Parking Spaces provided shall comply with Part 11, and in no case shall less than 6 Bicycle Parking Spaces be provided for a Secure Bicycle Parking Use;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-602

COMPREHENSIVE DEVELOPMENT 602 ZONE

(Lot 1 (except the south 10 feet now lane), Block 89, D.L. 549 & 550, Plan 1256,
C. Gentile/Karl Wein & Associates, 303 East 11th Street)

In the CD-602 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The Principal Buildings shall not exceed a Gross Floor Area of 0.5 times the Lot Area;

(2) The Principal Building shall be sited minimum 15.7 metres (51.5 feet) from the Rear Property Line, except that a deck up to 3.05 metres (10 feet) in depth may project into this setback area;

(3) Section 906 (4) (f) is varied to reduce the required setback for a driveway crossing from the point of intersection of a lane and a street from 4.52 metres (15 feet) to 3.65 metres (12 feet).

CD-603

COMPREHENSIVE DEVELOPMENT 603 ZONE

(Site "A", 1629 St. Georges Avenue, Lot 18, Block 31 & 37, D.L. 549, Plan 7163,
Site "B", 1854 & 1860 Lonsdale Avenue, Lot A of Lot 1, Block 18, D.L. 549, Plan 1164)

In the CD-603 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

PART A- CD-603 GENERAL SITE DEFINITIONS AND DENSITIES

(A 1) The CD-603 Zone shall apply to two distinct Sites as shown below as Sites "A" and "B":

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	PLAN
"A"	1629 St. George's Avenue	18	31 & 37	549	7163
"B"	1854 & 1860 Lonsdale	Lot A of Lot 1	18	549	1164

(A 2) The applicable Floor Space Ratios (FSR's), maximum Gross Floor Areas (GFA's) and transfer of Gross Floor Area from Site "A" to Site "B" shall be as shown in Table CD-603 -1:

Table CD 603-1: Density and Transfer Calculations

SITE	COMMON ADDRESS	SITE AREA (SQ. FT.)	FLOOR SPACE RATIO	MAXIMUM GROSS FLOOR AREA (SQ. FT.)	TRANSFERRED GROSS FLOOR AREA (SQ. FT.)	ON-SITE GROSS FLOOR AREA (SQ. FT.)
"A"	1629 St. George's Avenue	9,298	1.6 plus transferable Density Bonus 0.715 2.315	21,528 sq. ft. (2,315 FSR)	6,652 (0.715 FSR) To Site "B"	14,876 (1.6 FSR)
"B"	1854 & 1860 Lonsdale	7,392	2.3	17,002 sq. ft. (2.3 FSR)	6,652 (0.9 FSR) From Site "A"	23,654 (3.2 FSR)
"A" Density Bank	1629 St. George's Avenue	9,298	1.34 FSR Commercial **OR** 0.45 FSR Residential	12,459 sq. ft. Commercial **OR** 4,184 sq. ft. Residential	0 sq. ft.	0 sq. ft.

PART B - CD-603 SITE "A" (1629 ST. GEORGE'S AVENUE)

On Site "A" of the CD-603 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per RM-1 Zone, except as provided for in this CD-603 Zone:

(B 1) The permitted Uses shall be limited to:

a. Rental Apartment Residential Use;
b. Residential Care Facility;
c. Accessory Home Occupation Use;
d. Accessory Home Office Use;
e. Accessory Child Care Use subject to section 607(9);
f. Accessory Off-Street Parking Use;
g. Off-Site Parking Use;

(B 2) For the purposes of the CD-603 Zone the definition of Gross Floor Area shall be varied to exclude 14.8 square metres (159 square feet) for each Level-2 Adaptable Design Dwelling Unit;

(B 3) The Principal Building shall not exceed a Height of four Storeys plus a Basement, nor 13.4 metres (44.0 feet);

(B 4) The Principal Building shall be sited as follows:

a. 7.0 metres (23 feet) from the Front Lot Line;
b. 10.05 metres (33.0 feet) from the Rear Lot Line;
c. 1.52 metres (5.0 feet) from the each Interior Side Lot Line;

(B 5) Part 9 shall be varied to the extent that the minimum number of accessory off-street Parking Spaces required for a Rental Apartment Residential Use shall be 7 stalls;

(B 6) Bicycle Parking shall be provided in accordance with Part 11, except that the minimum number of Secure Bicycle Parking stalls shall be no less than 29 stalls;

(B 7) Section 907(2)(e) shall not apply;

(B 8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(B 9) Section 514 (5) shall be varied to the extent necessary to accommodate eight Secure Bicycle Parking stalls;

(B 10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

PART C - CD - 603 SITE "B" (1854 - 1860 LONSDALE AVENUE)

On Site "B" of the CD-603 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the C-2 General Commercial Zone, except as provided for in this CD-603 Zone:

(C 1) The permitted Uses shall be limited to:

a. Retail Service Group 1 Use;
b. Accessory Child Care Use subject to section 607(9);
c. Accessory Off-Street Parking Use;
d. Off-Site Parking Use;
e. Accessory Loading Use;

(C 2) The Principal Building shall not exceed a Height of 17.37 metres (57.0 feet) excluding rooftop mechanical rooms and elevator shaft up to an additional height of 2.74 metres (9.0 feet), and rooftop planter up to an additional height of 0.91 metres (3.0 feet);

(C 3) The permitted Lot Coverage shall be 85%;

(C 4) The minimum number of Off-Street Parking Spaces shall be calculated at one space per 152.4 square metres (500 square feet) of Gross Floor Area;

(C 5) Section 906(3)(d) Setback from Structures, shall be varied for 6 parking spaces provided that each of said parking spaces is clearly labelled "SMALL CAR ONLY";

(C 6) Section 1002 is varied to permit a Loading Space with dimensions of 3.65 metres (12 feet) in width, 5.48 metres (18 feet) in length;

(C 7) Section 906(4)(i) Driveway Slope shall be waived;

(C 8) All exterior finishes, design, signage, and landscaping shall be approved by the Advisory Design Panel.

CD-604

COMPREHENSIVE DEVELOPMENT 604 ZONE

(Lot A (Explanatory Plan 11193) Block 31, D.L. 272, Plan 3692, Mountain Equipment Co-operative/ Proscenium Architecture + Interiors Inc., 212 Brooksbank Avenue)

In the CD-604 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal and Accessory Uses shall be limited to:
   a. Industrial Use;
      (a) for purposes of this Section "Industrial Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling and distribution of materials, goods or things, including film, television and music studios;
      (b) Storage, Self-Service is a prohibited Industrial Use;
   b. Retail-Service Group 1 Use;
   c. Child Care Use;
   d. Accessory Off-Street Parking Use;
   e. Accessory Off-Street Loading Use;

(2) The Principal Buildings shall not exceed a total Gross Floor Area of 1.0 times the Lot Area of which no more than 0.5 times the Lot Area shall be under Retail-Service Group 1 Use;

(3) Section 611(5) shall be varied so that the Principal Buildings shall be sited not less than:
   a. 6.40 metres (21.0 feet) from the Front Lot Line (Cotton Road) inclusive of the Special Setback Requirement per Section 411(1);
   b. 3.05 metres (10.0 feet) from all other Lot Lines;

(4) The size, shape and siting of Accessory Buildings shall be in accordance with Section 414 of the Zoning Bylaw;

(5) Parking and access shall be in accordance with Part 9 of the Zoning Bylaw except that:
   a. the minimum Parking provision shall be varied for:
      (a) Industrial Use to require one Parking Space per 111.54 square metres (1,200 square feet) Gross Floor Area;
      (b) Retail-Service Group 1 Use to require one Parking Space per 32.52 square metres (350 square feet) Gross Floor Area;
   b. Section 906(4)(c)(ii) shall be varied to the extent necessary to permit one driveway crossing (right-in only) on Brooksbank Avenue;

(6) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(8) All exterior finishes, design, signage and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 605 ZONE

(1 of Lot 3, Block 20, D.L. 548, Plan 3844 from RT-1, 1857 Chesterfield Avenue)

In the CD-605 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) The permitted Principal Use shall be limited to three residential dwelling units on the Lot;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.75 times the lot area. For the purposes of CD-605, Basement and Cellar Gross Floor Areas up to a maximum of 164.3 square metres (1,769 square feet) and Gross Floor Area up to a maximum of 17.0 square metres (183 square feet) for rooftop deck access shall be excluded from Gross Floor Area calculations;

(3) The Principal Building shall not exceed a Height Envelope of 5.03 metres (16.5 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 9.14 metres (30.0 feet);

(4) The Principal Building shall not exceed a Lot Coverage of 42 percent;

(5) The Principal Building shall be sited as follows:

a) 5.48 metres (18.0 feet) from the Front Lot Line, plus a maximum permitted projection up to 3.36 metres (11.0 feet) by 0.46 metres (1.5 feet) for habitable space;

b) 9.14 metres (30.0 feet) from the Rear Lot Line, plus a maximum permitted projection up to 2.44 metres (8.0 feet) by 0.31 metres (1.0 feet) for habitable space;

c) 2.43 metres (8.0 feet) from the Interior Side Lot Line;

d) 1.52 metres (5.0 feet) from the Exterior Side Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided;

(7) Section 906(4)(f) shall be varied to reduce the required setback for a driveway crossing from the point of intersection of a lane and a street from 4.52 metres (15 feet) to 3.35 metres (11 feet);

(8) Section 906(4)(d) Stall Access Directly from Lane shall be waived;

(9) Section 1105 Minimum provision of Bicycle Parking Spaces shall be waived;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-608

COMPREHENSIVE DEVELOPMENT 608 ZONE

(Lots 1 to 9, Block 21, D.L. 265, Plan 4690, Portion 10, Block 21, D.L. 265, Plan 4690, 61 Bewicke Avenue)

In the CD-608 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-5 Zone (Industrial Zone), except that:

(2) The Principal Use shall include, in addition to the uses permitted in the M-5 Zone:

i. Civic Use;
ii. Industrial Use;
iii. Industrial Business Park Use;
iv. Child Care Use;
v. Service Commercial Use;
vi. Accessory Off-Street Parking Use;
vii. Accessory Off-Street Loading Use;
(viii)Accessory Retail Services Group 2 Use, subject to Section 702(3).

For the purposes of this section:

"Industrial Business Park Use" is defined as research laboratories, product testing, manufacturing, fabrication, assembly, storage, servicing, wholesaling, and distribution of materials, goods or things, including film, television and music studios, engineering drafting, and architectural offices, computer system and contractor offices; excluding bulk loading, wrecking or salvaging of goods, materials and thing and excludes the production, refining or processing of Dangerous Goods.

"Service Commercial Use" is defined as property manager, café, coffee shop, print or copy shops, recreation uses, professional semi-professional offices, finance and accounting offices, business offices and are limited to a maximum of 2,300 square metres (24,757 square feet)

The following uses are prohibited:

(a) Retail sales of personal items such as jewelry, clothing, food items and computers;
(b) Call centers and telephone solicitations centers;

(3) The Principal Buildings and Accessory Buildings combined shall not exceed a Gross Floor Area of 1.00 times the Lot Area;

(4) The Principal Buildings and Accessory Buildings combined shall not exceed a Lot Coverage of 40% percentage;

(5) Principal Buildings and Accessory Buildings greater than two storeys in height shall be setback a minimum of 6.1 metres (20 feet) from all Property lines except the southerly property line;

(6) The Principal Buildings shall not exceed a Height of 15.24 metres (50 feet).

(7) Parking shall be provided in accordance with Part 9, and the minimum number of Parking Stalls required shall be calculated at;

a. 1 space per 46.45 square metres(500 square feet) of Service Commercial Gross Floor Area;
b. 1 space per 92.9 square metres (1,000 square feet) for Industrial Business Park Use;

(8) Section 7A04 shall be deleted;

(9) One vehicular access point shall be permitted from West 1st Street, with a “right in right out configuration”, and located a minimum of 61 metres (200 feet) from the intersection of the north and west property lines of this property;

(10) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitable landscaped and maintained;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-609

COMPREHENSIVE DEVELOPMENT 609 ZONE

(A portion of Lot H, Block 15 and 16, D.L. 265, Plan LMP47672)

In the CD-609 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 zone, except that:

(2) The permitted uses shall be limited to:

i. Medium Density Apartment Residential Use
ii. Child Care Use;
iii. Accessory Off-Street Parking Use;
iv. Accessory Off-Street Loading Use;
(viii)Accessory Non-Commercial Social and Recreation Facilities

(3) Principal Buildings shall not, in total for the combined sites A and B as per Schedule 96, exceed a total Gross Floor Area of 27,871 square meters (300,000 square feet);

(4) The Principal Buildings and Accessory Buildings combined shall not exceed a Lot Coverage of 40 percent excluding Underground Parking Structure;

For the purpose of this Bylaw:

"Underground Parking Structure" is defined as a structure used for parking, storage and similar uses and protrudes not more than 1.83 metres (6.0 feet) above the finished grade surrounding the structure. For the purposes of calculating height, an Underground Parking Structure is not a storey;

(5) The Principal Buildings shall not exceed a Height of 18.9 metres (62.0 feet) as measured from the top of the Underground Parking Structure or 6 storeys;

For the purpose of the CD-609 Zone,

Roof top access and rain cover elements, to a maximum height of 3.05 metres (10.0 feet) and a maximum area of 20% of the Principal building roof area, shall not be considered a storey and shall be a permitted Height exception. Roof top guard rails shall be permitted Height exceptions;

(6) Parking shall be provided in accordance with Part 9, and the minimum number of Parking Stalls required shall be calculated at;

   a. 1 space per Dwelling Unit including visitor parking

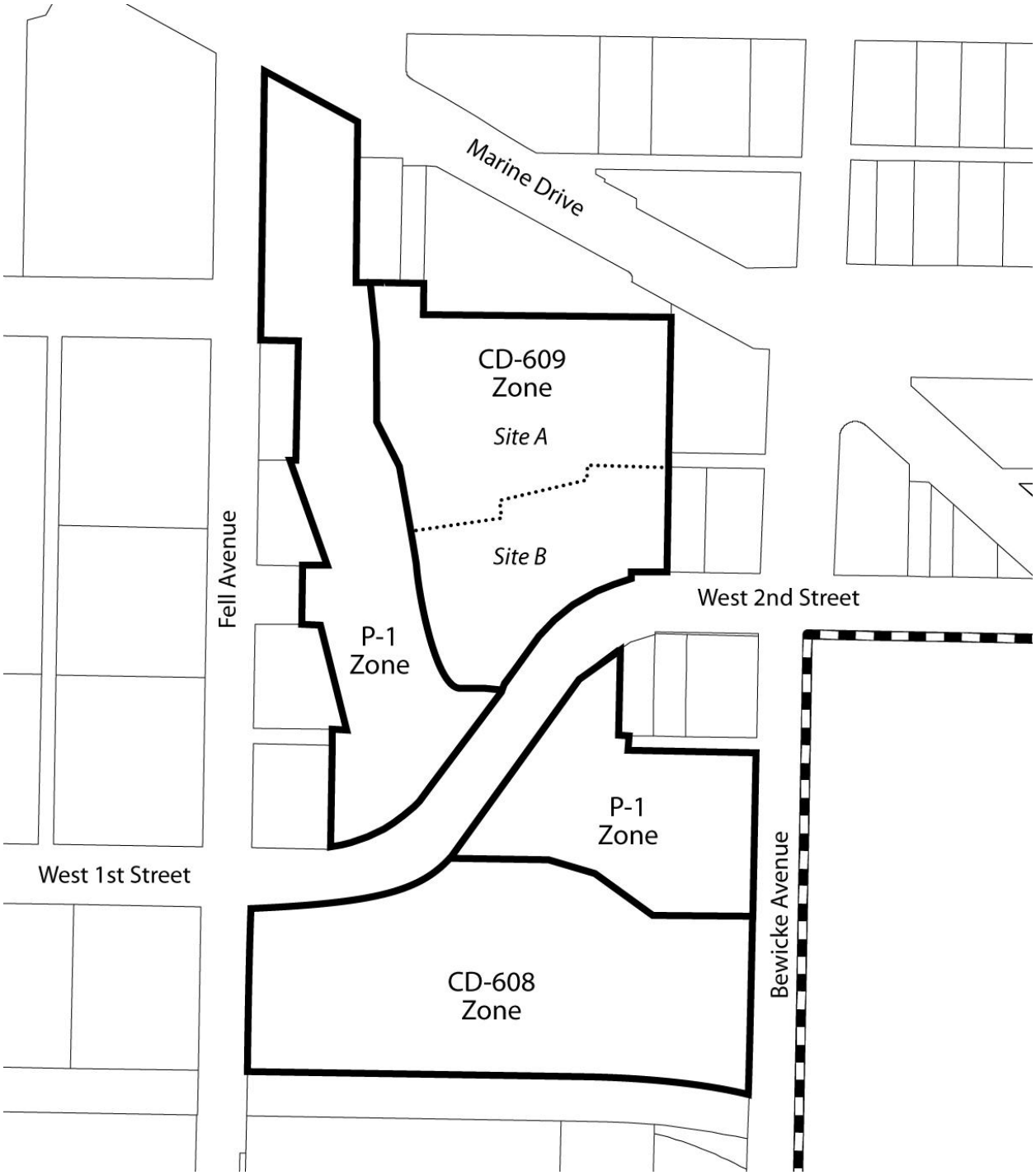
(7) Section 510 (3) is waived;

(8) All open areas not covered by buildings, structures, driveways and parking spaces shall be suitably landscaped and maintained;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-609
SCHEDULE 96
720 West 2nd Street, Amending Bylaw No. 8175



COMPREHENSIVE DEVELOPMENT 610 ZONE

(131, 143-151 West 16th Street & 140-150 West 15th Street)

Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700 is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-610 (Comprehensive Development 610 Zone):

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	GROUP	PLAN	
SITE "X"	131 West 16th Street	B (SEE 446226L) of 25A	38	548	1	1423	*FROM C-1B*
SITE "Y"	143 West 16th Street	23A, EXCEPT THE EAST 3 FEET AND PART IN EXPLANATORY PLAN 4684	38	548	1	1423	*FROM C-1B*
	147 West 16th Street	22A, EXCEPT THE SOUTH 10 FEET NOW LANE	38	548	1	1423	*FROM C-1B*
	151 West 16th Street	21A, EXCEPT THE SOUTH 10 FEET NOW LANE	38	548	1	1423	*FROM C-1B*
SITE "Z"	140 West 15th Street	C (EXPLANATORY PLAN 10120)	38	548	1	1101	*FROM C-1B*
	144 & 150 West 15th Street	19 & 20, EXCEPT NORTH 10 FEET NOW LANE (REFERENCE PLAN 4682)	38	548	1	1101	*FROM C-1B*

CD-610

PART A – CD-610 GENERAL SITE DEFINITIONS AND DENSITIES

(A1) For the purposes of this Bylaw, the CD-610 Zone shall be divided into three Sites as shown below as Sites "X", "Y" and "Z" as described on Schedule 91;

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	GROUP	PLAN
"X"	131 West 16th Street	B (SEE 446226L) of 25A	38	548	1	1423
"Y"	143 West 16th Street	23A, EXCEPT THE EAST 3 FEET AND PART IN EXPLANATORY PLAN 4684	38	548	1	1423
	147 West 16th Street	22A, EXCEPT THE SOUTH 10 FEET NOW LANE	38	548	1	1423
	151 West 16th Street	21A, EXCEPT THE SOUTH 10 FEET NOW LANE	38	548	1	1423
"Z"	140 West 15th Street	C (EXPLANATORY PLAN 10120)	38	548	1	1101
	144 & 150 West 15th Street	19 & 20, EXCEPT NORTH 10 FEET NOW LANE (REFERENCE PLAN 4682)	38	548	1	1101

(A2) The maximum Gross Floor Area for Sites "X", "Y", and "Z" shall be as follows:

(a) The base Gross Floor Area for Site "X" shall be 2.6 times the lot area;

(b) The base Gross Floor Area for Site "Y" shall be 2.6 times the lot area;

(c) Gross Floor Area for Site "Z" shall be 2.6 times the Lot Area subject to attaining a minimum ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2); *[Bylaw 8464, May 30, 2016]*

(d) The Gross Floor Area for Site "Z" shall be increased by an additional 3,426 square metres (36,883 square feet) of transferable density from Sites "X" and Y";

(e) The Non-Market Rental Housing Use shall be excluded from Gross Floor Area of Site "Z" and there shall be a 1,046 square metres (11,257 square feet) Density Bonus for the provision of four Non-Market Rental Housing Dwelling Units and supporting office space;

(f) Gross Floor Areas on Sites "X","Y", and "Z" shall be allocated as per Table CD-610 – 1 below:

Table CD-610 – 1:

SITE	COMMON ADDRESSES & (SITE AREA)	On-Site Gross Floor Area (sq.ft.) / (FSR)	ADDITIONAL DENSITY FACTORS		TOTAL Effective On-Site Gross Floor Area (sq.ft.) / (FSR)
			Density Transfer to Site "Z" (sq.ft.)	Density Bonus for Non-Market Rental Housing (sq.ft.)	
"X"	131 West 16th Street (6,022 sq.ft.)	15,657 (2.6)	**- 9,635**	N/A	**6,022 (1.0 FSR)**
"Y"	143 West 16th Street (5,882 sq.ft.)	15,293 (2.6)	**- 9,411**	N/A	**5,882 (1.0 FSR)**
	147 West 16th Street (6,302 sq.ft.)	16,385 (2.6)	**- 7,751**	N/A	**8,634 (1.37 FSR)**
	151 West 16th Street (6,303 sq.ft.)	16,388 (2.6)	**- 10,085**	N/A	**6,303 (1.0 FSR)**
"Z"	140,144,150 West 15th Street (28,714 sq.ft.)	74,656	**+ 36,883**	11,257	**122,796 (4.28 FSR)**

PART B – CD-610 SITES "X" (131 WEST 16th STREET) & "Y" (143, 147, 151 WEST 16th STREET)

On Sites "X" & "Y" of the CD610 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except as provided for below:

(B1) Residential Uses, Accessory Apartment Uses and Tourist Accommodation Uses shall be prohibited;

(B2) The maximum height shall be 3 storeys;

PART C – CD-610 SITE "Z" (140, 144, 150 15TH STREET)

On Site "Z" in the CD-610 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except as provided in this CD610 Zone:

(C1) The permitted principal uses shall be limited to:

(a) Retail Service Group 1 Use;
(b) Accessory Apartment Use;
(c) Non-Market Rental Housing Use. "Non-Market Rental Housing" means rental dwelling units and supporting office space operated on a not for profit basis;

(d) Accessory Home Occupation Use;
(e) Accessory Off-Street Parking Use;
(f) Accessory Off-Street Loading Use;

(C2) An Accessory Apartment Use and "Non-Market Rental Housing" Use shall be permitted above the first Storey;

(C3) The Principal Building shall be sited not less than:

(a) 0 metres (0 feet) from the front lot line;
(b) 0 metres (0 feet) from the east interior lot line;
(c) 5.9 metres (19.5 feet) from the west interior lot line;
(d) 2.7 metres (9.0 feet) from the rear lot line;

(C4) The Principal Building shall not exceed a height of 54.9 metres (180.0 feet), except that Section 610 (4) shall be varied to exclude architectural appurtenances, elevator shafts, and mechanical rooms;

(C5) The minimum number of Accessory Off-Street Parking spaces shall comply with Part 9 except that the required number of parking spaces provided shall as follows:

(a) A minimum of 1 parking space per 69.7 square metres (750 square feet) of Gross Floor Area up to a maximum of 1 parking space per 61.3 square metre (660 square feet) of Gross Floor Area for a Retail Service Group 1 Use;

(b) A minimum 1.2 parking spaces per Dwelling Unit for an Accessory Apartment Use up to a maximum of 1.32 per Dwelling Unit. Disability parking shall be calculated at a ratio of 0.40 per Dwelling Unit for an Accessory Apartment Use;

(c) Visitor parking shall be calculated at a ratio of 0.17 spaces per Dwelling Unit,

(d) 1 Disability parking space per dwelling unit for a Non-Market Rental Housing Use;

(C6) Section 906(3)(f) shall be waived;

(C7) Section 906(4)(h) shall be waived;

(C8) Section 906(4)(m)(iv) shall be waived;

(C9) The minimum number of Bicycle Parking spaces shall comply with Part 11;

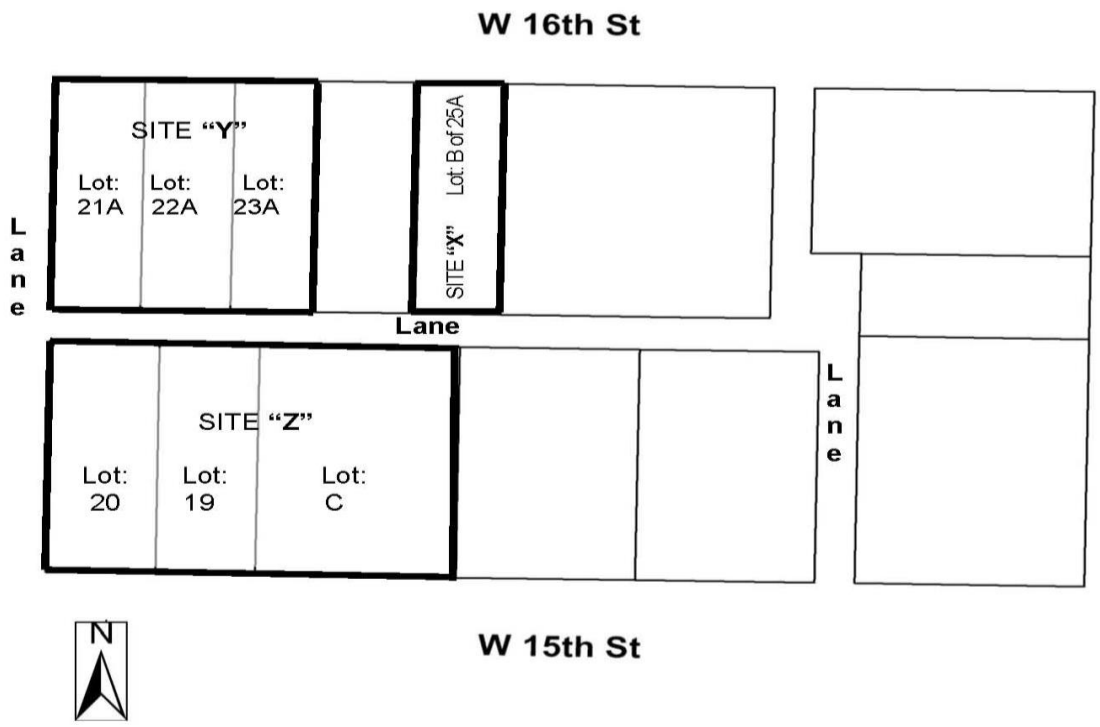
(C10) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(C11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(C12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-610 Amending Bylaw No. 8177	SCHEDULE 91	Page 1 of 1

TITLE: SITE DEFINITION



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COMPREHENSIVE DEVELOPMENT 611 ZONE

(Lot Amended 21, Block 21, D.L. 548, Plan 1425 from RS-1, 318 West 18th Street)

In the CD-611 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) The maximum Gross Floor Area shall be 0.5 times the Lot Area;

(2) The Principal Building shall be sited not less than:

(a) for the easterly lot a minimum of 4.5 feet from the westerly property line;

(b) for the westerly lot a minimum of 4.5 feet from the easterly property line;

(3) Section 514(5)(e) shall be varied to permit the Accessory Building on the easterly lot to be sited a minimum of 3.048 metres (10 feet) from the intersection of the Lot lines at the northeast corner of the property.

COMPREHENSIVE DEVELOPMENT 612 ZONE

(1250 Lonsdale Avenue and 1100 Lonsdale Avenue)

In the CD-612 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

PART A – CD-612 GENERAL SITE DEFINITIONS AND DENSITIES

(1) For the purposes of this Bylaw, the CD-612 Zone shall be divided into two Sites as shown below as Sites "A" and "B" and as described on Schedule 98:

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	PLAN	Approx. Lot Areas (sq.ft)
"A"	1100 Lonsdale	I	85	549	750	19,200
"B"	1250 Lonsdale	B	74	549	17536	31,955
	Portion of Closed Lane		74	549	17536	1,400

(2) The Gross Floor Area (GFA) for Sites A and B shall be as follows:

(a) The base Gross Floor Area for Site "A" shall be 2.3 times the lot area;

(b) The base Gross Floor Area for Site "B" shall be 2.6 times the lot area;

(c) The Gross Floor Area on Site "B" shall be increased by an additional 2,322.5 square metres (25,000 square feet) of Transferable Heritage Density/Amenity Density from the CD-456 Zone (known as Central School/Anne Macdonald Hall and located at 333 Chesterfield Avenue);

(d) The Gross Floor Area for Site "B" shall be increased by 800.5 square metres (8,617 square feet) through:

(i) best commercial efforts to attain 30% better than ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2);

(ii) attaining a minimum 20% better than ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2); and

(iii) provision of hydronic cooling and heating mechanical systems for all commercial floor area in accordance with subsection 420;

[Bylaw 8464, May 30, 2016]

(e) The Gross Floor Area for Site "B" shall be increased pursuant to Section 5.12 of the Official Community Plan in an amount of 371.6 sq metres (4,000 sq.ft.) in return for the provision a minimum 5,109.5 sq.m. (55,000 sq.ft.) Retail Service Group I Use on Site B and 2,601.1 sq.m. (28,000 sq.ft) Retail Service Group 1 Use on Site "A":

(f) A minimum of 5,109.5 sq.m. (55,000 sq ft) Gross Floor Area for Retail Service Group 1 Use shall be provided on Site "B".

(g) Gross Floor Areas on Sites "A" and "B" shall be allocated as per Table CD-612 - 1, below:

Table CD-612-1: Summary Density, Density Transfers and Density Bonuses

SITE & COMMON ADDRESS & APPROXIMATE SITE AREA	On-Site Gross Floor Area (sq.ft./ FSR)	ADDITIONAL DENSITY FACTORS				TOTAL Effective On-Site Gross Floor Area (sq.ft.)
		Site A GFA Transfer to Site B (sq.ft.)	Presentation House GFA Transfer to Site B (sq.ft.)	Green Building Density Bonus for Site B (sq.ft.)	Employment Generation Bonus for Site B (sq.ft.)	
Site "A" 1100 Lonsdale (19,200 sq.ft.)	44,160 (2.3 FSR)	- 15,160 to Site "B"	n/a	n/a	n/a	29,000
Site "B" 1250 Lonsdale (33,355 sq.ft.)	86,723 (2.6 FSR)	+ 15,160 from Site "A"	+25,000	+8,617	+4,000	139,500

CD-612

PART B – CD-612 SITE "A" (1100 LONSDALE AVENUE)

On Site "A" in the CD-612 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be per the C-2 Zone, except as provided for in this CD-612 Zone:

(1) Accessory Apartment Residential Use shall be prohibited on Site "A".

PART C – CD-612 SITE "B" (1250 LONSDALE AVENUE)

On Site "B" in the CD-612 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be per the C-1A Zone, except as provided for in this CD-612 Zone:

(1) The maximum Lot Coverage above the third Storey shall not exceed 35%;

(2) The maximum Height of the Principal Building shall be 45.7 metres (150 feet) measured from average grade along the northerly Lot Line;

(3) The Principal Building shall be sited not less than 2.133 metres (7.0 feet) from the Rear Lot Line. Lonsdale Ave shall be the front lot line;

(4) Section 610(5)(b) shall be varied to require a 45 degree siting angle (excluding permitted siting exceptions) above the third storey for the front 27.432 metres (90 ft) of the site;

(5) The Principal Building shall not exceed a maximum horizontal width or length of 39.6 metres (130 feet) above the third Storey;

(6) Parking and access shall be in accordance with Part 9 of the Zoning Bylaw, and in no case shall more than 235 vehicle Parking Spaces be provided;

(7) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(9) All exterior finishes, design, signage and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 613 ZONE

(250 and 252 East 10th Street)

In the CD-613 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on each Lot

(2) The permitted Principal Use for each Lot shall be limited to:

(a) for the easterly lot, a One Unit Dwelling with accessory secondary suite in the existing Heritage Building and an additional detached One Unit Dwelling;

(b) for the westerly lot, two detached One Unit Dwellings;

(3) Principal Buildings on each lot shall not exceed a combined Gross Floor Area of:

(a) 0.61 times the Lot Area for the easterly Lot containing the Heritage Building; and

(b) 0.58 times the Lot Area for the westerly Lot;

Attached Parking, Basements and Cellars shall be excluded from Gross Floor Area calculation through attaining a minimum EnerGuide 80 energy standard in accordance with subsection 419(1);
[Bylaw 8464, May 30, 2016]

(4) The buildings on the easterly lot shall be sited as follows:

(a) Southernmost One Unit Dwelling (Heritage building) shall be sited as follows:

(i) 8.8 metres (29 feet) from the Front Lot Line;
(ii) 21.3 metres (70 feet) from the Rear Lot Line;
(iii) 1.2 metres (4.0 feet) from the west Interior Lot Line;
(iv) 0.30 metres (1.0 feet) from the east Interior Lot Line

(b) Northernmost One Unit Dwelling shall be sited as follows:

(i) 28.9 metres (95.0 feet) from the Front Lot Line;
(ii) 1.2 metres (4.0 feet) from the Rear Lot Line;
(iii) 1.5 metres (5.0 feet) from the west Interior Lot Line;
(iv) 1.5 metres (5.0 feet) from the east Interior Lot Line;

CD-613

(5) The buildings on the westerly lot shall be sited as follows:

(a) Southernmost One Unit Dwelling

(i) 7.62 metres (25 feet) from the Front Lot Line;
(ii) 19.8 metres (65 feet) from the Rear Lot Line;
(iii) 1.5 metres (5.0 feet) from the west Interior Lot Line;
(iv) 1.2 metres (4.0 feet) from the east Interior Lot Line with a 0.46 metre (1.5 ft.) by 2.13 metre (7.0 ft.) bay window projection;

(b) Northernmost One Unit Dwelling:

(i) 28.9 metres (95.0 feet) from the Front Lot Line;
(ii) 1.2 metres (4.0 feet) from the Rear Lot Line;
(iii) 1.5 metres (5.0 feet) from the west Interior Lot Line;
(iv) 1.5 metres (5.0 feet) from the east Interior Lot Line;

(6) The height of the buildings on the easterly lot shall be as follows:

(a) Southernmost One Unit Dwelling (Heritage building), shall not exceed a maximum geodetic height of 104.24 metres (342 feet);

(b) Northernmost One Unit Dwelling shall not exceed a maximum Height of 7.93 metres (26.0 feet) measured from the average grade at the Rear Lot Line;

(7) The height of the buildings on the westerly lot shall be as follows:

(a) Southernmost One unit Dwelling shall not exceed a Height of 10.06 meters (33 feet);

(b) Northernmost One unit Dwelling shall not exceed a maximum Height of 7.93 metres (26 feet) measured from the average grade at the Rear Lot Line;

(8) Lot Coverage shall not exceed a Lot Coverage of 50%

(9) Section 510 (3) Unit Separation, shall be waived;

(10) The minimum number of accessory off-street Parking Spaces provided shall be varied, and in no case shall less than 2 parking Spaces per lot be provided;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 613A ZONE

(129-141 West 2nd Street)

In the CD-613A Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-5 Zone, except as provided in this CD-613A Zone:

(1) For the purposes of this Bylaw, the CD-613A Zone shall include the following sites as described on Schedule 99;

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	PLAN	P.I.D.
3b	129 West 2nd Street	4	156	274	879	014-308-452
	No Address	3	156	274	879	015-131-254
	135 West 2nd Street	2	156	274	879	015-131-246
	137 West 2nd Street	1	156	274	879	015-131-283
	141 West 2nd Street	'O'	No Block	271 & 274	BCP 6860	025-724-339
	No Address	REM CLOSED ROAD CONTAINING 288.0 SQUARE METRES SHOWN ON PLAN LMP36608 EXCEPT PART SUBDIVIDED BY PLAN BCP4854	156	274	LMP 36608	024-019-739
	No Address	THAT 32.5 SQUARE METRE PORTION OF WEST SECOND STREET	156	274	No Plan	No P.I.D.
3d	"REMAINDER" OF CD-450 AS SHOWN ON SCHEDULE 66	The Closed Road comprising 1736.2 square metres shown on Plan LMP34693	156, 157, 164, 165	271	750	023-868-864
		The Closed Road comprising 28.8 square metres shown on Plan LMP34693	156	274	879	023-868-694

(2) Gross Floor Area

(a) Principal buildings together with Structures shall not exceed 1.0 times the Lot Area, provided that this amount may be increased through attaining a minimum ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2), to a maximum of 2.6 times the Lot Area;

(b) shall exclude the secondary lobby and corridor, meaning a 30.1 square metre (324 square feet) portion of the Basement providing exterior building access from the Dwelling Units located in the Basement; and

(c) shall be allocated in accordance with Table CD-613A-1 below:

Table CD-613A-1: Summary of Density and Density Transfers

Site	**3d**	**3b**
Lot Area (sq. ft.)	1,367	23,080
Density (FSR)	2.6	2.6
Gross Floor Area (sq. ft.)	3,553	60,008
Density Transfer (sq. ft.)	- 2,749	+ 2,749
Effective Gross Floor Area (sq. ft.)	804	62,757

[Bylaw 8464, May 30, 2016]

(3) The minimum permitted Lot area on Site 3b shall be 2,044 square metres (22,000 square feet)

(4) The permitted principal uses shall be limited to:

(a) High Density Residential Apartment Use;
(b) Accessory Home Occupation Use;
(c) Accessory Off-Street Parking Use;
(d) Accessory Off-Street Loading Use;

(5) A High Density Apartment Use shall be permitted on every level;

(6) The Principal Building shall be sited not less than:

(a) 5.2 metres (17 feet) from the front lot line;
(b) 0.8 metres (2.5 feet) from the east interior lot line;
(c) 2.4 metres (8.0 feet) from the west interior lot line;
(d) 4.3 metres (9.0feet) from the rear lot line;

(7) The Principal Building shall not exceed a maximum horizontal width or length of 63.4 metres (208 feet) above the second storey and 53.5 metres (175 feet) above the third Storey;

(8) The maximum Lot Coverage shall not exceed 60% above the second storey;

(9) Section 6A04(5)(b) shall be varied to require all portions of the Principal Building exceeding four Storeys to be sited 13.7 metres (45 feet) from all portions of other Principal Buildings exceeding four Storeys;

(10) The Principal Building shall not exceed a height of 16.0 metres (52.5 feet) as measured from the average Building Grade at the north property line along West 2nd Street, except that Section 613A (4) shall be varied to exclude architectural appurtenances, elevator shafts, and mechanical rooms to project 7.0 feet above the maximum height;

(11) The definition of an Open Appendage shall be varied to mean an exterior space which is at least 30% unenclosed, based on the total of all side and overhead planes;

(12) The minimum number of Accessory Off-Street Parking spaces shall comply with Part 9 except that the required number of parking spaces provided shall as follows:

(a) A minimum 1.2 parking spaces per Dwelling Unit for a High Density Apartment Use up to a maximum of 1.24 per Dwelling Unit;

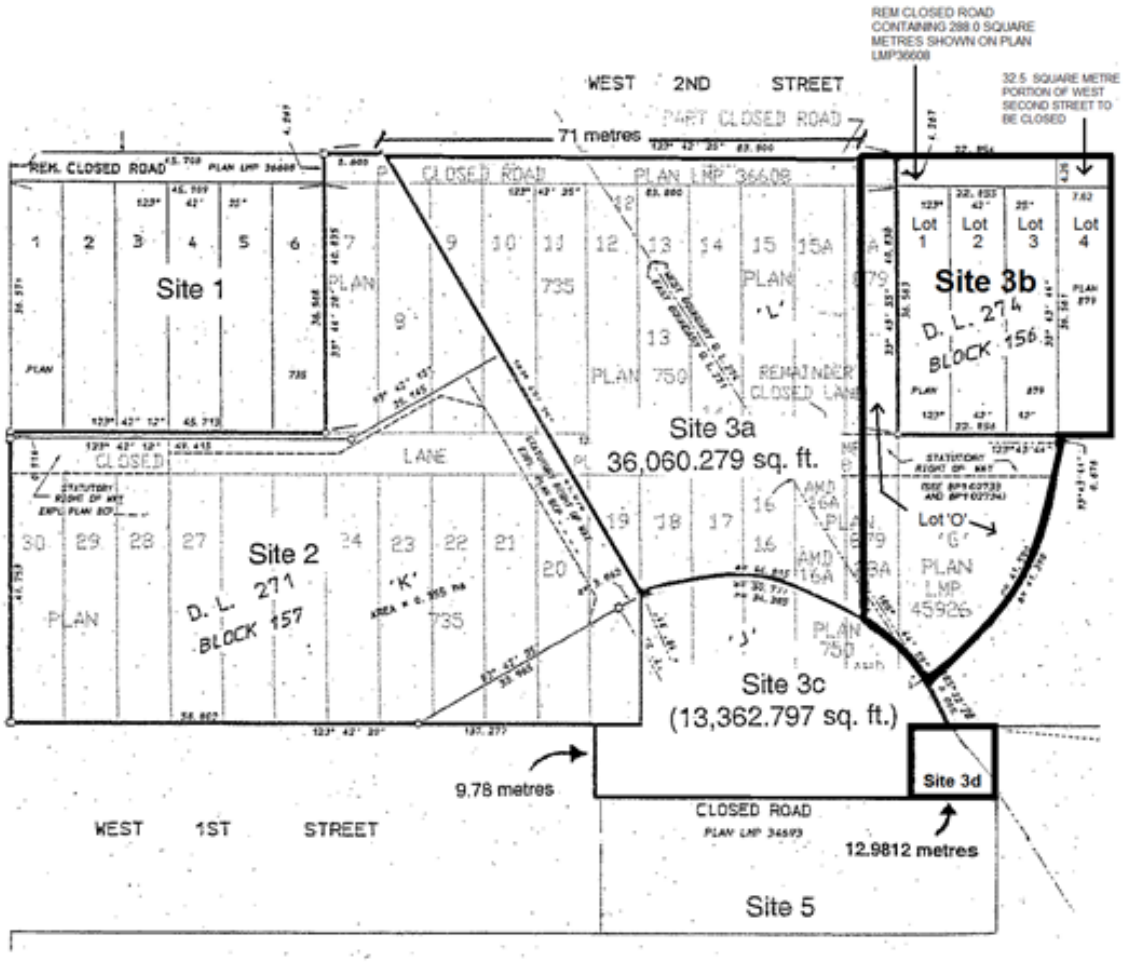
(13) The minimum number of Bicycle Parking spaces shall comply with Part 11, except that Section 1104 shall be varied to permit 49 Secure Bicycle Parking Spaces in one room;

(14) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(16) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-613A		
Amending Bylaw No. 8189	**SCHEDULE 99**	Page 1 of 1
	TITLE: SITE DEFINITION	



Site 3b and 3d Combined Site Area

Site 3b Area:	2,144.1 sq.m	(23,080.0 sq. ft.)
Site 3d Area:	127.96 sq.m.	(1,366.589 sq. ft.)
Total Combined Site Area:	2,271.1 sq.m.	(24,446.6 sq. ft.)

Document: 633112

CD-614

COMPREHENSIVE DEVELOPMENT 614 ZONE

(137 St. David's Avenue)

In the CD-614 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to three Dwelling Units;

(2) The Principal Building shall not exceed a Gross Floor Area of 0.5 times the Lot Area, which shall exclude an attached Accessory Building up to a maximum 75.0 square metres (807.0 square feet);

(3) The Principal Building shall not exceed a Lot Coverage of 35% which shall include an attached Accessory Building up to a maximum 75.0 square metres (807.0 square feet);

(4) The Principal Building shall be sited as follows:
- (a) 8.53 metres (28.0 feet) from the Front Lot Line;
- (b) 1.52 metres (5.0 feet) from the Rear Lot Line;
- (c) 3.05 metres (10.0 feet) from the east Exterior Lot Line;
- (d) 1.52 metres (5.0 feet) from the west Interior Lot Line;

(5) The Principal Buildings shall not exceed a Height Envelope of 4.57 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of 7.62 metres (25.0 feet);

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 6 Parking Spaces be provided with a maximum of 3 enclosed Parking Spaces;

(7) The minimum number of Bicycle Parking Spaces provided shall comply with Part 11, and in no case shall less than 6 Bicycle Parking Spaces provided for a Secure Bicycle Parking Use;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be
screened on all sides and shall not be located in required manoeuvring aisles, driveways,

loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 615 ZONE

(252/254 East 19th Street)

1. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700 is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-615 (Comprehensive Development 615 Zone):

Lots	Block	D.L.	Plan	
64 & 65	8	549	1028	from RT-1

2. Part 11 of Division V: Comprehensive Development Regulations of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by:

   A. Adding the following section to Section 1100, thereof, after the designation "CD 614 Comprehensive Development 614":

      "CD-615 Comprehensive Development 615"

   B. Adding the following to Section 1101, thereof, after the CD-614 "Comprehensive Development 614 Zone":

      "CD-614 Comprehensive Development 615 Zone

      In the CD-615 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

      (1) The minimum Lot size in the CD-615 Zone shall be no less than 423.6 square metres (4,560 square feet);

      (2) The permitted Principal Uses shall include up to four Dwelling Units; *[Bylaw 9031, June 9, 2025]*

      (3) The Principal Buildings shall not exceed a Gross Floor Area (Two-Unit Residential) of 0.5 times the Lot Area;

      (4) The Principal Building on the easternmost lot shall be sited as follows:
         (a) 7.62 metres (25.0 feet) from the Front Lot Line;
         (b) 14.8 metres (48.7 feet) from the Rear Lot Line;
         (c) 1.52 metres (5.0 feet) from the east Interior Lot Line;
         (d) 1.95 metres (6.4 feet) from the west Interior Lot Line;

      (5) The Principal Building on the westernmost lot shall be sited as follows:
         (a) 7.62 metres (25.0 feet) from the Front Lot Line;
         (b) 14.8 metres (48.7 feet) from the Rear Lot Line;
         (c) 1.95 metres (6.4 feet) from the east Interior Lot Line;
         (d) 1.52 metres (5.0 feet) from the west Interior Lot Line;

(6) The Principal Buildings shall not exceed a Height Envelope of 4.57 metres (15.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of 6.7 metres (22.0 feet);

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided on the combined lots with a maximum of 4 enclosed Parking Spaces;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 616 ZONE

(615 Mahon Avenue)

In the CD-616 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on the Lot;

(2) Section 506 (2) shall be varied to permit two Principal Buildings on a less than 548.11 sq. m. (5,900 sq. ft.);

(3) The permitted Principal Uses shall include up to six Dwelling Units; *[Bylaw 9031, June 9, 2025]*

(4) Principal Buildings shall not exceed a combined Gross Floor Area (One-Unit and Two-Unit Residential) of 0.75 times the Lot Area. Attached Parking and Cellars shall be excluded from Gross Floor Area calculation through attaining a minimum EnerGuide 80 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(5) Lot Coverage shall not exceed 50%;

(6) The buildings shall be sited in accordance with Schedule 100. For the purposes of CD 616, in addition to the permitted sitting exception listed in Section 410 (1)

a) one balcony shall be allowed to project 1.2 metres (3.9 feet) into the required southerly side yard setback of the rear One Unit Dwelling;
b) eaves shall be allowed to project a maximum of 0.91 metres (3.0 feet) into the required setbacks.

(7) The height of the buildings shall be as follows:

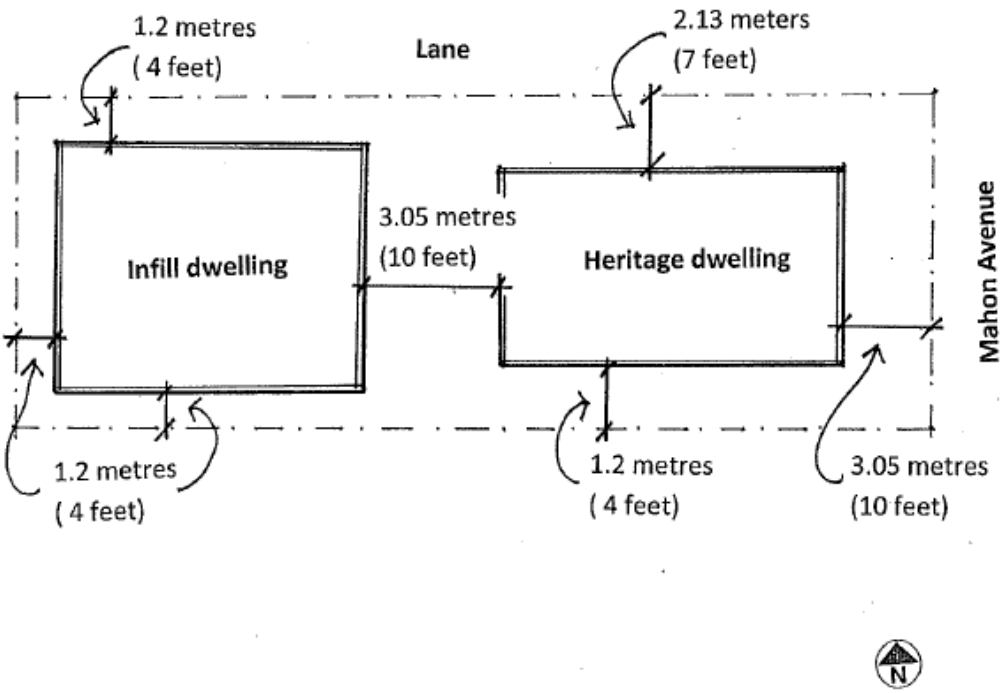
a) the One Unit Dwelling at the rear of the site shall not exceed a Height Envelope of 5.8 metres (19 feet) which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 9.144 metres (30 feet);
b) the One Unit Dwelling at the front of the site shall not exceed a Height Envelope of 4.572 metres (15 feet) which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 9.144 metres (30 feet);

(8) No Accessory Off-Street Parking Spaces shall be required; *[Bylaw 9031, June 9, 2025]*

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-616 Amending Bylaw No. 8208	SCHEDULE 100	Page 1 of 1
TITLE: 615 Mahon Avenue		



CD-617

COMPREHENSIVE DEVELOPMENT 617 ZONE

(272/274 East 5th Street)

In the CD-617 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) The permitted Principal Use shall be limited to four Dwelling Units for a Rental Apartment Residential Use;

(2) The Floor Space Ratio shall not exceed 0.6 times the Lot Area;

(3) Lot Coverage together with Accessory Buildings shall not exceed a Lot Coverage of 36%;

(4) The Principal Building shall not exceed a Height Envelope of 6.1 metres (20.0 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum Height of 9.14 metres (30.0 feet);

(5) The Principal Building shall be sited as follows:

(a) 11.6 metres (38 feet) from the Front Lot Line;

(b) 18.9 metres (62 feet) from the Rear Lot Line;

(c) 1.98 metres (6.5 feet) from the east Interior Lot Line;

(d) 1.52 metres (5.0 feet) from the west Interior Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 4 Parking Spaces be provided on each Lot;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-619

COMPREHENSIVE DEVELOPMENT 619 ZONE

(663 West 3rd Street)

In the CD-619 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

(1) The permitted Principal Uses shall include two Dwelling Units for an Accessory Rental Apartment Residential Use above the first Storey;

(2) Lot Coverage shall not exceed 98% reduced to 50% above the first Storey;

(3) The Principal Building shall be sited as follows:

a) 0.0 metres from the Front Lot Line;
b) 0.7 metres (2.3 feet) from the Rear Lot Line;
c) 0.0 metres from the west Interior Lot Line;
d) 0.0 metres from the east Interior Lot Line;

(4) Section 411(1) shall be waived to eliminate the Special Setback Requirement from the centre line of West Third Street;

(5) The Principal Building shall not exceed a Height of two Storeys, nor 9.1 metres (30 feet);

(6) The minimum number of accessory off-street vehicle Parking Spaces provided shall be varied to waive the required parking for the Accessory Rental Apartment Residential Use and to require a total of 3 spaces at a ratio of 1 space per 100.7 square metres (1,084 square feet) of Commercial Gross Floor Area;

(7) The one required Disability Vehicle Parking Stall shall be waived;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-622

COMPREHENSIVE DEVELOPMENT 622 ZONE

(355 East 12th Street)

In the CD-622 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Section 506(2) shall be varied to permit a Two- Unit Residential Use on a 538.8 square meter (5,800 square feet) Lot.

(2) Section 509A(2) shall be varied as follows:

Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.50 times the Lot Area provided that Cellars may be excluded through attaining a minimum EnerGuide 80 energy standard in accordance with subsection 419(1);
[Bylaw 8464, May 30, 2016]

(3) Section 906(4) (f) shall be varied to the extent necessary to permit the driveway crossing at the south property line to encroach into the required setback from the intersection of the two lanes;

(4) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 623 ZONE

(364 West 15th Street)

In the CD-623 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) The permitted Principal Use shall be limited to one Dwelling Unit per Lot;

(2) The Principal Buildings shall not exceed a Gross Floor Area (One-Unit Residential of 0.5 times the Lot Areas;

(3) The Principal Buildings shall be sited no less than 1.22 metres (4.0 feet) from the Interior and Exterior Lot Lines;

(4) The Principal Building on the easternmost lot shall not exceed a Height Envelope of 5.1 metres (16.7 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of 7.6 metres (25.0 feet);

(5) The Principal Building on the westernmost lot shall not exceed a Height Envelope of 5.1 metres (16.7 feet), which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum of 7.6 metres (25.0 feet);

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 2 Parking Spaces be provided on each Lot;

(7) Section 906(4)(f) shall be varied to permit an Accessory Building to be set back 3.05 metres (10 feet) from the point of intersection of a Street and a lane;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-624

COMPREHENSIVE DEVELOPMENT 624 ZONE

(244, 248, 252 East 5th Street)

In the CD-624 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Three Principal Buildings, connected by an underground parking structure, shall be permitted on the Lot.

(2) The permitted Principal Uses shall be limited to:

(a) Two Dwelling Units in the retained heritage building;

(b) Fifteen Dwelling Units in the townhouse buildings;

(3) Section 510 (2) Unit Separation, shall be waived;

(4) Section 510 (3) Building Width and Length, shall be waived;

(5) Section 511(1) Unit Density, shall be waived;

(6) Section 511(2) shall be varied as follows:

Gross Floor Area shall not exceed of 1.0 times the Lot Area, provided:

(a) the provision of attaining a minimum EnerGuide 80 energy standard in accordance with subsection 419(1) for all new construction; and

(b) the following shall be excluded from Gross Floor Area calculation:

(i) staircases to Underground Parking, laundry, storage and Secure Bicycle Parking that are continuous with a Principal Use, to a maximum of 0.16 times the Lot Area;

(ii) staircases providing roof top access, to a maximum of 0.02 times the Lot Area; and

(iii) total floor area of the heritage building, subject to the designation of the heritage building on the site;

[Bylaw 8464, May 30, 2016]

(7) Section 511 (3) shall be varied so as to not exceed a Lot Coverage of 50%;

(8) Section 511(4) shall be varied so as to not exceed a height of 7.62 metres (25 feet) above the average grade of the north property line;

(9) Section 511 (5) shall be varied and the Principal building shall be sited not less than:

(a) 3.05 metres (10.0 feet) from the Front Lot Line;

(b) 1.534 metres (5.0 feet) from the Side Lot Lines, except that cantilevered bays may project up to 0.31 metres (1.0 feet) into this setback

(c) 3.65 metres (12.0 feet) from the Rear Lot Line.

(10) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(11) For the purpose of CD-624, section 413(2)(e) shall be varied to the extent necessary to permit an Accessory Structure (gazebo), with waterproof roof, up to 3.66 meters (12.0 ft.) in Height, to be located near the front entry of the development;

(12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(13) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-625

COMPREHENSIVE DEVELOPMENT 625 ZONE

(730 Marine Drive)

In the CD-625 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Uses for the Lot shall be limited to:

(a) Retail Service Group 1 Use;
(b) Accessory Apartment Residential Use;
(c) Accessory Home Office Use;
(d) Accessory Home Occupation Use subject to Section 507(6), except that Accessory Home Occupation Use may occupy 35% of the residential Dwelling Unit;
(e) Civic Use;
(f) Child Care Use subject to Section 507(5);
(g) Accessory Off-Street Parking Use;
(h) Accessory Off-Street Loading Use.

(2) Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided:

(a) this amount may be increased through attaining a minimum ASHRAE 90.1-2007 energy standard in accordance with Section 419(2), to a maximum of 2.0 times the Lot Area; and
(b) the following shall be excluded from Gross Floor Area calculation:

(i) exterior balconies and decks which are at least 20% unenclosed, based on the total of all sides and overhead planes;
(ii) garage and storage areas, mechanical/electrical rooms and access thereto located on the First Storey, and one access stairwell providing maintenance access to the First Storey roof; and
(iii) rooftop stairwell access hatches to a maximum of 93 square metres (1,000 square feet);

[Bylaw 8464, May 30, 2016]

(3) Lot Coverage shall not exceed 75%;

(4) The Principal Building to be sited not less than:

(a) 3.05 metres (10.0 feet) from the Front Lot Line;
(b) 1.22 metres (4.0 feet) from the Rear Lot Line, except that Unenclosed balconies may project up to 0.91 metres (3.0 feet) into the setback;
(c) 3.05 metres (10.0 feet) from the east Interior Lot Line;
(d) 2.6 metres (8.5 feet) from the west Exterior Lot Line;

For the purpose of the CD-625 Zone canopies or sunlight control projections may project to the Lot Line;

(5) Section 611(6) shall be varied to permit a horizontal width or length of 67.4 metres (225.0 feet) above the second Storey;

(6) The Principal Building shall not exceed a Height of 13.6 metres (44.5 feet), measured from Average Grade, with the following Height exceptions:

(a) Roof deck guard rails to a maximum of 1.1 metres (3.5 feet);
(b) Privacy screens to a maximum of 1.8 metres (6.0 feet);
(c) Architectural appurtenances to a maximum of 2.4 metres (8.0 feet);

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that the required number of parking spaces provided shall be as follows;

(a) A minimum of 1 parking space per 46 square metres (500 square feet) of Gross Floor Area for a Retail Service Group 1 Use;
(b) A minimum 1.2 parking spaces per Dwelling Unit for an Accessory Apartment Residential Use or a Accessory Live-Work Dwelling Unit Use;

(8) Section 906(4)(i)(ii) shall be varied to permit a maximum slope between a garbage storage area and pick-up point to be 4%;

(9) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 626 ZONE

(339 East 10th Street)

In the CD-626 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Principal Building shall not exceed a Gross Floor Area (One-Unit and Two-Unit Residential) of 0.35 times the Lot Area plus 92.9 metres (1,000 square feet) provided that Cellars may be excluded through attaining a minimum EnerGuide 82 energy standard in accordance with Section 419(1); *[Bylaw 8464, May 30, 2016]*

(2) The principal building shall not exceed a height of 9.144 metres (30 feet) as measured from the Average Grade at the northern Property Line nor a geodetic height of 105.0 metres (344.6 feet);

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(4) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 627 ZONE

(Heywood Park (Site A), 972 Marine Drive (Site B))

In the CD-627 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as described below:

PART A – CD-627 GENERAL SITE DEFINITIONS AND DENSITIES

(A1) For the purposes of this Bylaw, the CD-627 Zone shall be divided into two Sites as shown below as Sites "A" and "B" as described on Schedule 97;

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	PLAN	P.I.D.
"A"	No Address (Heywood Park)	Proposed Lot 1 of LOT A OF LOTS 1 TO 10	1	265	3413	008-837-155
"B"	972 Marine Drive	Proposed Lot 2 of LOT A OF LOTS 1 TO 10	1	265	3413	008-837-155
		Proposed Portion of Closed Road	1	265	3413	008-837-155

(A2) The Principal Buildings, combined and in total with all Structures, on Sites "A" and "B" shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided:

(a) this amount may be increased through attaining a minimum ASHRAE 90.1-2007 energy standard in accordance with Section 419(2), to a maximum of 1.64 times the Lot Area; and

(b) the Gross Floor Area shall be allocated in accordance with Table CD-627-1:

Table CD-627-1: Summary of Density and Density Transfers

Site		**"A"**		**"B"**
Description		Heywood Park		972 Marine Drive
Lot Area (sq. ft.)		13,438.		24,834
Density (FSR)		0		2.52
Gross Floor Area (sq. ft.)		0		62,516

[Bylaw 8464, May 30, 2016]

PART B – CD-627 SITE "A" (HEYWOOD PARK)

On Site "A" of the CD-627 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone, except as provided for below.

CD-627

PART C – CD-627 SITE "B" (972 MARINE DRIVE)

On Site "B" of the CD-627 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except as provided for below:

(C1) The Principal Building shall be sited not less than:

(a) 0.76 metres (2.5 feet) from the Front Lot Line;
(b) 0 metres (0 feet) from the Rear Lot Line;
(c) 2.5 metres (8.5 feet) from the eastern Exterior Lot Line;
(d) 5.6 metres (18.5 feet) from the western Interior Lot Line;

(C2) The Principal Building shall not exceed a maximum horizontal width or length of 61 metres (200 feet);

(C3) The Principal Building shall not exceed a Height of 17.1 metres (56 feet) excluding elevator shafts and mechanical rooms;

(C4) The maximum Lot Coverage shall not exceed 60%;

(C5) The definition of an "Open Appendage" shall be varied to mean an exterior space which is at least 20% unenclosed, based on the total of all sides and overhead planes;

(C6) The definition of "Underground Structure" shall be varied to mean a Structure or portion of a Structure which protrudes no more than 2.3 metres (7.5 feet) above the Building Grades or finished grade;

(C7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 7 Visitor Parking Spaces be provided;

(C8) The minimum number of Bicycle Parking spaces shall comply with Part 11;

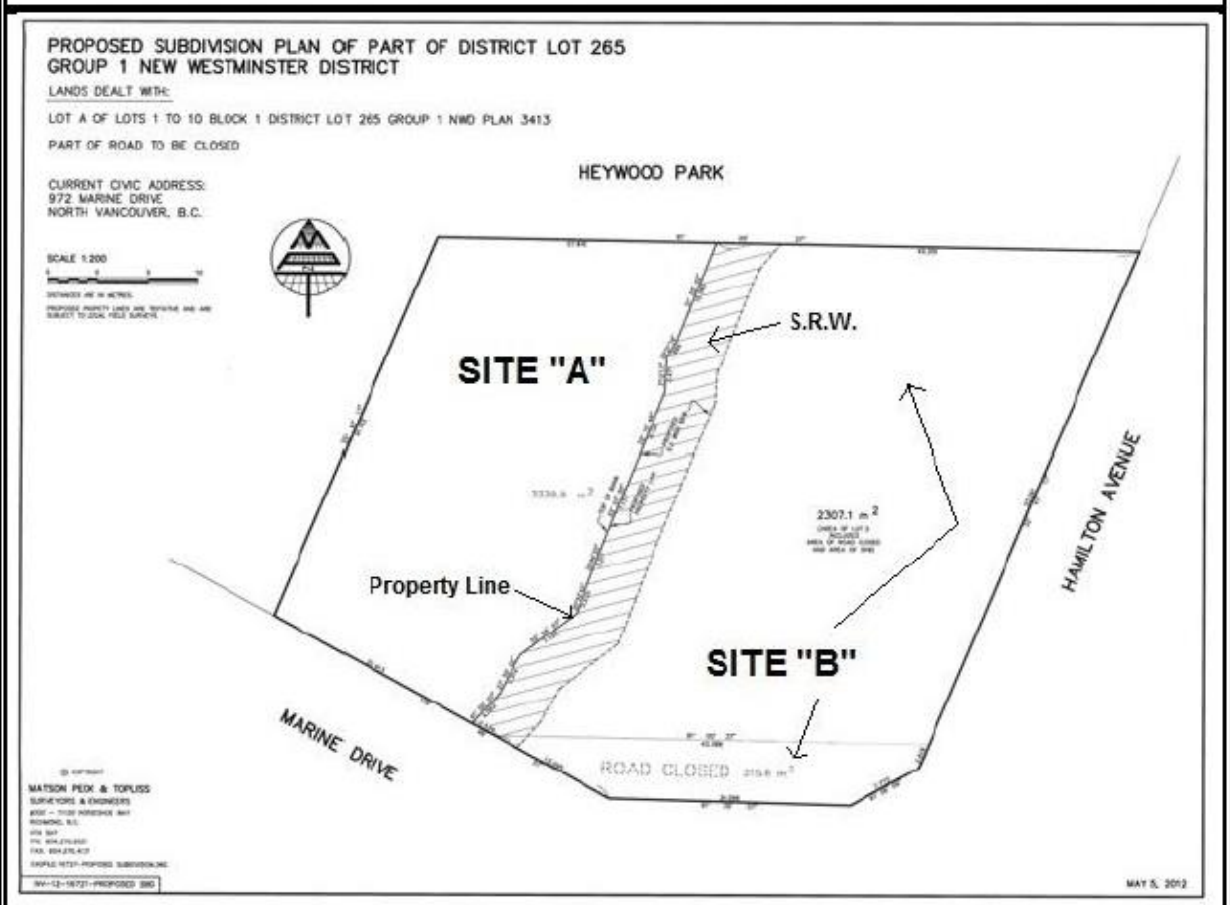
(C9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(C10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

(C11) A total of 1 commercial Parking Space will serve dual function as a Loading Space, with the minimum dimensions of 2.4 metres by 5.4 metres.

CD-627	SCHEDULE 97	Page 1 of 1
Amending Bylaw No. 8254		

TITLE: 972 Marine Drive



CD-628

COMPREHENSIVE DEVELOPMENT 628 ZONE

(420 Tempe Crescent)

In the CD-628 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) Section 507 (10) (h) shall be varied to permit a Accessory Bed and Breakfast Use in conjunction with a One-Unit Residential Use and an Accessory Coach House Use on this site;

(2) Gross Floor Area

Section 509(2)(b) shall be varied to permit a maximum Gross Floor Area (One-Unit and Two-Unit Residential) for Accessory Coach House Use of 84.5 square metres (910 square feet);
[Bylaw 8464, May 30, 2016]

(3) The minimum number of accessory off-street Parking Spaces provided shall be two spaces, for the combined Accessory Bed and Breakfast Use, One-Unit Residential Use and Accessory Coach House Use;

(4) Section 509(2)(b) shall be varied to permit a maximum Gross Floor Area (Accessory Coach House) of 84.5 square metres (910 sq. ft.)

(4) Section 509(6)(b) and (c) shall be varied to permit a maximum Height Envelope not to exceed 6.71 metres (22 feet)

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(6) All Buildings, Structures, exterior finishes, design and landscaping shall comply with the requirements set out in Development Permit No. DPA2011-00011.

CD-629

COMPREHENSIVE DEVELOPMENT 629 ZONE

(127-133 East 3rd Street)

In the CD-629 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

(1) Section 6A02 (1) shall be waived

(2) Section 6A04 shall be varied as follows:

(a) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(i) together shall not exceed 2.6 times the Lot Area, provided that a minimum ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2) is attained; and

(ii) for the purposes of the CD-629 Zone, Gross Floor Area calculation shall exclude:

a. Rental Apartment Residential Use and related circulation area to a maximum of 0.81 times the Lot Area; and

b. Roof top access stairs and elevators to a maximum of 50 square metres (538 square feet);

(b) Lot Coverage

shall not exceed a Lot Coverage of 90% reduced to 65% above the second storey;

(c) Height

shall not exceed a Height of 21.5 meters (70.54 feet) measured from the average grade on the north Property Line;

For the purpose of CD-629 the following additional items shall be permitted Height exceptions;

i. Transparent glass guard rail to a maximum of 0.5 meters (1.64 feet);

ii. Roof top access stairs and elevators to a maximum of 3.0 meters (9.84 feet) high;

(d) Siting

the Rear Lot Line setback shall be waived;

(e) Building Width and Length

shall be waived;

(3) Section 510 regarding minimum unit size, building separation and building width and length, shall be waived;

(4) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-630

COMPREHENSIVE DEVELOPMENT 630 ZONE

(263-269 East 8th Street)

In the CD-630 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Three Principal Buildings shall be permitted on the Lot.

(2) The permitted Principal Use for each Lot shall be limited to:

- (a) Garden Apartment Residential Use;
- (b) Accessory Home Occupation Use;
- (c) Accessory Off-Street Parking Use;
- (d) Accessory Home Office Use;

(3) Section 510 (2) Unit Separation, shall be waived;

(4) Section 511(1) Unity Density, shall be waived;

(5) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

- (a) Gross Floor Area shall not exceed 0.75 times the Lot Area; and
- (b) for the purposes of the CD-630 Zone, Cellar areas shall be:
  - (i) excluded from Gross Floor Area calculation through attaining a minimum EnerGuide 80 energy standard in accordance with subsection 419(1); and
  - (ii) defined as floor area in which the lower floor is greater than 1 metre (3.3 feet) below Average Grade;;

(6) Section 511 (3) shall be varied so as not to exceed a Lot Coverage of 47%;

(7) Section 511 (4) shall be varied so as to not exceed a height of 9.144 meters (30.0 feet) above Average Grade;

(8) Section 511(5) shall be varied and the Principal buildings shall be sited not less than:

- (a) 3.66 meters (12.0 feet) from the Front Lot Line;
- (b) Side setback
  - (i) front building: 1.22 meters (4.0 feet) from the Side Lot Lines;
  - (ii) rear building: 1.52 meters (5.0 feet) from the Side Lot Lines;
- (c) 1.22 meters (4.0 feet) from the Rear Lot Line.

(9) The accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 8 Parking Spaces and two tandem parking spaces be provided;

(10) For the purpose of CD-630, section 413 (2) shall be varied to the extent necessary to permit an Accessory Structure (mailbox kiosk) up to 2.14 meters (7 feet) in Height to be located near the front entry of the development;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 631 ZONE

(1308 Lonsdale Avenue)

In the CD-631 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except that:

(1) In CD-631 the permitted Principal and Accessory Uses shall be limited to:

(a) Grocery Store Use; Grocery Store Use means a Use where its primary purpose is for the sale of fresh and packaged food and that has a minimum Gross Floor Area of 2,600 sq. m. (27,986 sq. ft.) and does not have a maximum size;

(b) Affordable Housing Use; Affordable Housing Use means a Use providing non-market affordable or special needs rental housing units secured by covenant;

(c) Child Care Use; Child Care Use means a facility providing care for children, including an opportunity for social, emotional, physical, and intellectual growth, which is licensed under the Child Care Regulations made pursuant to the Provincial Childcare Licensing Regulations, and is constructed, furnished, outfitted to the standards of the Vancouver Society of Children's Centres and secured by covenant;

(d) Employment Generating Office Use; Employment Generating Office Use means a Use inclusive of professional and semi-professional offices, business offices, finance offices, medical offices inclusive of overnight stays, trade and business schools, and similar office type uses that is additional to a minimum of 1.0 FSR of retail or Grocery Store Use density and secured by covenant;

(e) Retail-Service Group 1 Use;

(f) Accessory Apartment Use;

(g) Accessory Home Office Use;

(h) Accessory Home Occupation Use;

(i) Accessory Off-Street Parking Use;

(j) Accessory Off-Street Loading Use;

(k) One retail wine store that has a Wine Store Licence located facing 13th Street only; *[Bylaw 8486, June 13, 2016]*

(l) Commercial Social Recreation Facility Use; *[Bylaw 8564, July 24, 2017];*

(2) A Grocery Store Use measuring no less than of 2,600 sq. m. (27,986 sq. ft.) in size shall be required;

(3) Section 607(1)(a) Accessory Apartment Use location, shall be varied to permit a Residential Use on the second floor;

(4) Gross Floor Area shall not exceed 4.57 FSR, comprised as follows:

BASE DENSITY	
2.6 FSR	**OCP Schedule "A"**

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**OCP POLICY REFERENCE**
Child Care Use	Either of the following two community amenity contributions, as determined by the City at its sole discretion: Fully finished and outfitted Child Care Use with a minimum 566.69 sq m (6,100 sq. ft.) indoor area and 510.97 sq. m. (5,500 sq. ft.) outdoor area secured by covenant	Maximum 4,104 sq. m. (44,177 sq. ft.) Residential Use	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017*]
Affordable Housing Use	Minimum 929.03 sq me (10,000 sq. ft.) Affordable Housing secured by covenant	Maximum 3,948.38 sq. m. (42,500 sq. ft.) Residential Use	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017*]
District Energy Mini Plant	Mini Plant sized and located in accordance with the requirements of the Director of the Lonsdale Energy Corporation	Maximum 905.77 sq. m. (9,750 sq. ft.) Residential Use	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017*]
Green Building Environmental Benefits	1. Using best efforts to achieve building energy performance of 30% better than ASHRAE 90.1 2007 Energy standard; 2. Attaining a minimum building energy performance of 20% better than ASHRAE 90.1 2007 Energy Standard; 3. The above to be secured in accordance with subsection 419(2) *[Bylaw 8464, May 30, 2016]*	Maximum 2,415.48 sq. m. (26,000 sq. ft.) Residential Use	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017*]
Civic Amenity Reserve Fund Contribution / Employment Generating Office Use	$ 1 million contribution to the Civic Amenity Reserve Fund	Maximum 2,322.5 sq. m. (25,000 sq. ft.) Employment Generating Office Use only	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017*]

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**OCP POLICY REFERENCE**
Employment Generating Office Use	Construction of up to 4,366.44 sq. m. (47,000 sq. ft.) of Employment Generating Office Use in addition to base required 1.0 FSR commercial floor area	Maximum 4,366.44 sq. m. (47,000 sq. ft.) Employment Generating Office Use only	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017]*
TOTAL 1.97 FSR		**Maximum 18,082.57 sq. m. (194,430 sq. ft.)**	**OCP Section 2.2.1** *[Bylaw 8564, July 24, 2017]*

(5) The Definition of Gross Floor Area be varied to also exclude the following:

DENSITY EXCLUSIONS			
EXCLUSION	**DESCRIPTION**	**MAXIMUM EXCLUSION**	**POLICY REFERENCE**
Child Care Use	Inclusive of all lobbies, stairwells, corridors, and elevators which exist for the exclusive use of the Child Care Use	566.69 sq. m. (6,100 sq. ft.)	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017]*
Heat Pumps	Mechanical space for the provision of heat pumps	276 sq. m. (2,970.83 sq. ft.)	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017]*
Affordable Housing Use	Per Definition in this Bylaw and as secured by covenant	929 sq. m. (10,000 sq. ft.)	OCP Section 2.2.1 *[Bylaw 8564, July 24, 2017]*
Common Amenity Space	Non-commercial Social, Recreational and Amenity area, provided for the common use and enjoyment of residents and held in common ownership	1,210 sq. m. (13,024 sq. ft.)	n/a
Below-grade Commercial Social Recreation Facility Use *[Bylaw 8564, July 24, 2017]*	Bowling alley use; recreational uses/ health club, billiard halls, art galleries, dance and music studios, theatres, and other similar uses; provided the area is located below-grade and excludes retail use and office use.	732.45 sq. m. (7,884 sq. ft.)	OCP Section 2.3

(6) The maximum Height for buildings on this site are as follows;

(a) 55.0 m. (180.0 ft.) for Building 1 as defined within Schedule 101 of this Bylaw and as measured from average building grade interpolated at points 'X' as labelled within the same schedule;

(b) 74.0 m. (243.0 ft.) for Building 2 as defined within Schedule 101 of this Bylaw and as measured from average building grade interpolated at points 'Y' as labelled within the same schedule;

(c) 27.43 m. (90.0 ft.) for Building 3 as defined within Schedule 101 of this Bylaw and as measured from average building grade interpolated at points 'X' as labelled within the same schedule;

(d) For the purpose of CD-631 the following additional items shall be permitted Height exemptions:

(i) Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, architectural appurtenances, and stair access to a maximum Height of 6.40 m. (21.0 ft.);

(7) Lot Coverage: 100%;

(8) Section 510(1) Minimum Unit Sizes shall be waived;

(9) Section 510(3) Unit Separation shall be waived;

(10) Tower separation distances and setbacks from property line to Buildings shall be consistent with those setbacks as indicated in Schedule 101;

(11) Unit mix within the Accessory Apartment Use will conform to the following:

(a) A minimum of 15% of units will contain 1 bedroom;
(b) A minimum of 20% of units will contain 2 bedrooms;
(c) A minimum of 5% of units will be studio apartments;

(12) The minimum number of Accessory Off-Street Parking Spaces provided shall be as follows:

(a) Accessory Apartment Use provided at 1.4 stalls per Dwelling Unit;
(b) Affordable Housing Use provided at 0.75 stalls per Dwelling Unit;
(c) Grocery Store Use provided at 1 stall per 18.58 sq. m. (200 sq. ft.);
(d) Employment Generating Office Use provided at 1 stall per 69.68 sq. m. (750 sq. ft.);
(e) Retail Service Group 1 Use provided at 1 stall per 46.45 sq. metres (500 sq. ft.);
(f) Child Care Use provided at 2 stalls plus 1 additional stall for every 8 or portion thereof children within its capacity;

(13) Regulations of Sign Bylaw 1992 No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development;

(14) Section 610(6) pertaining to Building Width and Length shall be waived;

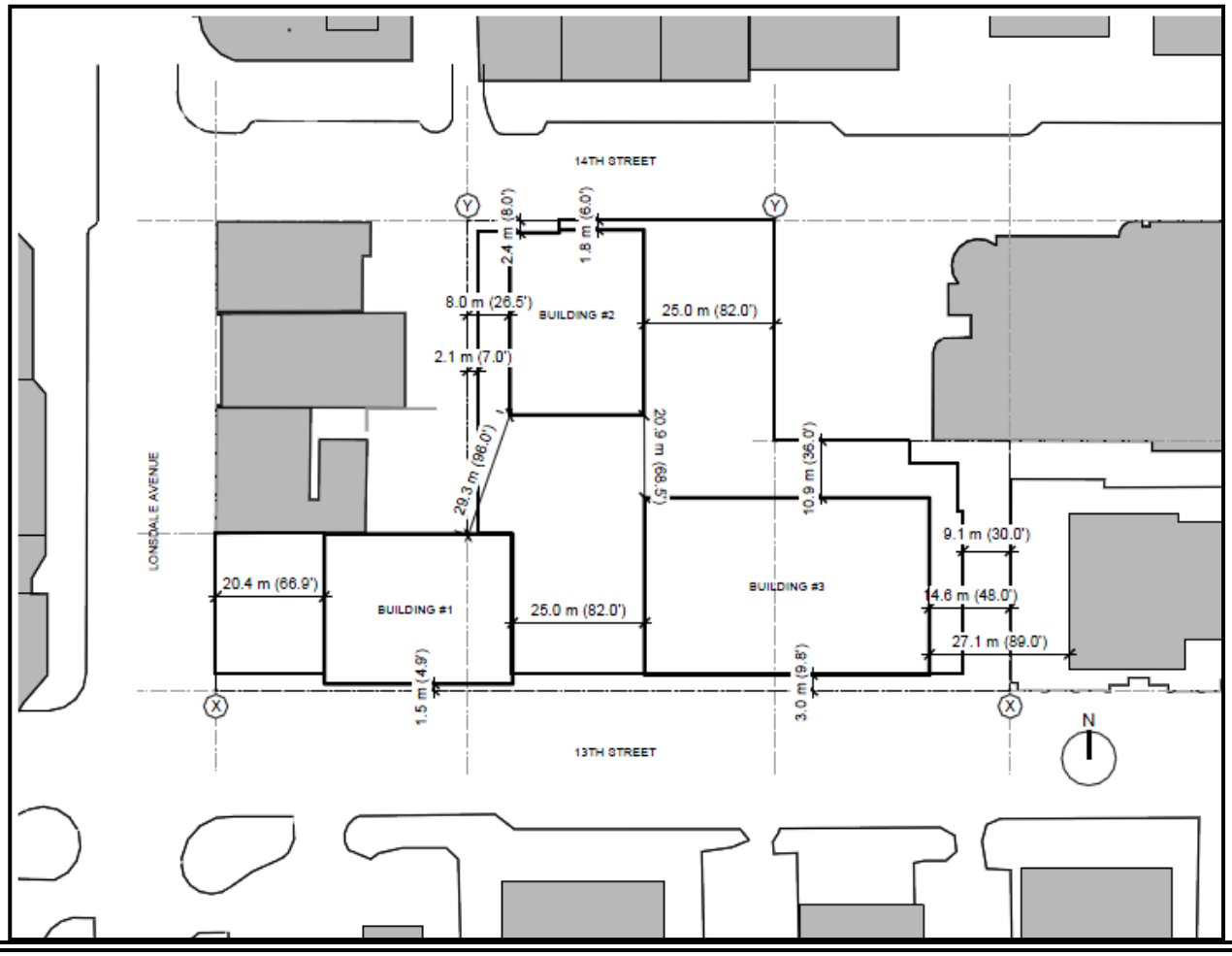
(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(16) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel;

(17) A driveway shall be permitted from 13th Street of a width not exceeding 14.6 m. (48 ft) or as otherwise approved by the City Engineer.

CD-631	SCHEDULE 101	Page 1 of 1
Amending Bylaw No. 8268		

TITLE: BUILDING LABELS AND SETBACKS



COMPREHENSIVE DEVELOPMENT 632 ZONE

(246 East 1st Street)

In the CD-632 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-4 Zone, except that:

1) One Principal Building shall be permitted on the Lot;

2) In addition to the permitted uses in the M-4 Zone, the permitted Uses shall include:

   a) Industrial Area Commercial Use up to a maximum of 51.1 square metres (550 square feet) on the first Storey;

   b) Restaurant Use including a Food Primary License up to maximum of 270 square metres (2,900 square feet) located only on the second Storey;

3) The Principal Building shall not exceed a Height of 8.8 metres (29 feet) measured from the Building Grade established on the Lane adjoining the north side of the Lot. For the purposes of this CD-632 Zone solar panels may project up to a maximum of 1.3 metres (4.2 feet) above the maximum Height;

4) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 15 Parking Spaces be provided on each Lot, of which 5 stalls may be provided atop elevated parking lifts;

5) The minimum number of Bicycle Parking Spaces provided shall comply with Part 11, and in no case shall be less than 15 Secure Bicycle Parking Spaces and 18 Short-Term Bicycle Parking Spaces;

6) Section 1002 (1)(b) shall be varied to permit a Loading Space 2.4 metres (8 feet) in width by 8.2 metres (27 feet) in length;

7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 633 ZONE

(1952, 2004, 2012 Larson Road)

In the CD-633 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) In CD-633 Zone the total site area shall be divided into a maximum of 12 Lots that shall be assigned Lot numbers 1 through 12 as dimensioned in Schedule 102 – Lot Plan;

(2) The One-Unit Residential Minimum Lot Size shall be varied to permit a minimum Lot Area of 2,960 square feet;

(3) Up to four Dwelling Units shall be permitted on Lots with an area greater than 280 square metres and up to three units shall be permitted on Lots with an area of 280 square metres or less; *[Bylaw 9031, June 9, 2025]*

(4) Deleted; *[Bylaw 9031, June 9, 2025]*

(5) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.50 times the Lot Area provided that Cellars may be excluded through attaining a minimum Energuide 82 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(6) The maximum allowable Lot Coverage for all Lots shall be 28%. For the purposes of the CD-633 Zone Lot Coverage shall exclude Accessory Buildings up to a combined maximum of 153 square metres (1,656 square feet);

(7) The Principal Buildings shall be sited in accordance with Schedule 102 – Siting Plan where the Front Lot Line for all Lots shall be the westernmost Lot Line on each Lot;

(8) The Principal Buildings shall not exceed a Height Envelope of 6.25 metres (21.5 feet), which may increase inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet). For the purposes of the CD-633 Zone the Height Envelope shall be measured from average grade at the Front Lot Line of Lots 1 through 6 and from the Rear Lot Line of Lots 7 through 12;

(9) Section 514 shall be varied to the extent necessary to permit two Accessory Buildings per Lot that shall not exceed a total combined area of 12.8 square metres (138 square feet) which shall be located behind the front face of the Principal Building except on Lot number 1. For the purposes of the CD-633 Zone Accessory Buildings shall be limited to:

   (a) One carport, with no exterior walls, not to exceed a floor area of 9.9 square metres (107 square feet) and a Height of 3.6 metres (12 feet), measured from finished grade, sited not less than (0.05 metres) 0.5 feet from any Lot Line and 0.91 metres (3.0 feet) from the Principal Building;

(b) One storage shed not to exceed a floor area of 2.9 square metres (31 square feet) and a Height of 1.52 metres (5.0 feet), measured from finished grade, sited not less than (0.05 metres) 0.5 feet from any Lot Line and 1.2 metres (4.0 feet) from the Principal Building;

(10) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 2 Parking Spaces be provided on each Lot of which one parking stall shall be permitted in tandem. 2 Visitor Parking Spaces shall be provided on Lot number 8;

(11) Section 906 (4) shall be varied to the extent necessary to permit all vehicle access for each Lot from a shared vehicle right-of-way accessed from West 20th Street;

(12) Section 906 (5) shall be varied to the extent necessary to permit all vehicle access for each Lot from a shared vehicle right-of-way accessed from West 20th Street;

(13) Section 907 (2)(a) shall be varied to permit vehicle parking stalls to be sited in front of the front face of the Principal Buildings on all Lots;

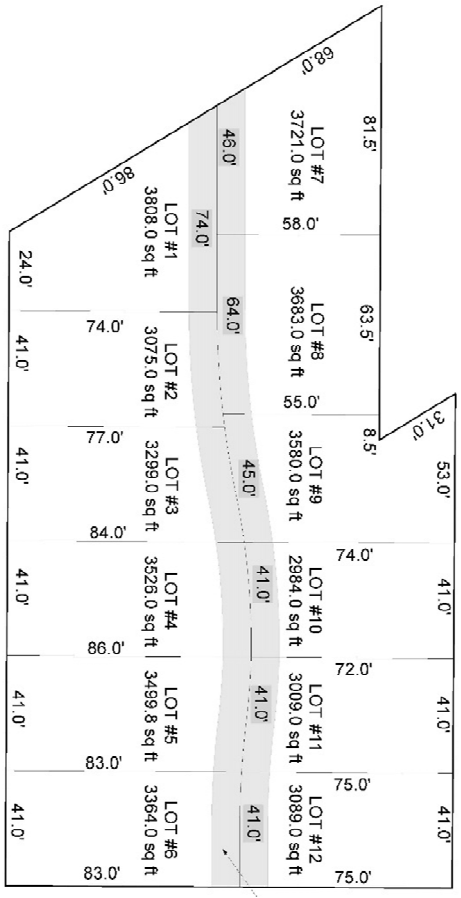
(14) Section 412 (2)(b) shall be varied to permit a 1.83 metre (6 feet) high Accessory Structure to be sited in front of the front face of the Principal Building on Lot number 7;

(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(16) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-633	SCHEDULE 102	Page 1 of 2
Amending Bylaw No. 8274		

Lot Plan



Larson Road

Wolfe Street

Shaded Area indicates extent of Private Vehicle Access and Service Right-of-Way

West 20th Street

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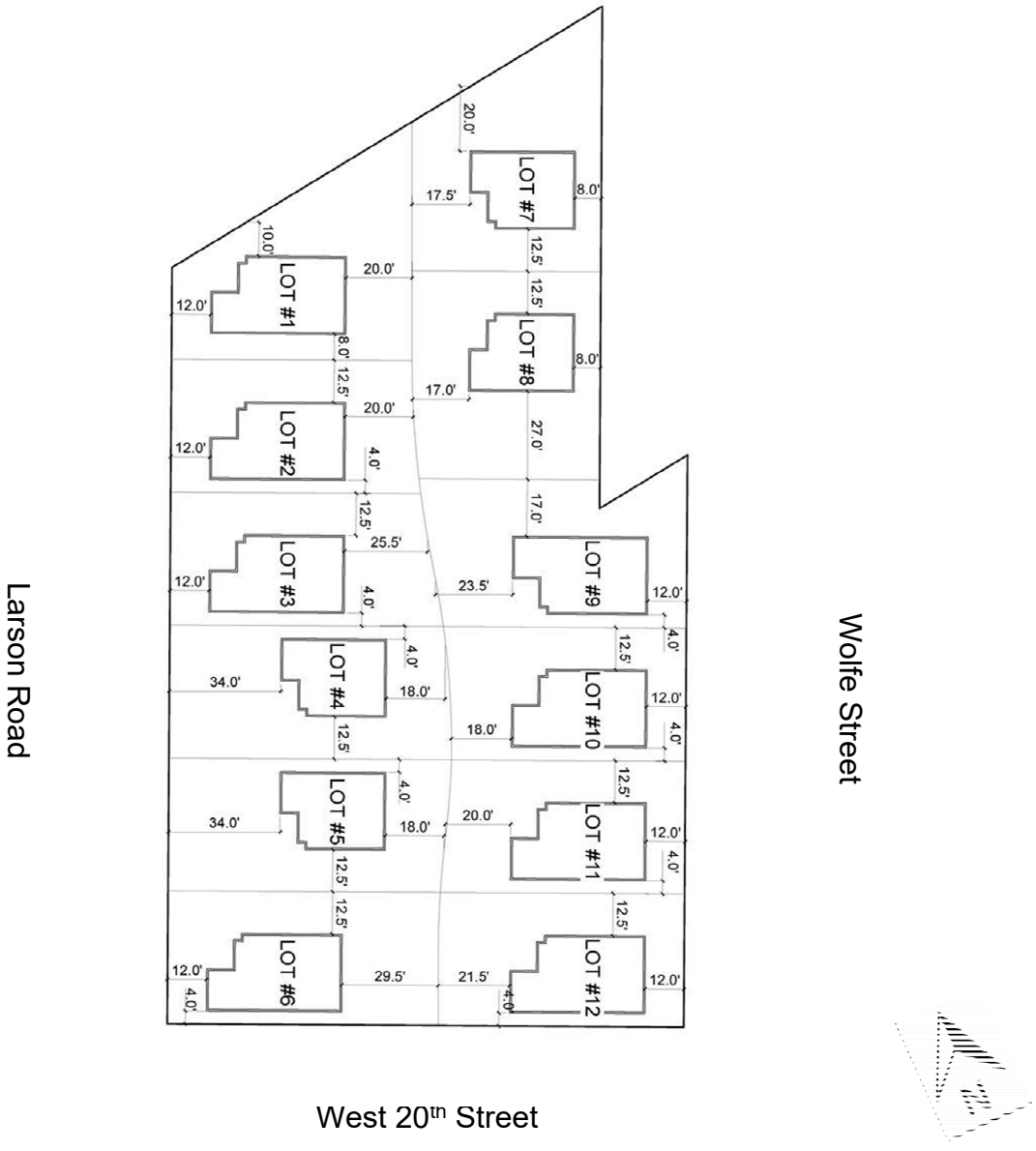
Amending Bylaw No. 8274		

Siting Plan



CD-634

COMPREHENSIVE DEVELOPMENT 634 ZONE

(201 East 6th Street)

In the CD-634 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use for each Lot shall be limited to:

(a) Two Dwelling Units in the Northernmost Building;

(b) One Dwelling Unit in the Southernmost Infill Building;

(3) Section 510(2) Unit Separation, shall be waived;

(4) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(a) Principal Buildings shall not exceed a combined Gross Floor Area of 0.43 times the Lot Area provided that this amount may be increased through attaining a minimum Energuide 80 energy standard in accordance with subsection 419(1), to a maximum of 0.64 times the Lot Area; and

(b) for the purposes of the CD-634 Zone, attached vehicle parking up to a maximum of 55.7 square metres (600 square feet) shall be excluded from Gross Floor Area calculation;

(5) Lot Coverage shall not exceed 41% times the Lot Area;

(6) The southernmost Infill building shall be sited:

(a) 7.3 metres (24 feet) from the northernmost building;

(b) 1.52 metres (5 feet) from the eastern Interior Side Lot Line, where a 1.4 square metre (15.3 square feet) garbage room and a 2.1 square metres (23 square feet) storage room may project not more than 0.53 metres (1.75 feet) into the setback;

(c) 3.1 metres (10 feet) from the western Exterior Side Lot Line;

(d) 1.2 metres (4 feet) from the rear Lot Line;

(7) The southernmost Infill Building shall not exceed a Height of 8.5 metres (28 feet) measured from the Average Grade and the rear Lot Line;

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 3 Parking Spaces be provided;

(9) The minimum number of Bicycle Parking Spaces provided shall comply with Part 11, and in no case shall less than 5 Vertical Secure Bicycle Parking Spaces be provided;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 635 ZONE

(2340-2370 Western Avenue)

In the CD-635 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Three Principal Buildings, connected by an underground parking structure, shall be permitted on the Lot;

(2) The permitted Principal Use for each Lot shall be limited to:

(a) Garden Apartment Residential Use

i. Accessory Home Occupation Use; subject to Sections 507 (6), (7) and (8) of the Zoning Bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(3) Section 510 (2) Unit Separation, shall be waived;

(4) Section 511 (1) Unit Density, shall be waived;

(5) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(a) Principal Buildings shall not exceed a combined Gross Floor Area of 0.5 times the Lot Area provided that this amount may be increased through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1), to a maximum of 1.0 times the Lot Area; and

(b) for the purposes of the CD-634 Zone, Cellar areas shall be excluded from Gross Floor Area calculation;

(6) Section 511 (3) shall be varied so as not to exceed a Lot Coverage of 42%

For the purpose of CD 635, Lot Coverage shall not include Underground parking structures which protrude more than 0.914 metres (3 feet) above the Building Grades or the elevation of an adjoining property, at the common property line;

(7) Section 511 (4) shall be varied so that Buildings not exceed a Height of 10.67 metres (35.0 feet) above Average Grade;

(8) Section 511(5) shall be varied and the Principal buildings shall be sited not less than:

(a) Front setback - 2.90 metres (9.5 feet) from the Front Lot Line;

(b) Side setbacks

i. front buildings:3.35 metres (11.0 feet) from the Side Lot Lines;
ii. rear building: 2.44 metres (8.0 feet) from the Side Lot Lines;

(c) Rear setback - 4.57 metres (15 feet) from the Rear Lot Line;

(d) Building separation – a minimum building separation between the front and rear building of 9.14 metres (30.0 feet);

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 21 Parking Spaces be provided;

(10) Section 906 (4) (ii) shall be varied to permit a driveway ramp of 14% once the driveway is set back more than 6.1 metres (20.0 feet) from the rear property line;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-638

COMPREHENSIVE DEVELOPMENT 638 ZONE

(657 West 14th Street)

In the CD-638 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted;

(2) The permitted Principal Uses shall include Four Residential Dwelling Units;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 584.5 square metres (6,290 square feet) provided that Cellars may be excluded through attaining a minimum Energuide 81 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(4) The Principal Buildings together with deck areas in the northern and southern most units and parking structures attached to the southernmost units shall not exceed a combined total Lot Coverage of 50%;

(5) The Principal Buildings shall be sited as follows:

The **Northernmost** Principal Building shall be sited not less than:

(a) 4.6 metres (15 feet) from the Front Lot Line;
(b) 25.6 metres (84 feet) from the Rear Lot Line;
(c) 2.7 metres (9 feet) from the east Interior Side Lot Line;
(d) 2.7 metres (9 feet) from the west Interior Side Lot Line;

The **Southernmost** Principal Building shall be sited not less than;

(a) 26.2 metres (86 feet) from the Front Lot Line;
(b) 0.6 metres (2 feet) from the Rear Lot Line;
(c) 2.1 metres (7 feet) from the east Interior Side Lot Line;
(d) 2.1 metres (7 feet) from the west Interior Side Lot Line;

(6) The Principal Buildings shall not exceed a Height Envelope of 4.9 metres (16 feet), which may increase at an inward angle of 45 degrees to the vertical to reach a maximum Height of 9.1 metres (30) feet;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 4 Parking Spaces be provided on each Lot, of which a maximum of 2 spaces may be enclosed;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-639

COMPREHENSIVE DEVELOPMENT 639 ZONE

(2211 Larson Crescent)

In the CD-639 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone (Residential Zone), except that:

(1) In the CD-639 Zone, the total site shall be divided into 2 Lots that shall be referred to as the Eastern Lot and the Western Lot;

(2) The One-Unit Residential Minimum Lot Size shall be varied to permit a minimum Lot Area of 520 square metres (5,600 square feet) for the Eastern Lot and 362 square metres (3,900 square feet) for the Western Lot;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.48 times the Lot Area provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(4) The Principal Building shall not exceed a Height Envelope of 6.1 metres (20 feet) on the Eastern Lot and 5.8 metres (19 feet) on the Western Lot, which may increase on an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet);

(5) The Principal Building on the Eastern Lot shall be sited as follows:

(a) 3.6 metres (12 feet) from the Front Lot Line (southernmost Lot Line);
(b) 2.1 metres (7 feet) from the Rear Lot Line (northernmost Lot Line);
(c) 1.2 metres (4 feet) from the Interior Side Lot Line (westernmost Lot Line);

(6) The minimum required setback for Principal Building on the Western Lot shall be 4.8 metres (16 feet) from the Front Lot Line (southernmost Lot Line);

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 640 ZONE

(246 East 6th Street)

In the CD-640 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-1 Zone, except that:

(1) Two Principal Buildings shall be permitted;

(2) The permitted Principal Uses shall include five Dwelling Units;

(3) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(a) Principal Buildings shall not exceed a combined Gross Floor Area of 0.4 times the Lot Area provided that this amount may be increased through attaining a minimum Energuide 81 energy standard in accordance with subsection 419(1), to a maximum of 1.0 times the Lot Area; and

(b) for the purposes of the CD-640 Zone, an accessory parking garage up to a maximum of 0.08 times the Lot Area attached to the northernmost Principal Building shall be excluded from Gross Floor Area calculation;

(4) The Principal Buildings together with an accessory parking garage shall not exceed a total combined Lot Coverage of 41%;

(5) The Principal Buildings shall be sited as follows:

The **Northernmost** Principal Building shall be sited not less than:
(a) 31.0 metres (102 feet) from the Front Lot Line;
(b) 1.0 metres (4 feet) from the Rear Lot Line;
(c) 3.9 metres (13 feet) from the east Interior Side Lot Line;
(d) 3.9 metres (13 feet) from the west Interior Side Lot Line;

The **Southernmost** Principal Building shall be sited not less than;
(a) 6.0 metres (20 feet) from the Front Lot Line;
(b) 21.0 metres (70 feet) from the Rear Lot Line;
(c) 1.5 metres (5 feet) from the east Interior Side Lot Line;
(d) 1.8 metres (6 feet) from the west Interior Side Lot Line;

(6) Lantern gates shall not exceed 1.8 metres (6.0 feet) in Height and may be sited in the front face of a Principal Building on the Lot;

(7) Section 510 (2) Unit Separation, shall be waived;

(8) The minimum number of Accessory Off-Street Parking spaces provided shall comply with Part 9, and in no case shall less than 6 Parking Spaces be provided on each Lot, of which a maximum of 4 spaces may be enclosed;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-641

COMPREHENSIVE DEVELOPMENT 641 ZONE

(330 West 14th Street)

In the CD-641 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 zone, except that:

(1) Two Principal Buildings shall be permitted on a Lot;

(2) The permitted Principal Use shall be limited to three dwelling units, as follows:

(a) Two Dwelling Units in the southernmost Building;
(b) One Dwelling Unit in the northernmost Building;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 319.6 square metres (3,440 square feet) provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(4) The Principal Buildings shall be sited as follows:

The southernmost Principal Building shall be sited not less than;

(a) 7.62 metres (25.0 ft.) from the Front Lot Line;
(b) 21.9 metres (72.0 ft.) from the Rear Lot Line
(c) 3.2 metres (10.5 ft.) from the east Interior Side Lot Line;
(d) 1.8 metres (6.0 ft.) from the west Interior Side Lot Line;

The northernmost Principal Building shall be sited not less than:

(a) 0.5 metres (100.0 ft.) from the Front Lot Line;
(b) 1.22 metres (4.0 ft.) from the Rear Lot Line, including portions of the Principal Building used for parking purposes;
(c) 1.8 metres (6 ft.) from the east Interior Side Lot Line;
(d) 3.3 metres (10.7 ft.) from the west Interior Side Lot Line;

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 5 Parking Spaces be provided;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, Loading or Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 642 ZONE

(105 Carrie Cates Court)

In the CD-642 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-1 Zone, except that:

(1) Residential or Accessory Apartment Use shall not be permitted;

(2) In addition to the permitted Principal Uses in the LL-1 Zone, the following Uses are permitted:

(a) Marina Use;

(b) Waterfront Use;

(c) Conference facilities;

(d) Accessory Banquet Facility – for the purposes of the CD-642 Zone, an Accessory Banquet Facility means a banquet use accessory to a Civic Use, art gallery, conference facilities, or other similar principal use and includes a Liquor Primary Use;

(e) Accessory Mobile Food Vending Use;

(f) Off-site Parking Use.

(3) Gross Floor Area

(a) Principal Buildings together with Structures shall not exceed 0.25 times the Lot Area, provided that this amount may be increased to a maximum of 2.6 times the Lot Area, through attaining a minimum:

(i) ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or

(ii) NECB 2011 energy standard in accordance with subsection 419(3);
[Bylaw 8464, May 30, 2016]

(b) Notwithstanding (3)(a), the maximum Gross Floor Area permitted may be further increased as follows:

BASE DENSITY			
2.6 FSR			**OCP Schedule 'A'**
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Community Amenity Space	Art Gallery and/or Civic Use	1,601.5 sq. m. (17,238 sq. ft.) or 0.36 FSR	OCP Section 5.12.3
TOTAL 0.36 FSR		**Maximum 1,601.5 sq. m. (17,238 sq. ft.) of additional (bonus) density**	**OCP Section 5.12**

(c) The permitted Gross Floor Area may be developed on a "recipient site" through a density transfer recorded in the following table:
[Bylaw 8482, July 11, 2016]
[Bylaw 8573, October 23, 2017]
[Bylaw 8677, October 1, 2018]

DENSITY RECIPIENT SITES	**TRANSFERRED GROSS FLOOR AREA**	**ZONING AMENDMENT BYLAW #**	**REMAINING POTENTIAL TRANSFERABLE CIVIC / AMENITY DENSITY FROM DONOR SITE***	**POLICY REFERENCE**
119 – 131 West Esplanade, 120 Carrie Cates Court and a portion of Rogers Lane (CD-671)	1,723.63 sq. m. (18,553 sq. ft.)	8482	8,316.01 sq. m. (89,512.79 sq. ft.)	OCP Section 2.3
1441 St. George's Avenue (CD-691)	3,701 sq. m. (39,837 sq. ft.)	8573	4,615.01 sq. m. (49,675.56 sq. ft.)	OCP Section 2.3
123-127 & 145 East 13th Street	3,837.09 sq. m. (41,302.2 sq. ft.)	8677	777.92 sq. m. (8,373 sq. ft.)	OCP Section 2.3

* Estimated Lot Area to be confirmed through Site Survey.

(d) For the purposes of the CD-642 Zone, 'Lot Area' shall mean land and permanent decking;

(e) Any portion of the floor area containing garbage storage or recycling rooms, common electrical, mechanical, or elevator machine rooms shall be excluded from the calculation of the Gross Floor Area.

(4) Lot Coverage

Principal Buildings shall not exceed a Lot Coverage of 60%.

(5) Height

The Height of the Principal Building shall not exceed 15 metres (49.2 feet) measured from the Flood Control Level (FCL) as established by the City Engineer to the highest point of the Principal Building including elevator shafts, mechanical rooms and roof top equipment.

(6) Parking shall be in accordance with Part 9 of Division IV except as follows:

(a) Section 904 (1) is varied such that Parking Spaces may be provided off-site, provided that off-site parking is secured by a registered *Land Title Act* covenant subject to Section 904(3).

(7) Division IV, Part 10, Section 1001, Required Loading Spaces, is waived.

(8) Division IV, Part 10A, Section 10A09, is varied such that one Shower and one Wash Basin are required as an Accessory End Destination Facility for the Secure Bicycle Parking spaces.

(9) Regulations of Sign Bylaw No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development.

(10) An Open Appendage shall mean an exterior space at least 30% unenclosed, based on the total of all side and overhead planes.

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces.

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 643 ZONE

(103-113 East 12th Street)

In the CD-643 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) In CD-643 the Principal and Accessory Uses permitted shall include:

Employment Generating Office Use; Employment Generating Office Use means a Use inclusive of professional and semi-professional offices, business offices, finance offices, medical offices inclusive of overnight stays, trade and business schools, and similar office type uses;

(2) Section 609 shall be waived;

(3) Section 611 shall be varied as follows:

(a) Gross Floor Area shall not exceed 3.2 times the Lot Area, comprised as follows:

Category	Description	Gross Floor Area
BASE DENSITY		
Energy standard	Minimum ASHRAE 90.1-2007 energy standard in accordance with subsection 419(2)	2,051.3 m^2 (22,080 ft^2) or 2.3 FSR
ADDITIONAL (BONUS) DENSITY		
Employment Generating Office Use	Construction of up to 401.3 m^2 (4,320 ft^2) of Employment Generating Office Use in addition to required base density 1.0 FSR commercial floor area	401.3 m^2 (4,320 ft^2) or 0.45 FSR Employment Generating Office Use only
Civic Amenity Reserve Fund	$172,800 contribution to the Civic Amenity Reserve Fund	401.3 m^2 (4,320 ft^2) or 0.45 FSR Employment Generating Office Use only
TOTAL DENSITY		
		2,854 m^2 (30,720 ft^2) or 3.2 FSR

[Bylaw 8464, May 30, 2016]

(b) Lot Coverage shall not exceed a Lot Coverage of 82%;

(c) Height shall not exceed a Height of 18.5 meters (60.70 feet);

(d) Siting the Rear Lot Line setback shall be waived to the extent necessary to permit an exit stair from the underground parking;

(e) Building Width and Length shall be waived;

(4) Section 906(4)(i) shall be varied to permit a driveway slope not exceeding 5% for the first 3.05 metres (10 feet) of the entry ramp and up to 20% elsewhere;

(5) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, with the size of the disability parking to be varied to be not less than 5.41 metres (17.75 feet) in length and 4.3 metres (14.12 feet) in width;

(6) The minimum number of Loading Spaces provided shall be varied to require one Loading Space for the building, and the size of this Loading Space shall be varied to be not less than 2.743 metres (9 feet) in width and 7.62 metres (25 feet) in length;

(7) The requirement for on-site Short-term Bicycle Spaces shall be waived;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-644

COMPREHENSIVE DEVELOPMENT 644 ZONE

(234-236 East 18th Street)

In the CD-644 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone (Residential Zone), as amended from time to time, except that:

(1) In the CD-644 Zone, the total site shall be divided into 2 Lots that shall be referred to as the Eastern Lot and the Western Lot;

(2) The One-Unit Residential Minimum Lot Size shall be varied to permit a minimum Lot Area of 459 square metres (4,945 square feet) for the Eastern Lot and 457 square metres (4,920 square feet) for the Western Lot;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.5 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(4) The Principal Buildings shall not exceed a Height Envelope of 5.1 metres (16.5 feet), which may increase on an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 7.1 metres (23 feet);

(5) The Principal Building on the Eastern Lot shall be sited as follows:

(a) 14.9 metres (49 feet) from the Rear Lot Line (northernmost Lot Line);
(b) 1.2 metres (4 feet) from the Interior Side Lot Line (westernmost Lot Line);

(6) The Principal Building on the Western Lot shall be sited as follows:

(a) 1.2 metres (4 feet) from the Interior Side Lot Line (easternmost Lot Line);

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-645

COMPREHENSIVE DEVELOPMENT 645 ZONE

(312 Bewicke Avenue)

In the CD-645 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone (Residential Zone), except that:

(1) The Two-Unit Residential Minimum Lot Size shall be varied to permit a minimum Lot Area of 483 square metres (5,200 square feet);

(2) The Principal Building shall not exceed a Gross Floor Area (Two-Unit Residential) of 0.62 times the Lot Area:

(3) The Principal Building shall be sited not less than:

(a) 3 metres (10 feet) from the Front Lot Line (south Lot Line);

(b) 0.9 metres (3 feet) from the Exterior Side Lot Line (west Lot Line);

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, driveways, loading or Parking Spaces;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 646 ZONE

(801, 889, 925 and Lot 45, Harbourside Drive)

In the CD-646 Zone, permitted Uses and regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking apply to all Use-Areas described on Schedule '104':

PART A – CD-646 SUB-AREAS AND DEFINITION

(A1) For the purposes of this Bylaw, the CD-646 Zone shall be divided into 'Sites' and 'Use-Areas' as described on Schedules '103' and '104'.

(A2) For the purpose of CD-646 Zone, the following definitions will apply:

(a) Building Height means the vertical distance in metres between the highest point of the Structure and the Flood Construction Level, but excluding roof top mechanical rooms, stairwells, elevators, elevator lobbies, and rooftop shared amenity spaces to a maximum area of 190 sq. m. (2045.1 sq. ft.) per Building and up to a maximum of 6 metres (19.7 ft.) above the highest point of the Structure;

(b) Lot Area means the area of each Site taken in a horizontal plan excluding land covered by a natural body of water and including portions of a Site which have been committed to the City for the provision of parks, trails or public open space;

(c) Supportive Rental Housing Use means self-contained residential housing for seniors age 65 or older, or younger persons with disabilities and with common amenities and support provided and which may not be stratified;

(d) Seniors Apartment Residential Use means dwelling units within the High-Density Apartment Residential Use or Accessory Apartment Use designations which are specifically designed for individuals or couples over the age of 65.

PART B – CD-646 REGULATIONS

(B1) Permitted Uses

(a) The permitted Principal and Accessory Uses for each Use-Area shall be limited according to the Use-Areas as generally indicated on Schedule '104' as follows:

	Use Areas				
Principal Uses	I	II	III	IV	V
Retail Service Group 1 Use	■	■	■	■	■
High-Density Apartment Residential Use		■	■		
Assembly Use	■	■	■	■	■
Liquor Primary License Establishment (Neighbourhood Pub)					■
Liquor Licensee Retail Store				■	■
Civic Use	■	■	■	■	■

Live/Work Studio Use		■		■	■
Off-Site Parking Use	■	■	■	■	■
Residential Care Facility	■	■	■	■	■
Rental Apartment Residential Use		■	■	■	■
Supportive Rental Housing Use		■	■	■	■
Light Industrial Use	■				
Accessory Uses					
Accessory Apartment Use		■	■	■	■
Accessory Off-Street Parking Use	■	■	■	■	■
Accessory Off-Street Loading Use	■	■	■	■	■
Accessory Mobile Food Vending Use		■			■
Accessory Home Office Use		■	■	■	■
Accessory Home Occupation Use		■	■		
Accessory Non-Commercial Social and Recreation Facilities	■	■	■	■	■

In the table above '■' indicates the use is permitted.
[Bylaw 8579, December 4, 2017]

(b) Section 607(1)(a) Accessory Apartment Use location, shall be varied to permit a Residential Use on the second floor.

(c) A Live/Work Studio shall only be permitted in units located at-grade.
[Bylaw 8579, December 4, 2017]

(d) Home Occupation Use shall only be permitted at-grade.

(e) Liquor Primary License Establishments shall be limited to one with a maximum interior licensed floor area of 325 sq. m. (3,500 sq. ft.).

(f) Liquor Licensee Retail Stores shall be limited to "Site C" as indicated on Schedule '103'.

(B2) Setbacks

The Principal Building shall be sited not less than:

(a) 1.6 metres (5.2 feet) from the Front Lot Line;
(b) 0 metres (0 feet) from the Interior Side Lot Line;
(c) 2.4 metres (7.9 feet) from the Exterior Side Lot Line;
(d) 1.6 metres (5.2 feet) from the Rear Lot Line.

(B3) Height

(a) Building Heights shall not exceed 21.4 m, except that up to four Buildings may be built to a maximum Building Height of 27.6 m.

(B4) Gross Floor Area

(a) The combined Gross Floor Area (GFA) for Sites A, B, C and D shall not exceed 1.7 times the Lot Area (49,060 m2);

(b) Notwithstanding (B4)(a), the combined GFA for Sites A, B, C and D may be increased by providing higher energy performance as a community amenity to assist the City in achieving the energy targets set out in the Official Community Plan, and in particular by:

(i) attaining a minimum building energy performance of 5% better than the energy performance requirements of the British Columbia Building Code for Site C;

(ii) for all Sites, prior to the issuance of a building permit, providing an energy model prepared by an Approved Energy Modeller, and specifying carbon emissions per kilowatt hour per year, in compliance with the applicable energy modelling standard for the energy regulation pursued;

(iii) for all Sites, prior to the issuance of a building permit, providing the Design Verification Report the Design Verification letters;

(iv) for all Sites, within six months of substantial completion of each Principal Building, providing a Letter of Completion and the Fundamental Building Commissioning Report;

(v) for all Sites, prior to the issuance of a building permit, providing the City with a letter of credit for 1% of estimated construction costs, which will be returned upon successful completion of the requirements described in (i) to (iv) to the satisfaction of the Chief Building Inspector;

up to a maximum combined Gross Floor Area of 2.2 FSR (107,953 m^2) as follows:

DENSITY				
Lot Description	Maximum Residential Area	Minimum Commercial Area	Maximum Commercial Area	Rental Housing Bonus (Pursuant to Section 5.12.1 of the OCP)
Site A	4,800	18,280	26,114	0.15 FSR (7,359 sq. m.)
Site B	16,700	3,527	929	
Site C	22,321	2,787	5,351	
Site D	30,260	2,137	16,666	
Total (sq. m)	**74,081**	**26,731**	**49,060**	**7,359**
Total (FSR)	**(1.51 FSR)**	**(0.54 FSR)**	**(1.0 FSR)**	**(0.15 FSR)**

[Bylaw 8579, December 4, 2017]

In the table above, all Gross Floor Area requirements are indicated in Metres Squared.

(c) The Use Gross Floor Areas associated with each Site as listed in (B4)(b) of this Bylaw are flexible insomuch as they can be reallocated to other Sites subject to this Bylaw to a maximum not exceeding five percent of the total Gross Floor Area allowed for the donor lot subject to the approval of the Director of Community Development at the time of Development Permit issuance.

(d) Of the permitted residential floor area on Site B or Site C, a minimum of 10,000 square metres shall be for Supportive Rental Housing Use. *[Bylaw 8579, December 4, 2017]*

(B5) Open Site Space

(a) Minimum Open Site Space shall be as follows on each of the Sites described in Schedule '103':

Site A	2,200 sq. m.
Site B	1,100 sq. m.
Site C	2,300 sq. m.
Site D	4,700 sq. m.

(B6) Parking Provision

(a) The Accessory Apartment Use and the Retail Service Group 1 Use Parking Spaces can be considered communally where the Parking Spaces will be in a publicly accessible location and will serve both uses. In such circumstances, each Parking Space will count toward the Parking Space requirements for both uses.

(b) Minimum vehicle parking stalls by class of building shall be calculated as follows:

Retail Service Group 1 Use	1 space per 38.6 sq. m. (415 sq. ft.)
Liquor Licensee Retail Store	1 space per 38.6 sq. m. (415 sq. ft.)
Liquor Primary License Establishment (Neighbourhood Pub)	1 space per 38.6 sq. m. (415 sq. ft.)
Supportive Rental Housing Use	0.6 spaces per dwelling unit
Seniors Apartment Residential Use	1 space per dwelling unit

(c) The minimum number of accessory off-street Parking Spaces for Residential Uses and all other Uses not mentioned in (B6)(b) shall be calculated as indicated in Part 9.

(B7) Unit mix within the Accessory Apartment Use and High-Density Apartment Residential Use for each Site will conform to the following:

(a) A minimum of 5% of units will be under 51 sq. m. (549 sq. ft.);
(b) A minimum of 15% of units will be 1 bedroom;
(c) A minimum of 20% of units will be 2 bedrooms;
(d) A minimum of 5% of units will be 3 bedrooms;

(e) A minimum of 5% of units will be built to the Level 3 standard in the Adaptable Design Guidelines.

(B8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, Loading Spaces or Parking Spaces.

(B9) All exterior finishes, design and landscaping shall be reviewed by the Advisory Design Panel in compliance with the Harbourside Waterfront Development Permit Area Guidelines.

(B10) All public realm design and landscaping shall be reviewed by the North Shore Advisory Committee on Disability Issues, with recommendations from the Committee addressed to the satisfaction of the City Engineer.

(B11) Section 510 (2) Unit Separation, shall be waived.

(B12) Non-Residential Secure Bicycle Parking

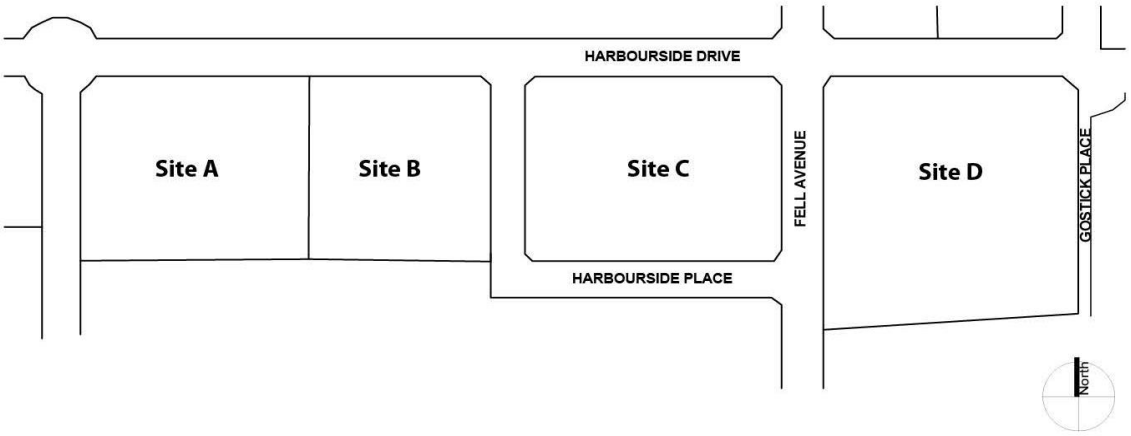
(a) Secure Bicycle Parking that is required for any Use, other than a Residential Use, may be provided on a parcel other than the parcel containing the Use for which it is required, provided that the parcel is within the same Site as the Use for which it is required, and provided that the Secure Bicycle Parking is secured by legal agreement(s) in favour of the City that allows, among other things, access by the owners and employees of businesses located within the commercial units of the Site to the Secure Bicycle Parking area. *[Bylaw 8805, December 14, 2020]*

(B13) Accessory End Destination Facilities

(a) Accessory End Destination Facilities may be provided as a shared amenity for each Site, rather than for individual parcels. Where Accessory End Destination Facilities are provided for multiple parcels, the number of facilities, outlined in Section 10A09, shall be calculated based on the combined total required Secure Bicycle Parking for non-residential Uses on those parcels. The Accessory End Destination Facilities shall be secured by legal agreement(s) in favour of the City that allows, among other things, access by the owners and employees of businesses located within the commercial units of the Site to the Accessory End Destination Facilities. *[Bylaw 8805, December 14, 2020]*

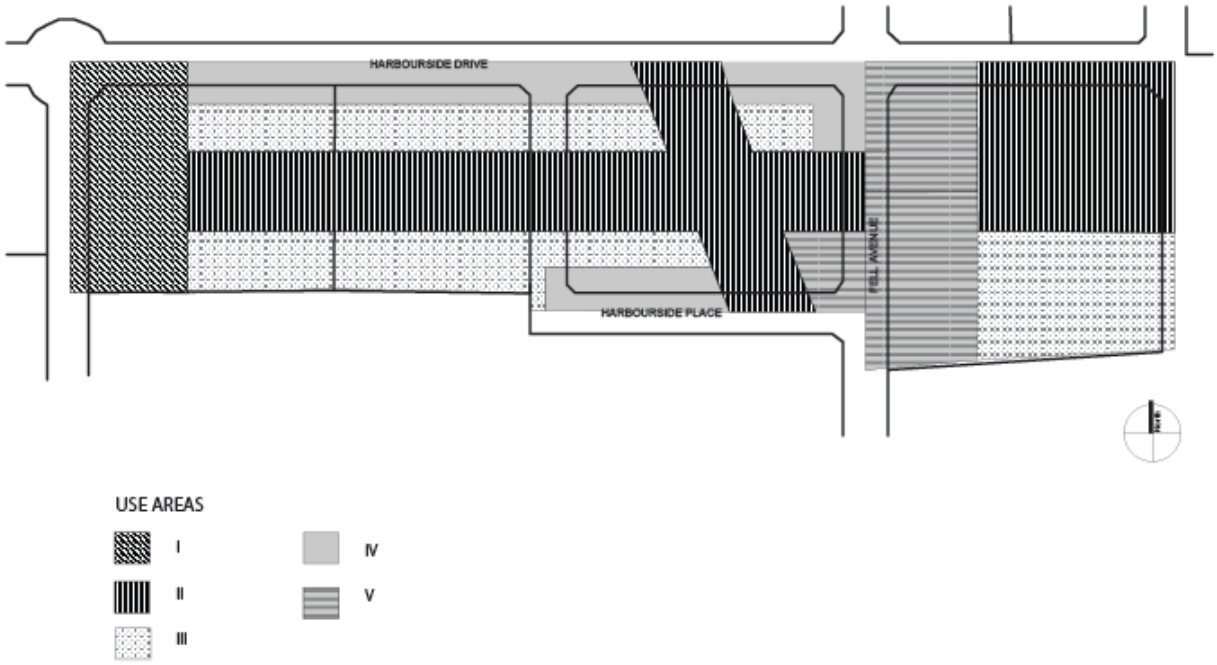
CD-646 Amending Bylaw No. 8337	SCHEDULE '103'	Page 1 of 1

TITLE: Sites



CD-646	SCHEDULE '104'	Page 1 of 1
Amending Bylaw No. 8579		

TITLE: Use Areas



[Bylaw 8579, December 4, 2017]

CD-647

COMPREHENSIVE DEVELOPMENT 647 ZONE

(101 – 149 Lonsdale Avenue)

In the CD-647 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-2 (Lower Lonsdale 2) Zone, as amended from time to time, except that:

(1) For the purposes of this Bylaw, the CD-647 Zone shall include the following sites as described in Schedule 107:

SITE	COMMON ADDRESS	LOT	BLOCK	D.L.	PLAN	P.I.D.
A	101 Lonsdale Avenue	E of Lots 16 to 19	156	274	951	015-051-650
B	109 Lonsdale Avenue	E of Lots 16 to 19	156	274	951	015-051-650
	111-115 Lonsdale Avenue	D of Lots 16 to 19	156	274	951	015-051-641
	119-121 Lonsdale Avenue	15	156	274	879	005-274-401
	123 Lonsdale Avenue	14	156	274	879	014-367-572
	127-131 Lonsdale Avenue	13	156	274	879	011-145-447
	139-143 Lonsdale Avenue	B of Lots 10 to 12	156	274	7017	010-749-438
	149 Lonsdale Avenue	A of Lots 10 to 12	156	274	7017	010-749-411

(2) The following uses and no others shall be permitted:

Site A:

For a Principal Building issued a Building Permit prior to 1915 and designated as a Municipal Heritage Site, the permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the LL-2 (Lower Lonsdale) Zone;

Site B:

(a) Retail Service Group 1 Use;

(b) Accessory Apartment Use;

(c) Accessory Home Occupation Use;

(d) Child Care Use, subject to Section 607(9);

(e) Residential Care Facility;

(f) Accessory Off-Street Parking Use;

(g) Accessory Off-Street Loading Use;

(3) The Principal Building shall not exceed a Gross Floor Area of 3.5 times the Lot Area (3.5 FSR), comprised as follows:

BASE DENSITY			
2.6 FSR			**OCP Schedule 'A'**
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Affordable Housing	Minimum 362.35 sq. m. (3,900 sq. ft.) of non-market housing secured by Covenant	Maximum 724.6 sq. m. (7,800 sq. ft.) or 0.31 FSR	OCP Section 5.12.1
Heritage Building Preservation	Restoration and designation of 'A' listed heritage building, The Beasley/McDowell Block (Site A in Schedule 107)	Maximum 195.1 sq. m. (2,100 sq. ft.) or 0.08 FSR	OCP Section 5.12.2
Employment Generation	Provision of minimum 1,021.9 sq. m. (11,000 sq. ft.) of Employment Generating Office Use secured by Covenant	Maximum 650.3 sq. m. (7,000 sq. ft.) or 0.28 FSR	OCP Section 5.12.6
TOTAL 0.67 FSR		**Maximum 1,570.1 sq. m. (16,900 sq. ft.) of additional (bonus) density**	**OCP Section 5.12**

(4) The Definition of Gross Floor Area shall be varied to exclude the following:

DENSITY EXCLUSIONS			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**MAXIMUM EXCLUSION**	**POLICY REFERENCE**
Affordable Housing Use	Minimum 362.35 sq. m. (3,900 sq. ft.) Affordable Housing Use secured by covenant	Maximum 362.4 sq. m. (3,900 sq. ft.) / 0.15 FSR	OCP Section 5.12.1
Heritage Building	Restoration and designation of 'A' listed heritage building, The Beasley Block, at 101-109 Lonsdale Avenue	Maximum 195.1 sq. m. (2,100 sq. ft.) or 0.08 FSR	OCP Section 5.12.2
TOTAL 0.23 FSR		**Maximum 557.4 sq. m (6,000 sq. ft.) of density exclusions**	**OCP Section 5.12**

(5) An Open Appendage shall mean an exterior space at least 40% unenclosed, based on the total of all side and overhead planes, or a publicly-accessible breezeway at least 15% unenclosed;

(6) The Principal building shall not exceed a Lot Coverage of 95%, reduced to 70% above the second Storey;

(7) The Principal Building shall not exceed a Height of 18.3 meters (60 feet) as measured from the average Building Grade at the north property line along East 2nd Street. The following height exceptions shall be permitted:

(a) Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, and stair access to a maximum height of to 3.05 metres (10 feet);

(8) The Principal Building shall be sited as follows:

(a) 0.3 metres (1 foot) from the Front Lot Line (Lonsdale Avenue);

(b) 1.3 metres (4 feet) from the flanking Lane;

(c) 0.3 metres (1 foot) from north Side Lot Line (West 2nd Street);

(9) Section 6A02(1)(a) *Accessory Apartment Use location* shall be varied to permit a Residential Use on the second floor;

(10) Section 6A04(5)(b) *Siting of Principal Building exceeding four Storeys* shall be varied to permit all portions of the Principal Building exceeding four Storeys to be sited 12.2 metres (40 feet) from all portions of other Principal Buildings exceeding four Storeys;

(11) Section 6A04(5)(c) *Setback at 45% Vertical Angle* shall be waived;

(12) Section 6A04(6) *Building Width and Length* shall be varied to not exceed a horizontal width or length of 170 feet above the third Storey;

(13) Section 906(4)(f) shall be varied to permit a driveway cross providing ingress and egress to a Parking or Loading area to be located a minimum of 3.1 metres (10 feet) from the point of intersection of two lanes;

(14) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(15) Section 1105(1)(b) *Secure Bicycle Parking Location* shall be varied to permit bicycle parking at the level of the grade, or the two levels of vehicle parking beneath grade;

(16) All open areas not covered by Buildings, Structures, Driveways and Parking or Loading Spaces shall be suitably landscaped and maintained.

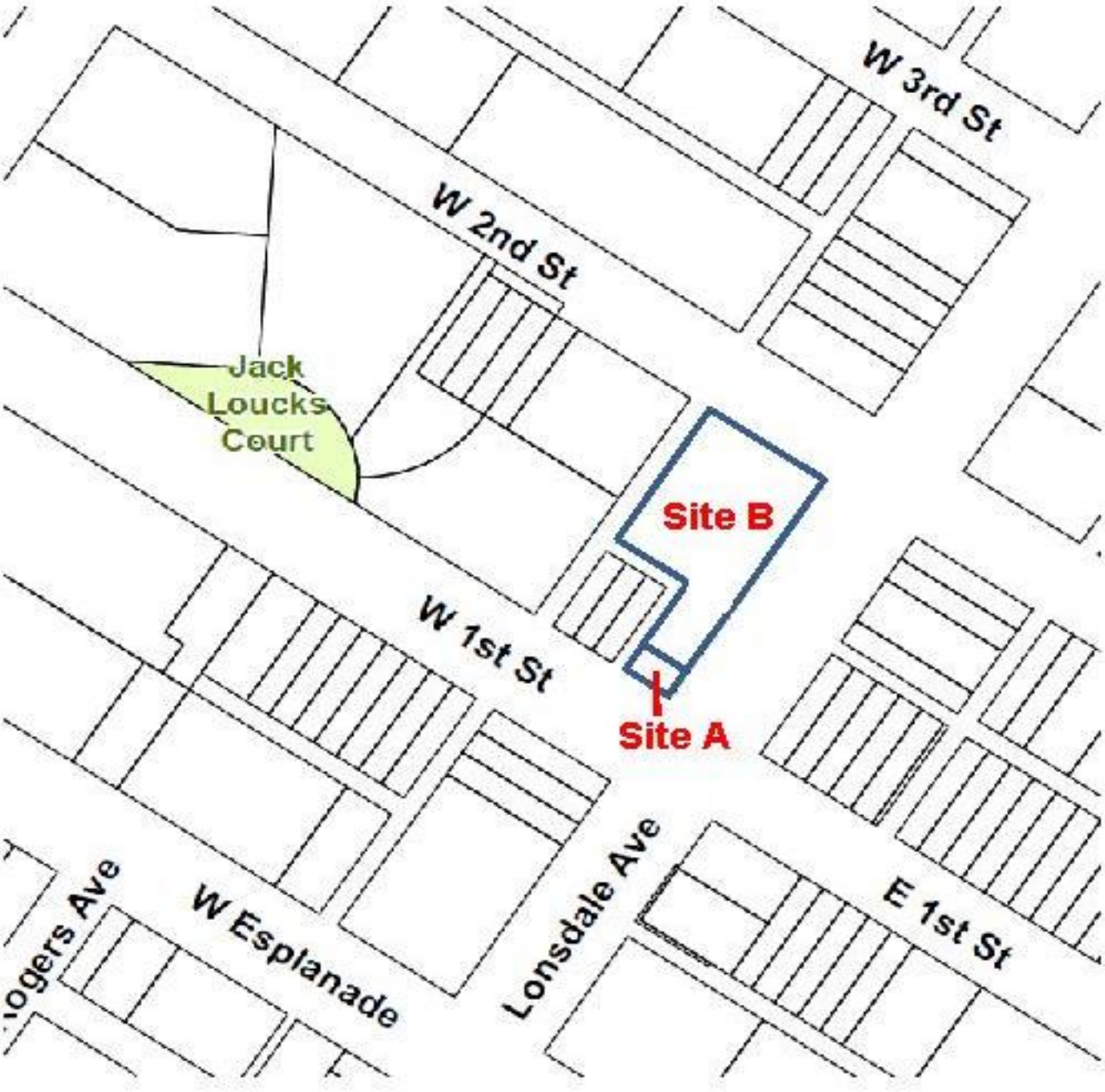
(17) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(18) Regulations of Sign Bylaw No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development;

(19) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-647	SCHEDULE 107	Page 1 of 1
Amending Bylaw No. 8315		

TITLE: SITE DEFINITION



COMPREHENSIVE DEVELOPMENT 648 ZONE

(117-135 West 1st Street)

In the CD-648 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-2 (Lower Lonsdale 2) Zone, as amended from time to time, except that:

(1) As described in Schedule 108, Site A is a designated Municipal Heritage Site;

(2) Retail Service Group 1 Use is subject to a maximum Gross Floor Area of 125.4 sq. m. (1,350 sq. ft.) per unit, except for one unit which may be increased to a maximum Gross Floor Area of 301 sq. m. (3,240 sq. ft.);

(3) The Principal Building shall not exceed a Gross Floor Area of 2.6 times the Lot Area (2.6 FSR), provided that compliance with Section 6A04(2) is achieved, and excluding the following:

DENSITY BONUS			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**DENSITY BONUS**	**POLICY REFERENCE**
Heritage Building Preservation	Restoration and designation of 'A' listed heritage building, BC Telephone Commercial Building (Site A in Schedule 108)	Maximum 77.6 sq. m. (835 sq. ft.) or 0.03 FSR	OCP Section 5.12.2
Community Amenity Space	Provision of minimum 132.9 sq. m. (1,430 sq. ft.) of amenity space for non-profit or Civic uses, secured by Covenant	Maximum 75.3 sq. m. (810 sq. ft.) or 0.03 FSR	OCP Section 5.12.4
TOTAL 0.06 FSR		**Maximum 152.8 sq. m. (1,645 sq. ft.) of additional density**	**OCP Section 5.12**

(4) The definition of Open Appendage shall be varied to mean an exterior space at least 25% unenclosed, based on the total of all side and overhead planes;

(5) The Principal building shall not exceed a Lot Coverage of 90%, reduced to 50% above the second Storey;

(6) The Principal Building shall not exceed a Height of 23 meters (75.5 feet) as measured from the average Building Grade at the north property line along West 1st Street. The following height exception shall be permitted:

(a) Elevator over-runs to a maximum height of 2.13 metres (7 feet);

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(7) The Principal Building shall be sited as follows:

(a) 0.6 metres (2 feet) from the Front Lot Line (West 1st Street);
(b) 3.4 metres (11 feet) from the West Interior Lot Line;
(c) 0 metres (0 feet) from the East Interior Lot;
(d) 0 metres (0 feet) from the Rear Lot Line;

(8) Section 6A02(1)(a) *Accessory Apartment Use location* shall be varied to permit a Residential Use on the second floor;

(9) Section 6A04(5)(b) *Siting of Principal Building exceeding four Storeys* shall be varied to permit all portions of Principal Buildings exceeding four Storeys to be sited at least 7.6 metres (25 feet) from all portions of other Principal Buildings exceeding four Storeys;

(10) Section 6A04(6) *Building Width and Length* shall be varied to not exceed a horizontal width or length of 56.4 metres (185 feet) above the second and third Storeys;

(11) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, with 3 parking stalls provided for Community Amenity Use;

(12) The maximum allowable crossfall in a Parking area shall be varied to 10%;

(13) The required Loading Space may be provided off-site on West 1st Street;

(14) All open areas not covered by Buildings, Structures, Driveways and Parking or Loading Spaces shall be suitably landscaped and maintained;

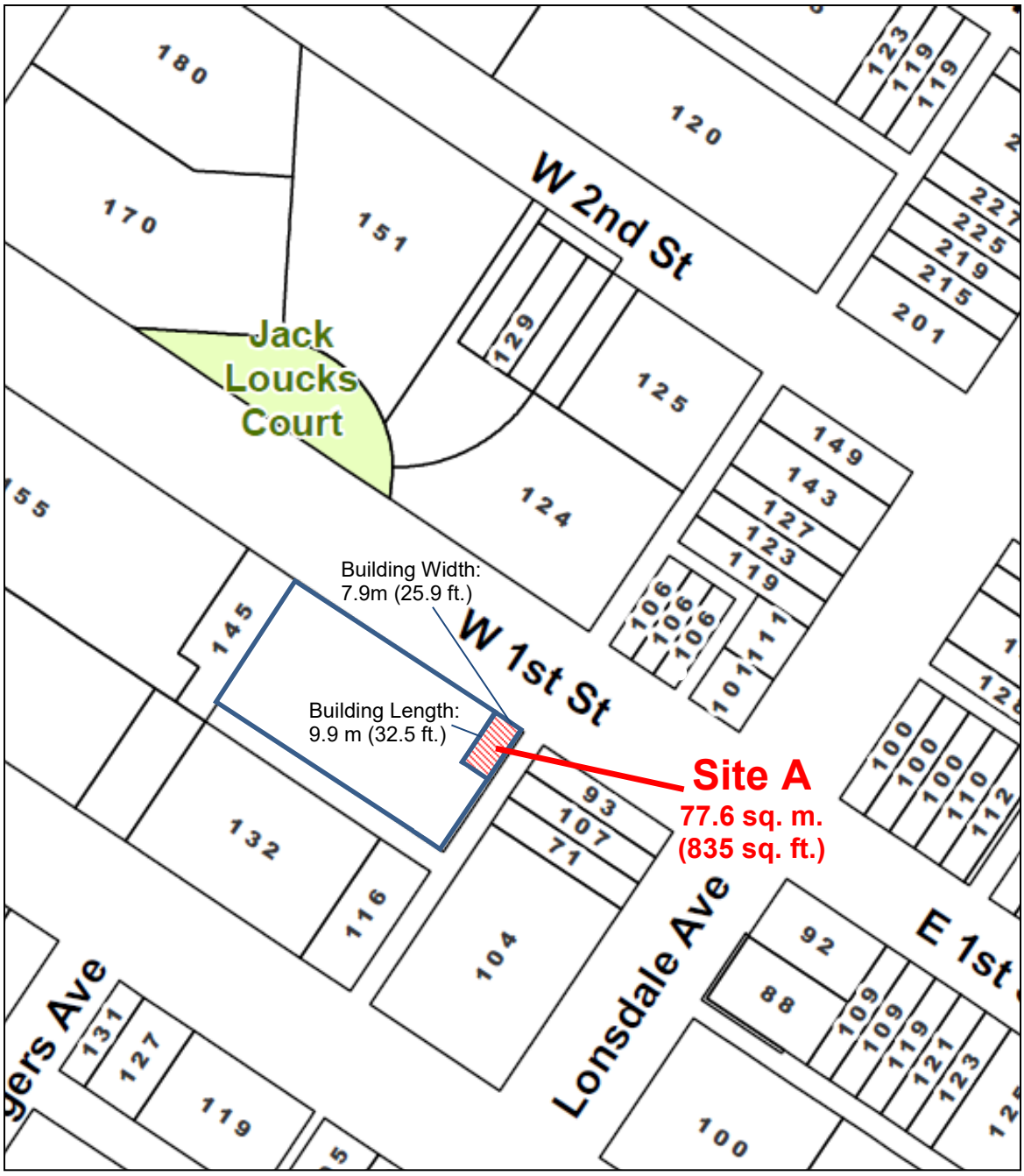
(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(16) Regulations of Sign Bylaw No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development;

(17) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-648	SCHEDULE 108	Page 1 of 1
Amending Bylaw No. 8344		

TITLE: SITE DEFINITION



CD-649

COMPREHENSIVE DEVELOPMENT 649 ZONE

(255 West 1st Street / 260 West Esplanade Avenue)

In the CD-649 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the Lower Lonsdale 1 (LL-3) Zone as amended from time to time, except that:

(1) The permitted Principal Use shall be limited to:

(a) Retail Service Group 1;
(b) Non-Profit Office Use;
(c) Assembly Use;
(d) Civic Use;
(e) Live-Work Studio Use;
(f) Micro-Brewery Use;
(g) Sale of Automotive Goods;
(h) Light Marine Sales;
(i) Light Machinery Sales;
(j) Building Supply Sales;
(k) Printers;
(l) Plumbing Shops;
(m) Heating Shops;
(o) Veterinary Hospitals;
(p) Accessory Apartment Use;
(q) Accessory Home Occupation Use;
(r) Lock-Off Unit Use;
(s) Child Care Use, subject to Section 607(9);
(t) Residential Care Facility;
(u) Accessory Off-Street Parking Use;
(v) Accessory Off-Street Loading Use;
(w) Accessory Off-Site Parking Use.

(2) Notwithstanding Section 1101(1)(c), Live-Work Studio Uses are limited to units at-grade fronting on Semisch Avenue, West 1st Avenue and Mahon Avenue;

(3) Notwithstanding Section 6A02(1)(a), Accessory Apartment Uses are permitted at-grade and at the second level for units fronting on Semisch Avenue, West 1st Street and Mahon Avenue;

(4) Notwithstanding Section 1101(1), warehousing and wholesaling uses are not permitted;

(5) The Principal Buildings shall not exceed a total Gross Floor Area of 2.6 times the Lot Area (2.6 FSR), provided that compliance with Section 6A04(2) is achieved;

(6) Notwithstanding Section 1101 (4), the Principal Buildings may contain an additional 1,394 sq. m. (15,000 sq. ft.) of Non-Profit Office Use (pursuant to Section 5.12.4 of the Official Community Plan) or Civic Use, secured by Land Title Act covenant to the satisfaction of the City of North Vancouver;

(7) An Open Appendage shall mean an exterior space at least 26% unenclosed,

based on the total of all side and overhead planes;

(8) The definition of Gross Floor Area shall be varied to exclude non-commercial social and recreational amenity areas, provided for the common use and enjoyment of residents and held in common ownership, of up to a maximum of 400.41 square metres (4,310 square feet);

(9) The Principal building shall not exceed a Lot Coverage of 78%, reduced to 50% above the second Storey;

(10) The Principal Building shall not exceed a Building Height of 16 meters (52.5 feet) as measured from the average Building Grades at the north property line along West 1st Street, with height exemptions as provided for in the General Provisions;

(11) The Principal Building shall be sited as follows:

(a) 7.3 metres (24 feet) from the north Lot Line (West 1st Street);

(b) 0 metres (0 feet) from the south Lot Line (West Esplanade);

(c) 7.1 metres (23.3 feet) from the east Side Lot Line (Semisch Avenue);

(d) 4 metres (13 feet) from the west Side Lot Line (Mahon Avenue);

(12) Section 6A04(6) *Building Width and Length* shall be waived;

(13) Section 1001(2) *General Loading Regulations* shall be varied to provide a total of 2 Loading Spaces;

(14) Section 10A07(1)(c) *Accessory End Destination Facility* shall be varied to be accessed no more than 16.8 metres (55 feet) from an elevator;

(15) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(16) Regulations of Sign Bylaw No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development;

(17) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-650

COMPREHENSIVE DEVELOPMENT 650 ZONE

(194 West 23rd Street)

In the CD-650 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone as amended from time to time, except that:

(1) A Two-Unit Residential Use shall be permitted on a Lot less than 360 square metres (3,880 square feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.67 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(3) The Lot Coverage shall not exceed a Lot Coverage of 36%;

(4) The Height shall not exceed a Height Envelope of 6.10 metres (20 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.9 metres (32.5 feet);

(5) The Principal Building shall be sited as follows:

(a) 3.0 metres (10 feet) from the Front Lot Line;
(b) 11.5 metres (38 feet) from the Rear Lot Line;
(c) 1.5 metres (5 feet) from the Interior Side Lot Line;
(d) 1.1 metres (3.8 feet) from the Exterior Side Lot Line;

(6) The Accessory Buildings shall be sited 1.3 metres (4.5 feet) from the Exterior Side Lot Line;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than 2 Parking Spaces and 4 Secure Bicycle Parking Spaces be provided;

(8) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 651 ZONE

(161-165 East Keith Road)

In the CD-651 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone as amended from time to time, except that:

(1) The CD-651 Zone shall be comprised of Site A and Site B as shown in Schedule 115;

(2) In CD-651 the permitted Principal and Accessory Uses shall be as per the RH-1 and shall also include:

(a) **"Rental Apartment Residential Use"** means a Residential Use where the Building or Buildings on the Lot are each used for Dwelling Units that are held in common ownership, is not stratified as per the Strata Property Act and are rented to occupants.

(3) Section 410 (2) Siting exceptions, shall be varied to permit Unenclosed balconies, to project beyond the face of the Principal Building into the required setback, 2.16 metres (7.09 feet) ,

(4) Section 510 (3) Building Width and Length, shall be varied to permit a horizontal width or length of 35.0 metres (114.8 ft.) above the third storey, excluding open balconies, and other permitted projections;

(5) Section 513 (1) Gross Floor Area shall be varied as follows:

Gross Floor Area

Principal Buildings shall not exceed a total Gross Floor Area of 1.2 times the Lot Area, provided that this amount may be increased by

(a) up to 1.1 FSR for the provision of higher energy performance as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, through the provision of all of the following:

i. attaining a minimum of 25% better than the ASHRAE 90.1-2010 Energy Standard;

ii. prior to the issuance of a building permit, providing an energy model prepared by an Approved Energy Modeler, and specifying carbon emissions per kilowatt hour per year, in compliance with ASHRAE 140-2011 Standard for Energy Modeling, and

iii. prior to the issuance of a building permit, providing the Design Verification Report, accompanied with the applicable Design Verification Letters as required by the Design Verification Report, and

iv. within 6 months of substantial completion, providing Letter of Completion and the Fundamental Building Commissioning Report, and

v. prior to the issuance of a building permit, providing a letter of credit for 1% of construction costs, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

up to a maximum combined Gross Floor Area of 2.3 times the Lot Area.

(b) additional density achieved through density transfer and density bonusing, as follows:

	Description	Comment	Additional Density
Site A Base Density	2.3 FSR on Site A (17,480 sq. ft.)	Base density includes additional 1.1 FSR for higher energy performance. As per section (4) (a)	
Site B Base Density	2.3 FSR on Site B (28,975 sq. ft.)	Base density includes additional 1.1 FSR for higher energy performance, as per section (4) (a)	
Density Transfer Site A to Site B	2.3 FSR (17,480 sq ft) Transfer from Site A to Site B	The transfer of the density from (Site A) to the subject property (Site B) as per Schedule 115	Maximum of 1,624 sq. metres (17,480 sq. ft.)
Site B Density Bonus	Rental Apartment Residential Use Density Bonus	Density Bonus as permitted through the Official Community Plan Section 5.12.1	Maximum of 3,052 sq. metres (32,850 sq. ft.)
Total On-Site Density	**Site A**	After Density Transfer	0 sq. metres
	Site B	After Density Transfer and Density Bonus	7.367 sq. metres (79,305 sq. ft.)

(c) For the purpose of CD-651 the exterior stairways that lead to a Habitable Room, that are at least 25% unenclosed based on the total of all side and overhead planes, may be excluded from Gross Floor Area;

(6) Section 513 (2) Lot Coverage shall be varied so as not to exceed a Lot Coverage of 60% on Site B, reduced to 42% above the first storey;

(7) Section 513 (3) Height shall be varied to not exceed a maximum height of the 46 metres (150.9 feet) measured from Average Grade, excluding elevator shafts and mechanical rooms;

(8) Section 513 (4) Siting shall be varied and the Principal building shall be sited not less than:

(a) 1.75 metres (5.74 feet) from the front (northerly) Lot Line;
(b) 5.5 metres (18.0 feet) from the rear (southerly) Lot Line;
(c) 0 metres (0 feet) from the Side (easterly) Lot Line;
(d) 0 metres (0 feet) from the Side (westerly) Lot Line for the cellar floor level and 12 metres (39.37 ft.) above the cellar level;

(9) Section 513 (5) Siting shall be varied to require portions of Principal Buildings exceeding four Storeys to be sited at least 20.5 metres (67.23 feet) from all portions of other Principal Buildings exceeding four Storeys;

(10) Unit mix within the Residential Apartment Use requires a minimum of 5 units that contain 3 bedrooms;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

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Amending Bylaw No. 8354		

TITLE: Density Transfer

CD-652

COMPREHENSIVE DEVELOPMENT 652 ZONE

(1616 Mahon Avenue)

In the CD-652 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone (Two-Unit Residential 1 Zone), as amended from time to time, except that:

(1) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.6 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(2) For the purpose of CD-652, sunken patios up to a combined maximum of 18.6 square metres (200 square feet) shall be excluded from the calculation of Average Grade;

(3) The Principal Building shall not exceed a Height Envelope of 5.4 metres (17.5 feet), which may increase on an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.6 metres (31.5 feet);

(4) Accessory Buildings shall not exceed a maximum Floor Area of 79 square metres (850 square feet);

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways, loading or Parking Spaces;

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-653

COMPREHENSIVE DEVELOPMENT 653 ZONE

(239 West 17th Street)

In the CD-653 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone (Two-Unit Residential 1 Zone), as amended from time to time, except that:

(1) A Two-Unit Residential Use shall be permitted on a Lot with a minimum lot size of 439 square metres (4,725 square feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.6 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces.

CD-654

COMPREHENSIVE DEVELOPMENT 654 ZONE

(843-855 West 1st Street)

In the CD-654 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-5 Zone as amended from time to time, except that:

(1) In CD-654 the permitted Principal and Accessory Uses shall be as per the M-5 Zone as amended from time to time, and shall also include:

(a) "Automotive Retail Use" which is defined as an Enclosed or Unenclosed Use providing for the sale at retail, fleet wholesale, lease and rental of new and used automobiles;

(b) "Accessory Automotive Retail Uses" shall mean an accessory use to an Automotive Retail Use providing for ancillary functions such as repair and servicing of automobiles, sale of parts, automotive rentals, insurance sales office, and related financial services;

(2) Principal Buildings together with Structures shall not exceed 1,000 square metres (10,764 square feet), provided that this amount may be increased to a maximum of 0.65 times the Lot Area, through attaining a minimum:

(a) ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or
(b) NECB 2011 energy standard in accordance with subsection 419(3);
[Bylaw 8464, May 30, 2016]

(3) Lot Coverage shall not exceed a Lot Coverage of 35%;

(4) Height shall not exceed a Height of 10.7 metres (35 feet);

(5) Siting shall not be sited less than:

(a) 6.09 metres (20 feet) from Front Lot Line;
(b) 6.09 metres (20 feet) from Rear Lot Line;
(c) 30.4 metres (100 feet) from the westerly Interior Side Lot Line;
(d) 0 metres (0 feet) from the easterly Interior Side Lot Line.

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9. For the purposes of CD-654 Zone, Automotive Retail Use, the required on-site parking shall be calculated at one space per 46.45 square meters (500 square feet) of Gross Floor Area with a minimum of 14 Parking Spaces for staff parking and a minimum of 27 Parking Spaces for customer parking. Staff and customer parking stalls may not be provided in tandem and shall be clearly marked;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

(9) Regulations of Sign Bylaw No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development.

CD-655

COMPREHENSIVE DEVELOPMENT 655 ZONE

(725 Marine Drive)

In the CD-655 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone as amended from time to time, except that:

(1) Section 607 (1) (a) shall be waived to permit Accessory Apartment Use on the second Storey and above;

(2) Section 608 shall be waived:

(3) Gross Floor Area *[Bylaw 8464, May 30, 2016]*

(a) Principal Buildings together with Structures shall not exceed 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 2.0 times the Lot Area, through attaining a minimum:

(i) ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or
(ii) NECB 2011 energy standard in accordance with subsection 419(3);

(b) for the purposes of the CD-655 Zone, a rooftop stairwell access to a maximum of 140 square metres (1,507 square feet) shall be excluded from Gross Floor Area calculation;

(4) Lot Coverage shall not exceed a Lot Coverage of 75%;

(5) The Principal Building shall not exceed a Height of 18 metres (59.06 feet) measured from Average Grade at the Front (northerly) Lot Line, with the following Height exceptions:

(a) Roof deck guard rails to a maximum of 1.1 metres (3.5 feet);
(b) Privacy screens to a maximum of 1.8 metres (6.0 feet);
(c) Rooftop stairwell access to a maximum of 2.0 metres (6.56 feet);

(6) Section 411 (1) Special Setback Requirements and Section 611 (5) Siting, shall be varied as follows:

(a) 3.0 metres (10ft.) from the Front (northerly) Lot Line;
(b) 0 metres (0 feet) from the Rear (southerly) Lot Line for the parking level and 3.05 metres (10 ft.) above the parking level;
(c) 16.0 metres (52.5 ft.) from the Interior Side (easterly) Lot Line;
(d) 0 metres (0 feet) from the Interior Side (westerly) Lot Line;

(7) Section 611 (6) Building Width and Length, shall be waived:

(8) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9;

(9) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel;

(11) Regulations of Sign Bylaw No. 6363 shall be varied to the extent that signage with regard to size, material, location, and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development.

CD-656

COMPREHENSIVE DEVELOPMENT 656 ZONE

(313-315 West Keith Road)

In the CD-656 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be for Two-Unit Uses in the RT-1 Zone as amended from time to time, except that:

(1) Two Principal Buildings shall be permitted on the Lot;

(2) The permitted Principal Use for each Lot shall be limited to:

(a) Two Dwelling Units in the northernmost Building;
(b) One Dwelling Unit in the southernmost Building;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.49 times the Lot Area, provided that, through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1):

(a) Gross Floor Area (One-Unit and Two-Unit Residential) may be increased to a maximum of 0.75 times the Lot Area; and
(b) Cellars may be excluded;

[Bylaw 8464, May 30, 2016]

(4) The Principal Buildings shall not exceed a Lot Coverage of 41%;

(5) The Principal Buildings shall be sited as follows:

The **northernmost** Principal Building shall be sited not less than:
(a) 6.7 metres (22 feet) from the Front Lot Line;
(b) 20.4 metres (67 feet) from the Rear Lot Line;
(c) 1.52 metres (5 feet) from the east Interior Side Lot Line;
(d) 1.8 metres (6 feet) from the west Interior Side Lot Line;

The **southernmost** Principal Building shall be sited not less than:
(a) 32.3 metres (106 feet) from the Front Lot Line;
(b) 1.2 metres (4 feet) from the Rear Lot Line;
(c) 1.52 metres (5 feet) from the east Interior Side Lot Line;
(d) 1.52 metres (5 feet) from the west Interior Side Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than four Parking Spaces be provided with a maximum of two Parking Spaces enclosed;

(7) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(8) Accessory Structure Height means the vertical distance between the top of such Structure and the lowest finished ground level including retaining walls;

(9) A Trellis with no waterproof roof up to 3.05 metres (10 feet) high may be sited to the rear of the front face of the northernmost Principal Building;

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-657

COMPREHENSIVE DEVELOPMENT 657 ZONE

(275 West 6th Street)

In the CD-657 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone as amended from time to time, except that:

(1) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 335.1 square metres (3,607 square feet), provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(2) Lot Coverage shall be limited to 39%;

(3) The Principal Building shall be sited not less than 7.1 metres (23 feet) from the Front Lot Line and 12.5 metres (41 feet) from the Rear Lot Line;

(4) Height shall not exceed a Height Envelope of 5.5 metres (18 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 10.1 metres (33 feet);

(5) Accessory Structure Height shall mean the vertical distance between the top of such Structure and the ground elevation, including retaining walls;

(6) Accessory Structures height shall be limited to 0.91 metres (3 feet) north of the front face of the Principal Building, except that one arbour 2.4 metres (8 feet) high may be located in the front yard;

(7) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 of which a combined maximum of 2 may be enclosed;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-658

COMPREHENSIVE DEVELOPMENT 658 ZONE

(141-147 East 21st Street)

In the CD-658 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 (Medium Density Apartment Residential 1) Zone as amended from time to time, except that:

(1) The permitted Principal Use for this Lot shall be limited to Rental Apartment Residential Use;

(2) Principal Building shall not exceed 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area, through attaining a minimum:

(a) ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or
(b) NECB 2011 energy standard in accordance with subsection 419(3);
[Bylaw 8464, May 30, 2016]

(3) An Open Appendage shall mean an exterior space at least 25% unenclosed, based on the total of all side and overhead planes;

(4) The combined Lot Coverage of the Principal Building and Accessory Building shall not exceed a maximum of 55 percent;

(5) The Principal Building shall not exceed a Height of six Storeys, nor 18.3 metres (60 feet);

(6) The Principal Building shall be sited a minimum of the following:

(a) 3.05 metres (10 feet) from the Front Lot Line (East 21st Street);
(b) 0.58 metres (1.9 feet) from the Rear Lot Line;
(c) 2.74 metres (9 feet) from the East Interior Lot Line;
(d) 1.34 metres (4.4 feet) from West Interior Lot Line (flanking lane);

(7) The Accessory Building providing stair access from the underground parking lot shall be sited a minimum of the following:

(a) 0.15 metres (0.5 feet) from the Rear Lot Line;
(a) 0.31 metres (1 foot) from the East Interior Lot Line;

(8) The Principal Building shall not exceed a horizontal width or length of 56.1 metres (185 feet) above the third Storey;

(9) An Accessory Structure providing weather protection at the main entrance of the Principal Building may be a maximum of 6.1 metres (20 feet) in Height and sited to the front of the front face of the Principal Building;

(10) A pad-mounted transformer may be sited within 4.57 metres (15 feet) of the intersection of the Lot Lines along two Lanes;

(11) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that the number of required visitor Parking Spaces may be reduced to a minimum of 10 stalls;

(12) Vertical Bicycle Parking Spaces may comprise 55 percent of required Secure Bicycle Parking Spaces;

(13) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(14) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-659

COMPREHENSIVE DEVELOPMENT 659 ZONE

(220 West 18th Street)

In the CD-659 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) A Two-Unit Residential Use shall not be permitted on a Lot less than 399.5 square metres (4,300 square feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.5 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(4) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-660

COMPREHENSIVE DEVELOPMENT 660 ZONE

(1549 St. George's Avenue)

In the CD-660 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 (Medium Density Apartment Residential 1) Zone as amended from time to time, except that:

(1) The permitted Principal Use for this Lot shall be limited to Rental Apartment Residential Use;

(2) Gross Floor Area

(A) Principal Building shall not exceed 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area, through attaining a minimum:

(i) ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or
(ii) NECB 2011 energy standard in accordance with subsection 419(3);
[Bylaw 8464, May 30, 2016]

(B) Notwithstanding (2)(A), the maximum Gross Floor Area permitted may be further increased as follows:

BASE DENSITY			
1.6 FSR			**OCP Schedule 'A'**
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	Secured rental apartment building	Maximum 397.2 sq. m. (4,275 sq. ft.) or 0.46 FSR	OCP Section 5.12.1

(3) The Lot Coverage of the Principal Building shall not exceed a maximum of 57 percent;

(4) The Principal Building shall not exceed a Height of four Storeys, nor 13 metres (42.65 feet), with the following height exceptions permitted:

(A) Stairwell projections to a maximum height of 2.44 metres (8 feet);
(B) Guard rails to a maximum of 0.46 metres (1.5 feet);

(5) The Principal Building shall be sited a minimum of:

(A) 6.1 metres (20 feet) from the Front Lot Line (St. George's Avenue);
(B) 5.79 metres (19 feet) from the Rear Lot Line;
(C) 1.35 metres (4.5 feet) from the North Interior Lot Line;
(D) 1.83 metres (6 feet) from South Interior Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall in no case be less than 6 Parking Spaces including 1 Disability Parking Space;

(7) Section 10A02(2)(c) shall be varied to permit a maximum of 55 percent of required Secure Bicycle Parking Spaces to be Vertical Bicycle Parking Spaces;

(8) Section 10A05(3)(b) shall be varied to allow Bicycle Compounds and Rooms to be shared with general storage areas;

(9) Recycling and Garbage Storage Facility Requirements as listed in Section 417 shall apply, except that the Minimum Required Floor Area shall be reduced to 9.29 square metres (100 square feet);

(10) Accessory Structures for the purpose of screening the Recycling and Garage Storage Facility may be permitted to a maximum of 3.05 metres (10 feet) when sited to the rear of the front face of the Principal Building;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 661 ZONE

(214 West 6th Street)

In the CD-661 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

  (a) Two Principal Dwelling Units in the northernmost Infill Building;

  (b) One Principal Dwelling in the southernmost Heritage Building;

(3) One Accessory Secondary Suite is permitted in the southernmost Heritage Building, and Accessory Dwelling Unit are prohibited in the northernmost Infill Building;

(4) The total combined Gross Floor Area (Two-Unit Residential) for both Principal Buildings shall not exceed 0.75 times the Lot Area (0.75 FSR) subject to:

  (a) Cellars may be excluded from Gross Floor Area (Two-Unit Residential) calculation of the northernmost Infill Building as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets, through the provision of all of the following:

    i. attaining a minimum of EnerGuide 84 Energy Standard;

    ii. prior to the issuance of a building permit, providing a copy of the pre-construction energy audit completed by a Certified Energy Advisor for New Homes;

    iii. providing a copy of the official EnerGuide Rating Evaluation Report;

    iv. providing a letter from the Certified Energy Advisor for New Homes, stating that the project has complied with the EnerGuide Energy Standard;

    v. providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

(b) Cellars may be excluded from the Gross Floor Area of the Heritage Building;

The Gross Floor Area (Two-Unit Residential) may be increased from 0.75 FSR to 0.782 FSR as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Heritage Building Conservation	Restoration and legal protection of the 'A' listed Heritage Building, North Vancouver Land and Improvement Co. Show Home	Maximum 22.7 sq. m. (244 sq. ft.) or 0.032 FSR	OCP Section 2.2.1

(5) The Principal Buildings shall not exceed a combined Lot Coverage of 43 percent;

(6) The southernmost Heritage Building shall be sited no less than:

(a) 6.0 metres (20 feet) from the front lot line;
(b) 21.1 metres (69.3 feet) from the rear lot line;
(c) 2.3 metres (7.7 feet) from the east interior lot line;
(d) 3.81 metres (12.5 feet) from the west interior lot line;

(7) The northernmost Infill Building shall be sited no less than:

(a) 21.6 metres (71 feet) from the front lot line;
(b) 0.6 metres (2 feet) from the rear lot line;
(c) 1.98 metres (6.5 feet) from the east interior lot line;
(d) 1.98 metres (6.5 feet) from the west interior lot line;

(8) The southernmost heritage building shall not exceed a Height Envelope of 6.1 metres (18.3 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.67 metres (31.75 feet);

(9) The northernmost building shall not exceed a Height Envelope of 5.18 metres (17 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 8.53 metres (28 feet);

(10) In no case shall less than four (4) accessory off-street Parking Spaces be provided;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 662 ZONE

(1753 Grand Boulevard)

In the CD-662 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the One-Unit Residential 1 (RS-1) Zone, as amended from time to time, except that:

(1) In the CD-662 Zone, the total site shall be divided into 2 Lots that shall be referred to as the Eastern Lot and the Western Lot;

(2) The One-Unit minimum lot size shall be varied to permit a minimum Lot Area of 520 square metres (5,600 square feet) on the Western Lot, and the Eastern Lot Area shall be no less than 926 square metres (9,970 square feet);

(3) Gross Floor Area (One-Unit and Two-Unit Residential) combined and in total shall not exceed 0.42 times the Lot Area allocated as follows:

(a) no greater than 257 square metres (2,760 square feet) on the Eastern Lot, excluding any Basement in a Principal Building issued a Building Permit prior to 1930; and

(b) no greater than 331 square metres (3,560 square feet) on the Western Lot, provided that, for the purposes of the CD-662 Zone, Cellar areas shall be:

(i) excluded through attaining a minimum Energuide 82 energy standard in accordance with subsection 419(1); and

(ii) defined as floor area in which the lower floor is greater than 1.2 metres (4 feet) below Average Grade;

[Bylaw 8464, May 30, 2016]

(4) The total combined Lot Coverage shall not exceed 27.5% times the lot area, with:

(a) The maximum Lot Coverage on the Eastern Lot not exceeding 21% of the Lot Area;

(b) The maximum Lot Coverage on the Western Lot not exceeding 37.5% of the Lot Area;

(5) The maximum ridge Height of the Principal Building constructed prior to 1930 on the Eastern Lot shall be 10.2 metres (31.5 feet);

(6) The siting of the Principal Building on the Eastern Lot shall be not less than:

(a) 12.0 metres (39.5 feet) from the Front Lot Line;
(b) 7.6 metres (25.0 feet) from the Rear Lot Line;
(c) 1.8 metres (6.2 feet) from the northern Exterior Side Lot Line;
(d) 7.1 metres (23.5 feet) from the southern Interior Side Lot Line;

(7) The siting of the Principal Building on the Western Lot shall be not less than:

(a) 4.4 metres (14.5 feet) from the Front Lot Line;
(b) 11 metres (36.4 feet) from the Rear Lot Line;
(c) 1.6 metres (5.5 feet) from the eastern Interior Side Lot Line;
(d) 1.6 metres (5.5 feet) from the western Interior Side Lot Line;

(8) On the Eastern Lot the required number of parking spaces for the Accessory Secondary Suite Use shall be waived.

COMPREHENSIVE DEVELOPMENT 663 ZONE

(1337 Jones Avenue)

In the CD-663 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone *[Bylaw 8692, February 4, 2019]*, except that:

(1) For the purposes of the CD-663 Zone the site shall consist of a:

(a) Northern Lot with an area of no less than 371.6 square metres (4,000 square feet) and a lot frontage of no less than 10.1 metres (33 feet);

(b) Southern Lot with an area of no less than 394.8 square metres (4,250 square feet) and a lot frontage of no less than 10.6 metres (35 feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.5 times the Lot Area, provided that:

(a) Cellars may be excluded through attaining a minimum Energuide 82 energy standard in accordance with subsection 419(1);

(b) Bay Windows may be excluded to a combined total of 12.4 square metres (133 square feet);
[Bylaw 8464, May 30, 2016]

(3) The Principal Building on the Southern Lot shall be sited no less than 4.2 metres (14 feet) from the front lot line;

(4) The Principal Building on the Northern Lot shall be sited no less than 5.0 metres (16.5 feet) from the front lot line;

(5) The Principal Building on the Southern Lot shall not exceed a Height Envelope of 6.1 metres (20 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 8.12 metres (26.6 feet);

(6) The Principal Building on the Northern Lot shall not exceed a Height Envelope of 5.85 metres (19.2 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 8.84 metres (29 feet);

(7) The Accessory Building on the Southern Lot shall not exceed a maximum height of 3.23 metres (10.6 feet) with a 1.07 metre (3.5 feet) guard rail projection and a 0.61 metre (2.0 feet) projection for attached planters;

(8) The Accessory Building on the Northern Lot shall not exceed a maximum height of 3.05 metres (10 feet) with a 1.07 metre (3.5 feet) guard rail projection and a 0.61 metre (2.0 feet) projection for attached planters;

(9) Accessory Buildings shall be sited in the rear 35% of the Lot depth, measured from the Rear Lot Line;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvering aisles, driveways, loading or Parking Spaces.

COMPREHENSIVE DEVELOPMENT 664 ZONE

(212-214 West 5th Street)

In the CD-664 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) Three Principle Buildings, as located on Schedule 119, shall be permitted on the Lot;

(2) A maximum of one Dwelling Unit shall be permitted per Principal Building;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.75 times the Lot Area, provided that:

(a) for the purposes of the CD-664 Zone, Cellar areas shall be:

(i) excluded through attaining a minimum Energuide 82 energy standard in accordance with subsection 419(1); and

(ii) defined to include floor area beneath Porches;

(b) Bay Windows may be excluded to a combined total of 12.4 square metres (133 square feet);

[Bylaw 8464, May 30, 2016]

(4) The maximum total combined Lot Coverage shall not exceed 44%;

(5) The Height of Building 'A' shall not exceed a Height Envelope of 5.5 metres (18 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet) as shown in Figure 5-3;

(6) The Heights of Building 'B' and Building 'C' shall not to exceed a Height Envelope of 4.57 metres (15 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet) as shown in Figure 5-3;

(7) The minimum required Principal Building setbacks, measured to each building face, shall be as shown on Schedule 119. Porches and Cellars may project a maximum of 1.52 metres (5 feet) beyond the southern building face of Building 'A' and Building 'B';

(8) Accessory Structure Height means the vertical distance between the top of such Structure and the lowest ground level including retaining walls;

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, and in no case shall less than four Parking Spaces be provided with a maximum of three Parking Spaces enclosed;

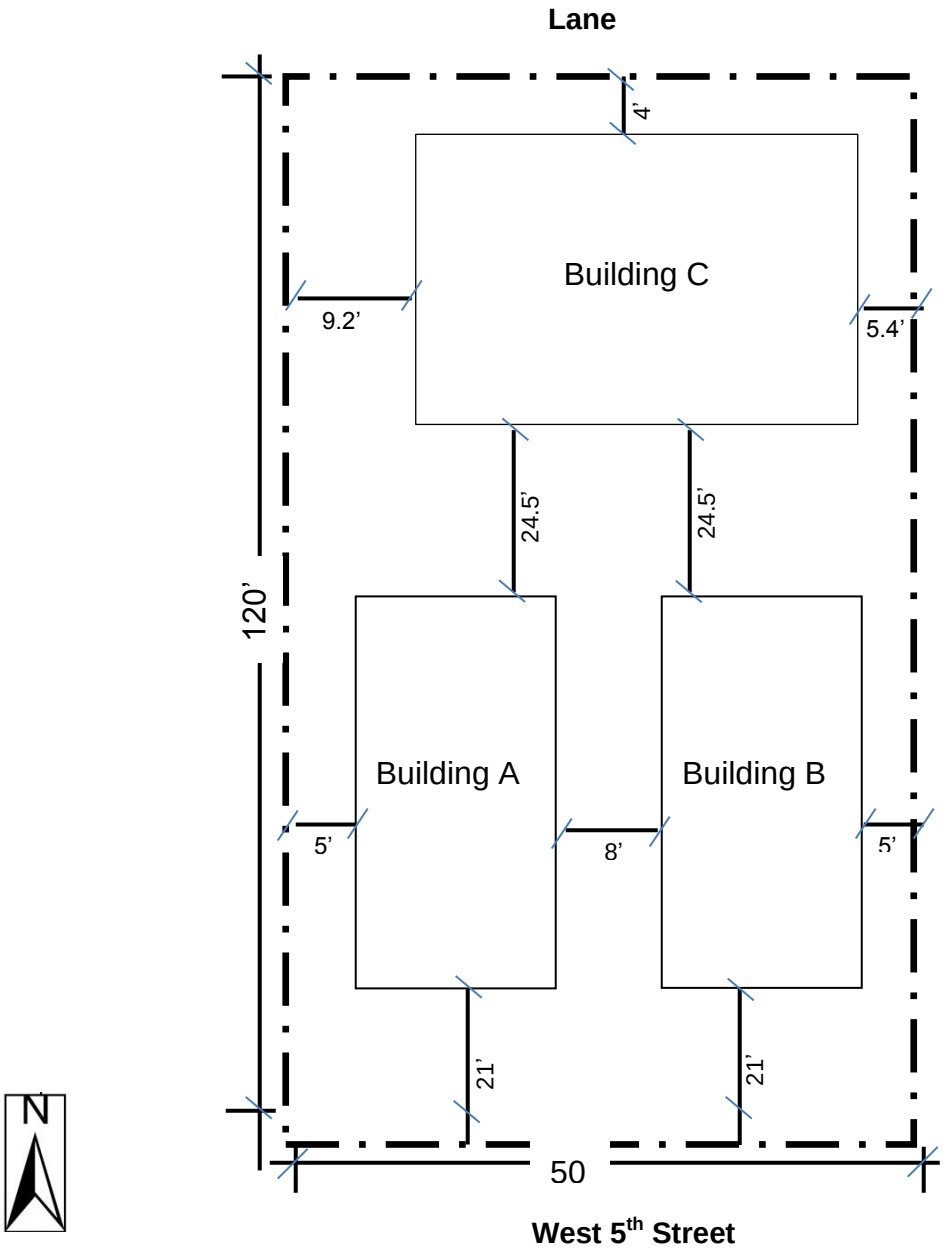
(10) Part 10A02 (2) (b), Vertical Bicycle Parking Spaces be counted towards 100% of the required Secure Bicycle Parking Spaces;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-664	SCHEDULE 119	Page 1 of 1
Amending Bylaw No. 8435		

212-214 West 5th Street – Minimum Required Setbacks



COMPREHENSIVE DEVELOPMENT 665 ZONE

(231 West 18th Street)

In the CD-665 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) A Two-Unit Residential Use shall not be permitted on a Lot less than 437 square metres (4,700 square feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.5 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 84 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(4) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 667 ZONE

(253-255 East 6th Street)

In the CD-667 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) Two Principle Buildings shall be permitted on the Lot;

(2) A maximum of two Dwelling Units shall be permitted per Principal Building;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.97 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 83 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(4) The maximum total combined Lot Coverage shall not exceed 53%;

(5) The Height of the northernmost Building shall not exceed a Height Envelope of 6.1 metres (20 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 10.67 metres (35 feet);

(6) The Heights of the southernmost Building shall not to exceed a Height Envelope of 6.4 metres (21 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 10.67 metres (35 feet);

(7) The northernmost Principal Building shall be sited not less than:
(a) 10 feet from the Front Lot Line;

The southernmost Principal Building shall be sited not less than:
(a) 4.1 feet from the Rear Lot Line;
(b) 3.9 feet from the East Interior Side Lot Line;

(8) The minimum number of accessory off-street Parking Spaces provided shall in no case be less than 4 Parking Spaces;

(9) Part 10A02 (2) (b), Vertical Bicycle Parking Spaces be counted towards 100% of the required Secure Bicycle Parking Spaces;

(10) Recycling and Garbage Storage Facility Requirements as listed in Section 417 shall apply, except that the Minimum Required Floor Area shall be reduced to 45 square feet;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 668 ZONE

(210 East 18th Street)

In the CD-668 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) A Two-Unit Residential Use shall not be permitted on a Lot less than 446 square metres (4,800 square feet);

(2) The Principle Building shall not exceed a Height Envelope of 4.9 metres (16 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet);

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.5 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 83 energy standard in accordance with subsection 419(1); *[Bylaw 8464, May 30, 2016]*

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces.

COMPREHENSIVE DEVELOPMENT 669 ZONE

(Moodyville Area)

In the CD-669 Zone, permitted Uses, regulations for permitted Uses and regulations for the size, shape and siting of Buildings and Structures shall be as indicated below.

(1) Purpose

To permit a range of housing types including Apartments, Townhouses and Rowhouses in areas designated Residential Level 4B in the Official Community Plan with an average density of 1.25 FSR and in conjunction with the East 3rd Street Area Development Permit Area Guidelines. Civic and Assembly Uses to support public amenities are also permitted.

(2) Principal and Accessory Use

Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the CD-669 Comprehensive Development 669 Zone, as shown by the shaded area in Figure CD-669 – 1.

(3) Minimum Dwelling Unit size

A Dwelling Unit shall have a minimum Gross Floor Area of 37.2 square metres (400 square feet).

Figure CD-669 – 1 – Principal and Accessory Uses in CD-669 Zone

Accessory Use

Principal Use	(a) Accessory Secondary Suite Use subject to subsection 507(11)	(b) Accessory Coach House Use subject to subsection 507(13)	(c) Accessory Bed and Breakfast Use subject to subsection 507(10)	(d) Accessory Hen Keeping subject to Sections 412 and 514	(e) Accessory Boarding Use subject to subsection 507(9)	(f) Accessory Dwelling Unit Use subject to subsection 507(14)	(g) Accessory Lock-Off Unit Use subject to subsection 507(15)	(h) Accessory Home Occupation Use subject to subsections 507(6), (7) and (8)	(i) Accessory Home Office Use	(j) Accessory Off-Street Parking Use	(k) Accessory Off-Street Loading Use
(1) One-Unit Residential Use	■	■	■	■	■			■	■	■	
(2) Rowhouse Residential Use	■	■	■	■	■			■	■	■	
(3) Two-Unit Residential Use					■	■		■	■	■	
(4) Townhouse Residential Use					■		■	■	■	■	
(5) Apartment Residential Use					■		■	■	■	■	
(6) Rental Apartment Residential Use								■	■	■	
(7) Child Care Use subject to subsection 507(5)									■	■	
(8) Residential Care Facility Use										■	
(9) Civic Use										■	■
(10) Assembly Use										■	■

(4) Required Accessory Lock-Off Unit Use

Any Townhouse Residential Use with ten or more Principal Dwelling Units shall provide Accessory Lock-Off Units as follows:

(a) the minimum required provision is one Accessory Lock-Off Unit for every five Principal Dwelling Units that have a Gross Floor Area greater than 140 square metres (1,507 square feet);
(b) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;
(c) each Accessory Lock-Off Unit shall be:
    (i) constructed in accordance with subsection 507(15) of this Bylaw; and
    (ii) accessory to any Principal Dwelling Unit on the Lot.

(5) Density

The sum of subsections (5)(a) and (5)(b), combined and in total, shall at no time exceed 1.25 times the Lot Area:

(a) Gross Floor Area (One-Unit and Two-Unit Residential)

    (i) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed the lesser of:

        a. 0.50 times the Lot Area; or
        b. 0.35 times the Lot Area plus 92.9 square metres (1,000 square feet).

    (ii) Notwithstanding subsection (5)(a)(i) above:

        a. Cellars may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) through provision of EnerGuide 80 energy standard subject to subsection 419(1); and
        b. of the total allowed in subsection (5)(a)(i), the maximum Gross Floor Area for Accessory Coach House Use shall not exceed the lesser of:

            i. 0.17 times the Lot Area; or
            ii. 92.9 square metres (1,000 square feet).

(b) Gross Floor Area

    (i) Gross Floor Area shall not exceed the greater of:

        a. 0.50 times the Lot Area; or
        b. Gross Floor Area permitted prior to the adoption of Amendment Bylaw, 2016, No. 8464.

    (ii) Notwithstanding subsection (5)(b)(i), Gross Floor Area may be increased to a maximum of 1.25 times the Lot Area through the provision of:

        a. One of the enhanced energy standard options and all applicable density bonus provisions as indicated by the shaded area of the selected option in Figure CD-669 - 2; or

b. Passive House Low Energy Building (maximum 30 kWh/m^2) plus installed on-site renewable energy, on all lands in the CD-669 Zone listed in Schedule 122, and all applicable density bonus provisions of Enhanced Energy Standard Option (1) in Figure CD-669 – 2.

(iii) The total permitted density for the CD-669 Zone may be allocated between Lots in the CD-669 Zone per Schedule 121, subject to:

a. no Lot shall exceed a maximum density of 1.55 FSR;
b. at no time shall the total Gross Floor Area for the CD-669 Zone exceed the maximum area for the Zone in accordance with subsection (5)(b)(ii);
c. any allocation shall be registered on title pursuant to Section 215 of the Land Title Act for all involved Lots in a form acceptable to the City; and
d. approval of the Director of Community Development at the time of Development Permit issuance.

(iv) Notwithstanding subsection (5)(b)(iii), the City need not approve an allocation of density if, in the opinion of the Director of Community Development, the allocation would be detrimental to the health, safety, convenience or welfare of the adjoining owners, occupants or the public generally;

(6) Lot Coverage

Principal Buildings together with Accessory Buildings shall not exceed a Lot Coverage of 60 percent.

(7) Building Height

(a) Rowhouse Residential Use shall not exceed a Building Envelope of 12 metres (39.4 feet) as measured from average Building Grades on the Street;

(b) Apartment Residential Use, Rental Apartment Residential Use, Residential Care Facility Use, Assembly Use and Civic Use shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:

(i) from the Street for the Lot Area between the Front Lot Line and a Line parallel to and offset 28 metres (91.9 feet) from the Front Lot Line; and
(ii) from the Lane for the remainder of the Lot.

(c) All other permitted Uses shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from average Building Grades:

(i) from the Street for the Lot Area between the Front Lot Line and the Mid Lot Line; and
(ii) from the Lane for the remainder of the Lot.

(8) Building Siting

(a) Rowhouse Residential Use shall not be sited less than:

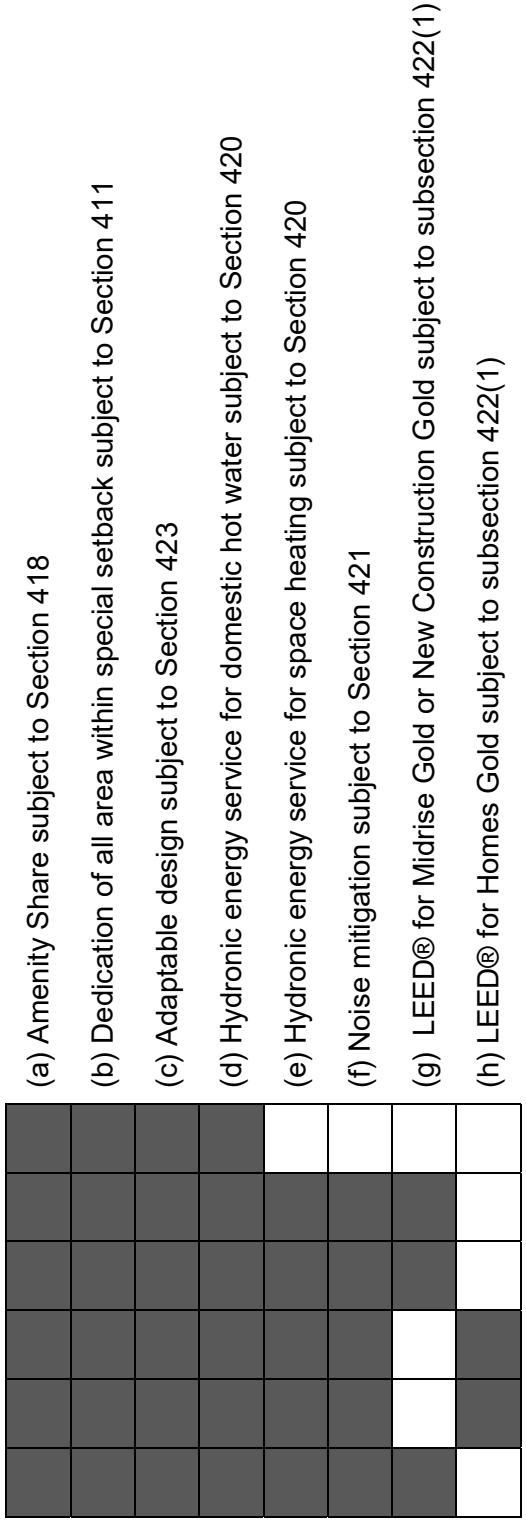
(i) 1.6 metres (5.2 feet) from an Interior Side Lot Line shared by an adjacent Lot with a Lot Area greater than 334.4 square meters (3,600 square feet);
(ii) 0 metres (0 feet) from an Interior Side Lot Line shared by an adjacent Lot with a Lot Area equal or less than 334.4 square meters (3,600 square feet); and
(iii) 7.6 metres (24.9 feet) or 0.50 times the Lot depth, whichever is greater, from a Rear Lot Line.

(b) All other permitted Uses shall not be sited less than:

(i) 3 metres (9.8 feet) from a Front Lot Line;
(ii) 2.4 metres (7.9 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and
(iii) 1.6 metres (5.2 feet) from a Rear Lot Line.

Figure CD-669 – 2 – Density bonus provisions for CD-669 Zone

Applicable density bonus provisions



Enhanced energy standard options

(1) Passive House
subject to subsection 419(4)
(2) 10% better than NECB 2011
subject to subsection 419(3)
(3) 15% better than ASHRAE 90.1-2010
subject to subsection 419(2)
(4) EnerGuide 86
subject to subsection 419(1)
(5) Most stringent Provincial opt-in regulation
for Part 9 buildings subject to 419(5)
(6) Most stringent Provincial opt-in regulation
for Part 3 buildings subject to 419(5)

3. Division VI: Zoning Map of Document "A" of "Zoning Bylaw, 1995, No. 6700" is hereby amended by reclassifying the Lots as henceforth being transferred, added to and forming part of the annotated zones in accordance with Schedule 121.

Amending Bylaw No. 8480			Schedule 121 CD-669 Zoning Designation			Page 1 of 3
Parcel Identifier Number (P.I.D)	Lot	Block	D.L.	Plan		
005-087-783	1	2	272/273	9978	**From** RS-1	**To** CD-669
009-558-535	2	2	272/273	9978	RS-1	CD-669
009-558-543	3	2	272/273	9978	RS-1	CD-669
009-558-551	4	2	272/273	9978	RS-1	CD-669
009-558-560	5	2	272/273	9978	RS-1	CD-669
005-118-140	6	2	272/273	9978	RS-1	CD-669
009-558-578	7	2	272/273	9978	RS-1	CD-669
009-558-586	8	2	272/273	9978	RS-1	CD-669
009-558-594	9	2	272/273	9978	RS-1	CD-669
009-558-608	10	2	272/273	9978	RS-1	CD-669
009-558-616	11	2	272/273	9978	RS-1	CD-669
009-558-624	12	2	272/273	9978	RS-1	CD-669
008-937-761	13	2	272/273	9978	RS-1	CD-669
003-583-368	14	2	272/273	9978	RS-1	CD-669
009-558-632	15	2	272/273	9978	RS-1	CD-669
009-558-641	16	2	272/273	9978	RS-1	CD-669
004-482-565	17	2	272/273	9978	RS-1	CD-669
009-558-659	18	2	272/273	9978	RS-1	CD-669
007-366-221	19	2	272/273	9978	RS-1	CD-669
009-558-667	20	2	272/273	9978	RS-1	CD-669
009-569-146	21	2	272/273	9978	RS-1	CD-669
009-558-675	22	2	272/273	9978	RS-1	CD-669
009-558-683	23	2	272/273	9978	RS-1	CD-669
005-637-732	24	2	272/273	9978	RS-1	CD-669
009-558-691	25	2	272/273	9978	RS-1	CD-669
004-394-798	26	2	272/273	9978	RS-1	CD-669
008-961-719	27	2	272/273	9978	RS-1	CD-669
004-587-022	28	2	272/273	9978	RS-1	CD-669
009-558-705	29	2	272/273	9978	RS-1	CD-669
009-558-713	30	2	272/273	9978	RS-1	CD-669
009-558-926	31	2	272/273	9978	RS-1	CD-669
009-558-730	32	2	272/273	9978	RS-1	CD-669
009-558-748	33	2	272/273	9978	RS-1	CD-669
009-558-764	34	2	272/273	9978	RS-1	CD-669
009-558-772	35	2	272/273	9978	RS-1	CD-669

Amending Bylaw No. 8480			Schedule 121 CD-669 Zoning Designation			Page 2 of 3
Parcel Identifier Number (P.I.D)	Lot	Block	D.L.	Plan		
009-582-177	1	3	272/273	9978	**From** RS-1	**To** CD-669
009-582-193	2	3	272/273	9978	RS-1	CD-669
009-582-207	3	3	272/273	9978	RS-1	CD-669
008-490-244	4	3	272/273	9978	RS-1	CD-669
009-582-223	5	3	272/273	9978	RS-1	CD-669
009-582-231	6	3	272/273	9978	RS-1	CD-669
009-582-240	7	3	272/273	9978	RS-1	CD-669
009-582-258	8	3	272/273	9978	RS-1	CD-669
009-582-339	9	3	272/273	9978	RS-1	CD-669
009-583-521	10	3	272/273	9978	RS-1	CD-669
009-582-371	11	3	272/273	9978	RS-1	CD-669
009-582-436	12	3	272/273	9978	RS-1	CD-669
009-582-461	13	3	272/273	9978	RS-1	CD-669
009-582-517	14	3	272/273	9978	RS-1	CD-669
009-582-541	15	3	272/273	9978	RS-1	CD-669
009-582-576	16	3	272/273	9978	RS-1	CD-669
009-582-592	17	3	272/273	9978	RS-1	CD-669
009-582-657	18	3	272/273	9978	RS-1	CD-669
009-582-738	21	3	272/273	9978	RS-1	CD-669
009-582-762	22	3	272/273	9978	RS-1	CD-669
002-409-305	23	3	272/273	9978	RS-1	CD-669
009-582-789	24	3	272/273	9978	RS-1	CD-669
009-583-556	25	3	272/273	9978	RS-1	CD-669
011-265-159	A	3	273	21751	RS-1	CD-669
016-377-231	E	3	272/273	22973	RS-1	CD-669
016-377-249	F	3	272/273	22973	RS-1	CD-669

Amending Bylaw No. 8480	Schedule 121 CD-669 Zoning Designation	Page 3 of 3

Amending Bylaw No. 8480
Schedule 122
Pilot Project Area
Page 1 of 1
Low Level Rd
Alder St
E 1st St
E 2nd St
St David's Ave
Low Energy / Renewable Energy Pilot Project
CD-669
Ridgeway Ave
E 3rd St
Moody Ave
N

COMPREHENSIVE DEVELOPMENT 670 ZONE

(240-244 West 18th Street)

In the CD-670 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Two Dwelling Units in the westernmost Building;
(b) Two Dwelling Units in the easternmost Building;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area (One-Unit and Two-Unit Residential) of 0.5 times the Lot Area. Cellars shall be excluded from Gross Floor Area calculation through attaining a minimum EnerGuide 84 energy standard in accordance with subsection 419(1);

(4) The Principal Buildings shall be sited as follows:

(a) The westernmost Principal Building shall be not less than:

(i) 7.6 metres (25.0 feet) from the Front Lot Line;
(ii) 14.2 metres (46.5 feet) from the Rear Lot Line;
(iii) 2.1 metres (7.0 feet) from the west Interior Side Lot Line;
(iv) 10.4 metres (34.0 feet) from the east Interior Side Lot Line;

(b) The easternmost Principal Building shall be not less than:

(i) 7.6 metres (25.0 feet) from the Front Lot Line;
(ii) 14.2 metres (46.5 feet) from the Rear Lot Line;
(iii) 11.0 metres (36.0 feet) from the west Interior Side Lot Line;
(iv) 1.5 metres (5.0 feet) from the east Interior Side Lot Line;

(c) The minimum separation between the westernmost and easternmost Principal Buildings shall be 2.6 metres (8.5 feet);

(5) Vertical Bicycle Parking Spaces may comprise 100 percent of required Secure Bicycle Parking Spaces;

(6) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 671 ZONE

(119-131 West Esplanade, 120 Carrie Cates Court and Part of the Surrounding Lane, 115 West Esplanade)

In the CD-671 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of the Buildings and Structures and required Off-Street Parking Shall be as per LL-1 Zone, except as provided in the CD-671 Zone:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1 Use; except this use shall not be permitted within ground level commercial units fronting Carrie Cates Court or the eastern frontage;
(b) Retail Service Group 1-A Use;
(c) Assembly Use;
(d) Civic Use;
(e) Accessory Apartment Use;
(f) Accessory Home Occupation Use, subject to Section 507(6);
(g) Residential Care Facility;
(h) Child Care Use, subject to Section 607(9);
(i) Parking Use;
(j) Accessory Off-Street Loading Use;
(k) Off-Site Parking Use;
(l) Liquor Primary Licenced event-hosting venue limited to 211 square metres (2,273 square feet) of floor area in one unit located on the ground floor associated with a Civic Use, museum or other similar use. *[Bylaw 8976, July 17, 2023]*

(2) Gross Floor Area:

(a) The maximum Gross Floor Area is 2.6 FSR;
(b) Notwithstanding 2(a), the Gross Floor Area may be increased as follows:

BASE DENSITY			
	FLOOR SPACE RATIO (FSR)	**GROSS FLOOR AREA (GFA)**	**POLICY REFERENCE**
Base Density	2.6	9,535.11 sq. m (102,635 sq. ft.)	As per OCP Schedule 'A'

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Amenity Share and Community Amenity Use	1. Provision of a space for Community Amenity Use of 1,500.8 sq. m. (16,155 sq. ft.), secured by covenant, and; 2. Provision of an Amenity Share or in-kind contribution of $1,345,740.	Maximum 3,667.3 sq. m. (39,475 sq. ft.) / 1.0 FSR of Residential Use	As per OCP Policy Section 2.2.1.

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from 105 Carrie Cates Court ("Foot of Lonsdale") (CD-642)	Residual density that is not to be utilized on donor site.	1,723.6 sq. m. (18,553 sq. ft.) or 0.47 FSR	As per OCP Policy Section 2.3

Such that the total effective on-site Gross Floor Area is not to exceed 4.07 FSR;

(3) Building Height

(a) The Principal Building shall not exceed a Building Height of 42.3 metres (138.9 feet) as measured from the average Building Grades at the north property line along West Esplanade;

(b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 4.57 metres (15 feet);

(4) Section 6A04(6) *Building Width and Length* shall be waived;

(5) Notwithstanding Section 6A02(1)(a), Accessory Apartment Uses are permitted on the second level for units fronting West Esplanade;

(6) Section 1001(2) General Loading Regulations shall be varied such that a total of 2 Loading Spaces is required;

(7) Regulations of "Sign Bylaw, 1992, No. 6363" shall be varied to the extent that signage with regard to size, material, location and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development;

(8) Section 402(6) within *Prohibited Uses of Land, Buildings*, *and Structures* shall be waived;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 672 ZONE

(233 West 5th Street)

In the CD-672 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) A maximum of three Dwelling Units shall be permitted per Principal Building;

(2) The maximum total combined Gross Floor Area (Two-Unit Residential) shall not exceed 0.60 times the Lot Area; provided that:

(a) Cellars may be excluded from Gross Floor Area (Two-Unit Residential) calculation as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets through the provision of all of the following:

i. attaining a minimum of Energuide 84 Energy Standard;

ii. providing a copy of the energy audit;

iii. providing a letter from the Certified Energy Advisor, stating that the project has complied with the EnerGuide Energy Standard;

iv. providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

(3) The maximum total combined lot coverage shall not exceed 45%;

(4) The Height of the Building shall not exceed a Height Envelope of 5.18 metres (17 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of place of any Storey, to reach a maximum of 10.36 metres (34 feet).

COMPREHENSIVE DEVELOPMENT 673 ZONE

(365 East 14th Street)

In the CD-673 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone as amended from time-to-time, except that:

(1) Two Principal Buildings shall be permitted on the Lot, with the northern building containing a maximum of one dwelling unit and the south building containing a maximum of two dwelling units;

(2) The maximum total combined Gross Floor Area (Two-Unit Residential) shall not exceed 0.5 times the Lot Area (FSR) provided that:

(a) Cellars may be excluded from the Gross Floor Area (Two-Unit Residential) calculation as a community amenity to assist the City in achieving its OCP energy and emissions reduction targets through the provision of all of the following:

i. attaining a minimum of EnerGuide 84 Energy Standard for the south duplex;

ii. attaining a minimum of EnerGuide 80 Energy Standard for the north dwelling;

iii. prior to the issuance of a building permit, providing a copy of the energy audit completed by a Certified Energy Advisor for New Homes;

iv. providing a copy of the official EnerGuide Rating Evaluation Report;

v. providing a letter from the Certified Energy Advisor for New Homes, stating that the project has complied with the EnerGuide Energy Standard;

vi. providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

(3) The southernmost building shall not be sited less than 25.58 feet from the Rear Lot Line;

(4) Notwithstanding Section 514 (4), a maximum of one Accessory building may be sited in front of the front face of the north Principal Building fronting Ridgeway Avenue if:

(a) the size of the building does not exceed 10 square metres (107.6 square feet);

(b) the building does not exceed 12 feet (3.65 metres) in height;

(c) the building is well screened from the street by landscaping;

(5) Notwithstanding Section 514 (5), an Accessory Building may be situated no less than 4.5 feet from the east lot line if:

(a) the size of the building does not exceed 10 square metres (107.6 square feet);

(b) the building does not exceed 12 feet (3.65 metres) in height;

(c) the building is well screened from the street by landscaping;

(6) Recycling and Garbage storage Facility Requirements as listed in Section 417 shall apply, except that the Minimum Required Floor Area shall be reduced to a total of 100 square feet.

COMPREHENSIVE DEVELOPMENT 674 ZONE

(362-368 East 3rd Street)

In the CD-674 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use for this Lot shall be limited to Rental Apartment Residential Use;

(2) Gross Floor Area:

(A) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased up to a maximum of 1.6 times the Lot Area, through provision of all of the following:

i. attaining a minimum of either:

(a) ASHRAE 90.1-2010 Energy Standard; or
(b) NECB-2011 Energy Standard; and

ii. prior to the issuance of a building permit, providing an energy model prepared by an Approved Energy Modeller, and specifying carbon emissions per kilowatt hour per year, in compliance with either:

(a) ASHRAE 140-2011 Standard for Energy Modeling, if compliance with ASHRAE 90.1-2010 Energy Standard is pursued; or
(b) CAN-QUEST, if compliance with NECB-2011 is pursued; and

iii. prior to the issuance of a building permit, providing the Design Verification Report, accompanied with the applicable Design Verification Letters as required by the Design Verification Report; and

iv. within 6 months of substantial completion, providing Letter of Completion and the Fundamental Building Commissioning Report; and

v. prior to the issuance of a building permit, providing a letter of credit for 1% of construction costs, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

(B) Notwithstanding (2)(A), the maximum Gross Floor Area permitted may be further increased as follows:

BASE DENSITY			
1.6 FSR			**OCP Schedule 'A'**
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	Secured rental apartment building	Maximum 1,116.1 sq. m. (12,014 sq. ft.) or 1.0 FSR	OCP Section 2.2

(3) The Lot Coverage of the Principal Building shall not exceed a maximum of 63 percent;

(4) The Principal Building shall not exceed a Height of six Storeys, nor 18.3 metres (60 feet);

(5) The Principal Building shall be sited a minimum of:

(A) 5.1 metres (17 feet) from the Front Lot Line as surveyed at the time of bylaw adoption;
(B) 2.7 metres (9 feet) from the Rear Lot Line;
(C) 3.048 metres (10 feet) from the eastern Interior Lot Line;
(D) 3.048 metres (10 feet) from western Interior Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall in no case be less than 16 Parking Spaces including 1 Disability Parking Space;

(7) Section 906(4)(d) shall be varied to allow Parking space to be located directly off the rear lane;

(8) Section 10A05(3)(b) shall be varied to allow Bicycle Compounds and Rooms to be shared with general storage areas;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 675 ZONE

(367 East 8th Street)

In the CD-675 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) In the CD-675 Zone, the total site shall be divided into 2 Lots that shall be referred to as the Eastern Lot and the Western Lot;

(2) The One-Unit Residential Minimum Lot Size shall be varied to permit a minimum Lot Area of 447 square metres (4,815 square feet) for the Western Lot;

(3) The Two-Unit Residential Minimum Lot Size shall be varied to permit a minimum Lot area of 443 square metres (4,770 square feet) for the Eastern Lot;

(4) The combined Gross Floor Area (One-Unit Residential) and Gross Floor Area (Coach House, Accessory) on the Western Lot, plus the Gross Floor Area (Two-Unit Residential) on the Eastern Lot shall not exceed a total of 0.5 times the Lot Area provided that:

(A) Cellars may be excluded from Gross Floor Area (One-Unit Residential) and Gross Floor Area (Two-Unit Residential) calculation as a community amenity to assist the City in achieving its Official Community Plan energy and emissions reduction targets, through the provision of all of the following:

(i) attaining a minimum of EnerGuide 82 Energy Standard;
(ii) providing a copy of the energy audit;
(iii) providing a letter from the Certified Energy Advisor stating that the project has complied with the EnerGuide Energy Standard;
(iv) providing a letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Chief Building Inspector;

(5) The Principal Buildings on the Western and Eastern Lots shall not exceed a Height Envelope of 5.2 metres (17 feet), which may increase on an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 10.1 metres (33 feet);

(6) The Accessory Coach House on the Western Lot shall not exceed a Height Envelope of 3.048 metres (10 feet), which may increase on an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 4.9 metres (16 feet);

(7) The minimum required setbacks, on both Lots, shall be as shown in Schedule 123;

(8) Section 410(1)(a), Siting Exceptions, shall be varied to permit:

(A) landscaped panel walls to project beyond the southern face of the Principal Building by 5.2 metres (17 feet) on the Western Lot;

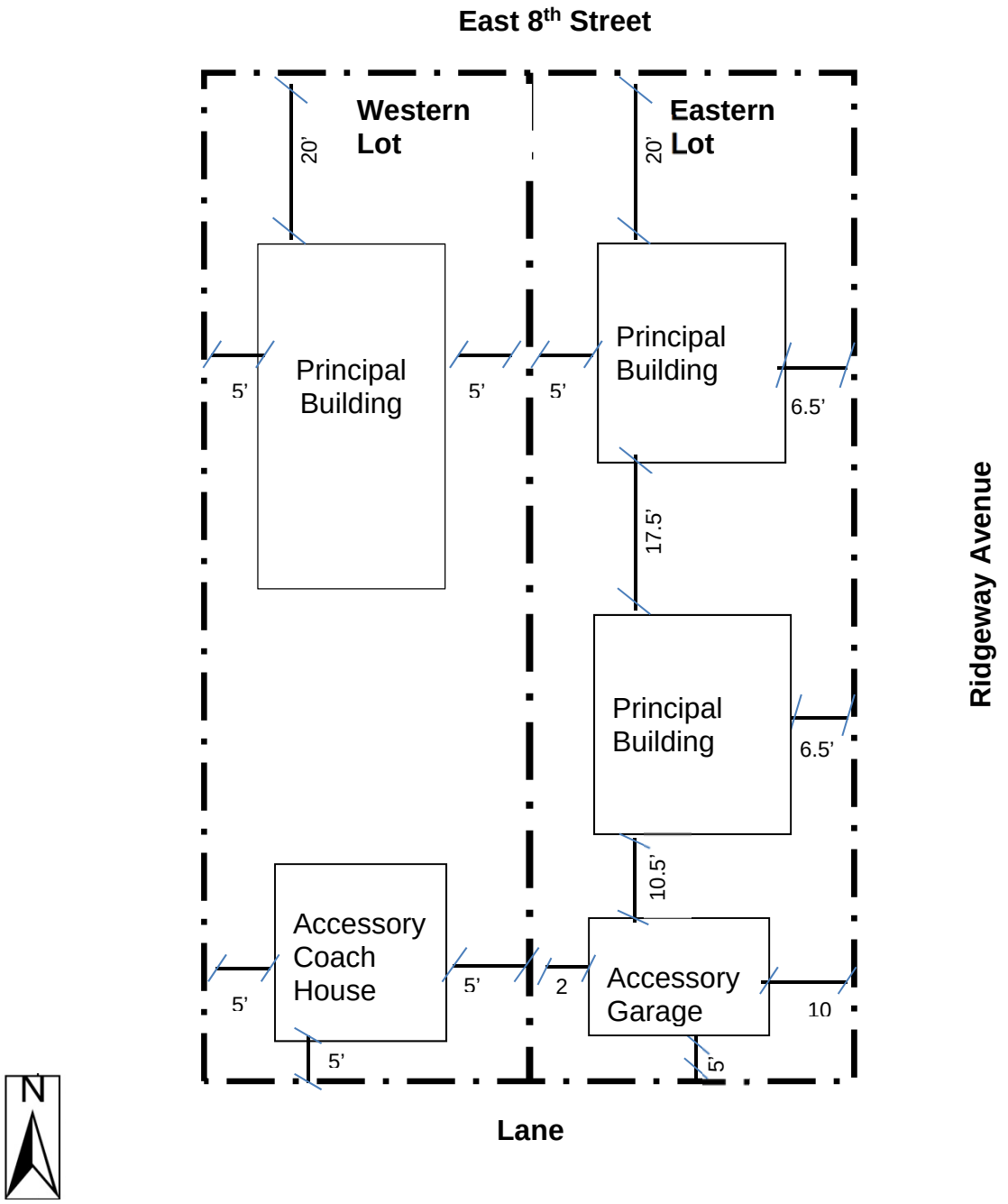
(B) architectural feature walls to project beyond the faces of the Principal Building and Accessory Coach House up to 0.91 metres (3 feet) on the Western Lot;

(C) architectural feature walls to project beyond the face of the Accessory Garage up to 0.76 metres (2.5 feet) on the Eastern Lot;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

CD-675	SCHEDULE 123	Page 1 of 1
Amending Bylaw No. 8489		

TITLE: 367 East 8th Street



COMPREHENSIVE DEVELOPMENT 676 ZONE

(711 West 14th Street)

In the CD-676 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) Section 601 shall be vared to permit the following additional Accessory Uses:

(a) Accessory Home Office Use;
(b) Accessory Home Occupation Use;

(2) Section 607(1)(a) shall be waived to permit Accessory Apartment Use on the second Storey and above;

(3) Section 611(2) Gross Floor Area, shall be varied as follows:

Gross Floor Area

(a) combined and in total with Structures, shall not exceed 1.0 times the Lot Area;
(b) notwithstanding subsection 611(2)(a), the Gross Floor Area may be increased to a maximum of 2.0 times the Lot Area through provision of one of the following energy standards:

(i) ASHRAE 90.1-2010 subject to Section 419(2); or
(ii) NECB 2011 subject to Section 419(3).

(4) The Principle Building shall not exceed a Height of four Storeys, nor 15.1 metres (49.5 feet), with the following Height exceptions:

(a) Elevator shafts to a maximum of 4.7 metres (15.5 feet);
(b) Roof deck guard rails to a maximum of 1.1 metres (3.5 feet);
(c) Architectural appurtenances to a maximum of 1.8 metres (6 feet);
(d) Stairwell shafts a maximum of 2.9 metres (9.5 feet);

(5) The Building shall be sited not less than 1.67 metres (5.5 feet) from the Rear Lot Line;

(6) Section 611(6) Building Width and Length, shall be waived;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 677 ZONE

(1301-1333 Lonsdale Avenue)

In the CD-677 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of the Buildings and Structures and required Off-Street Parking Shall be as per C-1A Zone, except as provided in the CD-677 Zone:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1 Use; except this use shall not be permitted within ground level commercial units;
(b) Retail Service Group 1-A Use;
(c) Accessory Apartment Use subject to Section 607(1) of this Bylaw and limited to Rental Apartment Residential Use;
(d) Accessory Home Occupation Use, subject to Section 507(6);
(e) Accessory Home Office Use, subject to Section 507(6);
(f) Child Care Use, subject to Section 607(9);
(g) Accessory Off-Street Loading Use;
(h) Accessory Off-Site Parking Use;
(i) Off-Site Parking Use;

(2) Gross Floor Area:

(a) The maximum Gross Floor Area is 3.0 FSR;
(b) Notwithstanding 3(a), the Gross Floor Area may be increased as follows:

BASE DENSITY			
	FLOOR SPACE RATIO (FSR)	**GROSS FLOOR AREA (GFA)**	**POLICY REFERENCE**
Base Density	3.0	7,687.1 sq. m (82,746 sq. ft.)	As per OCP Schedule 'A'

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	Secured Rental Apartment Building	Maximum 2,562.4 sq. m. (27,582 sq. ft.)/ 1.0 FSR of Rental Apartment Residential Use	As per OCP Policy Section 2.2.1.

(c) Notwithstanding 3(b), the Gross Floor Area may be further increased through a density transfer as follows:

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from 120-141 West 14th Street ("Civic Centre"/Block 62) (CD-505)	Residual density that is not to be utilized on donor site.	2,061.2 sq. m. (22,186.2 sq. ft.) or 0.8 FSR	As per OCP Policy Section 2.3

Such that the total effective on-site Gross Floor Area is not to exceed 4.8 FSR;

(3) A minimum of 16 units shall have 3 bedrooms;

(4) Building Height:

(a) The Principal Building shall not exceed a Building Height of 57 metres (187 feet) as measured from the average Building Grades at the east property line along Lonsdale Avenue;

(b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;

(5) Section 610(5) Siting shall be waived and replaced with the following siting requirements:

(a) The Principal Building shall be sited not less than:

i. 0.61 meters (2 feet) from Lonsdale Ave;
ii. 3.0 meters (10 feet) from West 13th Street; and
iii. 5.0 meters (16.5 feet) from the lane;

(6) Section 610(6) Building Width and Length shall be waived;

(7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;

(8) Regulations of "Sign Bylaw, 1992, No. 6363" shall be varied to the extent that signage with regard to size, material, location and illumination shall be consistent with the Signage Design Package approved by the Director of Community Development;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 679 ZONE

(321 West 14th Street)

In the CD-679 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, with the following variances:

(1) A maximum of Three Dwelling Units shall be permitted per Principal Building;

(2) Section 509A(2)(b) to require a minimum EnerGuide rating of 82 to exclude Cellars from the Gross Floor Area;

(3) Section 417(1) to permit a reduction of the minimum floor area to the Recycling and Garbage Storage facility requirements to 45 square feet;

(4) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(5) Section 514 (2) to permit the ridge Height of the Accessory Building with a roof pitch of 4 in 12 to be 12.75 feet; and

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 680 ZONE

(154 East 18th Street)

In the CD-680 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The Principal Use shall be limited to:

(a) Rental Apartment Residential Use;

(2) Gross Floor Area:

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased up to a maximum of 1.6 times the Lot Area, through attaining a minimum:

i. 10 percent better than ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or
ii. 10 percent better than NECB 2011 energy standard in accordance with subsection 419(3).

(b) Notwithstanding (2)(a), the maximum Gross Floor Area permitted may be further increased as follows:

BASE DENSITY			
1.6 FSR			**OCP Schedule 'A'**
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	Secured rental apartment building	Maximum 2,311.3 sq. m. (24,879 sq. ft.) or 1.0 FSR	OCP Section 2.2

(3) The Lot Coverage of the Principal Building shall not exceed a maximum of 50 percent;

(4) The Principal Building shall not exceed a Height of six storeys, nor 19.1 metres (62.5 feet). The following height exemptions shall be permitted:

(a) Elevator over-runs and rooftop stair access to a maximum height of 2.74 metres (9.0 feet);

(5) The Principal Building shall be sited as follows:

(a) 3.05 metres (10.0 feet) from the Front Lot Line;
(b) 1.46 metres (4.8 feet) from the Rear Lot Line;
(c) 2.74 metres (9.0 feet) from the Interior Side Lot Line;
(d) 3.05 metres (10.0 feet) from the Exterior Side Lot Line;

(6) Subsection 410(3)(e) *Siting Exceptions* shall be varied to the extent necessary to permit steps to protrude into the required exterior side yard setback;

(7) Subsection 510(3) *Building Width and Length*, shall be waived;

(8) Subsection 906(4)(d) *Parking Space access directly from Lane*, shall be waived;

(9) Subsection 907(2)(f) *Parking access from lane* shall be varied to permit Parking area to have access to and egress from a Lane along 60 percent of the Lot Line abutting the Lane;

(10) Vertical Bicycle Parking Spaces may comprise 50 percent of required Secure Bicycle Parking Spaces;

(11) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 681 ZONE

(177 West 3rd Street)

In the CD-681 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except for the following variances:

(1) Section 607 (1)(b) to permit Accessory Apartment Use above the first Storey;

(2) Section 611(2) to allow a density of 2.64 times the lot area through the provision of meeting or exceeding ASHRAE 90.1-2010 by 10% in accordance with Section 419(2) and (3) of the Zoning Bylaw;

(3) Section 611(4)(a) to allow the building height to be no more than 16 metres (52.5 feet);

(4) Section 611(5) to allow the building to be sited no less than 4.47 metres (14.66 feet) from the rear lot line;

(5) Section 611(6) to be waived;

(6) Section 906(4)(c)(i) to allow access for off-street vehicle parking off of West 3rd Street;

(7) Section 1001(2) to support the provision of one off-street loading bay; and

(8) Section 10A07(4)(a) to support the Accessory End Destination Facility to not be divided by gender.

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 682 ZONE

(910 Grand Boulevard)

In the CD-682 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) In CD-682 Zone the total site area shall be divided into a maximum of 3 Lots that shall be assigned Lot numbers 1 through 3 as shown in Schedule 128 – Site Plan;

(2) The minimum Lot size for Lot 1 shall be no less than 650 square metres (7,000 square feet);

(3) Deleted; *[Bylaw 9031, June 9, 2025]*

(4) On Lot 1, the Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.45 times the total Lot Area subject to:

(a) The Basement and the uppermost Storey in the Principal Building originally constructed prior to 1915 shall be excluded;

(5) On Lot 2 and Lot 3 the Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.5 times the total Lot Area subject to:

(a) Cellars may be excluded through the provision of an EnerGuide 84 energy standard subject to subsection 419(1);

(6) On Lot 1, the minimum required setbacks for the Principal Building shall be varied to permit the following:

(a) 1.2 metres (4 feet) from the Rear Lot Line;

(7) On Lot 2, the minimum required setbacks for the Principal Building shall be varied to permit the following:

(a) 6.096 metres (20 feet) from the Front Lot Line;

(b) 1.2 metres (4 feet) from the Interior Lot Lines;

(8) On Lot 3, the minimum required setbacks for the Principal Building shall be varied to permit the following:

(a) 7.62 metres (25.0 feet) from the Front Lot Line;

(b) 1.2 metres (4 feet) from the west Interior Lot Line;

(9) On Lot 1, the siting of the Accessory Building shall be varied to permit a 2.1 metres (7 feet) setback from the Exterior Lot Line;

(10) On Lot 2, the siting of the Accessory Building shall be varied to permit a 0.6 metres (2 feet) setback from the Rear Lot Line;

(11) On Lot 3, the siting of the Accessory Building shall be varied to permit a 2.4 metres (8 feet) setback from the Principal Building;

(12) The maximum allowable Lot Coverage for Lot 3 shall not exceed 33%;

(13) The Principal Building on Lot 1 shall not exceed a Height Envelope of 4.57 metres (15 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 10.6 metres (34.6 feet);

(14) The Principal Building on Lot 2 shall not exceed a Height Envelope of 5.1 metres (16.5 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet);

(15) On Lot 1, the maximum height of the Accessory Building shall be varied to permit a height of 5.4 metres (17.8 feet).

[Bylaw 8578, November 6, 2017]
Addition of Lot 6, omitted from original CD-682 created in Bylaw No. 8522.

COMPREHENSIVE DEVELOPMENT 683 ZONE

(364-366 West Keith Road)

In the CD-683 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) A maximum of two Dwelling Units shall be permitted per Principal Building;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 0.67 times the Lot Area, provided that Cellars may be excluded through attaining a minimum EnerGuide 83 energy standard in accordance with subsection 419(1);

(4) The northernmost Principal Building shall be sited no less than 5.79 meters (19.0 feet) from the Rear Lot Line;

(5) Recycling and Garbage Storage Facility Requirements as listed in Section 417 shall apply, except that the Minimum Floor Area shall be reduced to 9.1 square metres (98 square feet);

(6) Part 10A02 (2) (b), Vertical Bicycle Parking Spaces be counted towards 100% of the required Bicycle Parking Spaces;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 684 ZONE

(63 Mahon Avenue)

In the CD-684 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

(1) One Principal Building shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

  (a) Assembly Use;
  (b) Accessory Off-Street Parking;

(3) The maximum Gross Floor Area shall be 1.20 FSR, provided that this amount may be increased by exceeding the ASHRAE 90.1, 2016 standards by 14% to a maximum of 2.60 FSR;

(4) Section 6A04(3) shall be varied to allow a lot coverage of 82% above the second Storey;

(5) Section 6A04(4) shall be varied to allow a Principal Building height of no more than 19.9 metres (65.3 feet);

(6) Section 6A04(5)(a) shall be varied to allow a zero setback to the Rear Lot Line or a flanking lane;

(7) Section 6A04(6) shall be waived;

(8) Section 906(4)(c)(i) shall be varied to allow access for off-street parking off of Mahon Avenue;

(9) Section 906(5)(b) shall be varied to allow a minimum driveway width of 4.0 metres (13.12 feet);

(10) Section 908(8) shall be varied to support a minimum of 11 off-street parking stalls;

(11) Section 1001 shall be varied to remove the requirement for an off-street Loading Space;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

[Bylaw 8819, July 18, 2022]

COMPREHENSIVE DEVELOPMENT 685 ZONE

(South side of the 700 block East 3rd Street, 250 Queensbury Avenue, 819 East 3rd Street, 200 Moody Avenue, 746-758 East 2nd Street, Moodyville)

In the CD-685 Zone, permitted uses, permitted density, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RM-2 Zone, except that:

(1) Gross Floor Area

(a) may be further increased to a maximum of 1.8 times the Lot Area through the payment of an additional Amenity Share valued at $1,184 per square metre ($110 per square foot) for the Gross Floor Area in excess of 1.6 times the Lot Area.

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Amenity Share and Community Amenity Use	Provision of an Amenity Share or in-kind contribution of $110 per square foot up to maximum of 1.8 FSR	Maximum 2,366 sq. m. (19,368 sq. ft.) / 0.2 FSR of floor area for Residential Use	As per OCP Policy Section 2.2.1.

Such that the total effective on-site Gross Floor Area is not to exceed 1.8 FSR;

(2) Building Height shall not exceed a Building Envelope of 15 metres (49.2 feet) as measured from the average Building Grades on East 3rd Street.

COMPREHENSIVE DEVELOPMENT 686 ZONE

(1549 Chesterfield Avenue)

In the CD-686 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use shall be limited to:

(a) Rental Apartment Residential Use;

(2) Gross Floor Area:

(a) The Principal Building Shall Not exceed a Gross Floor area of 1.0 times the Lot Area, provided that this amount may be increased up to a maximum of 1.6 times the Lot Area, through attaining a minimum;

i. 15 percent better than ASHRAE 90.1-2010 energy standard in accordance with subsection 419(2); or
ii. 10 percent better than NECB 2011 energy standard in accordance with subsection 419(3);

(b) Notwithstanding (2)(a), the maximum Gross Floor Area permitted may be further increased upon entering into a Housing Agreement with the City:

BASE DENSITY			
1.6 FSR		1,545.9 square metres (16,640 square feet)	**OCP Schedule 'A'**
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	874.9 square metres (9,417 square feet)	OCP Section 2.2
Total		**Maximum 2,420.8 square metres (26,057 square feet) or 2.50 FSR**	

(3) The Lot Coverage of the Principal Building shall not exceed a maximum of 53.4 percent;

(4) The Principal Building shall not exceed a Height of five storeys and 17.52 metres (59.0 feet);

(5) The Principal Building shall be sited as follows:

(a) 4.57 metres (15.0 feet) from the lot line adjacent to Chesterfield Avenue;
(b) 3.66 metres (12.0 feet) from the lot line adjacent to West 16th Street;
(c) 3.66 metres (12.0 feet) from the south (side) property line;
(d) 4.57 metres (15.0 feet from the west (rear) property line;

(6) Subsection 908(8) *Calculation of Parking Requirements*, to supply a minimum of 17 Parking Stalls;

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 687 ZONE

(200 East 18th Street)

In the CD-687 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) A Two-Unit Residential Use shall not be permitted on a Lot less than 446 square metres (4,800 square feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential) combined and in total, shall not exceed 0.5 times the Lot Area, provided that Cellars may be excluded through attaining a minimum Energuide 82 energy standard in accordance with subsection 419(1);

(3) For the purpose of CD-687, sunken patios (including storage areas) up to a combined maximum of 30.67 square metres (330 square feet) shall be excluded from the calculation of Average Grade and the calculation of Gross Floor Area;

(4) Section 514 (5) (e) shall be varied to reduce the required Accessory Building setback from the intersection of the Lot Lines along a Street and a Lane from 4.52 metres (15 feet) to 3.048 metres (10.0 feet);

(5) Section 906 shall be varied to permit two Off-Street Parking Spaces to be provided as tandem Parking Spaces and in no case shall less than four Accessory Off-Street Parking Spaces be provided;

(6) Section 906 (4) (f) shall be varied to reduce the required setback for a driveway crossing from the intersection of the Lot lines along a Street and a Lane from 4.52 metres (15 feet) to 3.048 metres (10.0 feet);

(7) For the purpose of CD-687, the Accessory Building shall remain an open sided carport.

COMPREHENSIVE DEVELOPMENT 688 ZONE

(150 East 8th Street)

In the CD-688 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of the Buildings and Structures and required Off-Street Parking shall be as defined below:

PART 1 – CD-688 SUB-AREAS AND DEFINITION

(1) For the purposes of this Bylaw, the CD-688 zone shall be divided into two Sites as described on Schedule 136.

PART 2 – CD-688 SITE A REGULATIONS

On Site "A" of the CD-688 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the RM-1 Residential Multifamily 1 Zone (RM-1), except as provided for in this CD-688 Zone:

(1) Off-site Parking Use is permitted;

(2) The maximum Gross Floor Area shall be 2.6 times the Lot Area, the following shall be excluded from the Gross Floor Area calculation:

   (a) any portion of a floor used for Parking as a Principle Use and for providing vehicular or common pedestrian access to such Parking area;

(3) The Principal and Accessory Buildings shall be sited in accordance with Schedule 136;

(4) The Principal Building shall not exceed a Building Height of 22.5 metres (73.82 feet) as measured from the average Building Grades at the north property line along East 11th Street, with height exemptions as provided for in the General Regulations.

PART 3 – CD-688 SITE B REGULATIONS

On Site "B" of the CD-688 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as per the P-1 Public Use and Assembly Zone (P-1), except as provided for in this CD-688 Zone:

(1) Building Height shall be limited to 14.3 metres (47 feet) with a 140 square metre (1,507 square feet) mechanical room at a Height of 18.1 metres (59.5 feet);

(2) The Principal Building shall be sited in accordance with Schedule 136;

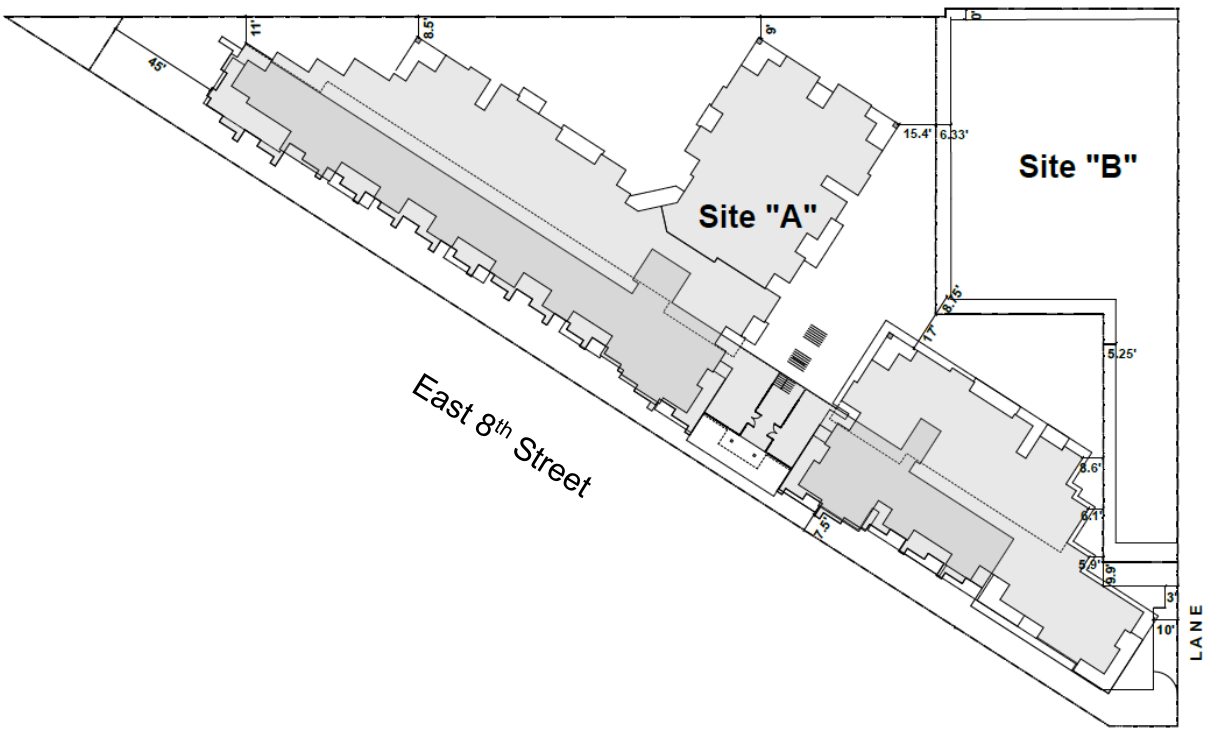
(3) Lot Coverage up to 100% is permitted;

(4) Off-Site Parking is to be provided on Site A.

CD-688	SCHEDULE 136	Page 1 of 1
Amending Bylaw No. 8597		

TITLE: Site Definition and Siting Schedule

East 11th Street



COMPREHENSIVE DEVELOPMENT 689 ZONE

(Lot C and Road Right-of-Way on 700 Block West 16th Street)

In the CD-689 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-2 Zone, except that:

(1) The Principal Use shall be limited to Non-Market Rental Housing Use;

(2) Accessory Lock-Off Unit Use is not required;

(3) Density:

(a) Gross Floor Area shall not exceed a maximum of 0.75 times the Lot Area, with no provision of enhanced energy standard options nor any applicable density bonus provisions required as indicated in Figure 562-2;

(4) The Principal Building shall be sited as follows:

(a) 0 metres (0 feet) from the Front (south) Lot Line;
(b) 0 metres (0 feet) from the Rear (north) Lot Line;
(c) 1.62 metres (5.2 feet) from an Interior Side Lot Line;
(d) 0 metres (0 feet) from an Exterior Side Lot Line;

(5) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways or Parking Spaces;

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 690 ZONE

(705-717 West 15th Street)

In the CD-690 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the General Commercial (C-2) Zone, except that:

(1) Section 607(1)(a) shall be varied to permit Accessory Apartment Use on all levels above the parking level;

(2) Section 608 Special Siting and Height Controls for Commercial Buildings Adjoining a Residential Zone be waived;

(3) Section 611(4)(a) shall be varied to allow the building height to be no more than 12.5 metres (41.0 feet) in Height;

(4) Section 611(5) shall be varied to allow the building to be sited no less than 3.05 metres (10.0 feet) from the Rear Lot Line;

(5) Section 611(6) Building Width and Length be waived;

(6) Section 1002(1)(b) shall be varied to support one off-street Loading Space to be no less than 2.74 metres (9.0 feet) in width, 6.50 metres (21.33 feet) deep and no greater than 2.30 metres (7.50 feet) in height; and

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 691 ZONE

(1441 St. George's Avenue)

In the CD-691 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of the Buildings and Structures and required Off-Street Parking Shall be as per C-1B Zone, except as provided in the CD-691 Zone:

(1) Accessory Apartment Use shall be limited to Rental Apartment Residential Use;

(a) Accessory Apartment Use shall be permitted on a floor level above the first Storey within the West Principal Building;
(b) A maximum of two Dwelling Units for short-term guests of residents living in the buildings shall be permitted as an amenity area;

(2) Unit Mix within the Rental Apartment Residential Use will be as follows:

(a) A minimum of 20 units will contain have 3 bedrooms;

(3) Shall be limited to two Principal Buildings per Lot;

(4) Gross Floor Area:

(a) The maximum Gross Floor Area shall not exceed 3.0 times the Lot Area;
(b) Notwithstanding 4(a), the Gross Floor Area may be further increased as follows:

BASE DENSITY			
	FLOOR SPACE RATIO (FSR)	**GROSS FLOOR AREA (GFA)**	**POLICY REFERENCE**
Base Density	3.0	10,364.1 sq. m. (111,558.24 sq. ft.)	As per OCP Schedule 'A'

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	100% Secured Rental Apartment Building	Maximum 3,454.7 sq. m. (37,186 sq. ft.)/1.0 FSR	As per OCP Policy Section 2.2.1.

Such that the total effective on-site Gross Floor Area is not to exceed 4.0 FSR;

(c) Notwithstanding 4(b), Gross Floor Area may be further increased through a density transfer as follows:

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from 120-141 West 14th Street ("Civic Centre"/Block 62) (CD-505)	Residual density that is not to be utilized on donor site.	4,072.3 sq. m. (43,835.5 sq. ft.) or 1.18 FSR	As per OCP Policy Section 2.3
Transferred from 105 Carrie Cates Court (CD-642)	Residual density that is not to be utilized on donor site.	3,701 sq. m. (39,837 sq. ft.) or 1.07 FSR	As per OCP Policy Section 2.3

Such that the total effective on-site Gross Floor Area is not to exceed 6.25 FSR;

(5) Lot Coverage shall not exceed 85%, reduced to 38% above the fourth story;

(6) Building Height:

(a) Notwithstanding Section 409, the West Principal Building shall not exceed a Building Height of 68 metres (223.1 feet) as measured from the average Building Grades at the north property line along East 15th Street;

(b) Notwithstanding Section 409, the East Principal Building shall not exceed a Building Height of 44 metres (144.5 feet) as measured from the average Building Grades at the north property line along East 15th Street;

(c) Elevator and mechanical penthouses may project beyond the Building Height by a maximum of 6.7 metres (22 feet) including elevator shafts and mechanical rooms;

(7) Siting and Tower Separation

(a) West Principal Building shall be sited not less than:
- i. 0.76 meters (2.5 feet) from the Lot line adjacent to East 15th Street;
- ii. 0 meters (0 feet) from the west Lot line;
- iii. 1.07 meters (3.5 feet) from the south Lot line adjacent to the lane;

(b) East Principal Building shall be sited not less than:
- i. 2.7 meters (8.75 feet) from Lot line adjacent to East 15th Street;
- ii. 0 meters (0 feet) from the Lot line adjacent to St. George's Street;
- iii. 0.61 meters (2 feet) from the south lot line adjacent to the lane;

(c) The West Principal Building and the East Principal Building shall be sited not less than 4.5 meters (15 feet) apart;

i. notwithstanding Subsections 7(c), all portions of the West and East Principal Buildings exceeding four Storey's shall be sited at least 19.8 metres (65 feet) apart;

(8) Building Width and Length

A Principal Building shall not exceed a horizontal width or length of 44.2 metres (145 feet) above the second Storey and 38.1 metres (125 feet) above the fourth Storey

(9) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9, except that the required number of Rental Apartment Residential Use parking spaces provided shall be as follows:

(a) A minimum 137 parking spaces for a Rental Apartment Residential Use, 26 of them visitor spaces;

(10) All open areas not covered by Buildings, Structures, driveways and Parking Spaces shall be suitably landscaped and maintained;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 692 ZONE

(232-234 West 5th Street)

In the CD-692 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential 1) Zone as amended from time to time, except that:

(1) Two Principal Buildings shall be permitted on the Lot, with the northern building containing a maximum of one dwelling unit and the south building containing a maximum of two dwelling units;

(2) The maximum total combined Gross Floor Area (Two-Unit Residential) shall not exceed 0.71 times the Lot Area;

(3) Accessory Dwelling Units shall not be permitted;

(4) The maximum Height shall be 9.45 metres (31 feet) for the south building and 6.7 metres (22 feet) for the north building, except for parapet walls, which are permitted to project beyond the Height Envelope by 0.46 metre (1.5 feet) on both buildings;

(5) Roof decks are not permitted on the north building;

(6) The minimum required Principal Building setbacks, measured to each building face, shall be limited to:

(a) 6.1 metres (20 feet) from the Front Lot Line;
(b) 3.96 metres (13 feet) from the Rear Lot Line;
(c) 8.84 metres (29 feet) separation between Principal Buildings above the Cellar Level;

(7) Section 509A(2)(b) is varied to require a minimum EnerGuide rating of 83 to exclude Cellars from the Gross Floor Area;

(8) The minimum required floor area for recycling and garbage storage facilities shall be 0.486 square metres (5.23 square feet) per dwelling unit. Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces;

(9) The maximum total combined Lot Coverage shall not exceed 50%; *[Bylaw 8610, March 5, 2018]*

(10) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 694 ZONE

(1730 Chesterfield Avenue)

In the CD-694 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use shall be limited to:

(a) Rental Apartment Residential Use;

i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
ii. Accessory Off-street Parking Use;
iii. Accessory Home Office Use;

(2) The maximum Gross Floor Area permitted may be further increased upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		**1.6 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**0.94 FSR**	OCP Section 2.2
TOTAL		**2.54 FSR**	

(3) The Principal Building shall not exceed a Height of six storeys and 16.50 metres (54.14 feet);

(4) The Principal Building shall be sited as follows:

(a) 6.10 metres (20.0 feet) from the lot line adjacent to Chesterfield Avenue;
(b) 5.79 metres (19.0 feet) from the lot line adjacent to West 18th Street;
(c) 7.48 metres (24.5 feet) from the south (side) property line;
(d) 5.23 metres (17.2 feet) from the east (rear) property line;

(5) Section 510(3) (Building Width and Length) be waived;

(6) All exterior finishes, design and landscaping to be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 695 ZONE

(329 East 9th Street)

In the CD-695 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that: *[Bylaw 8642, July 23, 2018]*

(1) Gross Floor Area (One-Unit and Two-Unit Residential) shall not exceed 364.18 square metres (3,920 square feet).

(2) A One-Unit Residential Use may be varied to permit an infill development as follows:

(a) A maximum of two Principal Buildings shall be permitted on one Lot;

(b) The permitted Principal Uses on the Lot shall be limited to:

(i) One Principal Dwelling Unit in the northernmost Building;
(ii) One Principal Dwelling Unit in the southernmost infill Building;

(c) The maximum total combined Lot Coverage shall not exceed 37%;

(d) The northernmost Building shall be sited not less than:

(i) 7.62 metres (25 feet) from the Front Lot Line;
(ii) 23.5 metres (77 feet) from the Rear Lot Line;
(iii) 2.59 metres (8.5 feet) from the western Interior Side Lot line;
(iv) 1.52 metres (5 feet) from the eastern Interior Side Lot Line;

(e) The southernmost infill Building shall be not less than:

(i) 34.7 metres (113.83 feet) from the Front Lot Line;
(ii) 1.22 metres (4 feet) from the Rear Lot Line;
(iii) 1.83 metres (6 feet) from the western Interior Side Lot line;
(iv) 1.83 metres (6 feet) from the eastern Interior Side Lot Line;

(f) The minimum separation between the northernmost Building and southernmost infill Building shall be 13.41 metres (44 feet);

(g) Decks, porches and balconies may not project more than:

(i) 1.52 metres (5 feet) from the south face of the northernmost Building;
(ii) 2.8 metres (9.17 feet) from the north face of the southernmost infill Building;

(h) In no case shall less than two (2) Accessory off-street Parking Spaces be provided;

(3) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, loading or Parking Spaces.

COMPREHENSIVE DEVELOPMENT 697 ZONE

(2601 Lonsdale)

In the CD-697 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, (504) except that:

(1) The permitted principal uses shall be limited to:

(a) Rental Apartment Residential Use: *[Bylaw 8558, June 19, 2017]*

i. Accessory Home Occupation Use subject to Section 507(6), (7) and (8) of this bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use. *[Bylaw 7830, February 5, 2007]*

(2) The maximum Gross Floor Area permitted may be further increased upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		**1.6 FSR on 1,668.8 m² (17,962 ft.²) of lot area**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Apartment Residential Use	Secured rental apartment units	**584.1 m² (6,287 ft.²)**	OCP Section 2.2
TOTAL		**1.95 FSR**	

(3) The Principal Building shall not exceed a Height of five storeys and 19.0 meters (62.25 feet);

(4) The Principal Building shall be sited as follows:

(a) 6.10 metres (20.0 feet) from the lot line adjacent to Lonsdale Avenue;
(b) 3.65 meters (12.0 feet) from the north (side) lot line;
(c) 3.70 metres (15.0 feet) from the south (side) property line;
(d) 3.05 metres (10.0 feet) from the east (rear) lot line.

COMPREHENSIVE DEVELOPMENT 698 ZONE

(230-232 East 8th Street)

In the CD-698 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-2 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Three Principal Townhouse Residential Units in the easternmost building;
(b) Three Principal Townhouse Residential Units in the westernmost building;

(2) A total of four Accessory Lock-Off Units are permitted, including;

(a) a minimum of two Lock-Off Units in the westernmost building that meet Level 2 Adaptable Design Dwelling Unit requirements;

(3) The minimum required Principal Building setbacks, measured to each building face, shall be limited to:

(a) 1.8 metres (6 feet) from the front lot line;
(b) 9.1 metres (29.9 feet) from the west exterior lot line;
(c) 1.6 metres (5.2 feet) from the east interior lot line;
(d) 1.6 metres (5.2 feet) from the rear lot line;

(4) Section 562(5)(b)(iii) is replaced as follows: Gross Floor Area may be increased to a maximum of 0.75 times the Lot Area through the provision of a minimum requirement of EnerGuide rating of 86 or the second highest step of the BC Energy Step Code, subject to section 419(5);

(5) Parking Spaces shall be permitted to have access directly from the lane;

(6) For the purposes of CD-698, the Northernmost Accessory Building shall remain an open sided carport and be sited no less than 3.7 feet from a lot line or other structure;

(7) For the purposes of CD-698, the Accessory Building containing bicycle parking may be sited no less than 0.8 m (2.75 feet) of another structure;

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 699 ZONE

(365 East 2nd Street)

In the CD-699 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use;

i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
ii. Accessory Off-street Parking Use;
iii. Accessory Home Office Use;

(2) The maximum Gross Floor Area permitted may be further increased upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	DESCRIPTION	ADDITIONAL DENSITY (BONUS)	POLICY REFERENCE
100% Rental Housing	Secured rental apartment building (all units)	1.0 FSR	OCP Section 2.2
TOTAL		2.6 FSR	

(3) Lot Coverage shall not exceed a total of 56%;

(4) The Principal Building shall not exceed a Height of six storeys and 20.3 metres (66.6 feet) from Average Grade;

(5) The Principal Building shall be sited as follows:

(a) 4.57 metres (15.0 feet) from the lot line adjacent to East 2nd Street;
(b) 2.44 metres (8.0 feet) from the west (side) property line;
(c) 0 metres (0 feet.) from the east (side) property line and 2.38 metres (7.8 feet) for all residential uses;
(d) 0 metres (0 feet) from the south (rear) property line and 7.6 metres (25 feet) for all residential uses;
(e) Eaves above the main entry may project up to the front lot line;

(6) All exterior finishes, design and landscaping to be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 700 ZONE

(242 West 6th Street)

In the CD-700 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 (Two-Unit Residential) Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) One Principal Dwelling Unit in the northernmost Infill Building;

(b) Two Principal Dwelling Units in the southernmost heritage building;

(3) A total of one Accessory Lock-Off Unit is permitted in the southernmost Heritage Building, and Accessory Dwellings are prohibited for other units in this development;

(4) The total combined Gross Floor Area (Two-Unit Residential) for both Principal Buildings shall not exceed 0.63 times the Lot Area (0.63 FSR);

(5) Principal Buildings shall not exceed a combined Lot Coverage of 39 percent;

(6) The minimum required Principal Building setbacks, measured to each building face, shall be limited to:

(a) The southernmost Heritage Building shall be sited no less than:

i. 7.6 metres (25 feet) from the front lot line;
ii. 2.3 metres (7.5 feet) from the west interior lot line;
iii. 1.2 metres (4 feet) from the east interior lot line;
iv. 11.2 metres (36.7 feet) from the rear lot line;

(b) The northernmost Infill Building shall be sited no less than:

i. 27.1 metres (89 feet) from the front lot line;
ii. 0.9 metres (4 feet) from the west interior lot line;
iii. 9.4 metres (31 feet) from the east interior lot line;
iv. 0.9 metres (3 feet) from the rear lot line;

(c) 6.1 metres (20 feet) separation between Principal Buildings above the Cellar or Basement Level;

(7) The southernmost Heritage Building shall not exceed a Height Envelope of 6.1 metres (20.3 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top plate of any storey to reach a maximum of 10.7 metres (35 feet) to accommodate the existing building;

(8) The northernmost Infill Building shall not exceed a Height Envelope of 5.3 metres (17.3 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top plate of any storey to reach a maximum of 8.5 metres (28 feet);

(9) The minimum required floor area for recycling and garbage storage facilities shall be 0.486 square metres (5.23 square feet) per dwelling unit. Refuse storage containers shall have be readily accessible for pick-up and for users and shall not be located in required pedestrian paths, manoeuvring aisles, driveways, loading or Parking Spaces;

(10) For the purposes of CD-700, the Accessory Building shall remain an open sided carport;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 701 ZONE

(272 East 9th Street)

In the CD-701 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use shall be limited to Townhouse Residential Use with no more than four primary Dwelling Units;

(2) Gross Floor Area shall not exceed 0.75 times the Lot Area;

(3) Maximum Lot Coverage per Section 509A(3) be varied to 37%;

(4) Recycling and Garbage Storage Facility Requirements as listed in Section 417 shall apply, except the Minimum Floor Area shall be reduced to 4.46 square metres (48 square feet) in area;

(5) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 702 ZONE

(151 East Keith Road)

In the CD-702 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:

i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(2) Three Principal Buildings shall be permitted on one Lot;

(3) Gross Floor Area

The maximum Gross Floor Area may be increased upon entering into a Housing Agreement with the City from a base density of 2.3 FSR to a maximum of 3.17 FSR as follows:

BASE DENSITY			
OCP Schedule 'A'		**2.30 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**0.88 FSR**	OCP Section 2.2
TOTAL		**3.17 FSR**	

Such that the total effective on-site Gross Floor Area is not to exceed 3.17 FSR;

(4) The north west building shall be sited as follows:

(a) 3. metres (9.8 feet) from the west property line;

(i) Notwithstanding 4(a), the secondary stairway may extend closer to the west property line, but the setback shall not be less than 1.65 metres (5.41 feet);

(b) 2.4 metres (8.0 feet) from the north property line;

(5) The south west building shall be sited as follows:

(a) 3.0 metres (9.8 feet) from the west property line;
(b) 1.6 metres (5.2 feet) from the south property line;

(6) The fifteen (15) storey tower shall be sited as follows:

(a) 14 metres (45.9 feet) from the north property line;
(b) 8 metres (26.2 feet) from the east property line;
(c) 65 metres (19.7 feet) from the south property line;
(d) 29 metres (95.1 feet) from the west property line;

(7) The minimum separation distance between the north west and the south west building shall be no less than 8 metres (26.2 feet).

(8) Figure 9-2 shall be varied to permit a parking stall width of no less than 2.4 metres (8.0 feet);

(9) Section 906(3)(a)(i)(a) to permit a parking stall width to be no less than 2.4 metres (8.0 feet);

(10) All exterior finished, design and landscaping to be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 703 ZONE

(123-125 East 23rd Street, 2160 Lonsdale Avenue, and 144 East 22nd Street)

In the CD-703 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of the Buildings and Structures and required Off-Street Parking shall be as per C-1A Zone, except as provided in the CD-703 Zone.

For the purposes of this Bylaw, the CD-703 Zone shall be divided into 'Sites' as described on Schedule 140.

(1) Subject to the regulations contained in this Bylaw, the following Principal and Accessory Uses and no others shall be permitted in the CD-703 Zone:

(a) On Site A, permitted uses shall be as in the P-1 Zone;

(b) On Sites B1, B2 and D, permitted uses shall be as follows*: [Bylaw 9137, December 8, 2025]*

i. Apartment Residential Use, subject to Section 423 and 510(1): *[Bylaw 9137, December 8, 2025]*
   a. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
   b. Accessory Off-Street Parking Use;
   c. Accessory Home Office Use;
   d. Accessory Non-Commercial Social and Recreation Facilities;
   e. Accessory Lock-Off Unit Use subject to subsection 507(15);

ii. Rental Apartment Residential Use subject to Sections 423 and 510(1): *[Bylaw 9137, December 8, 2025]*
   a. Accessory Home Occupation Use subject to section 507(6), (7) and (8) of this bylaw;
   b. Accessory Off-Street Parking Use;
   c. Accessory Home Office Use;
   d. Accessory Non-Commercial Social and Recreation Facilities;
   e. Accessory Lock-Off Unit Use subject to subsection 507(15);

iii. Retail-Service Group 1A Use:
   a. Accessory Apartment Use subject to Section 607(1) of this Bylaw;
   b. Accessory Off-Street Parking Use;
   c. Accessory Off-Street Loading Use;

iv. Retail-Service Group 1 Use, except this use shall not be permitted within ground level commercial units:
   a. Accessory Apartment Use subject to Section 607(1) of this Bylaw;
   b. Accessory Off-Street Parking Use;
   c. Accessory Off-Street Loading Use;

v. Residential Care Facility Use:
   a. Accessory Off-Street Parking Use;

vi. Child Care Use, subject to Section 507(5) of this Bylaw:
   a. Accessory Off-Street Parking Use;

vii. Off-Site Parking Use;

viii. Off-Street parking Use;

(c) On Site C permitted uses shall be as follows: *[Bylaw 9137, December 8, 2025]*

i. Apartment Residential Use, subject to Section 423 and 510(1): *[Bylaw 9137, December 8, 2025]*
   a. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
   b. Accessory Off-Street Parking Use;
   c. Accessory Home Office Use;
   d. Accessory Non-Commercial Social and Recreation Facilities;
   e. Accessory Lock-Off Unit Use subject to subsection 507(15);

ii. Rental Apartment Residential Use subject to Sections 423 and 510(1): *[Bylaw 9137, December 8, 2025]*
   a. Accessory Home Occupation Use subject to section 507(6), (7) and (8) of this bylaw;
   b. Accessory Off-Street Parking Use;
   c. Accessory Home Office Use;
   d. Accessory Non-Commercial Social and Recreation Facilities;
   e. Accessory Lock-Off Unit Use subject to subsection 507(15);

iii. Child Care Use, subject to Section 507(5) of this Bylaw:
   a. Accessory Off-Street Parking Use;

iv. Off-Site Parking Use;

v. Off-Street Parking Use;

(d) On Sites C and D, Hotel Use is also permitted. *[Bylaw 9137, December 8, 2025]*

(2) Section 607(1)(a) Accessory Apartment Use location, shall be varied to permit a Residential Use on the second floor;

(3) Density: *[Bylaw 9137, December 8, 2025]*

(a) The combined Gross Floor Area (GFA) for Sites A, B1, B2, C and D shall not exceed 84,500 sq. m.;

(b) The maximum allowable GFA for each Site is:

i. 7,620 sq. m. for Site B1;
ii. 8,450 sq. m. for Site B2;
iii. 68,430 sq. m. for Sites C and D combined;

(4) Principal Buildings shall comply with the setbacks indicated on Schedule 140;

(5) Section 610(5)(c) is varied to apply to portion of Principal Buildings exceeding six Storeys;

(6) Sections 610(6) and 510(3) “Building Width and Length” are waived;

(7) Section 510(2) Unit Separation shall be waived; *[Bylaw 9137, December 8, 2025]*

(8) Section 610(1) is varied to permit multiple Principal Buildings per Lot;

(9) Height:

(a) Building Heights shall not exceed 23.3 m, except that one Building on Site D may be built to a maximum Building Height of 103 m and one Building on Site D may be built to a maximum Building Height of 88 m; *[Bylaw 9137, December 8, 2025]*

i. Building heights are to be measured from the average grade of the northern property line of the corresponding parcel; *[Bylaw 9137, December 8, 2025]*

(b) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for: *[Bylaw 9137, December 8, 2025]*

i. Mechanical rooms, ventilating machines, elevator overruns, parapet walls, architectural appurtenances, guard rails, Garden Structures, staircase and elevator structures by not more than 6.1 metres (20 feet); *[Bylaw 9137, December 8, 2025]*

ii. Fully screened mechanical equipment, located at least 2 metres (6.6 feet) from the roof edge, by not more than 6.1 metres (20 feet); *[Bylaw 9137, December 8, 2025]*

(10) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, 10A and 11 of this Bylaw;

(11) Unit mix within the Accessory Apartment Use and Apartment Residential Use, and Rental Apartment Residential Use will conform to the following:

(a) A minimum of 10% of units on each of Sites B1 and B2 will be under 51 sq. m. (549 sq. ft.); *[Bylaw 9137, December 8, 2025]*

(b) A minimum of 6% of units on each of Sites B1 and B2 will be 3 bedrooms; *[Bylaw 9137, December 8, 2025]*

(c) A minimum of 10% of units on each of Sites C and D will be under 51 sq. m. (549 sq. ft.), except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be under 51 sq. m. (549 sq. ft.); *[Bylaw 9137, December 8, 2025]*

i. Notwithstanding Section (11)(c), no residential units are to be less than 37.16 sq. m. (400 sq. ft.); *[Bylaw 9137, December 8, 2025]*

(d) A minimum of 10% of units on each of Sites C and D will be 3 bedrooms, except that if Sites C and D are developed as a combined site, a minimum of 10% of units on Sites C and D combined will be 3 bedrooms; *[Bylaw 9137, December 8, 2025]*

(12) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required manoeuvring aisles, driveways, Loading Spaces or Parking Spaces;

(13) Sections 608 and 609 of this Bylaw shall not apply; *[Bylaw 9137, December 8, 2025]*

(14) All exterior finishes, design and landscaping shall be reviewed by the Advisory Design Panel in compliance with the Harry Jerome Neighbourhood Lands Development Permit Area Guidelines;

(15) Regulations of "Sign Bylaw, 1992, No. 6363" shall be varied to the extent that signage with regard to size, material, location and illumination shall be consistent with the Signage Design Package approved by the Director of Planning.

(16) Division V, Inclusionary Zoning Requirements for Residential Development shall not apply. *[Bylaw 9137, December 8, 2025]*

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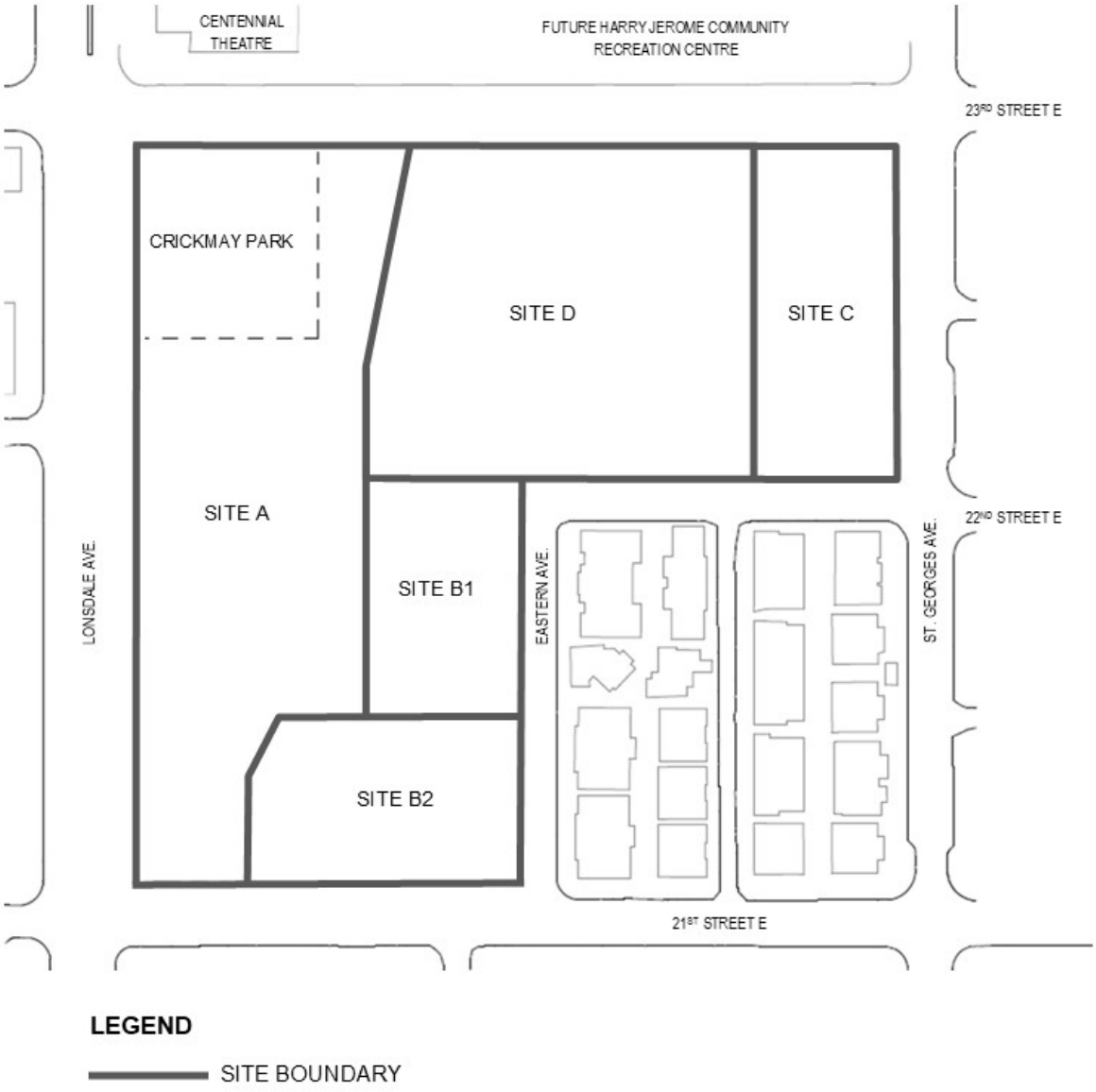
Amending Bylaw No. 9137		

HARRY JEROME NEIGHBOURHOOD LANDS SITE DEFINITION



[Bylaw 9137, December 8, 2025]

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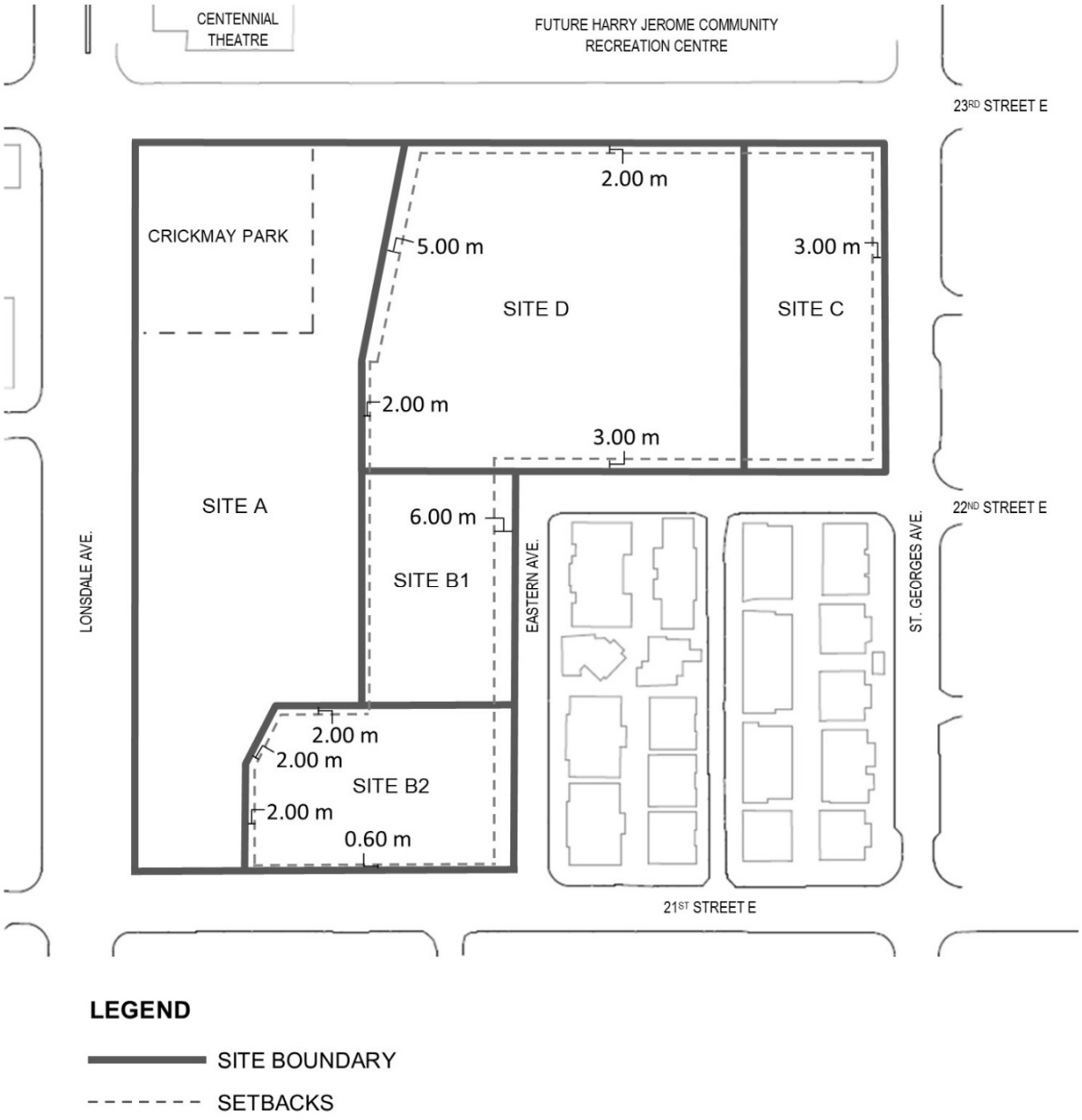
SETBACKS



[Bylaw 9137, December 8, 2025]

COMPREHENSIVE DEVELOPMENT 704 ZONE

(1005 West 23rd Street)

In the CD-704 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) In the CD-704 Zone, the total site shall be divided into two lots, referred to as the Eastern Lot and the Western Lot, that shall each have a minimum lot area of 527.7 square metres (5,680 square feet);

(2) Gross Floor Area (One-Unit and Two-Unit Residential)

(a) combined and in total, shall not exceed 0.5 times the Lot Area for each Lot;

(b) notwithstanding subsection 509(2)(a), Cellars may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential), including Cellars within Accessory Coach House Use on the Eastern Lot only;

(c) Cellars within Accessory Coach House Use may be used only for the storage of personal goods and things; or for workshop or gardening uses. Residential Uses, Habitable Rooms, laundry facilities, and mechanical rooms are prohibited;

(d) Access to Cellars within Accessory Coach House Use may have a single exterior access landing of no greater than 2.32 square metres (25 square feet);

(e) Gross Floor Area (One-Unit and Two-Unit Residential) may exclude open to below areas not exceeding a dimension of 5.7 metres (18.5 feet), measured from the floor to the ceiling directly above, within Accessory Secondary Suite Use on the Eastern Lot only;

(3) Height (Principal Building)

(a) shall not exceed a Height Envelope of 5.2 metres (17 feet) and 5.33 metres (17.5 feet) on the Eastern Lot and Western Lot, respectively, which may increase at an inward angle of 45 degrees to the horizontal to higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 9.14 metres (30 feet) as shown in Figure 5-2;

(4) Siting shall not be less than:

(a) 1.22 metres (4 feet) from the eastern Interior Side Lot line for the Principal Building on the Western Lot;

(b) 5.33 metres (17.5 feet) between the Principal Building and Accessory Coach House on the Western Lot;

(c) 1.22 metres (4 feet) from the Exterior Side Lot line for the Principal Building on the Eastern Lot;

(d) 1.67 metres (5.5 feet) from the Exterior Side Lot line for the Accessory Coach House on the Eastern lot;

(5) The required setback of 4.52 metres (15 feet) from the point of intersection of a Street and a lane shall be waived; and,

(6) A Trellis with no waterproof roof, up to 3.05 metres (10 feet) in Height, may be sited anywhere on the Western Lot.

COMPREHENSIVE DEVELOPMENT 705 ZONE

(523 East 5th Street)

In the CD-705 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RS-2 Zone *[Bylaw 8692, February 4, 2019]*, except that:

(1) In the CD-705 Zone, the total site shall be divided into two lots, referred to as the Eastern Lot and the Western Lot, that shall have a minimum lot area of 315.9 square metres (3,400 square feet);

(2) Height (Principal Building):

(a) shall not exceed a Height Envelope of 5.79 metres (19 feet) which may increase at an inward angle of 45 degrees to the horizontal to be higher than the geodetic height of the top of plate of any Storey, to reach a maximum of 7.62 metres (25 feet);

(3) Siting (Principal Building) shall not be less than:

(a) 1.22 metres (4 feet) from the eastern Interior Side Lot line on the Western lot;

(b) 1.22 metres (4 feet) from the western Interior Side Lot line on the Eastern lot.

COMPREHENSIVE DEVELOPMENT 706 ZONE

(352 West 14th Street)

In the CD-706 Zone, permitted uses, regulations for permitted uses, regulations for the size, shape and siting of buildings and structures and required off-street parking shall be as in the RT-1 Zone, except that:

(1) The maximum density be limited to 0.5 FSR;

(2) A "Cellar (Accessory Building)" floor level be permitted beneath the footprint of the rear Accessory Building for both one and two unit residential uses with a single exterior landing access no greater than 4.5 square meters (48 square feet) to provide a shared landing without impacting Average Grade.

COMPREHENSIVE DEVELOPMENT 707 ZONE

(2121, 2129 and 2137 Chesterfield Avenue)

In the CD-707 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) Gross Floor Area:

(a) Combined and in total shall not exceed 1.6 times the lot area;

(b) Notwithstanding 1 (a), the maximum gross floor area may be increased upon entering into a housing agreement with the city for the provision of eight below market homeownership units, up to a maximum of 2.28 times the lot area;

(2) The lot coverage of the Principal Buildings shall not exceed a maximum of 80 percent;

(3) Height:

(a) Principal Buildings shall not exceed a Building Height of 5 storeys and 16.4 metres (53.8 feet) as measured from the average Building Grade at the East property line along Chesterfield Avenue;

(b) Notwithstanding 3 (a), the following exceptions shall apply:

i. Parapet walls and resident garden structures may not exceed a height of 17.5 metres (57.3 feet);
ii. Common stair structures and atrium skylight may not exceed a height of 19.6 metres (64.33 feet);
iii. Common elevator and its mechanical equipment may not exceed a height of 21.0 metres (68.96 feet);

(4) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3.048 metres (10 feet) from the Front Lot Line;
(b) 1.15 metres (3.8 feet) from an Interior Side Lot Line;
(c) 1.58 metres (5.2 feet) from the Rear Lot Line;

(5) Section 510 (2) Unit Separation shall not apply;

(6) Section 510 (3) Building Width and Length shall not apply;

(7) The regulations of Part 9: Parking and Access Regulations shall apply, except that the required number of parking spaces shall be as follows:

(a) One space fewer than the requirements indicated by Section 908 Minimum Provision of Parking Spaces;

(8) All exterior finishes, design and landscaping subject to approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 709 ZONE

(127-129 East 12th Street)

In the CD-709 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use;

i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(2) The maximum Gross Floor Area permitted may be further increased upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**1.0 FSR**	OCP Section 2.2
TOTAL		**2.60 FSR**	

(3) The Principal Building shall not exceed a Height of six storeys and 19.21 metres (63.0 feet), except elevator shafts may be permitted to project to a Height of up to 21.2 metres (69.5 feet);

(4) The Principal Building shall be sited as follows:

(a) 4.57 metres (15.0 feet) from the lot line adjacent to East 12th Street;
(b) 2.44 metres (8.0 feet) from both Interior Side Lot Lines;
(c) 3.05 metres (10.0 feet) from the Rear Lot Line;

(5) The Lot Coverage of the Principal Building shall not exceed a maximum of 80.0 percent;

(6) Section 510(3) *Building Width and Length* shall be waived;

(7) All exterior finishes, design and landscaping is subject for approval by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 710 ZONE

(173-181 West 6th Street)

In the CD-710 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) Uses in the zone shall be limited to the following:

(a) Rental Apartment Residential Use;
(b) Accessory Home Occupation Use subject to section 507 (5), (6) and (7) of this bylaw;
(c) Accessory Off-Street Parking Use;
(d) Accessory Home Office Use;

(2) Gross Floor Area

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area through the provision of Adaptable Design subject to section 423;

(b) Notwithstanding 2(a) the maximum Gross Floor Area permitted may be further increased as follows:

Base Density			
2,082.11 square metres (22,411.68 square feet) or 1.6 FSR			OCP Schedule 'A'
Additional (Bonus) Density			
Additional Density Category	**Description**	**Additional Density (Bonus)**	**Policy Reference**
100% Rental Housing	Secured Rental Apartment Building (all units)	Maximum 1,301.32 square metres (14,007.3 square feet) or 1.0 FSR	OCP Section 2.2

Such that the total effective on-site Gross Floor Area shall not exceed 2.6 times the Lot Area;

(3) The lot coverage of the Principal Buildings shall not exceed a maximum of 53 percent;

(4) Height

(a) Principal Buildings shall not exceed a Building Height of 6 storeys and 16.64 metres (54.6 feet) as measured from the average Building Grades at the North property line along West 6th Street;

(b) Notwithstanding 4 (a), the following exclusions shall apply:

i. parapet walls may not exceed a height of 17.3 metres (56.6 feet); and
ii. common elevator structures may not exceed a height of 18.4 metres (60.3 feet);

(5) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 4.27 metres (14 feet) from the Front Lot Line;
(b) 2.4 metres (8 feet) from an Interior Side Lot Line;
(c) 3 metres (10 feet) from an Exterior Side Lot Line;
(d) 3 metres (10 feet) from the Rear Lot Line;
(e) Notwithstanding 5 (a), (b), (c) & (d), Accessory Off-Street Parking Use, Bicycle Parking Spaces, and Garbage and Recycling Facilities shall be exempt from setbacks;

(6) Section 510 (3) Building Width and Length shall not apply.

(7) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 711 ZONE

(1705 Larson Road)

In the CD-711 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-2 Zone, except that:

(1) The permitted Principal Uses on the Lot shall include:

(a) In the westernmost building only:
(i) Retail Service Group 1-A Use;

(b) In the easternmost building only:
(i) Live/Work Studio Uses at ground level
(ii) For the purposes of CD-711 Zone, the definition of Live/Work Studio shall include barbers and hair salons, tailors, and similar uses

(2) Gross Floor Area shall not exceed 1.0 FSR,

(a) For the purposes of CD-711 Zone, the Gross Floor Area of a Building containing a Two-Unit Residential Use shall be calculated as per the definition of "Gross Floor Area";

(3) Section 507(2) Open Site Space shall be waived

(4) Building Height

(a) Each of the Principal Buildings shall not exceed a maximum height of 10.2 metres (33.5 feet);

(b) In addition to Height Exceptions listed in Section 409, railings and parapet walls shall be permitted to exceed the maximum height for each building by up to 1.22 metres (4 feet);

(5) Siting

(a) Principal Buildings shall be sited not less than
(i) 1.22 metres (4 feet) from the Exterior Side Lot Line, except that cantilevered floor areas may project up to 0.3 metres (1 foot) into the Exterior Side Yard setback;
(ii) 1.55 metres (5.1 feet) from the Rear Lot Line;
(iii) For the easternmost building, 0.91 metres (3 feet) from the Front Lot Line;
(iv) For the westernmost building, 0.3 metres (1 foot) from the Front Lot Line;

(b) Accessory Buildings and structures taller than 1.8 metres (6 feet) shall be sited not less than
(i) 0.9 metres (3 feet) of the Rear Lot Line;
(ii) 0.6 metres (2 feet) of the Exterior Side Lot Line;

(6) The minimum number of accessory off-street Parking Spaces provided shall comply with Part 9 except that the minimum number of spaces required for a Retail Service Group 1-A Use shall be as in the C-2 Zone;

(7) Regulations of "Sign Bylaw, 1992, No. 6363" shall be varied to the extent that signage with regard to size, material, location and illumination shall be consistent with the Signage Design Package approved by the Director of Planning; and

(8) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 712 ZONE

(645 St. David's Avenue)

In the CD-712 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two principal Buildings shall be permitted on one Lot;

(2) A maximum of two Dwelling Units shall be permitted per principal Building;

(3) Gross Floor Area (One-Unit and Two Unit Residential) shall not exceed 0.75 times the lot area;

(4) The Lot Coverage of the principal Buildings shall not exceed a maximum of 49 percent;

(5) Siting (Principal Building), measured from the adjacent property line to each building face, shall be limited to:

(a) 6.61 metres (21.7 feet) from East Keith Road;
(b) 2.41 metres (7.92 feet) from St. David's Avenue;
(c) 1.58 metres (5.17 feet) from the rear lane;

(6) Siting for Unenclosed Porches as referenced in Section 410(3)(e), measured from the edge of the porch to the adjacent property line, shall be limited to:

(a) 2.13 metres (7.0 feet) from East Keith Road;
(b) 1.22 metres (4.0 feet) from St. David's Avenue; and
(c) 1.83 metres (6.0 feet) from the rear lane;

(7) Section 906(2) be varied to allow the minimum width of the maneuvering aisle accessing the northern unit of the north building to be no less than 3.61 metres (11.83 feet) in width;

(8) Height Envelope shall not exceed a ridge height of 10.36 metres (34.0 feet) for the south building only.

COMPREHENSIVE DEVELOPMENT 713 ZONE

(117-125 West 23rd Street)

In the CD-713 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use shall be limited to Apartment Residential Use with a maximum of 40 Dwelling Units;

(2) Section 510(3) *Building Width and Length* shall be waived;

(3) Gross Floor Area:

(a) The Gross Floor Area may not exceed 0.51 times the Lot Area;
(b) Notwithstanding 3(a), the Gross Floor Area may be further increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Amenity Share and Community Amenity Use	Provision of an Amenity Share or in-kind contribution at $20 per square foot up to a maximum of 1.6 FSR	Maximum 1,615.35 square metres (17,387.50 square feet) / 1.09 FSR of floor area for Residential Use	As per OCP Policy Section 2.2.1
Amenity Share and Community Amenity Use	Provision of an Amenity Share or in-kind contribution at $140 per square foot up to a maximum of 2.35 FSR	Maximum 1,109.05 square metres (11,937.72 square feet) / 0.75 FSR of floor area for Residential Use	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 2.35 FSR;

(4) Lot Coverage shall not exceed 52%;

(5) The Principal Building shall not exceed a Height of five storeys nor 19.2 metres (63 feet), except elevator shafts may project to a maximum Height of 20.03 metres (65.7 feet);

(6) The Principal Building shall be sited as follows:

(a) 2.51 metres (8.25 feet) from the Front Lot Line;
(b) 3.51 metres (11.5 feet) from the Rear Lot Line;
(c) 6.55 metres (21.5 feet) from the western Interior Side Lot Line;
(d) 1.68 metres (5.5 feet) from the eastern Interior Side Lot Line;

(7) Section 410(3) Siting Exceptions for All Other Zones (b)(i) shall be varied to permit roof eaves to project 1.52 metres (5 feet) beyond the western and eastern faces of the Principal Building;

(8) Section 410(3) Siting Exceptions for All Other Zones (b)(ii) shall be varied to permit one canopy to project 3.05 metres (10 feet) beyond the northern face of the Principal Building;

(9) The minimum number of Accessory Off-Street Parking Spaces provided shall be 34 Parking Spaces;

(10) Refuse storage containers shall be readily accessible for pick-up and for users and shall be screened on all sides and shall not be located in required maneuvering aisles, driveways or Parking Spaces;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 714 ZONE

(2052 Chesterfield Avenue)

In the CD-714 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-3 Zone, except that:

(1) Accessory Lock-Off Unit Use

Any Accessory Lock-Off Units shall be provided as follows:

(a) no more than one Accessory Lock-Off Unit shall be accessory to any single Principal Dwelling Unit;

(b) each Accessory Lock-Off Unit shall be:
  (i) constructed in accordance with subsection 507 (14) of this Bylaw; and
  (ii) accessory to any Principal Dwelling Unit on the Lot;

(2) Density

The Gross Floor Area shall not exceed 1.0 times the Lot Area;

(3) Building Height

(a) Principal Buildings shall not exceed a Building Height of 3 storeys and 11.28 metres (37 feet) as measured from the average Building Grade at the North property line along West 21st Street;

(b) Notwithstanding 3 (a), parapet walls may not exceed a height of 11.58 metres (38 feet);

(4) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3 metres (9.8 feet) from the Front Lot Line;
  (i) notwithstanding 4 (a) architectural appurtenances containing no floor area may project beyond the building face by 0.46 metres (1.5 feet);

(b) 1.57 metres (5.17 feet) from an Interior Side Lot Line;

(c) 2.4 metres (7.9 feet) from the Exterior Side Lot Line;

(d) 1.6 metres (5.2 feet) from the Rear Lot Line;

(5) Section 514 (4) Siting shall not apply;

(6) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 715 ZONE

(210-230 East 2nd Street)

In the CD-715 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use

i. Accessory Home occupation Use subject to section 507(5), (6) and (7) of this bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(2) The Maximum Gross Floor Area permitted may be increased as follows upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**1.0 FSR**	OCP Section 2.2
TOTAL		**2.60 FSR**	

To a maximum of 2.60 FSR.

(3) The Principal Building shall not exceed a Height of six storeys and 14.9 metres (48.79 feet);

(4) The Principal Building shall be sited as follows:

(a) 2.10 meters (6.83 feet) from the lot line adjacent to East 2nd Street;
(b) 4.89 metres (16.0 feet) from the lot line adjacent to St. Georges Avenue;
(c) 4.93 metres (16.17 feet) from the East Lot Line;
(d) 2.06 meters (6.75 feet) from the Rear Lot Line.

(5) The Lot Coverage of the Principal Building shall not exceed a maximum of 58.0 percent;

(6) Section 510(3) *Building Width and Length* shall be waived to permit vehicle access from East 2nd Street;

(7) Section 906(4)(c)(i) *Limitation of Access* shall be waived;

(8) All exterior finishes, design and landscaping is subject for approval by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 716 ZONE

(309-311 West 1st Street)

In the CD-716 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail-Service Group 1 Use;
(b) Rental Apartment Residential Use; and
(c) Accessory Off-Street Parking Use;

(2) Density

(a) The maximum density shall not exceed 3.60 times the lot area, including the following:

i. The minimum Retail Service Group 1 Use area shall be 315.86 square metres (3,400 square feet).

(3) Section 6A02(1) shall be varied to permit Rental Apartment Residential Use on all levels above the parking level;

(4) Section 6A04(3) shall be varied to permit the maximum Lot Coverage not to exceed 93% on the ground floor and 65% at the second floor and above;

(5) Section 6A04(5)(a) be waived;

(6) Section 510(3) and Section 6A04(6) be varied to allow a building length not to exceed 35.97 metres (118 feet) in length;

(7) Part 10 (Loading Regulations) be waived;

(8) All exterior finishes, design and landscaping be subject to approval by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 717 ZONE

(2612 Lonsdale Avenue)

In the CD-717 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
i. Accessory Home Occupation Use subject to section 507(5), (6) and (7) of this bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(2) The Maximum Gross Floor Area permitted may be increased as follows upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building (all units)	**1.0 FSR**	OCP Section 2.2
TOTAL		**2.60 FSR**	

To a maximum of 2.60 FSR;

(3) The Principal Building shall not exceed a Height of five storeys and 16.0 metres (52.5 feet);

(4) The Principal Building shall be sited as follows:

(a) 3.6 metres (12.0 feet) from the lot line adjacent to Lonsdale Avenue;
(b) 2.4 metres (8.0 feet) from the Lot Line, Interior Side;
(c) 4.3 metres (14.2 feet) from the Lot Line, Rear;

(5) The Lot Coverage of the Principal Building shall not exceed 53.0 percent;

(6) Section 906(4) be varied to allow one parking stall to be accessed directly from the rear lane;

(7) Section 907(2)(e) be waived in its entirety;

(8) All exterior finishes, design and landscaping is subject for approval by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 718 ZONE

(125 East 20th Street)

In the CD-718 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Uses on the Lot shall be limited to:

(a) Rental Apartment Residential Use;
(b) Residential Care Facility Use;
(c) Accessory Home Occupation Use subject to section 507 (6), (7), and (8);
(d) Accessory Home Office Use;

(2) Unit mix within the Rental Apartment Residential Use will be as follows:

(a) A minimum of 6 units will contain 3 bedrooms;

(3) Gross Floor Area

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area through the provision of Adaptable Design subject to section 423;

(b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, as follows:

BASE DENSITY			
OCP Schedule 'A'		**1.6 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 10 units are non-market	1.0 FSR	OCP Section 2.2
TOTAL		**2.6 FSR**	

To a maximum of 2.6 FSR;

(4) The Principal Building shall not exceed a Height of six storeys and 19.5 metres (64.0 feet), except that elevator shafts and screened mechanical equipment may be permitted to project to a Height of up to 21.3 metres (70 feet);

(5) The Principal Building shall be sited as follows:

(a) 1.9 metres (6.2 feet) from the Front Lot Line (East 20th Street);
(b) 3.5 metres (11.5 feet) from the Rear Lot Line;
(c) 2.8 metres (9.2 feet) from the west Interior Lot Line;
(d) 3.8 metres (12.5 feet) from the east Interior Lot Line;

(6) An Accessory Structure providing weather protection at the main entrance of the Principal Building may be a maximum of 3.1 metres (10.2 feet) in Height and sited to the front of the front face of the Principal Building up to the property line;

(7) Section 510(2) Building Width and Length shall not apply;

(8) The required setback of 4.52 metres (15 feet) from the point of intersection of a Street and a lane shall apply, except that portions of the underground parkade, fencing and low-level landscaping may be permitted;

(9) The regulations of Part 9: Parking and Access Regulations shall apply, except the following:

(a) The driveway ramp shall not exceed a slope of 8.2 percent in the first 3.048 metres (10 feet) from the property line, nor a maximum of 13.5 percent for the remainder of the driveway;
(b) The minimum required number of residential parking spaces shall be 49 spaces, of which 8 spaces shall be allocated as visitor parking spaces;
(c) A minimum of 20 percent of the required residential parking spaces will provide an Energized Outlet capable of providing Level 2 Electric Vehicle charging;

(10) The minimum required number of Secure Bicycle Parking Spaces shall be 119 spaces, of which no more than 40 percent may be Vertical Bicycle Parking Spaces;

(11) A minimum of 4 Short-Term Bicycle Parking Spaces shall be sheltered from the elements;

(12) The minimum required floor area recycling and garbage facility shall be 37.5 square metres (403.6 square feet);

(13) All exterior finishes, design and landscaping is subject for approval for the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 719 ZONE

(523 East 4th Street)

In the CD-719 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Section 509A(1) be replaced as follows: Two Principal Buildings shall be permitted on one Lot;

(2) Section 509A(4)(c) shall be waived;

(3) Section 509A(5)(b) be replaced with 1.52 metres from the rear lot line.

COMPREHENSIVE DEVELOPMENT 720 ZONE

(339 East 13th Street)

In the CD-720 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) Three primary dwelling units shall be permitted on the Lot;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.50 times the lot area;

(4) The Principal Buildings shall not exceed a Lot Coverage of 40 percent;

(5) Principal Buildings shall be sited as in the RT-1 zone, except that:

(a) the Principal Buildings shall be sited not less than 11 metres (36 feet) from the rear lot line;

(6) Section 509A (4) (c) shall not apply to the southernmost Principal Building;

(7) Accessory Buildings shall not be sited less than 2.4 metres (8 feet) from a Principal Building;

(8) Principal Buildings shall achieve a minimum of Step 3 of the BC Building Code Step Code;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 721 ZONE

(242 West 4th Street)

In the CD-721 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-2 Zone, except that:

(1) Section 562 (1) Purpose and (5) Density shall not apply and are replaced by the following:

The Principal Buildings shall not exceed a combined Gross Floor Area of 1.0 times the lot area;

(2) Section 514 (4) and (5) (c) shall not apply;

(3) Section 906 (3) (c) ii shall be waived;

(4) Principal Buildings shall achieve a minimum of Step 3 of the BC building Code Step Code;

(5) All exterior finishes, design and landscaping shall be approved by Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 722 ZONE

(416-418 East 16th Street)

In the CD-722 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-2 Zone, except that:

(1) Height (Principal Building)

(a) Shall not exceed a Top of Plate height of 8.4 metres (27.5 feet) as measured by the Height Envelope;

(b) Notwithstanding 1 (a), a roof may project above the Top of Plate height to a maximum overall Building Height of 10.1 metres (33.1 feet) as measured by the Height Envelope;

(c) The First Storey of the Principal Building shall be a minimum of 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present;

(2) Siting (Principal Building) shall not be less than:

(a) 4.6 metres (15 feet) from the Front Lot Line;

(b) 8 metres (26.2 feet) or 0.35 times the lot depth, whichever is greater, from the Rear Lot Line;

(c) 0.44 metres (1 foot 5.5 inches) from the eastern Interior Lot Line;

(d) 1.1 metres (3.75 feet) from the western Interior Lot Line;

(3) The Lot Coverage shall not exceed 35%.

COMPREHENSIVE DEVELOPMENT 723 ZONE

(905 Ridgeway Avenue)

In the CD-723 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except as provided in the CD-723 Zone.

For the purposes of this Bylaw, the CD-723 Zone shall be divided into 'Lots' as described on Schedule 143.

(1) On Lot A, two Residential Principal Buildings may be permitted, and limited to one Dwelling Unit each;

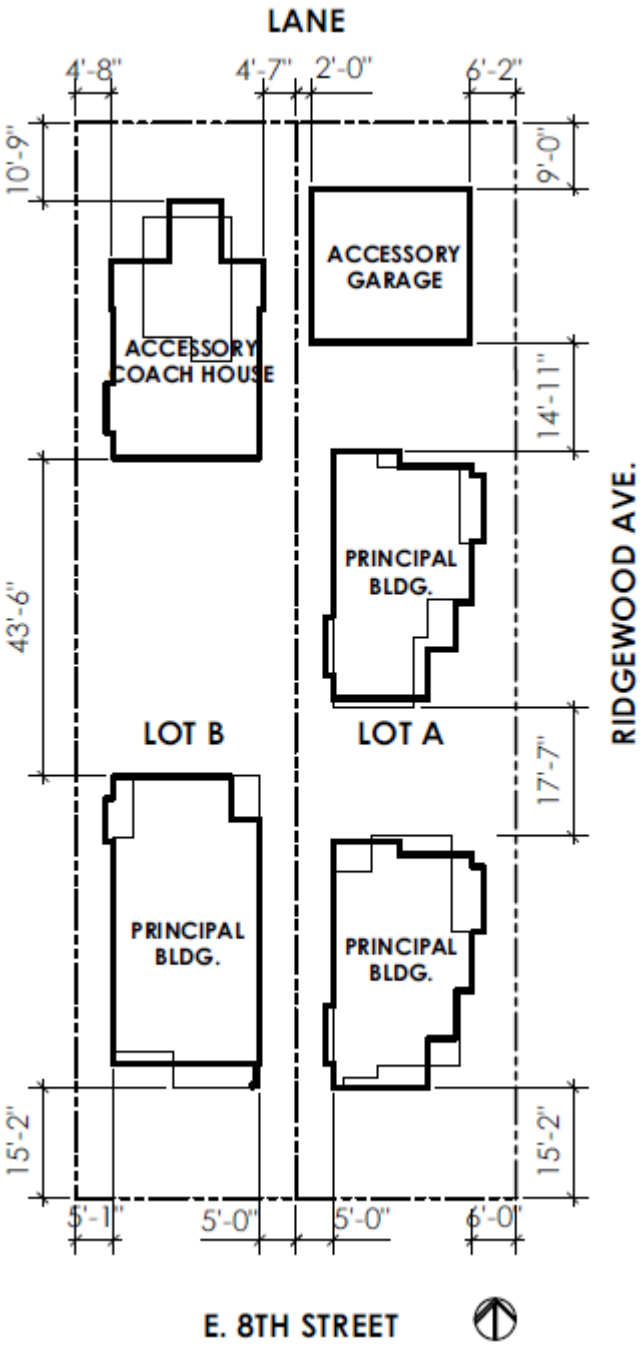
(2) On Lot B, the allowable siting for a single One-Unit and Two-Unit Residential Principal Building shall be in accordance with the RT-2 Zone. On Lot A the allowable siting for two Residential Principal Buildings and the Accessory Building shall be in accordance to Schedule 143;

(3) On Lot A, Section 514(5)(g) shall be varied to permit the linear distance of the Accessory Building to be no more than 6.6 metres (21.75 feet);

(4) On Lot B, a variance to Section 509(6)(a) that will permit an Accessory Coach House on a Lot not less than 9.06 metres (29.75 feet) in width.

CD-723	SCHEDULE 143	Page 1 of 1
Amending Bylaw No. 8748		

TITLE: SITE DEFINITION



COMPREHENSIVE DEVELOPMENT 724 ZONE

(2540-2590 Lonsdale Avenue)

In the CD-724 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use;
(b) Residential Care Facility Use;
(c) Accessory Home Occupation Use subject to Section 507(6), (7), and (8);
(d) Accessory Home Office Use;
(e) Accessory Off-Street Parking Use;

(2) Gross Floor Area

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.6 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		**1.6 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		**2.6 FSR**	

To a maximum of 2.6 FSR;

(c) Notwithstanding 2(a) and (b), for the purpose of CD-724 zone, patios and balconies that are at least 22% unenclosed shall be considered an Open Appendage; up to a maximum of 12% of Gross Floor Area;

(3) The Lot Coverage of the Principal Building shall not exceed a maximum of 55 percent;

(4) Height:

(a) The Principal Building shall not exceed a Height of five storeys and 15.0 metres (48.87 feet) as measured from the average Building Grade at the North property line along East 26th Street;

(b) Notwithstanding 4(a), the following exceptions shall apply:

i. Common elevator and its mechanical penthouse may not exceed a height of 4.8 metres (15.7 feet);
ii. Common stair structures and landscape structures may not exceed a height of 3 metres (10 feet).

(5) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3 metres (10.0 feet) from the Front Lot Line (Lonsdale Avenue), plus a maximum permitted projection up to 1.3 metres (4.25 feet) for the entrance canopy;
(b) 3.5 metres (12.0 feet) from the Rear Lot Line;
(c) 3.5 metres (12.0 feet) from the Interior Lot Line;
(d) 3 metres (10.0 feet) from the Exterior Lot Line (East 26th Street);

(6) Section 510(3) Building Width and Length shall not apply;

(7) All exterior finishes, design and landscaping shall be approval by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 725 ZONE

(820 Marine Drive)

In the CD-725 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

(1) In addition to the Principal Uses permitted in the CS-1 Zone, one Cannabis Sales retail store may be permitted.

COMPREHENSIVE DEVELOPMENT 726 ZONE

(250 East 15th Street)

In the CD-726 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

(1) In the CD-726 Zone, the subject site shall be comprised of Site A, Site B, and Site C as shown in Schedule 144 – Sites;

(2) Gross Floor Area

(a) On the subject site, the Principal Buildings shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.95 times the lot area through the provision of Adaptable Design, subject to section 423;

(b) Notwithstanding 2 (a), the maximum Gross Floor Area permitted may be increased as follows:

Base Density			
14,760 square meters (158,870 square feet) or 1.95 FSR			OCP Schedule 'A'
Additional (Bonus) Density			
Additional Density Category	**Description**	**Additional Density (Bonus)**	**Policy Reference**
100% Rental Housing	Secured Rental Apartment Building (all units)	Maximum 7,596 square metres (81,472 square feet) or 1.0 FSR	OCP Section 2.2

Such that the total effective on-site Gross Floor Area shall not exceed 2.95 times the Lot Area;

(c) Total permitted density for the subject site may be allocated between the Sites in the CD-726 Zone as follows:

i. Site A: 0 FSR;
ii. Sites B and C: Combined and in total, not to exceed 2.95 FSR;

(3) Principal Uses

(a) On Site A, the Permitted Uses, regulations for Permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone;

(b) On Sites B and C, the Permitted Uses shall be limited to:

i. Apartment Residential Use, limited to Rental Apartment Residential Use;

ii. Ground Oriented Apartment Residential Use, limited to Rental Apartment Residential Use;
iii. Accessory Non-Commercial Social and Recreational Facilities;
iv. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
v. Accessory Off-Street Parking Use;
vi. Accessory Home Office Use;
vii. Childcare Use, subject to Section 507(5) of this Bylaw;
viii. Residential Care Facility Use;
ix. Guest suite use;

(4) Height

(a) For Site B, Principal Buildings shall not exceed a Building Height of 12 storeys and 33.5 metres (110 feet) as measured from the average Building Grades at the east property line along St. Andrews Avenue:

i. Notwithstanding 4 (a), parapet walls, guard rails, railings, formwork for planting beds, and canopy roofs of common areas may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
ii. Notwithstanding 4 (a), staircase structures to permit access to the roof may project beyond the Building Height by not more than 2.2 metres (7 feet);
iii. Notwithstanding 4 (a), elevator shafts and mechanical equipment, as well as its screening, may project beyond the Building Height by not more than 3 metres (10 feet);

(b) For Site C, Principal Buildings shall not exceed a Building Height of 6 storeys and 16 metres (52.5 feet) as measured from the average Building Grades at the east property line along St. Andrews Ave;

i. Notwithstanding 4 (b), parapet walls, guard rails, railings, and formwork for planting beds, may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
ii. Notwithstanding 4 (b), common staircase and elevator structures, and common amenity area structures may project beyond the Building Height by not more than 4.1 metres (13.5 feet);
iii. Notwithstanding 4 (b) and 4 (b) ii, elevator shafts and mechanical equipment, as well as its screening, may project beyond the Building Height by not more than 5.5 metres (18 feet);

(5) The Lot Coverage of the subject site, together with accessory buildings, shall not exceed 50%;

(6) Setbacks from lot lines for Principal Buildings on Site B and C shall conform to the minimum distances identified in Schedule 144 – Setbacks;

(7) Minimum Dwelling Unit Size shall have a minimum Gross Floor Area of not less than 32 square metres (345 square feet);

(8) Section 510 (2) Unit Separation is waived and Building and Unit Separation is required as follows:

(a) Principal Buildings shall maintain a minimum separation of at least 7.6 metres (25 feet) between building faces;

(b) Notwithstanding Section 9 (a), the minimum separation between building faces shall increase to 22.5 metres (75 feet) between building faces above the sixth storey;

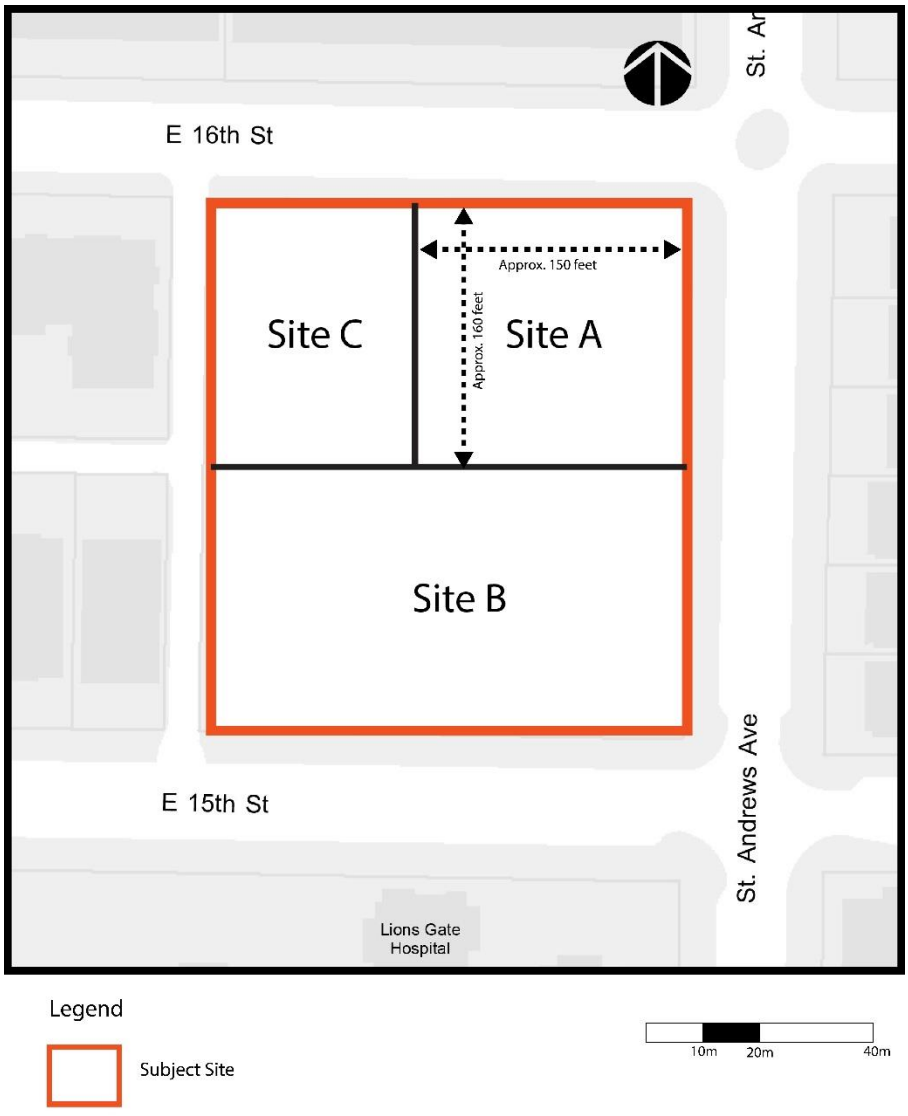
(9) Section 510 (3) Building Width and Length shall not apply;

(10) Section 906 (4) (i) Driveway Slope shall not apply;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

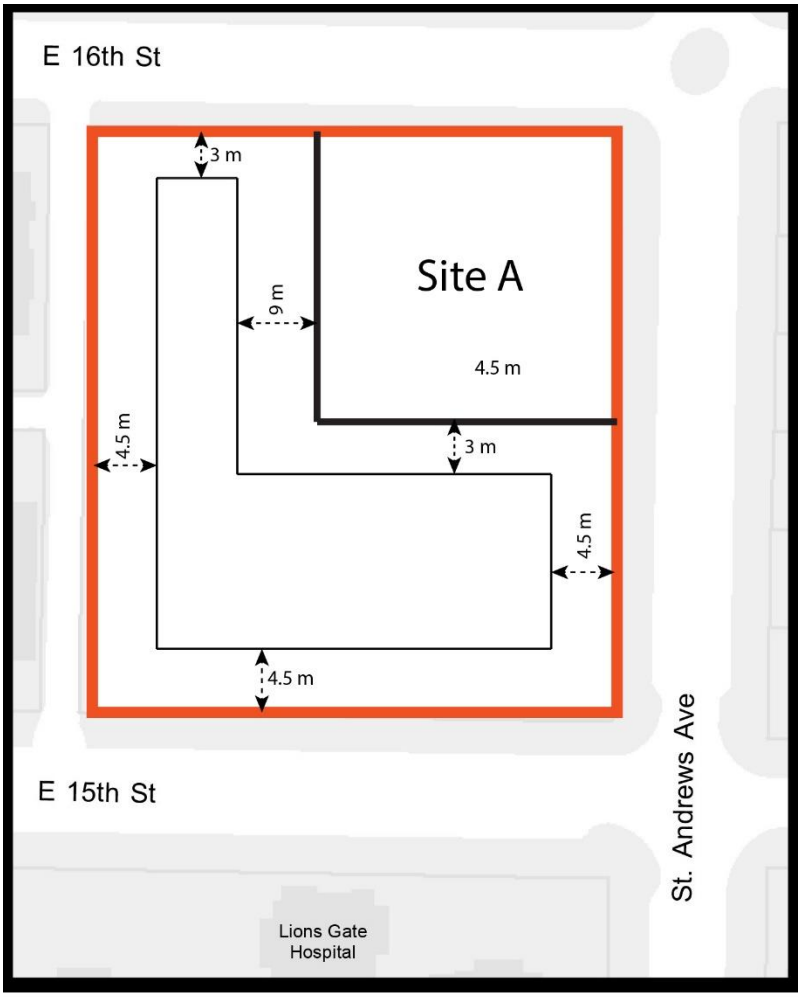
CD-726	SCHEDULE 144	Page 1 of 2
Amending Bylaw No. 8769		

SITES



CD-726	SCHEDULE 144	Page 2 of 2
Amending Bylaw No. 8769		

SETBACKS



Legend

Subject Site

COMPREHENSIVE DEVELOPMENT 727 ZONE

(225 East 21st Street)

In the CD-727 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) Three primary dwelling units shall be permitted on the Lot;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.50 times the lot area;

(4) The Principal Buildings shall not exceed a Lot Coverage of 40 percent;

(5) Principal Buildings shall be sited as in the RT-1 zone, except that:

(a) The Principal Buildings shall be sited not less than 11 metres (36.25 feet) from the rear lot line;

(6) Section 509 (4) (c) shall not apply to the southernmost Principal Building;

(7) Accessory Buildings shall be sited as per section 514 (5) (c), except that:

(a) Accessory Buildings shall not be sited less than 2.2 metres (7.5 feet) from a Principal Building.

COMPREHENSIVE DEVELOPMENT 728 ZONE

(720 Copping Street)

In the CD-728 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the W-1 Zone, except that:

(1) Permitted Accessory Uses shall include, in addition to the uses permitted in the W-1 zone:

(a) Accessory Lounge Use, subject to Section 702(7), except that:

i. together with Accessory Retail Service Use and Accessory Manufacturing Retail Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use up to a maximum of 157.6 square metres (1696.4 square feet).

(b) Accessory Manufacturing Retail Use, subject to 702(4), except that:

i. together with Accessory Retail Service Use and Accessory Lounge Use, shall not occupy a combined area of more than 30% of the Gross Floor Area of the Principal Industrial Use.

COMPREHENSIVE DEVELOPMENT 729 ZONE

(200 West Esplanade)

In the CD-729 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking and Loading shall be as in the C-1A Zone, except that:

(1) The permitted Uses on the Lot shall be limited to:

(a) Retail Service Group 1 Use;
(b) Civic Use;
(c) Accessory Apartment Use, subject to Section 607(1);
(d) Accessory Arcade Use, subject to 607(10);
(e) Accessory Off-Street Parking Use;
(f) Accessory Off-Street Loading Use;

(2) Section 607(1)(a) Accessory Apartment Use location shall be varied to permit a Residential Use above the First Storey, which, for clarity, is the floor with a geodetic elevation closest to 12 meters;

(3) Gross Floor Area

(a) The maximum Gross Floor Area is 2.6 Floor Space Ratio (FSR);

(b) Notwithstanding (3)(a), the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	100 percent secured rental apartment units	Maximum 1,670.1 square metres (17,977 square feet)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 3.6 FSR;

(4) Lot Coverage

The Principal Building shall not exceed a Lot Coverage of 94 percent;

(5) Building Height

(a) The Principal Building shall not exceed a Height of 23 metres (75.5 feet) as measured from the average Building Grades at the north property line;

(b) Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, architectural appurtenances, and access to communal outdoor rooftop areas may project beyond the Height defined in (a) by a maximum of 3.7 metres (12 feet);

(6) Siting

Section 610(5) shall be waived and the Principal Building shall be sited not less than:

(a) 0.31 metres (1 foot) from West Esplanade;
(b) 0.0 metres (0 feet) from the lane;
(c) 0.0 metres (0 feet) from Chesterfield Avenue;
(d) 0.0 metres (0 feet) from the west property line;

(7) Section 609 Special Landscape Requirements for Commercial Buildings Adjoining or Opposite a Residential Zone shall be waived;

(8) The definition of Cellar shall include portions of floor area that extend beyond the First Storey;

(9) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) A minimum of 22 residential vehicle Parking spaces shall be provided, of which, 2 shall be dedicated for visitor vehicle Parking and a minimum of 2 shall be Disability Parking;

(b) Of the 2 required residential Disability vehicle Parking spaces, a minimum of 1 shall be provided for visitors;

(c) A minimum of 8 commercial vehicle Parking spaces shall be provided;

(d) Two Shared Vehicles and two Shared Vehicle Parking Spaces shall be provided in accordance with Section 905(3) except that subsection 905(3)(d) shall be waived;

(e) One Loading Space shall be provided;

(f) Section 906(4)(f) Setbacks from Intersections shall be waived;

(10) A building constructed on the lot shall achieve an energy efficiency of Step 3, subject to Section 419;

(11) Unit mix within the Accessory Apartment Use shall include a minimum 10 percent of three-bedroom or larger units;

(12) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 730 ZONE

(402-438 East 3rd Street and 341-343 St. Davids Avenue)

In the CD-730 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) In the CD-730 Zone, three principal buildings – West Building, East Building and North Building – shall be permitted on the subject site as shown in Schedule 145: Buildings and Setbacks;

(2) Permitted Uses

(a) For the West Building, Permitted Uses shall be limited to:
- i. Apartment Residential Use;
- ii. Ground Oriented Apartment Residential Use;
- iii. Live/Work Studios, limited to units fronting East 3rd Street;
- iv. Accessory Non-Commercial Social and Recreational Facilities;
- v. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
- vi. Accessory Home Office Use;
- vii. Accessory Off-Street Parking Use;
- viii. Accessory Off-Street Loading Use;

(b) For the East Building, Permitted Uses shall be limited to:
- i. Retail Service Group 1 Use;
- ii. Accessory Apartment Residential Use subject to Section 607(1) of this Bylaw, except that subsection 607(1)(a) shall be waived;
- iii. Accessory Non-Commercial Social and Recreational Facilities;
- iv. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
- v. Accessory Home Office Use;
- vi. Accessory Off-Street Parking Use;
- vii. Accessory Off-Street Loading Use;

(c) For the North Building, Permitted Uses shall be limited to:
- i. Retail Service Group 1 Use, limited to commercial retail units fronting the lane;
- ii. Accessory Apartment Residential Use subject to Section 607(1) of this Bylaw, except that subsection 607(1)(a) shall be waived;
- iii. Ground Oriented Apartment Residential Use;
- iv. Accessory Non-Commercial Social and Recreational Facilities;
- v. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
- vi. Accessory Home Office Use;
- vii. Accessory Off-Street Parking Use;
- viii. Accessory Off-Street Loading Use;

(3) Gross Floor Area

(a) Principal Buildings shall not exceed a combined Gross Floor Area of 1.83 times the Lot Area;

(b) Notwithstanding 3 (a), the maximum Gross Floor Area permitted may be further increased as follows:

Additional (Bonus) Density			
Additional Density Category	**Description**	**Additional Density (Bonus)**	**Policy Reference**
In-kind amenity	16-Space Childcare Facility Nine Affordable Home Ownership Units	Maximum 3539 square metres (38,093 square feet) or 0.65 FSR	OCP Section 2.2

Such that the total density on the site shall not exceed 2.48 FSR.

(4) Height

(a) The West Building shall not exceed a Building Height of 4 storeys, nor 14.6 metres (47.9 feet) as measured from the average Building Grades at the north property line along the rear lane;
   i. Notwithstanding 4 (a), parapet walls, guard rails, railings, and formwork for planting beds may project beyond the Building Height by not more than 1.1 metres (3.5 feet);
   ii. Notwithstanding 4 (a), trellises, outdoor amenity storage structures, and staircase and elevator structures to permit access to the roof may project beyond the Building Height by not more than 3.05 metres (10 feet);
   iii. Notwithstanding 4 (a), elevator shafts and mechanical equipment are exempt from Building Height restrictions;

(b) The East Building shall not exceed a Building Height of 5 storeys, nor 19 metres (62.4 feet) as measured from the average Building Grades at the north property line along the rear lane;
   i. Notwithstanding 4 (b), parapet walls may project beyond the Building Height by not more than 0.3 metres (1 foot);
   ii. Notwithstanding 4 (b), elevator shafts and mechanical equipment are exempt from Building Height restrictions;

(c) The North Building shall not exceed a Building Height of 3 storeys, nor 11.5 metres (37.8 feet) as measured from the average Building Grades at the south property line along the lane;
   i. Notwithstanding 4 (c), parapet walls may project beyond the Building Height by not more than 0.3 metres (1 foot);
   ii. Notwithstanding 4 (c), elevator shafts and mechanical equipment are exempt from Building Height restrictions;

(5) The Lot Coverage of the subject site, together with accessory buildings, shall not exceed 65%;

(6) Setbacks from lot lines for Principal Buildings on Site B and C shall conform to the minimum distances identified in Schedule 145: Buildings and Setbacks;

(7) Section 608 shall not apply;

(8) Section 609 shall not apply;

(9) For the purposes of the CD-730 Zone, all required vehicle and bicycle parking may be provided on any property within the CD-730 Zone;

(10) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) A minimum of 162 residential vehicle Parking Spaces shall be provided;

(b) A minimum of 61 commercial vehicle Parking Spaces shall be provided, of which, 10 shall be identified as shared residential visitor and commercial parking;

(c) One Shared Vehicle shall be provided on site and of the parking to be provided, one space shall be reserved for a Shared Vehicle. The Shared Vehicle and Shared Vehicle Parking Space shall be subject to Section 905(3) except that subsection 905(3)(d) shall be waived;

(d) Two Loading Spaces shall be provided;

(11) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

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Buildings and Setbacks

Legend

Subject Site

COMPREHENSIVE DEVELOPMENT 731 ZONE

(115 East 1st Street)

In the CD-731 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-2 Zone, except that:

(1) In addition to the Principal Uses permitted in the LL-2 Zone, one Cannabis Sales retail store may be permitted.

COMPREHENSIVE DEVELOPMENT 732 ZONE

(145-153 East 4th Street)

In the CD-732 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) One Principal Building shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:

i. Accessory Home Office Use;
ii. Accessory Off-Street Parking Use;

(3) Gross Floor Area;

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		**2.60 FSR**	

To a maximum of 2.60 FSR;

(4) The Lot Coverage of the Principal Building shall not exceed a maximum of 53 percent;

(5) Height:

(a) The Principal Building shall not exceed a Height of six storeys and 18.16 metres (59.80 feet) as measured from the average Building Grade at the North property line along East 4th Street;

(6) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3.05 meters (10 feet) from the Front Property Line (East 4th Street);
(b) 1.92 meters (6.3 feet) from the rear Lot Line;
(c) 3.66 meters (12.0 feet) from the Interior Lot Line;

(7) Section 510(3) Building Width and Length shall not apply;

(8) Section 906(4)(d) Parking Space access directly from Lane shall not apply.

COMPREHENSIVE DEVELOPMENT 733 ZONE

(1220 St. Georges Avenue)

In the CD-733 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use;

i. Accessory Home Office Use;
ii. Accessory Off-Street Parking Use;

(2) Gross Floor Area:

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 6 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		**2.60 FSR**	

(3) Height:

(a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 17.94 meters (58.9 feet) as measured from the average building grade along the East property line;

(b) Notwithstanding 3(a), the maximum building height may be further increased to permit rooftop and elevator lobby, parapet, stairways, mechanical equipment, rooftop shared amenity spaces, pergolas, Trellises, and any other landscaping on the roof, up to a maximum of 21.25 meters (69.75 feet) from the average building grade along the East property line; *[Bylaw 9093, November 25, 2024]*

(4) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3.05 meters (10 feet) from the Front Property Line (East 12th Street);

(b) 3.66 meters (12 feet) from the Exterior Side (St. Georges Avenue) and Interior Side Lot Lines;

(c) 3.66 meters (12 feet) from the Rear Lot Line;

(5) Section 417 Garbage and Recycling Facilities be varied to allow the storage room in the parkade to be no less than 24 square meters (256 square feet) in area;

(6) Section 510(3) Building Width and Length shall not apply;

(7) Section 908(8) shall be varied to support a minimum of 32 off-street parking stalls.

COMPREHENSIVE DEVELOPMENT 734 ZONE

(133 East 4th Street)

In the CD-734 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) One Principal Building shall be permitted on one Lot;

(2) The permitted Principal Uses on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
i. Accessory Off-Street Parking Use;
ii. Accessory Home Office Use;

(b) Child Care Use, subject to Section 507(5) of this Bylaw:
i. Accessory Off-Street Parking Use;

(3) Gross Floor Area:

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 3 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		**2.60 FSR**	

To a maximum of 2.60 FSR;

(4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;

(5) Height:

(a) The Principal Building shall not exceed a Height of six storeys and 18.64 metres (61.17 feet) as measured from the average Building Grade at the North property line along East 4th Street;

(6) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3.05 meters (10 feet) from the Front Property Line (East 4th Street);
(b) 5.10 meters (16.75 feet) from the rear Lot Line;
(c) 2.74 meters (9.0 feet) from the west Interior Lot Line;
(d) 1.52 meters (5.0 feet) from the east Interior Lot Line;

(7) Section 908 Minimum Provision of Parking Spaces shall be varied to waive the minimum parking requirement for off-street resident and visitor parking;

(8) Section 510(3) Building Width and Length shall not apply;

(9) Section 506(c) Minimum Lot Area shall be waived;

(10) Section 906(4)(d) Parking Space access directly from Lane shall not apply;

(11) Section 906(4)(d) Parking Space access directly from Lane shall not apply;

(12) Section 507(5)(h) Child Care Use is varied to allow a maximum of 24 children in care at any one time;

(13) Part 2 Interpretation; under the definition of “Gross Floor Area (19)”, subsections (a) and (b) be waived in their entirety.

COMPREHENSIVE DEVELOPMENT 735 ZONE

(705 West 3rd Street)

In the CD-735 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

(1) One Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Retail-Service Group 1 Use;
(b) Child Care Use
(c) Rental Apartment Residential Use;
(d) Accessory Off-Street Parking Use; and
(e) Accessory Off-Street Loading Use

(3) Gross Floor Area:

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the lot area, provided that this amount may be increased to a maximum of 2.0 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 3(a), the maximum Gross Floor Area may be further increased, upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		**2.0 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 7 units are mid-market	0.50 FSR	OCP Section 2.2
TOTAL DENSITY		**2.50 FSR**	

To a maximum of 2.50 FSR;

(4) The Lot Coverage of the Principal Building shall not exceed a maximum of 51 percent;

(5) Height:

(a) The Principal Building shall not exceed a Height of six storeys and 19.8 metres (65.0 feet) as measured from the average Building Grade at the East property line along Bewicke Avenue;

(6) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 0.0 meters (0.0 feet) from the Front Property Line (Marine Drive);
(b) 0.7 meters (2.2 feet) from the Exterior Lot Line (Bewicke Avenue);
(c) 2.0 meters from the Interior Lot Line;
(d) 0.7 meters (2.2 feet) from the Rear Lot Line;

(7) Section 510(3) Building Width and Length shall not apply.

(8) Section 10A05(1) Secure Bike Parking be varied to permit secure bicycle storage on the P2 level.

COMPREHENSIVE DEVELOPMENT 736 ZONE

(261-263 West 6th Street)

In the CD-736 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to three dwelling units;

(2) Gross Floor Area combined and in total, shall not exceed 0.6 FSR:

  (a) Garbage and recycling storage provided for private use shall be excluded;

(3) Principal and Accessory Buildings shall be sited as in the RT-1 zone, except that:

  (a) Section 509A(5)(b) shall be varied to allow the Principal Building to be sited not less than 11.7 m (38.5 ft) from the rear lot line;

  (b) Section 410(1)(e)(iii) shall be varied to allow the rear porch to project beyond the face of the Principal building into the rear yard by 4.6 m (15 ft);

  (c) Section 514(5)(d) shall be varied to allow the Accessory Building to be sited 4.6 m (15 ft) from the Principal Building;

(4) Building Height shall be as in the RT-1 zone, except that:

  (a) Section 509(A)(4)(c) shall be waived.

COMPREHENSIVE DEVELOPMENT 737 ZONE

(200-236 East 1st Street and 207-225 East 2nd Street)

In the CD-737 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except as provided in the CD-737 Zone.

The CD-737 Zone shall be comprised of Sites A, B and C as described in Schedule 146.

(1) The permitted Principal and Accessory Uses shall be limited to:

(a) On Sites A and B:

i. Residential Care Facility Use:
   a) Accessory Off-Street Parking Use;
   b) Accessory Off-Street Loading Use;

ii. Civic Use:
   a) Accessory Recreational Retail Sales and Service;
   b) Accessory Off-Street Parking Use;
   c) Accessory Off-Street Loading Use;

iii. Child Care Use, subject to Section 607(9) of this Bylaw:
   a) Accessory Off-Street Parking Use;

iv. Apartment Residential Use, subject to provisions set out in Section 6A02(1);
   a) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
   b) Accessory Home Office Use;
   c) Accessory Non-Commercial Social and Recreation Facilities;
   d) Accessory Off-Street Parking Use;

(b) On Site C, the permitted Uses, regulations for the size, shape, and siting of Buildings and Structures and required Off-Street Parking shall be as in the P-1 Zone;

(2) Section 6A02(1) shall be varied to permit Apartment Residential Use above the first Storey;

(3) Density:

(a) The combined Gross Floor Area (GFA) for Sites A, B and C shall not exceed 2.8 times the Lot Area;

(4) Section 6A04(3) “Lot Coverage” is waived;

(5) Siting:

(a) On Site A, Principal Building shall be sited a minimum:
   i. 0.5 metres (1.6 feet) from north Lot Line;
   ii. 2.0 metres (6.5 feet) from west Lot Line;
   iii. 0.0 metres (0.0 feet) from south Lot Line;

iv. 3.5 metres (11.4 feet) from east Lot Line;

(b) On Site B, Principal Building shall be sited a minimum:
i. 0.0 metres (0.0 feet) from north Lot Line;
ii. 2.0 metres (6.5 feet) from west Lot Line;
iii. 1.325 metres (4.3 feet) from south Lot Line;
iv. 3.5 metres (11.4 feet) from east Lot Line;

(6) Section 6A04(5)(b) is varied to apply only to all portions of Principal Buildings exceeding six Storeys;

(7) Height:

(a) On Site A, Building Height shall not exceed 20.8 metres (68.3 feet) as measured from the average Building Grades at the north Lot Line;

(b) On Site B, Building Height shall not exceed 55.0 metres (180.5 feet) as measured from the average Building Grades at the north Lot Line;

(c) The following Height exceptions shall be permitted:
i. Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, architectural appurtenances, and access to communal outdoor rooftop areas may be up to 3.7 metres (12.1 feet) in additional Height;

(8) Section 6A04(6) “Building Width and Length” is waived;

(9) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) Minimum number of accessory off-street Parking Spaces required for Apartment Residential Use is varied to 0.36 per unit;

(b) Minimum number of Short-Term Bicycle Parking stalls required for Residential Care Facility Use is waived;

(c) Minimum number of Secure Bicycle Parking stalls required for Residential Care Facility Use is varied to 1 per 250 square metres of Gross Floor Area;

(d) Section 10A05(1)(b) is varied to allow Secure Bicycle Parking Spaces to be located on any level of vehicle parking, subject to provision of direct bicycle access by elevator if beyond first level above or below grade;

(e) Section 10A05(3)(b) is varied to allow up to 80 Bicycle Parking Spaces per Bicycle Compound or Room.

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SITES

LEGEND

PROPERTY LINE

SCALE 0 10 20 30 40 Meters

COMPREHENSIVE DEVELOPMENT 738 ZONE

(620 Jones Avenue)

In the CD-738 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RS-1 Zone, except that:

(1) The Gross Floor Area (One-Unit and Two-Unit Residential), combined and in total, to not exceed 0.75 times the lot area;

(2) Lot Coverage shall not exceed a maximum of 45 percent;

(3) Siting (Principal Building) shall not be less than:

   (a) 2.8 metres (9.2 feet) from the Rear Lot Line;

(4) Height (Principal Building):

   (a) shall not exceed a Top of Plate height of 6.25 metres (20.5 feet) as measured by the Height Envelope;
   (b) notwithstanding 4(a), a roof may project above the Top of Plate height to a maximum overall Building Height of 7.6 metres (24.9 feet) as measured by the Height Envelope;
   (c) the First Storey of the Principal Building shall be a minimum 0.76 metres (2.5 feet) above the reference grade determined by the Height Envelope if a Basement (One-Unit and Two-Unit Residential) is present;

(5) Section 410 (1) (e) shall be varied to allow unenclosed steps, projecting beyond the face of the Principal Building, be sited not less then 0.9 metres (2.95 feet) from the Front Lot Line;

(6) Section 410 (1) (b) shall be varied to allow eaves, cornices, leaders, gutters, canopies or Sunlight Control Projections, projecting beyond the face of the Principal Building, be sited not less than 0.49 metres (1.61 feet) from the south Interior Side Lot Line;

(7) Section 410 (1) (i) (i) shall be varied to allow exterior ramps, lifts or similar mobility and/or accessibility-enhancing equipment, including required guards, projecting beyond the face of the Principal Building, be sited 0 metres (0 feet) from the north Interior Side Lot Line;

(8) Section 412 (2) (e) shall be varied to allow a guard Structure of up to 1.07 meters (3.5 feet) in Height, adjacent to unenclosed steps, to be sited not less then 2.44 meters (8 feet) of the intersection of the Lot lines along a Street and a Lane;

(9) Accessory Buildings shall be sited as per section 514 (5), except that Accessory Buildings with a Height not exceeding 1.52 metres (5 feet) shall be sited not less than:

   (a) 0.61 meters (2 feet) from the Rear Lot Line;
   (b) 0 metres (0 feet) from a Principal Building;

(10) Parking and Access shall comply with Part 9, except that 1 Disability Parking Space provided on the Lot shall be the minimum required number of Accessory On-Site Parking Spaces.

COMPREHENSIVE DEVELOPMENT 739 ZONE

(322 West 14th Street)

In the CD-739 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Two Principal Dwelling Units in the southernmost duplex building;
(b) One Principal Dwelling Unit in the northernmost infill building;

(3) Gross Floor Area (One-Unit and Two-Unit Residential) combined and in total, shall not exceed 0.5 FSR:

(a) Attached parking garage and carport shall be excluded;

(4) Lot Coverage shall not exceed 41%, which shall include the parking garage and carport;

(5) Siting shall be as in the RT-1 Zone, except that:

(a) The northernmost Principal Building shall be sited not less than:

i. 1.22 metres (4.0 feet) from the Rear Lot Line;
ii. 0.91 metres (3.0 feet) from the west Interior Side Lot Line;

(b) Siting of the Accessory Building bike storage use shall be in front of, and not less than 1 metre (3.3 feet) from, the northernmost Principal Building;

(6) The garbage and recycling Accessory Structure shall be screened and may be covered by a trellis without a waterproof roof up to 2.44 metres (8 feet) in height.

COMPREHENSIVE DEVELOPMENT 740 ZONE

(2762 Lonsdale Avenue)

In the CD-740 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

Rental Apartment Residential Use;

(2) Gross Floor Area:

(a) The maximum Gross Floor Area is 1.6 Floor Space Ratio (FSR);

(b) Notwithstanding (2)(a), the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	100 percent secured rental apartment units	Maximum 1,292 square metres (13,905 square feet)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 2.4 FSR;

(3) Lot Coverage:

The Principal Building shall not exceed a Lot Coverage of 52 percent;

(4) Section 510(3), Building Width and Length, shall be waived;

(5) Siting:

The Principal Building shall be sited not less than:

(a) 3.05 metres (10 feet) from a Front Lot Line;

(b) 3.66 metres (12 feet) from a Rear or Interior Side Lot Line;

(6) Building Height:

The Principal Building shall not exceed a Height of 17.1 metres (56 feet) as measured from the average Building Grades at the north property line;

(7) Off-Street Parking and Short-Term and Secure Bicycle Parking shall be provided in conformity with the requirements of Division IV, Parts 9, and 10A, except that:

(a) A total of 48 Vertical Bicycle Parking Spaces may be counted towards the required Secure Bicycle Parking;

(8) A building constructed on the lot shall achieve an energy efficiency of Step 3 or better, subject to Section 419;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 741 ZONE

(115 East Keith Road)

In the CD-741 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RH-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use;

(2) Gross Floor Area

(a) The maximum Gross Floor Area is 2.6 Floor Space Ratio (FSR);

(b) Notwithstanding (2)(a), the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Rental Housing	100 percent secured rental apartment units with a minimum of 10 percent of the units being mid-market	Maximum 910.2 square metres (9797.9 square feet)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 3.3 FSR;

(3) Lot Coverage

The Principal Building shall not exceed a Lot Coverage of 57 percent;

(4) Section 510(3), Building Width and Length, shall be waived;

(5) Siting

Sections 513(4) and 513(5) shall be waived and the Principal Building shall be sited not less than:

(a) 4.57 metres (15 feet) from a front or rear property line;

(b) 3.20 metres (10.5 feet) from the west property line;

(c) 3.05 metres (10 feet) from the east property line;

(6) Off-Street Parking and Short-Term and Secure Bicycle Parking shall be provided in conformity with the requirements of Division IV, Parts 9, and 10A, except that:

(a) A maximum of 39% small car parking spaces may be provided;

(7) A building constructed on the lot shall achieve an energy efficiency of Step 3 or better, subject to Section 419;

(8) Unit mix within the Rental Apartment Residential Use shall include a minimum 10 percent of three-bedroom or larger units;

(9) All exterior finishes, design and landscaping shall be approved by the Advisory Design Panel.

COMPREHENSIVE DEVELOPMENT 742 ZONE

(2357 Western Avenue)

In the CD-742 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-2 Zone, except that:

(1) Section 562(1) Purpose and (5) Density shall not apply and are replaced with the following:

Gross Floor Area shall not exceed 0.75 FSR;

(2) Siting shall be as in the RG-2 Zone, except that:

(a) Principal Buildings shall not be sited less than 1.2 metres (4.0 feet) from the Interior Side Lot Line;

(b) Accessory Buildings shall be sited not less than 0.6 metres (2.0 feet) from the Rear Lot Line.

COMPREHENSIVE DEVELOPMENT 744 ZONE

(149 West 3rd Street)

In the CD-744 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal Uses on the Lot shall be limited to:

(a) Retail-Service Group 1 Use:

(b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
i. Accessory Home Occupation Use, subject to Section 507(6);
ii. Accessory Home Office Use, subject to Section 507(6);

(c) Accessory Off-Street Parking Use;

(d) Accessory Off-Street Loading Use;

(2) Gross Floor Area:

(a) Combined and in total, shall not exceed 2.3 times the Lot Area;

(b) Maximum Gross Floor Area may be further increased to a maximum of 2.8 times the Lot Area, as follows:

BASE DENSITY			
OCP Schedule 'A'		2.3 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Provision of an Amenity Share of $2,464,386 for density increase	Maximum 974.3 sq.m. (10,487 sq.ft.) / 0.5 FSR	OCP section 2.2
TOTAL DENSITY		**2.8 FSR**	

(3) Lot Coverage of Principal Building shall not exceed a maximum of 74 percent;

(4) Height:

(a) Building Height shall not exceed 16 metres (52.5 feet) as measured from average Building Grade of north Lot Line;

(b) The following Height exceptions shall be permitted:

i. Mechanical rooms, ventilating machines, elevator over-runs, mechanical screening, architectural appurtenances, rooftop shared amenity spaces to a maximum of 37.3 square metres (402 square feet) and access to communal outdoor rooftop areas may be up to 5.5 metres (18.0 feet) in additional Height;

(5) Principal Building shall be sited a minimum of 3.48 metres (11.4 feet) from Rear Lot Lines;

(6) Section 607(1)(b) be varied to permit Accessory Apartment Use above the first Storey, and Accessory Apartment Use shall be permitted on the first Storey if dwelling units do not face the Front Lot Line;

(7) Section 611(6) “Building Width and Length” be waived.

COMPREHENSIVE DEVELOPMENT 745 ZONE

(818-858 West 15th Street)

In the CD-745 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1 Use;
(b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
(c) Accessory Home Occupation Use, subject to Section 507(6);
(d) Accessory Home Office Use, subject to Section 507(6);
(e) Child Care Use, subject to Section 607(9);
(f) Accessory Off-Street Loading Use;
(g) Accessory Off-Street Parking Use;
(h) Off-Site Parking Use.

(2) Gross Floor Area

(a) The maximum Gross Floor Area is 0.93 FSR;
(b) Not withstanding (2)(a) the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSTIY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Provision of a Community Benefit Cash Contribution of $3,716,007 for an increase of 1.57 FSR to a maximum of 2.5 FSR	Maximum 1,510.9 sq. m. (16,263 sq. ft.)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 2.5 FSR.

(3) A minimum of 10 units shall have 3 bedrooms;

(4) Building Height:

(a) The Principal Building shall not exceed a Building Height of 21 metres (69 feet) as measured from the average Building Grades;

(b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;

(5) Section 607 shall be varied to permit an accessory Apartment Use on the second Storey and above;

(6) Section 611(6) Building Width and Length shall be waived;

(7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;

(8) Section 10A03(1)(b) within short term bicycle parking shall be varied, such that only four short-term residential bicycle parking spaces shall be sheltered from the elements.

COMPREHENSIVE DEVELOPMENT 746 ZONE

(124 West 20th Street)

In the CD-746 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use;

i. Accessory Home Office Use;
ii. Accessory Off-Street Parking Use;

(2) Gross Floor Area;

(a) The Principal Building shall not exceed a Gross Floor Area of 1.0 times the Lot Area, provided that this amount may be increased to a maximum of 1.60 times the Lot Area through the provision of Adaptable Design subject to Section 423;

(b) Notwithstanding 2(a), the maximum Gross Floor Area may be further increased upon entering into a Housing Agreement with the City, from the "Base Density" to the "Total Density" as follows:

BASE DENSITY			
OCP Schedule 'A'		**1.60 FSR**	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
100% Rental Housing	Secured rental apartment building, of which 6 units are mid-market	1.0 FSR	OCP Section 2.2
TOTAL DENSITY		**2.60 FSR**	

(3) Height:

(a) The Principal Building shall not exceed a Height of six storeys to the top of the main roof line and no more than 19.12 meters (62.7 feet) as measured from the average building grade along the North property line;

(b) Notwithstanding 3(a), the maximum building height may be further increased to permit a rooftop elevator lobby and stairways up to a maximum of 22.2 meters (72.7 feet) from the average building grade along the North property line;

(4) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 5.94 meters (19.5 feet) from the Front Property Line (West 20th Street);

(b) 3.51 meters (11.5 feet) from the Interior Side Lot Lines;

(5) Section 906(4)(d) Parking Space access directly from Lane shall not apply;

(6) Section 510(3) Building Width and Length shall not apply.

COMPREHENSIVE DEVELOPMENT 747 ZONE

(1825 Lonsdale Avenue)

In the CD-747 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) In addition to the Principal Uses permitted in the C-2 Zone, one Cannabis Sales retail store may be permitted.

COMPREHENSIVE DEVELOPMENT 748 ZONE

(309 Kennard Avenue)

In the CD-748 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the M-3 Zone, except that:

(1) In addition to Uses permitted in the M-3 Zone, Industrial Area Commercial Use shall be permitted on the main floor of a Building (the main floor shall mean the floor closest in elevation to the fronting Street);

(2) Height shall not exceed 25 metres (82 feet) as measured from Flood Construction Level;

(3) Siting shall be as in the M-3 Zone, except that Buildings shall be sited not be less than:

(a) 0.4 metres (1.2 feet) from the front (east) lot line;
(b) 0.5 metres (1.7 feet) from the exterior side (south) lot line;
(c) 0.4 metres (1.4 feet) from the rear (west) lot line;

(4) The minimum required number of vehicle parking spaces shall be not less than:

(a) 0.14 spaces per 95 sq.m (1023 sq.ft.) of Industrial Use floor area;
(b) 1 space per 50 sq.m (539 sq.ft.) of Industrial Area Commercial Use floor area;

(5) The minimum number of required loading spaces shall be:

(a) 1 space per 5000 sq.m (53,820 sq.ft.).

COMPREHENSIVE DEVELOPMENT 749 ZONE

(1712 Lonsdale Avenue)

In the CD-749 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) commercial units;
(b) Retail Service Group 1A Use;
(c) Retail Service Group 1 Use, except these uses are permitted only at the second storey or higher;
(d) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
(e) Apartment Residential Use;
(f) Accessory Home Occupation Use, subject to Section 507(6);
(g) Accessory Home Office Use, subject to Section 507(6);
(h) Child Care Use, subject to Section 607(9);
(i) Accessory Off-Street Loading Use;
(j) Accessory Off-Street Parking Use;
(k) Off-Site Parking Use.

(2) Gross Floor Area

(a) The maximum Gross Floor Area is 2.3 FSR;
(b) Not withstanding (2)(a) the Gross Floor Area may be increased as follows:

BASE DENSITY			
	FLOOR SPACE RATIO (FSR)	**GROSS FLOOR AREA (GFA)**	**POLICY REFERENCE**
Base Density	2.3	5,429.83 sq. m. (58,446.22 sq. ft.)	As per OCP Schedule 'A'

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSTIY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Community Benefit Cash Contribution	Maximum 1,180.4 sq. m. (12,705.7 sq. ft.) / 0.5 FSR	As per OCP Policy Section 2.2.1

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from Harry Jerome Lands (at 2300 Lonsdale Avenue and 116 East 23rd Street, Comprehensive Development Zone 165)	Residual density that is not to be utilized on donor site	523.2 sq. m. (5,632 sq. ft.) / 0.23 FSR	As per OCP Policy Section 2.3

Such that the total effective on-site Gross Floor Area is not to exceed 3.03 FSR, except that:

The density transfer of 523.2 sq.m (5,632 sq.ft.) shall be used for non-residential purposes only;

(3) A minimum of 8 units shall have 3 bedrooms;

(4) Building Height:

(a) The Principal Building shall not exceed a Building Height of 25 metres (82 feet) as measured from the average Building Grades;

(b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;

(5) Section 611(5) Siting shall be waived and replaced with the following siting requirements:

(a) The Principal Building shall be sited not less than:

(i) 3.3 meters (10.9 feet) from the lane (Rear Lot Line) to the east;

(6) Section 612(6) Building Width and Length shall be waived;

(7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;

(8) Section 1001(1)(b) is varied, to allow one Loading Space to have dimensions not less than 3 metres in width, and 7.5m in length.

COMPREHENSIVE DEVELOPMENT 750 ZONE

(259 East 23rd Street)

In the CD-750 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) One Principal Building containing a maximum of three dwelling units shall be permitted on one Lot;

(2) The permitted Uses on the Lot shall be limited to:

- (a) One-Unit Residential Use, subject to Section 506(2) of this Bylaw;
- (b) Two-Unit Residential Use, subject to Section 506(2) of this Bylaw;
- (c) Townhouse Residential Use, subject to Section 506(2) of this Bylaw;
- (d) Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
- (e) Accessory Home Office Use; and
- (f) Accessory Off-Street Parking Use;

(3) Gross Floor Area combined and in total, shall not exceed 0.5 times the Lot Area, except that:

- (a) Basement floor area may be excluded from Gross Floor Area, up to a maximum of 167 square metres;

(4) Lot Coverage of the Principal Building shall not exceed 35%.

COMPREHENSIVE DEVELOPMENT 751 ZONE

(639 East 4th Street)

In the CD-751 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) Gross Floor Area:

(a) Shall not exceed 0.5 times the Lot Area;

(b) Recycling and garbage storage for private use and held in private ownership may be excluded from Gross Floor Area (one-Unit and Two-Unit Residential);

(3) Two Primary Dwelling Units shall be permitted on the Lot;

(4) One Accessory Dwelling Unit is permitted on the Lot, and shall comply with Section 507 (14), except that:

(a) Section 507(e) shall be waived;

(5) Principal Buildings shall be sited as in the RT-1 zone, except that:

(a) The Principal Buildings shall be sited not less than 1.8 metres (6 feet) from the rear lot line (northern boundary);

(6) Accessory building siting, as per Section 514 (4) shall be waived for the garbage and recycling storage area adjacent to the southern laneway;

(7) Accessory buildings shall be sited per Section 514 (5), except that:

(a) the Accessory buildings shall not be sited less than 0.9m (3 feet) from the Rear Lot Line;

(8) The regulations of Part 9: Parking and Access regulations shall apply, except that:

(a) Section 906(3)(b), Parking Space setback from Lot Lines, shall be waived;

(b) A minimum of two car parking spaces shall be provided.

COMPREHENSIVE DEVELOPMENT 752 ZONE

(114-132 West 15th Street)

In the CD-752 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1A Use;
(b) Retail Service Group 1 Use, except these uses are permitted only at the second storey or higher;
(c) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
(d) Accessory Home Occupation Use, subject to Section 507(6);
(e) Accessory Home Office Use, subject to Section 507(6);
(f) Child Care Use, subject to Section 607(9);
(g) Accessory Off-Street Loading Use;
(h) Accessory Off-Street Parking Use;
(i) Off-Site Parking Use.

(2) Gross Floor Area

(a) The maximum Gross Floor Area is 2.6 FSR;
(b) Not withstanding (2)(a) the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Provision of a Community Benefit Cash Contribution of $3,553,200 and provision of a Mini Plant sized and located in accordance with the requirements of the Director of the Lonsdale Energy Corporation	Maximum 3,278.4 sq. m. (35,288.4 sq. ft.) 1.4 FSR	As per OCP Policy Section 2.2.1
TOTAL BONUS		**1.4 FSR**	

DENSITY TRANSFER			
DONOR SITE	**DESCRIPTION**	**TRANSFERRED GROSS FLOOR AREA**	**POLICY REFERENCE**
Transferred from Harry Jerome Lands (at 2300 Lonsdale Avenue and 116 East 23rd Street, Comprehensive Development Zone 165)	Residual density that is not to be utilized on donor site	7,152.9 sq. m. (76,993 sq. ft.) / 3.05 FSR	As per OCP Policy Section 2.3
TOTAL TRANSFER		**3.05 FSR**	

Such that the total effective on-site Gross Floor Area is not to exceed 7.05 FSR.

(3) A minimum of 21 units shall have 3 bedrooms;

(4) Building Height:

(a) The Principal Building shall not exceed a Building Height of 68 metres (223 feet) as measured from the average Building Grades;
(b) Elevator and mechanical penthouses may project beyond the defined height in (a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;

(5) Section 610(5) Siting shall be waived and replaced with the following siting requirements:

(a) The Principal Building shall be sited not less than:
(i) 2.1 meters (7 feet) from the lane (flanking lane) to the east;

(6) Section 612(6) Building Width and Length shall be waived;

(7) Section 402(6) within Prohibited Uses of Land, Buildings, and Structures shall be waived;

(8) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) A minimum of 143 residential vehicle Parking Spaces shall be provided;
(b) A minimum of 10 residential visitor Parking Spaces shall be provided;
(c) A minimum of 30 commercial vehicle Parking Spaces shall be provided, of which, four shall be identified as shared residential visitor and commercial parking;
(d) Two Loading Spaces shall be provided.

COMPREHENSIVE DEVELOPMENT 753 ZONE

(119-125 East 2nd Street)

In the CD-753 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail Service Group 1A Use;
(b) Retail Service Group 1 Use, restricted to rear tenancies not fronting East 2nd Street;
(b) Accessory Apartment Use subject to Section 6A02(1) of this Bylaw, except that an Accessory Apartment Use shall be permitted on the second storey and above;
(c) Accessory Home Occupation Use, subject to Section 507(6);
(d) Accessory Home Office Use, subject to Section 507(6);
(e) Child Care Use, subject to Section 607(9);
(f) Accessory Off-Street Loading Use;
(g) Accessory Off-Street Parking Use;
(h) Off-Site Parking Use.

(2) Gross Floor Area

(a) The maximum Gross Floor Area is 2.6 FSR;

(b) Not withstanding (2)(a) the Gross Floor Area may be increased as follows:

ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSTIY CATEGORY	**DESCRIPTION**	**ADDITIONAL DENSITY (BONUS)**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Provision of a Community Benefit Cash Contribution of $2,280,190 for an increase of 1.0 FSR to a maximum of 3.6 FSR	Maximum 1,115 sq. m. (12,001 sq. ft.)	As per OCP Policy Section 2.2.1

Such that the total effective on-site Gross Floor Area is not to exceed 3.6 FSR.

(3) A minimum of nine units shall have 3 bedrooms;

(4) Section 6A04(3) shall be varied to permit the maximum Lot Coverage to not exceed 92% at the ground level, and 51% at the second floor and above;

(5) Building Height:

(a) The Principal Building shall not exceed a Building Height of 23 metres (75.5 feet) as measured from the average Building Grade at the North property line along East 2nd Street;

(b) Elevator overruns, mechanical penthouses, fire egress stairs, balustrading and landscaping may project beyond the defined height in (a) by a maximum of 3.2 metres (10.5 feet) including elevator shafts and mechanical rooms;

(6) Section 6A04(5) shall be varied to allow the Principal Building to be sited:

(a) Not less than 0.6 meters from a Rear Lot Line or Flanking Lane at the ground level;

(b) Not less than 0.6 meters from a Flanking Lane at the second level and above;

(c) Not less than 4.8 meters from Rear Lot Line to the wall, at the second level and above;

(d) Not less than 1.9 meters from Rear Lot Line to an unenclosed balcony, at the second level and above.

COMPREHENSIVE DEVELOPMENT 754 ZONE

(407 West 16th Street)

In the CD-754 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) One Principal Building containing a maximum of three dwelling units shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

- (a) One-Unit Residential Use, subject to Section 506(2) of this Bylaw;
- (b) Two-Unit Residential Use, subject to Section 506(2) of this Bylaw;
- (c) Townhouse Residential Use subject to Section 506(2) of this Bylaw;
- (d) Accessory Home Occupation Use, subject to Section 507(6), (7) and (8) of this Bylaw;
- (e) Accessory Home Office Use; and
- (f) Accessory Off-Street Parking Use;

(3) The Principal Building Gross Floor Area shall be limited to 0.5 times the Lot Area;

(4) Section 514(1) shall be varied to limit the total floor area for all Accessory Buildings on the Lot to no larger than 0.1 times the Lot Area.

COMPREHENSIVE DEVELOPMENT 755 ZONE

(800 Marine Drive)

In the CD-755 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

(1) The permitted Principal Uses on the Lot shall be limited to:

(a) Retail-Service Group 1 Use;

(b) Accessory Apartment Use subject to Section 607(1) of this Bylaw;
i. Accessory Home Occupation Use, subject to Section 507(6);
ii. Accessory Home Office Use, subject to Section 507(6);

(c) Accessory Off-Street Parking Use;

(d) Accessory Off-Street Loading Use;

(2) Gross Floor Area:

(a) Combined and in total, shall not exceed 2.0 times the Lot Area;

(b) Maximum Gross Floor Area may be further increased to a maximum of 2.5 times the Lot Area, as follows:

BASE DENSITY			
OCP Schedule 'A'		2.0 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Community Benefit Cash Contribution	Provision of an Amenity Share of $399,610 for total maximum residential density of 1,485 sq. m. (15,984 sq. ft.)	Maximum 719.4 sq. m (7,743 sq. ft.) / 0.5 FSR	OCP section 2.2
TOTAL DENSITY		**2.5 FSR**	

(3) Lot Coverage of Principal Building shall not exceed a maximum of 91 percent;

(4) Building Height shall not exceed 17.7 metres (58.0 feet) as measured from average Building Grade of north Lot Line;

(5) Siting:

(a) Principal Building shall be sited a minimum:
i. 0.11 metres (0.4 feet) from Front (south) Lot Line;
ii. 0.06 metres (0.2 feet) from Rear (north) Lot Line;
iii. 1.00 metres (3.3 feet) from Exterior Side (east) Lot Line;
iv. 0.15 metres (0.5 feet) from Interior Side (west) Lot Line;

(6) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) Minimum number of accessory off-street Parking Spaces required for Residential Use is varied to 0.63 per unit;

(b) Minimum number of accessory off-street Parking Spaces required for CS-1 Zone Retail-Service Group 1 Use is varied to 1 space per 78 sq. m. (840 sq. ft.) of Gross Floor Area;

(c) Section 906(3)(a)(ii) is varied to permit a maximum of 64% small car spaces;

(d) Section 906(4)(i) is varied to permit a maximum driveway slope of 16% beyond the first 6.1 m (20 ft.)

(e) Minimum number of Loading Spaces required for Commercial Use is 1 space per 2,105 sq. m. (22,658 sq. ft.); and

(f) Section 10A07(1) is varied to permit Accessory End Destination Facilities to be located on the second storey of a building.

COMPREHENSIVE DEVELOPMENT 756 ZONE

(328 West 14th Street)

In the CD-756 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) Three Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

  (a) Two Principal Dwelling Units in the southernmost heritage building;

    (i) One Accessory Lock-Off Unit is permitted for each Dwelling Unit;

  (b) Two Principal Dwelling Units in the two northernmost infill buildings;

(3) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.69 times the Lot Area. For the purposes of CD-756 the following areas shall be excluded from Gross Floor Area calculations:

  (a) The attached carport area connected to the northernmost infill buildings;

  (b) Bicycle parking storage;

  (c) Garbage and recycling enclosure area;

(4) The Principal Buildings shall not exceed a combined Lot Coverage of 48 percent;

(5) The Principal Buildings shall be sited as follows:

  (a) The southernmost Principal Building (heritage home) shall be not less than:

    (i) 4.9 metres (15.9 feet) from the Front Lot Line;
    (ii) 23.8 metres (78.1 feet) from the Rear Lot Line;
    (iii) 3.0 metres (9.9 feet) from the western Interior Lot Line;
    (iv) 1.9 metres (6.2 feet) from the eastern Interior Lot Line;

  (b) The northernmost Principal Buildings (infill buildings) shall be not less than:

    (i) 29.8 metres (97.8 feet) from the Front Lot Line;
    (ii) 3.0 metres (10.0 feet) from the Rear Lot Line;
    (iii) 1.2 metres (4.0 feet) from the Interior Lot Line;
    (iv) 2.4 metres (8.0 feet) from another infill building;

(6) The attached carport shall be sited not less than 0.6 metres (2.0 feet) from the Rear Lot Line;

(7) The southernmost Principal Building (heritage home) shall not exceed a Height of 10.3 metres (33.7 feet) (maximum geodetic height of 260.5 feet);

(8) The northernmost Principal Buildings (infill buildings) shall not exceed a Height of 8.2 metres (27.0 feet) (maximum geodetic height of 253.7 feet);

(9) Each Dwelling Unit shall have access to 2 secure Bicycle Parking Spaces and a total of 8 shall be provided;

(10) Section 10A02(1)(c) shall be varied to permit Bicycle Parking Space overhead clearance height of no less than 1.5 metres (5.0 feet).

COMPREHENSIVE DEVELOPMENT 757 ZONE

(245 East 10th Street)

In the CD-757 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) One Dwelling Unit in the Northernmost Building (heritage house);
(b) Two Dwelling Units in the Southernmost Building (infill dwellings);

(3) The Principal Buildings shall not exceed a combined Lot Coverage of 42 percent;

(4) The Principal Buildings shall not exceed a combined Gross Floor Area of 0.73 times the Lot Area. For purposes of CD-757 the following area shall be excluded from Gross Floor Area calculations:

(a) Basement to a maximum 139.98 sq. m (1,496 sq. ft.) of the Southernmost Building;

(5) Section 507(2) Open Site Space shall be waived;

(6) The Principal Buildings shall be sited as follows:

(a) The Northernmost Building (heritage house) shall be not less than:

i. 4.6 metres (15 feet) from the Front Lot Line;
ii. 22.1 metres (72.5 feet) from the Rear Lot Line; with a siting exception for a deck maximum of 1.5 metres (5.0 feet) into the Rear yard setback;
iii. 4.2 metres (13.7 feet) from the east Interior Lot Line;
iv. 3.5 metres (11.6 feet) from the west Interior Side Lot Line;

(b) The Southernmost Building (infill dwellings) shall be not less than:

i. 27.0 metres (89 feet) from the Front Lot Line;
ii. 2.0 metres (6.5 feet) from the Rear Lot Line;
iii. 1.22 metres (4.00 feet) from the west Interior Side Lot Line;
iv. 1.22 metres (4.00 feet) from the east Interior Side Lot Line;

(7) The Northernmost Building (heritage house) shall not exceed a maximum geodetic height of 103.1 meters (338 ft.);

(8) The Southernmost Building (infill dwellings) shall not exceed a maximum geodetic height of 99.0 meters (324.8 ft.);

(9) The minimum number of accessory off-street Parking Spaces provided shall be 2 parking stalls;

(10) Every unit shall have access to 2 Bicycle Parking Spaces and a total of 6 Bicycle Parking Spaces shall be provided;

(11) Garbage and Recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces;

(12) All exterior finishes, design and landscaping shall be approved by the Heritage Advisory Commission.

COMPREHENSIVE DEVELOPMENT 758 ZONE

(144 West 21st Street)

In the CD-758 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) One Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Uses on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(3) Gross Floor Area:

(a) Combined and in total, shall not exceed 1.6 times the Lot Area;
(b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	0.7 FSR	OCP section 2.2
TOTAL DENSITY		**2.3 FSR**	

(4) Lot Coverage of Principal Building shall not exceed a maximum of 94 percent;

(5) Height of Principal Building shall not exceed five storeys and 16 metres (52.5 feet) as measured from average Building Grade of north Lot Line;

(6) Siting:

(a) Principal Building shall be sited a minimum:
i. 6.32 metres (20.7 feet) from Front and Rear Lot Line;
ii. 4.58 metres (15.0 feet) from east Side Lot Line;
iii. 4.00 metres (13.1 feet) from west Side Lot Line;

(b) Section 410(3) “Siting Exceptions” is varied to permit:
   i. Canopies to project up to 1.14 metres (3.8 feet) from Front (south) Lot Line;
   ii. Unenclosed balconies to project up to 4.42 metres (14.5 feet) from Front and Rear Lot Lines;
   iii. Stairwell to project up to 2.50 metres (8.2 feet) from west Side Lot Line;
   iv. Portions of Cellar that are above grade, including outdoor structures directly above the Cellar, to be setback 0 metres from a Lot Line;

(7) Section 510(2) “Unit Separation” be waived;

(8) Section 510(3) “Building Width and Length” be waived.

COMPREHENSIVE DEVELOPMENT 759 ZONE

(880 West 15th Street)

In the CD-759 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-2 Zone, except that:

(1) The permitted Principal Use on the Lot shall be limited to:

(a) Retail-Service Group 1

(i) Accessory Rental Apartment Residential Use;
(ii) Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
(iii) Accessory Off-Street Parking Use;
(iv) Accessory Home Office Use;

(2) Gross Floor Area

(a) Combined and in total, shall not exceed 1.6 times the Lot Area;

(b) Maximum Gross Floor Area may be further increased to a maximum of 2.5 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		2.0 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	0.5 FSR	OCP section 2.2
TOTAL DENSITY		**2.5 FSR**	

(3) A minimum of 10% of units shall have 3 bedrooms;

(4) Lot Coverage of Principal Building shall not exceed a maximum of 85 percent;

(5) Building Height:

(a) The Principal Building shall not exceed a Building Height of 17 metres (69 feet) as measured from the average Building Grades;

(b) Elevator and mechanical penthouses may project beyond the defined height in (4)(a) by a maximum of 6.1 metres (20 feet) including elevator shafts and mechanical rooms;

(6) Section 607 shall be varied to permit an accessory Apartment Use on the second Storey and above;

(7) Section 611(5) Siting shall be waived and replaced with the following siting requirements:

(a) The Principal Building shall be sited not less than:

(i) 3.972 meters (13 feet) from the lane (Rear Lot Line) to the north;
(ii) 2.38 meters (8 feet) from the lane (Rear Lot Line) to the north, to an unclosed balcony at the second level and above;

(8) Section 611(6) Building Width and Length shall be waived.

COMPREHENSIVE DEVELOPMENT 761 ZONE

(275 East 2nd Street)

In the CD-761 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) "Basement" means the floor levels, located below the First Storey;

(2) One Principal Buildings shall be permitted on one Lot;

(3) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
  i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
  ii. Accessory Off-Street Parking Use;
  iii. Accessory Home Office Use;

(4) Gross Floor Area:

(a) Combined and in total, shall not exceed 1.6 times the Lot Area;
(b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the Lot Area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		**2.6 FSR**	

(c) Open to Below Areas shall not be counted twice;
(d) No more than 684.0 square meter (7,363.0 Square feet) of Rental Apartment Residential Use Floor Area shall be excluded in basement areas;

(5) Lot Coverage of Principal Building shall not exceed a maximum of 72 percent;

(6) Height:

(a) Height of Principal Building shall not exceed six storeys and 17.3 metres (56.8 feet) as measured from average Building Grade of north Lot Line;

(7) Height Exceptions:

(a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
i. parapet walls, guard rails, Garden Structures common staircase and elevator structures by not more than 3.3 meter (10.8 feet.)
ii. Fully screened mechanical equipment located at leas 3 meter (9.8 feet.) from the roof edge by not more than 2.0 meter (6.6 feet.);

(8) Siting:

(a) Principal Building shall be sited a minimum:
i. 3.1 metres (10.2 feet) from Front (north) Lot Line;
ii. 3.9 metres (13.1 feet) from Rear (south) Lot Line;
iii. 3.2 metres (10.5 feet) from Exterior Side Lot Line;
iv. 3.1 metres (10.2 feet) from Interior Side Lot Line;

(b) Section 410(3) “Siting Exceptions” is varied as follows:
i Bay Windows Unenclosed Balconies, and Open Appendages shall not project beyond the face of the Principal Building toward the Interior Side Lot Line;

(9) Section 510(2), Unit Separation, shall be waived;

(10) Section 611 (6), Building Width and Length, shall be waived.

COMPREHENSIVE DEVELOPMENT 763 ZONE

(351 West 3rd Street)

In the CD-763 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) "Basement" means the floor levels, located below the First Storey;

(2) One Principal Building shall be permitted on one Lot;

(3) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
  i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
  ii. Accessory Off-Street Parking Use;
  iii. Accessory Home Office Use;

(4) Gross Floor Area:

(a) Combined and in total, shall not exceed 1.6 times the original lot area of 1,396m^2;
(b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the original lot area of 1,396m^2, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		**2.6 FSR**	

(5) Lot Coverage of Principal Building shall not exceed a maximum of 67 percent of the original lot area of 1,396m^2;

(6) Height:

(a) Height of Principal Building shall not exceed five storeys and 18 metres (59 feet) as measured from average building grade of the new northern property boundary following road dedication (being 24.35 metres);

(7) Height Exceptions:

(a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
i. parapet walls, guard rails, Garden Structures, common staircase and elevator structures by not more than 4.0 metres (13.13 feet);
ii. Fully screened mechanical equipment, sited at least 7.5 metres (24.6 feet.) from the property boundary, by not more than 2 metres (6.6 feet);

(8) Siting:

(a) Principal Building shall be sited in accordance with the following:
i. from the Front Lot Line (northern property boundary), being from the new property boundary following road dedication:
1. No less than 0 metres to the basement levels;
2. No less than 2.1 metres (6.9 feet) to upper level walls;
3. No less than 0.3 metres (1.0 feet) to an unenclosed balcony;
ii. from the Rear Lot Line (southern boundary):
1. No less than 0 metres the basement levels;
2. No less than 3.0 metres (9.8 feet) to the upper level walls;
3. No less than 1.2 metres (4.2 feet) to an unenclosed balcony;
iii. from the Exterior Side Lot Line (western boundary):
1. No less than 2.5 metres (8.2 feet) to the basement levels;
2. No less than 5.2 metres (17.1 feet) to the upper level walls;
3. No less than 3.1 metres (10.2 feet) to an unenclosed balcony;
iv. from the Interior Side Lot Line (eastern boundary):
1. Not less than 0 metres to the basement levels;
2. Not less than 4.0 metres (13.1 feet) to the upper level walls;
3. Not less than 2.3 metres (7.5 feet) to an unenclosed balcony;

(b) Section 410(3) “Siting Exceptions” is varied as follows:
i Where eaves project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted above, may be reduced by:
1. 1.7 metres (5.6 feet) from a Front Lot Line (northern property boundary);
2. 2.1 metres (6.9 feet) from a Rear Lot Line (southern boundary);
3. 2.3 metres (7.5 feet) from an Exterior Side Lot Line (western boundary);
4. 1.6 metres (5.2 feet) from an Interior Side Lot Line (eastern boundary);

(9) Section 510(2), Unit Separation, shall be waived;

(10) Section 510 (3), Building Width and Length, shall be waived;

(11) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) Minimum number of accessory off-street Parking Spaces required for Rental Apartment Residential Use is varied to 0.53 per unit.

COMPREHENSIVE DEVELOPMENT 764 ZONE

(1612 St. Georges Avenue)

In the CD-764 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) One Principal Building shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(3) Gross Floor Area:

(a) Combined and in total, shall not exceed 1.6 times the lot area;
(b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the lot area, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		**2.6 FSR**	

(4) Height:

(a) Height of Principal Building shall not exceed six storeys and 19 metres (62.4 feet) as measured from average building grade;

(5) Height Exceptions:

(a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:
i. parapet walls, guard rails, Garden Structures, common staircase and elevator structures by not more than 6.1 metres (20 feet);
ii. Fully screened mechanical equipment, sited at least 2.5 metres (8.2 feet) from the outer edge of the roof, by not more than 6.1 metres (20 feet);

(6) Siting:

(a) Principal Building shall be sited in accordance with the following:
   i. from the Front Lot Line (southern boundary):
      1. No less than 3.18 metres to the basement levels;
      2. No less than 4.57 metres (15 feet) to upper level walls;
      3. No less than 3.35 metres (11 feet) to an unenclosed balcony;
   ii. from the Rear Lot Line (northern boundary):
      1. No less than 0 metres the basement levels;
      2. No less than 2.44 metres (8 feet) to the upper level walls;
      3. No less than 1.2 metres (4 feet) to an unenclosed balcony;
   iii. from the Exterior Side Lot Line (western boundary):
      1. No less than 0 metres the basement levels;
      2. No less than 4.57 metres (15 feet) to upper level walls;
      3. No less than 3.35 metres (11 feet) to an unenclosed balcony;
   iv. from the Interior Side Lot Line (eastern boundary):
      1. Not less than 0.8 metres (2.6 feet) to the basement levels;
      2. No less than 4.57 metres (15 feet) to upper level walls;
      3. Not less than 3.048 metres (10 feet) to an unenclosed balcony;

(b) Section 410(3) “Siting Exceptions” is varied as follows:
   i Where eaves project beyond the face of the Principal Building, the minimum distance to an abutting Lot Line as permitted above, may be reduced by 1.524 metres (5 feet);

(7) Section 510(2), Unit Separation, shall be waived;

(8) Section 510(3), Building Width and Length, shall be waived.

COMPREHENSIVE DEVELOPMENT 765 ZONE

(140 West 19th Street)

In the CD-765 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RM-1 Zone, except that:

(1) One Principal Building shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) Rental Apartment Residential Use:
i. Accessory Home Occupation Use, subject to Sections 507(6), (7) and (8) of this Bylaw;
ii. Accessory Off-Street Parking Use;
iii. Accessory Home Office Use;

(3) Gross Floor Area:

(a) Combined and in total, shall not exceed 1.6 times the original lot area of 2,398m^2;
(b) Maximum Gross Floor Area may be further increased to a maximum of 2.6 times the original lot area of 2,398m^2, upon entering into a Housing Agreement with the City:

BASE DENSITY			
OCP Schedule 'A'		1.6 FSR	
ADDITIONAL (BONUS) DENSITY			
ADDITIONAL DENSITY CATEGORY	**DESCRIPTION**	**ADDITIONAL (BONUS) DENSITY**	**POLICY REFERENCE**
Secured Rental Housing	100% rental housing; 10% mid-market rental units	1.0 FSR	OCP section 2.2
TOTAL DENSITY		**2.6 FSR**	

(4) Lot Coverage of Principal Building shall not exceed a maximum of 50 percent of the original lot area of 2,398m^2;

(5) Height:

(a) Height of Principal Building shall not exceed six storeys and 19.5 metres (64 feet) as measured from average building grade;

(6) Height Exceptions:

(a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:

i. parapet walls, guard rails, Garden Structures, common staircase and elevator structures by not more than 6.1 metres (20 feet);
ii. Fully screened mechanical equipment, sited at least 2.5 metres (8.2 feet) from the outer edge of the roof, by not more than 6.1 metres (20 feet);

(7) Siting:

(a) Principal Building shall be sited in accordance with the following:
i. from the Front Lot Line (southern boundary):
1. No less than 0.3 metres (1 foot) to the basement levels;
2. No less than 6.1 metres (20 feet) to upper level walls.
ii. from the Rear Lot Line (northern boundary):
1. No less than 1 metre (3.28 feet) the basement levels;
2. No less than 6.1 metres (20 feet) to upper level walls;
3. 1.2 metres (4 feet) to single storey unenclosed pergola structure.
iii. from the Exterior Side Lot Line (western boundary), being from the new property boundary following road dedication:
1. No less than 0.3 metres (1 foot) to the basement levels;
2. No less than 0.8 metre (2.6 feet) to upper level walls;
3. No less than 0.3 metres (1 foot) to an unenclosed balcony.
iv. from the Interior Side Lot Line (eastern boundary):
1. Not less than 1.2 metres (4 feet) to the basement levels;
2. No less than 3.7 metres (12 feet) to upper level walls.

(b) Section 410(3) “Siting Exceptions” is varied as follows:
i Steps, including parking exit stairs, can be positioned to project beyond the face of the Principal Building.
ii. Building column next to the front entrance can project into the Front Lot Line setback by 0.7 metres.

(8) Section 510(2), Unit Separation, shall be waived;

(9) Section 510(3), Building Width and Length, shall be waived;

(10) Section 10A02(1)(c) is varied to permit a Bicycle Parking Space overhead clearance of not less than 2.134 meters (7 feet);

(11) Section 10A02(2)(b) is varied, such that a Vertical Bicycle Parking Spaces shall not be counted towards more than 38% of the required Secure Bicycle Parking Spaces.

COMPREHENSIVE DEVELOPMENT 766 ZONE

(2416 Western Avenue)

In the CD-766 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RG-3 Zone, except that:

(1) Three (3) Principal Buildings shall be permitted on one Lot;

(2) Section 563(4) Required Accessory Lock-Off Unit Use shall be waived;

(3) Density:

(a) The Gross Floor Area shall not exceed 1.0 times the Lot Area based on the original lot size of 1,311.5 square meters (14,117 square feet);

(b) For the purposes of calculating Gross Floor Area, all residential floor area on the Cellar and any residential floor area located directly above the portion of the Cellar used for Parking, Secure Bicycle Parking, Garbage and Recycling, and common electrical, mechanical and LEC rooms, of an shall be excluded from the calculation;

(4) Lot Coverage:

(a) The Lot Coverage shall not exceed 54% the Lot Area based on the original lot size of 1,311.5 square meters (14,117 square feet);

(5) Building Height:

(a) Principal Buildings on the Western portion of the lot shall not exceed a Building Height of 3 storeys and 12 metres (39.3 feet), as measured from the average Building Grade at the North property based on the original lot measuring 120.0 metres (393.55 feet) geodetic;

(b) Principal Building on the Eastern portion of the lot shall not exceed a Building Height of 2 storeys and 9 metres (29.5 feet), as measured from the average Building Grade at the North property based on the original lot measuring 120.0 metres (393.55 feet) geodetic;

(6) Height Exceptions:

(a) The Heights of Buildings and Structures permitted elsewhere in the Bylaw may be exceeded for:

i. parapet walls, guard rails, Garden Structures, staircase and elevator structures by not more than 3.3 metres (10.8 feet);

ii. Fully screened mechanical equipment located at least 2 metres (9.8 feet) from the roof edge by not more than 2.0 metres (6.6 feet);

(7) The minimum required Principal Building setback, measured to each building face, shall be limited to:

(a) 3 metres (9.8 feet) from the Front Lot Line;

(b) 1.2 metres (3.94 feet) from an Interior Side Lot Line or Exterior Side Lot Line; and

(c) 0.6 metres (2 feet) from the Rear Lot Line;

(8) Off-Street Parking, Short-Term and Secure Bicycle Parking, and Accessory Off-Street Loading Spaces shall be provided in conformity with the requirements of Division IV, Parts 9, 10, and 10A, except that:

(a) Minimum number of accessory off-street Parking Spaces required Residential Use is varied to 0.95 per unit;

(b) Visitor Parking shall be provided according to section 908 Visitor Parking except that 1 visitor parking space shall be provided.

COMPREHENSIVE DEVELOPMENT 767 ZONE

(648 West 14th Street)

In the CD-767 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-1 Zone, except that:

(1) The permitted Uses on the Lot shall include:
- One Principal Building containing a maximum of three Principal Dwelling Units and,
- Three Accessory Dwelling Units subject to Section 507(14);

(2) The combined Lot Coverage for Principal Building and Accessory Building together shall not exceed 45% of the lot area;

(3) The maximum Gross Floor Area be limited to 0.5 Floor Space Ratio;

(4) The total floor area for all Accessory Buildings on the Lot shall not exceed 83.6 square meters (900 square feet).

COMPREHENSIVE DEVELOPMENT 768 ZONE

(311 West 14th Street)

In the CD-768 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the RT-2 Zone, except that:

(1) Two Principal Buildings shall be permitted on one Lot;

(2) The permitted Principal Use on the Lot shall be limited to:

(a) One-Unit Residential Use in the northernmost Principal Building (the heritage building);

i. Accessory Secondary Suite Use, subject to Section 507(11) of this Bylaw;
ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
iii. Accessory Home Office Use;

(b) Two-Unit Residential Use in the southernmost Principal Building (the infill building);

i. Accessory Lock-Off Unit Use, subject to Section 507(15) of this Bylaw;
ii. Accessory Home Occupation Use, subject to Sections 507(6), (7), and (8) of this Bylaw;
iii. Accessory Home Office Use;

(3) Section 507(11)(e) requiring the owner to reside on the property shall be waived;

(4) Section 507(15)(a) requiring an Accessory Lock-Off Unit Use to be accessory to a Townhouse Use or Apartment Use shall be varied to allow the Accessory Lock-Off Unit Use to be Accessory to a Two-Unit Residential Use;

(5) Gross Floor Area (One-Unit and Two-Unit Residential):

(a) The total combined Gross Floor Area (One-Unit and Two-Unit Residential) for both Principal Buildings shall not exceed 0.67 times the Lot Area (5,655 square feet);
(b) Notwithstanding section (5)(a) of this zone, Basements (One-Unit and Two-Unit Residential) may be excluded from Gross Floor Area (One-Unit and Two-Unit Residential) up to 2,761 square feet;
(c) Notwithstanding section (5)(a) of this zone, bicycle storage lockers and garbage and recycling storage shall be excluded from Gross Floor Area (One-Unit and Two-Unit Residential);

(6) The Principal Buildings shall be sited as follows:

(a) The northernmost Principal Building (heritage house) shall be not less than:

i. 6.7 metres (22 feet) from the Front Lot Line;
ii. 22.5 metres (73.8 feet) from the Rear Lot Line;
iii. 4.4 metres (14.4 feet) from the west Interior Lot Line;
iv. 4.7 metres (15.5 feet) from the east Interior Side Lot Line;

(b) The southernmost Principal Building (infill building) shall be not less than:

i. 25.1 metres (82.3 feet) from the Front Lot Line;
ii. 6.096 metres (20.0 feet) from the Rear Lot Line;
iii. 2.3 metres (7.5 feet) from Interior Side Lot Lines;

(c) Where unenclosed Porches or steps project beyond the face of a Principal Building, the minimum distance to an abutting Lot Line may be reduced by:

i. 3.048 metres (10 feet) from the Front Lot Line and Rear Lot Line;

(d) Where Bay Windows or chimneys project beyond the face of the northernmost Principal Building (the heritage building), the minimum distance to an abutting Lot Line may be reduced by:

i. 0.67 metres (2 feet) from the Interior Side Lot Lines;

(7) Height

(a) The northernmost Principal Building (the heritage building) shall not exceed a maximum building height of 8 metres (26.25 feet) as measured from the average Building Grades along the north property line;

(b) The southernmost Principal Building (the infill building) shall not exceed a maximum overall building height of 9.3 metres (30.51 feet) as measured from the average Building Grades along the north property line;

(c) Section 509B(4)(c) requiring a minimum First Storey height of 0.76 metres (2.5 feet) above the reference grade shall be waived;

(8) Every Primary Dwelling Unit and Accessory Secondary suite shall have access to 2 Bicycle Parking Spaces and a total of 8 Bicycle Parking Spaces shall be provided;

(9) Overhead clearance of bicycle parking shall be no less than 1.2 metres;

(10) Garbage and Recycling shall be screened on all sides and shall not be located in required Emergency Access Pathways, driveways, or Parking Spaces.

COMPREHENSIVE DEVELOPMENT 771 ZONE

(165 East 13th Street)

In the CD-771 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1B Zone, except that:

(1) Permitted Uses shall be limited to:

(a) Retail Service Group 1 Use;
  i. Accessory Off-Street Parking Use;
  ii. Accessory Off-Street Loading Use.

(b) Civic Use;
  i. Accessory Apartment Residential Use, subject to Section 607(1);
  ii. Accessory Rental Apartment Residential Use;
  iii. Accessory Non-Commercial Social & Recreational Facilities;
  iv. Accessory Off-Street Parking Use;
  v. Accessory Off-Street Loading Use.

(c) Child Care Use subject to section 607(9).
  i. Accessory Off-Street Parking Use;
  ii. Accessory Off-Street Loading Use.

(2) In the CD-771 Zone an Accessory Apartment Residential Use and Accessory Rental Apartment Residential Use shall be accessory to a Civic Use located on the same site.

(3) A maximum Gross Floor Area of 4.0 times the Lot Area shall be permitted.

(4) For the purposes of the CD-771 Zone, a Civic Use shall be excluded from Gross Floor Area calculations.

(5) Principal Buildings shall not exceed a maximum height of 46 metres (150 feet).

COMPREHENSIVE DEVELOPMENT 772 ZONE

(131 East 2nd Street and 112-178 East 1st Street)

In the CD-772 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-3 Zone, except that:

(1) The CD-772 Zone shall be comprised of Sites A, B and C as described in Schedule 148.

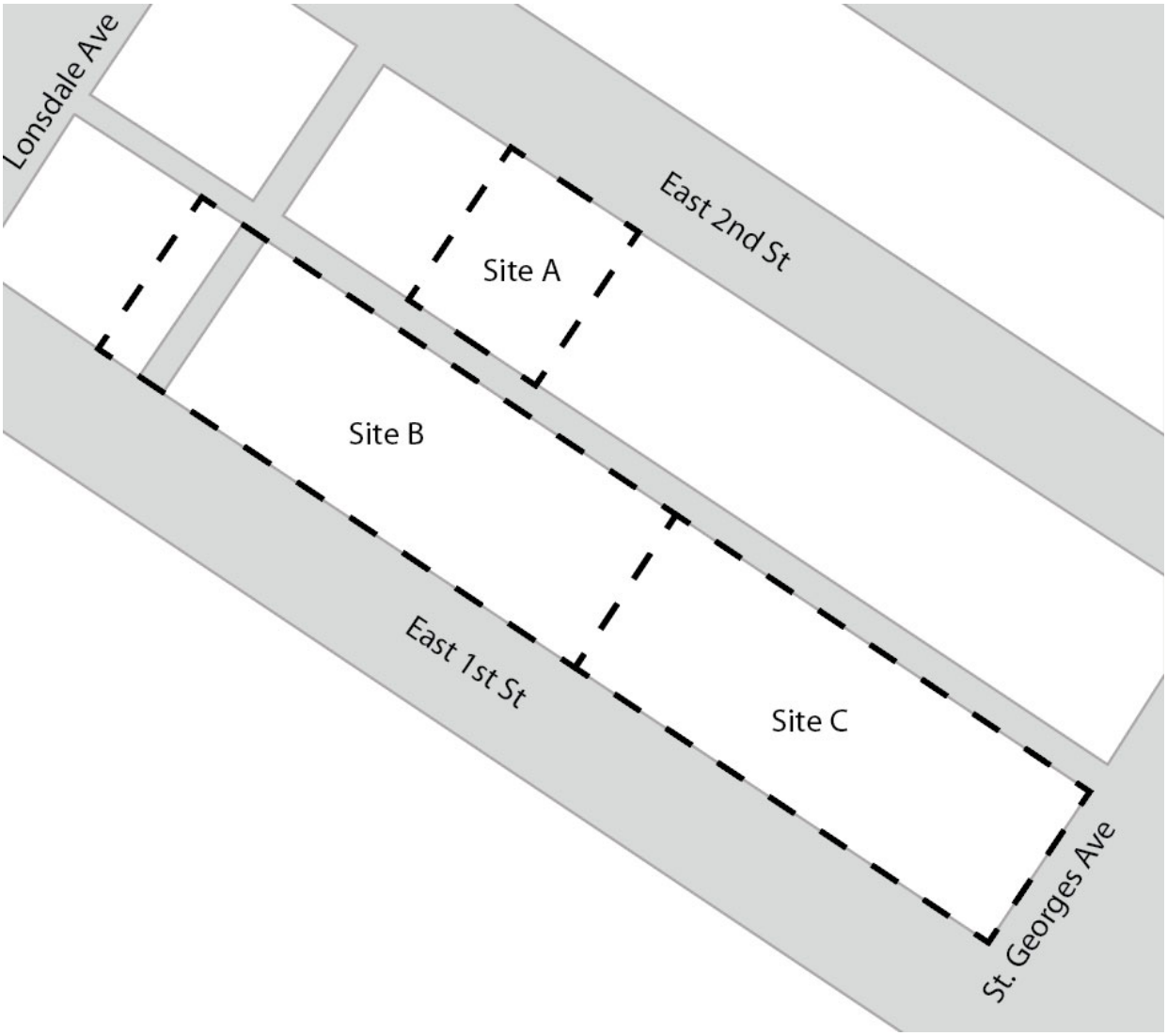
(2) A maximum Gross Floor Area of 3.6 times the Lot Area shall be permitted.

(3) Division V, Inclusionary Zoning Requirements for Residential Development shall apply.

(4) Maximum permitted Building Height shall be as follows:
   (a) On Site A, 23.0 metres;
   (b) On Site B, 48.0 metres;
   (c) On Site C, 37.0 metres.

CD-772	SCHEDULE 148	Page 1 of 1
Amending Bylaw No. 9137		

CD-772 ZONE SITE DEFINITION



Sites A, B and C include properties having the following civic addresses on the date of adoption of this Bylaw:

Site A: 131 East 2nd Street
Site B: 112-146 East 1st Street
Site C: 148-178 East 1st Street

DIVISION VII: ZONING MAP

Division VII presents Zone boundaries for the City as provided for in Sections 302 and 1201. The City of North Vancouver Zoning Map is an integral part of the "Zoning Bylaw, 1995, No. 6700." The zoning maps may be viewed at City Hall, or viewed through the City's website using the Map Catalogue or CityMap.

Online Map Catalogue

http://www.cnv.org/City-Services/Maps-of-the-City/Map-Catalogue

CityMap

https://gisext2.cnv.org/CityMap/