

## 4.0 Rezoning Summary

SUMMARY		Existing	Permitted	Proposed
Zoning		C3-A	C3-A	CD-1
Use		Commercial	<p><b>Outright Approval:</b>                      2.2.C [Cultural &amp; Recreational] – Bowling Alley, Club, Community Centre, Fitness Centre, Hall, Library, Museum, Rink, Swimming Pool, Theatre                      2.2.O [Office] – Financial Institution, General Office, Healthcare office                      2.2.R [Retail] – Furniture or Appliance, Grocery or Drug Store, Retail Store                      2.2.S [Service] – Auction Hall, Barber, Beauty Salon, Catering, Laboratory, Laundry, Dry Cleaners, photography, Print Shop, Repair Shop, Restaurant, School – Business, Vocational, Sign Painting Shop.</p> <p><b>Conditional:</b>                      3.2.C [Cultural &amp; Recreational] – Arcade, Artist Studio, Billiard Hall, Bingo Hall, Casino, Park, Zoo or Botanical Garden                      3.2.DW [Dwelling] – Multiple Dwelling, Multiple Conversion Dwelling, Principal Dwelling Unit, Residential Units as part of artists studio, Seniors Supportive or Assisted Housing                      3.2.I Institutional – Ambulance Station, Child Day Care, Church, Detox Centre, Hospital, Public Authority, Scholl, Social Services, Community Care, Group Residence.                      3.2.R [Retail] – Farmers Market, Adult Retail, Gas Station, Liquor Store, Pawnshop, Secondhand Store, small-scale Pharmacy, Vehicle Dealer</p>	Market Rental Residential with Commercial at grade
FSR		0.49	3.0	8.77
Site coverage		49.8%	N/A	91% at grade, 82% at residential levels
Building height		+/- 23'-0 (6.7m)	<p>4.3.1 Maximum Building Height 30'-2" (9.2m)                      4.3.2 The Development Permit Board may permit an increase in the maximum height of a building with respect to any development.</p>	<p>138'-6" (42.2m)                      13 storeys</p>
Setbacks	Front yard – Kingsway	none	None / 1.2m for any parking area	6'-0" (1.8m)
	Front yard – 11 <sup>th</sup> Avenue	none	none	none
	Rear yard – Lane	20'-0" (6.1m)	10'-2" (3.1m) minus the lane width to centre line 24'-11" (7.6m) residential setback to centre of lane	24'-11" (7.6m) residential setback to centre of lane
	Side yard – side	none	none	none
Parking		As per parking by-law	As per parking by-law	<p>Required: 121 residential, 11 commercial                      Proposed: 121 residential, 11 commercial</p>
Loading		As per parking by-law	As per parking by-law	<p>Required: 1 class B residential, 2 class B commercial                      Proposed: 1 class B residential, 2 class B commercial</p>
Bicycles		As per parking by-law	As per parking by-law	<p>Required: 244 class A &amp; 6 class B residential, 2 class A commercial                      Proposed: 245 class A &amp; 6 class B residential, 8 class A &amp; 4 class B commercial</p>

Fig. 14 rezoning summary table