

# 2.4 ZONING SUMMARY

	Permitted Uses Outright Approval Uses	Conditional Approval Uses	Building Height	Front Yard and Setback	Density (FSR)	Parking	Loading	Bicycles
C-2 Zoning	<p><b>2.2C Cultural and Recreational</b> Bowling Alley, Fitness Centre, Library, Museum or Archives, Personal Training Centre, Rink, Swimming Pool</p> <p><b>2.2O Office</b> Financial Institution, General Office, Health Care Office</p> <p><b>2.2R Retail</b> Grocery or Drug Store except for Small-scale Pharmacy, Retail Store</p> <p><b>2.2S Service</b> Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Business</p>	<p><b>3.2C Cultural and Recreational</b> Arcade, Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Hall, Park or Playground, Theatre, Zoo or Botanical Garden</p> <p><b>3.2D</b> Deposition or extraction of material so as to alter the configuration of the land</p> <p><b>3.2DW Dwelling</b> Dwelling, Multiple Dwelling, Multiple Conversion Dwelling, Residential Unit, Seniors Supportive or Assisted Housing</p> <p><b>3.2I Institutional</b> Ambulance Station, Child Day Care Facility, Church, Detoxification Centre, Hospital, Public Authority Use, School - Elementary, Secondary, University, or College, Social Service Centre, Special Needs Residential Facility - Community Care or Group Living</p>	<p><b>4.3.1</b> <b>4.6 metres:</b> 6.1 metres measured from the ultimate rear property line.</p> <p><b>10.7 metres:</b> next 4.6 metres</p> <p><b>13.8 metres:</b> remainder of site to front property line.</p> <p><b>4.3.2</b> The Director of Planning or DP Permit Board may permit an increase in the maximum height provided the Director of Planning or DP Board first considers the intent of the schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.</p>	<p><b>4.4.1 Non-Residential:</b> 0.6 m up to a height of 10.7 m, 2.4 m above a height of 10.7 m</p> <p><b>Residential:</b> min. 0.6 m and minimum average depth shall be 3.7m</p> <p><b>Parking Area:</b> min. 1.2 m</p>	<b>2.50 Permitted</b>	As per Parking Bylaw	As per Parking Bylaw	As per Parking Bylaw
						<b>Residential:</b> —	<b>Residential:</b> 1 Class B	<b>Residential:</b> —
						<b>Retail:</b> —	<b>Retail:</b> 3 Class B	<b>Retail &amp; Offices:</b> —
Proposed CD-1	Residential Grocery Store Retail / Restaurant		<p>Northeast Tower 45.1m/148'</p> <p>South Tower 44.2m/145'</p> <p>West Tower 44.2m/145'</p>	<p>Non-Residential: 0.20 m, min. 1.86 at entrances</p> <p>Residential: 1.81 m – 4.59 m</p> <p>Parking Area: n/a</p>	<b>3.8166 Total Proposed</b>	<b>Retail:</b> 157	<b>Retail:</b> 1 Class A 1 Class B 2 Class C	<b>Retail:</b> 9 Class A 6 Class B
						<b>Residential:</b> 440	<b>Residential:</b> 4 Class A 2 Class B	<b>Residential:</b> 505 Class A 12 Class B

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The application proposes a rezoning from the current C-2 zoning to a CD-1 zoning.

The site is currently zoned C-2, which allows retail use on the site. Conditional Uses include Dwelling and Multiple Dwellings. The DP Board and Director of Planning may permit an increase in the maximum height. The CD-1 zoning would accommodate the increase in density that is proposed.

## DISTRICTS

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00AEEF; margin-right: 5px;"></span> <b>Light Industrial</b><br/>(IC-1, IC-2, IC-3, I-1, I-2, I-3)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6A5ACD; margin-right: 5px;"></span> <b>CD-1</b><br/>(Comprehensive Development)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; margin-right: 5px;"></span> <b>Two-Family Dwelling</b><br/>(RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC000; margin-right: 5px;"></span> <b>Multiple Dwelling</b><br/>(RM-1, RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C, RM-6, FM-1)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; margin-right: 5px;"></span> <b>Commercial</b><br/>(C1, C2, C2B, C2C, C2C-1, C3A, C5, C6, C7, C8, FC-1)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; margin-right: 5px;"></span> <b>One-Family Dwelling</b><br/>(RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, RS-7)</li> </ul> |
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