

600 – Comprehensive Development or site specific zones

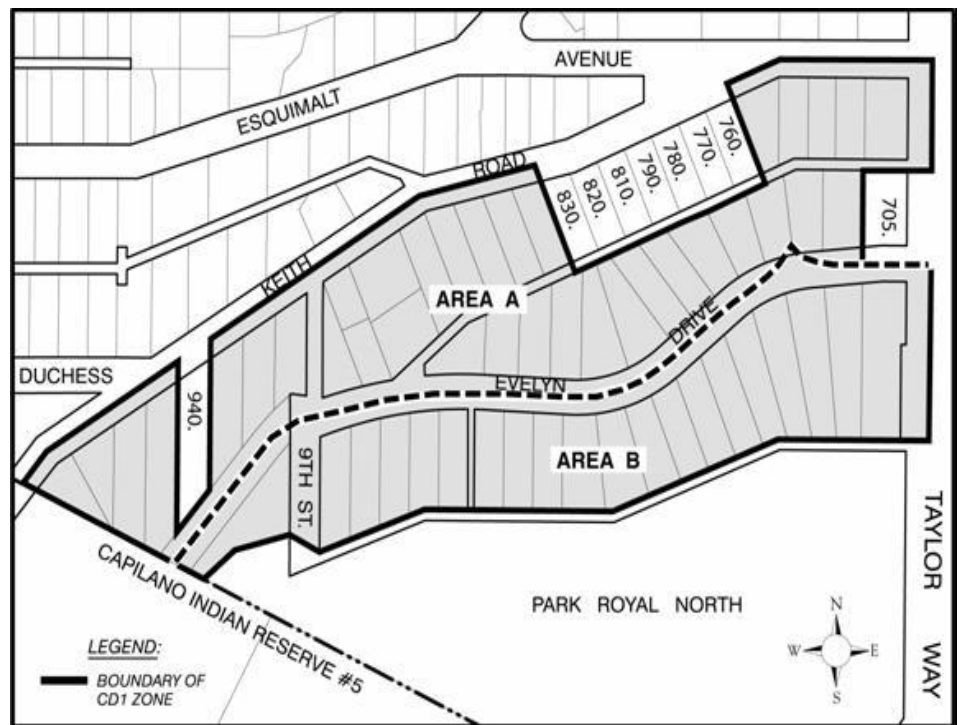
601 – CD1 (Evelyn Drive)

AMENDING
BYLAW

SECTION REGULATION

601.01 Map

Lands zoned CD1 shall be identified as Areas A and B as shown on the map below:



601.02 Permitted Uses

- (1) **Area A:**
 - (a) accessory uses
 - (b) child care
 - (c) civic use
 - (d) cluster housing
 - (e) duplex dwellings

- (f) home based business
- (g) keeping of not more than two lodgers in each dwelling unit
- (h) single family dwellings

(2) Area B:

- (a) accessory uses
- (b) apartment
- (c) child care
- (d) civic use
- (e) cluster housing
- (f) duplex dwellings
- (g) guest suites
- (h) home based business
- (i) keeping of not more than two lodgers in each dwelling unit
- (j) single family dwellings

#5001

601.03 Conditions of Use

- #5001 (1) The total number of dwelling units in the CD1 zone shall not exceed 350 dwelling units
- #5001 (2) The units constructed in the CD1 zone shall be as follows:
 - (a) single family dwellings: maximum 16
 - (b) duplex dwellings: maximum 12
 - (c) cluster housing: maximum 61
 - (d) apartment units: maximum 261
- #5001 (3) The dwelling units in the CD1 zone shall maintain an average floor area of:
 - (a) single family - 250 square metres
 - (b) duplex dwellings - 186 square metres
 - (c) cluster housing - 140 square metres
 - (d) apartments - 130 square metres
- (4) For purposes of Section 601.03 (3), 'floor area' shall mean:
 - (a) for single family and two family dwellings, the meaning ascribed to it in Section 130.08; and

- #5001
- (b) for cluster housing, the net dwelling unit area excluding parking areas, open balconies, open terraces, common hallways, exterior steps and similar areas; and
 - (c) for apartments, the net dwelling unit area excluding parking areas, open balconies, open terraces, a maximum 9.5 square metres per apartment units of enclosed balcony, common fitness and amenity areas, common hallways, exterior steps, guest suites, and similar areas
- #5001
- (5) A maximum of five guest suites not exceeding 190 square metres in combined floor area are permitted on Lot 8 and shall not count as units for the purposes of section 601.03(1).
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- (6) The total number of units permitted shall comply with the following vehicle traffic generation rates:
 - (a) 1.2 vehicle trips per single family dwelling
 - (b) 1.0 vehicle trips per dwelling unit in a duplex dwelling
 - (c) 0.68 vehicle trips per dwelling unit in cluster housing
 - (d) 0.63 vehicle trips per dwelling unit in an apartment building

601.04 Density

- (1) The density in the CD1 Zone shall be a maximum Floor Area Ratio (FAR) of 0.35
- (2) Despite Section 601.04 (1), the maximum density shall be increased from that set out in Section 601.04 (1) to that set out in Sections 601.04 (4) and 601.04 (5), if the following amenities are provided and installed, at no cost to the District:
 - (a) 30 Apartment rental housing units are provided, in one building, subject to a Housing Agreement under the Local Government Act securing the 30 units as rental housing in perpetuity;

- (b) \$2.5 million is contributed to a reserve fund to be used for enhanced pedestrian systems, public transit, cycling systems, and Arts and Culture in the District;
- (c) \$350,000 is contributed to a reserve fund to be used for a traffic calming study for the area bounded by Marine Drive, 13th Street, Fulton Avenue/Anderson Crescent, Taylor Way, Keith Road and 11th Street, and for implementation of traffic calming measures in this study area;
- (d) The pedestrian walkways and gathering places identified in Section 601.111 are constructed to the satisfaction of the District and dedicated to the District as park or highway, in the District's sole discretion, so that title vests in the District;
- (e) The road system identified in Section 601.111, the new intersection on Keith Road, and Keith Road from this new intersection east to Taylor Way are constructed to the satisfaction of the District and dedicated to the District as highway so that title to it vests in the District;
- (f) \$1.0 million is contributed to a reserve fund to be used for road, water, sanitary and storm main upgrades adjacent to but outside lands zoned CD1, excluding the infrastructure referred to in Subsections 601.04 (d) and (e); and
- (g) A Section 219 covenant registered in favour of the District against all the lands in the CD1 zone prohibiting development of the lands except in conjunction with a storm water management system that:
 - (i) retains, infiltrates, and/or evapo-transpires 50% of the mean annual rainfall arising from 2 year storm events using low impact development measures, such as absorbent landscaping, infiltration swales, rain gardens, pervious paving, and green roofs; and
 - (ii) provides a piped system with the capacity of handling runoff from moderate events up to storms with a return period of 10 years; and
 - (iii) provides flood protection from 100 year overland flows

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- (3) In lieu of providing all or specific amenities referred to in Section 601.04 (2), a Section 219 Covenant setting out an agreement to guarantee provision of all or specific amenities and security to cover the cost of providing the specific amenities referred to in Section 601.04 (2), may be accepted by the District acting in its sole discretion
- #5001 (4) For lands identified in Section 601.04 (1) as Area A, the maximum density referred to in Section 601.01 shall be increased to a total 14,572 square metres provided that the maximum FAR of any individual Cluster Housing lot shall be 0.6
- #4788 (5) For the lands identified in Section 601.01 as Area B, the density referred to in Section 601.04 (1) shall be increased to a maximum floor area of 32,623 square metres
- (6) For purposes of calculating floor area as required under Sections 601.04 (4) and 601.04 (5), 'floor area' shall mean:
- (a) for single family and two family dwellings, the meaning ascribed to it in Section 130.08; and
 - (b) for cluster housing and apartments, the meaning ascribed to it in Section 120.21 except that the exclusion of enclosed balconies shall apply only to apartments and shall be limited to a maximum of 9.3 square metres per apartment dwelling unit

601.05 Site Coverage

- (1) Site Coverage for buildings and structures, excluding underground parking structures, shall be limited to the following maximums:

USE	MAXIMUM SITE COVERAGE
Apartment	35%
Cluster Housing	40%
Single Family lots of 371.6 square metres or less in area	45%
Single Family lots of 371.6 square metres and less than 836.1 square metres in area	40%
Single Family lots of 836.1 square metres or more in area	30%
Two Family Dwelling	40%

- (2) For all uses except apartments, a minimum of 20% of the lot shall be covered by permeable material

601.06 Height

- (1) No building or structure shall project:
- (a) for the first 21.34 metres south of the lot line shared with Keith Road, above a horizontal plane established as follows:
 - (i) identify the elevation of the centerline of Keith Road at each point opposite the lot line shared with Keith Road and then add 4.57 metres to the centerline elevation; and
 - (ii) taking the elevation calculated in Clause (i) move it south so that it is located above the lot line shared with Keith Road; and
 - (iii) extend the elevation arrived at in Clause (ii) southwards for 21.34 metres, at a 90 degree angle to Keith Road; and

- (b) for the remainder of the property, above a plane established by joining the southern edge of the plane set out in Section 601.06(1)(iii) to a line that is at an elevation 24.9 metres above the existing natural grade at the south lot line of the CD1 zone.

Despite Section 601.06 (1), the maximum height in the area bounded by Keith Road, Taylor Way, Evelyn Drive and a new road linking Evelyn Drive to Keith Road shall be 7.62 metres

- (2) The maximum number of storeys shall be:
 - (a) 3 storeys in Area A; and
 - (b) 6 storeys on the north side of a building and 8 storeys on the south side of a building in Area B.

For purposes of Section 601.06(2), a storey shall mean any level where more than 40% of the exterior of any building face of the level is located above finished grade

601.07 Yards

Yard minimums shall be as follows:

BUILDING TYPE	YARD MINIMUMS
Apartment	6.1 metres for front, rear and side yards
Cluster Housing	6.1 metres for front, rear and side yards; except where the adjacent lot is zoned CD1, the side yard shall be a minimum 1.5 metres
Single Family Dwelling	6.1 metres for front yards. 9.1 metres for rear yards. Side yards shall comply with the provisions of Section 251.09
Two Family Dwelling	6.1 metres for front yards. 9.1 metres for rear yards. Side yards shall comply with the provisions of Section 251.09

601.08 Off-Street Parking

(1) Off-street parking shall be provided as follows:

USE	PARKING RATIO
Apartment	The greater of: a minimum 1 parking space per dwelling unit, plus parking designed and designated as visitor parking that is equal to 10% of the total number of dwelling units; and a minimum 1 parking space for every 83.6 square metres of gross floor area, with a minimum 10% of this total number of parking spaces designed and designated as visitor parking
Cluster Housing	A minimum 1.5 parking spaces per dwelling unit, with a minimum 10% of this total number of parking spaces designed and designated as visitor parking
Single Family Dwelling	A minimum 1 parking space per dwelling unit
Two Family Dwelling	A minimum 1 parking space per dwelling unit

(2) Required off-street parking for apartment uses and cluster housing uses shall be provided within a building or an underground structure

601.09 Screening and Landscaping

All portions of a lot not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped, and this landscaping shall be maintained

Each apartment use shall provide a common facility for garbage containers and passive recycling containers and the facility shall be enclosed within a building or structure

601.10 Adaptable Housing Features

(1) Basic accessibility features shall include the following:

- (a) For apartment and condominium buildings access shall be provided:
 - #4679 (i) from the street to the main entrance conforming to Article 3.8.3.5 City of Vancouver Building Bylaw (VBBL),
 - (ii) from a private parking area to an entrance conforming to Article 3.8.3.5 VBBL,
 - #4679 (iii) where an elevator is provided, from the main entrance in Clause (i), or from the entrance in Clause (ii), to an elevator conforming to Article 3.5.2.1.(3) VBBL, and
 - #4679 (iv) where the building contains 3 or more dwelling units served by an elevator and a common corridor system, by way of enhanced accessibility in accordance with Subsection 601.10(1)(d).
- (b) At the main entrance to an apartment or condominium building, the intercom system shall be installed with no user functions more than 1,200 mm above the finished paved area
- (c) Each dwelling unit in an apartment or condominium building designed primarily for senior citizens shall be provided with special outlet boxes and cover plates as described in Article 3.2.4.20.(7) VBBL (see also Article 3.2.4.20.(8) VBBL)

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- (d) Where an apartment or condominium building contains three or more dwelling units served by an elevator and a common corridor system (see Appendix "A" of VBBL):
- (i) all interior and exterior stairs and ramps that are accessible to the public must have either a colour contrast or a distinctive pattern, readily apparent from both directions of travel, to demarcate the leading edge of the tread, the leading edge of the landing, and the beginning and end of a ramp;
 - (ii) door assemblies within dwelling units and common amenity areas must operate:
 - (1) by devices that do not require tight grasping or twisting of the wrist as the sole means of operation, and
 - (2) upon application, at the handle, push plate or latch-releasing device, of a force of not more than 38 N for exterior doors or 22 N for interior doors, except where the Chief Building Official agrees that the greater pressure is necessary to ensure proper building function;
 - (iii) all kitchen sinks and washbasins within dwelling units and common amenity spaces used by building occupants must have lever type faucets, or operate by devices that do not require tight grasping or twisting of the wrist as the sole means of operation;
 - (iv) wall assemblies must include reinforcement adjacent to the toilet and bathtub where such walls may accommodate the future installation of grab bars;
 - (v) there must be an accessible path of travel from the main entrance and from any parking area or parking facility serving the building to the entry doors of dwelling units and to common amenity areas containing recreational, storage and laundry facilities for use by building occupants;

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- (vi) the clear space beside the latching jamb of dwelling unit entry doors may be not less than 450 mm or omitted if the Chief Building Official agrees that provision of this clear space is impractical and if the dwelling unit contains pre-wired outlet boxes for a residential style automatic door opener and related controls;
- (vii) washrooms that are provided in public or common amenity areas of the building must be accessible and available to both sexes;
- (viii) the interior main entry level floor of a dwelling unit must be level with entry door thresholds except where ramps or other methods conforming to Article 3.8.3.10 VBBL provide access; and

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- (ix) the main entry levels of dwelling units must include a washroom that contains at least a washbasin and toilet, and that provide a minimum clear opening at the doorway of at least 800 mm and a clear floor space 750 mm wide by 1,200 long in front of each of the washbasin and the toilet clear of the door swing to allow persons in wheelchairs to use the facilities.

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- 2) Level two accessibility shall include the following features, fixtures and finishes:

	LEVEL TWO FEATURES
BUILDING ACCESS	Outside stairs - maximum degree of colour contrast on nosing of each stair
	Curb cuts have tactile and visual clues
	Unobstructed access to main building entrances from street/sidewalks
	Unobstructed internal access:
	<ul style="list-style-type: none"> ● from parking levels containing accessible parking (5' or 1 520 mm corridors; 610 mm clear wall space adjacent to door latch)
	<ul style="list-style-type: none"> ● garbage and recycling receptacles and storage lockers
	<ul style="list-style-type: none"> ● no stairs within building circulation including corridors on residential levels
<ul style="list-style-type: none"> ● accessible storage lockers for each unit 	

LEVEL TWO FEATURES CONTINUED:

	Canopy over main building entrances (3' or 915 mm) and enterphone
	Disability parking
	3' or 915 mm building and suite entry doors
	Flush thresholds throughout the building (maximum 1/2" or 13 mm height)
	Accessible building enterphone, call buttons and, where provided, suite door bells
COMMON AREAS	Accessible mailboxes for all AD Level 2 units, and 5' or 1220 mm turning radius in front
CIRCULATION	Corridors minimum 4' or 1220 mm wide (except for service access areas)
	Provide 5' or 1520 mm turning radius inside and outside the entry corridor of each dwelling unit
SITE CIRCULATION	Provide wiring for an automatic door opener for the suite entry door
	Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)
DOORS	Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening
PATIOS AND BALCONIES	Minimum one door 2'-10" or 860 mm clear door opening
	Minimum one patio or balcony doorsill with maximum 1/2" or 13 mm threshold
	Minimum 5' or 1520 mm turning radius on patio/balcony
WINDOWS	Opening mechanism maximum 46" or 1168 mm above floor (provide notation on window schedule)
	Provide minimum 6' or 1800 mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 2'-6" or 750 mm above the floor

LEVEL TWO FEATURES CONTINUED:

KITCHEN	Continuous counter between sink and stove
MINIMUM ONE BATHROOM	Toilet located adjacent to wall (minimum 3' or 915 mm length)
	Provide turning radius within bathroom (may result from removal of vanity cabinet)
	3' or 915 mm clearance along full length of tub
	Tub control valve paced at outer edge of tub, with tub spout remaining in central position
	Accessible storage
BASIC	Easy to read building address numbers (minimum 4" or 100 mm high in contrasting colours)
	Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries
	No polished finish on building entry flooring (provide flooring samples)
	Except for pocket doors, sliding doors, or doors equipped with openers, lever door handles are required on all doors (provide notation on door schedule)
	Signage throughout common areas has well contrasted colours
	Elevators have well contrasted control buttons
CIRCULATION	Slip resistant flooring
	Colour contrasting exit doors
BUILDING MEETING / AMENITY ROOMS	Provide carpet and drapes to absorb sound and decrease echoes
UNIT ENTRIES	Adjustable door closers to reduce force to open door to maximum 22 N or 5 lbs.
	Door handle at 40" or 1000 mm above the floor, with deadbolts placed immediately above or below

**LEVEL TWO FIXTURES AND FINISHES
 CONTINUED:**

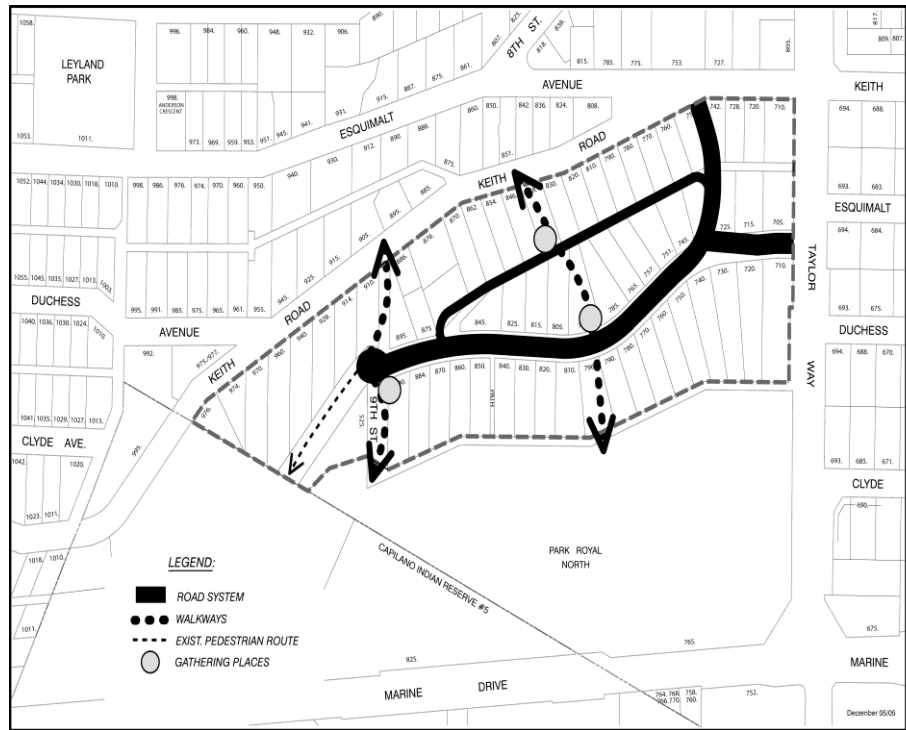
UNIT FLOORING	Non-slip flooring in kitchen and minimum one bathroom (provide flooring samples)
	High density, low level loop carpet and underlay maximum ½” or 13 mm height
PATIOS AND BALCONIES	Outdoor light fixture provided
	Electrical outlet provided
ELECTRICAL	Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 46” or 1170 mm above finished floor
	Electrical outlets, cable outlets, telephone jacks not lower than 18” or 450 mm above floor
	Within suites a duplex outlet is required within 8” or 200 mm of a telephone jack
	Wiring for visual alarm system in living room and minimum one bedroom, connected to fire alarm system
	Rocker switches
WINDOWS	Easily grasped and operated mechanism for opening and locking windows
KITCHEN	Task lighting of at least 100 lux level at sink, stove and work areas in addition to general overhead lighting
	Pull out work boards at 2’-8” or 810 mm height
	Lever handle faucets and cabinet handles which can be easily used with an open hand (e.g. "D" or "J" cabinet handles)
	Adjustable shelves in all cabinets

**LEVEL TWO FIXTURES AND FINISHES
 CONTINUED:**

MINIMUM ONE BATHROOM	Solid blocking provided in walls of tub/shower and toilet areas, and behind towel bars
	Pressure balanced tub/shower valves
	Provision in water supply and drain to allow for a 4" or 100 mm drop in vanity height (offset plumbing)
	Provision for vanity sink removal
	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
	Provide light fixture in or adjacent to closet
	Telephone jack
IN-SUITE STORAGE	Provide light and electrical outlet

601.11 Roads and Off-Road Pedestrian System

Lands in the CD1 zone shall have the road system and pedestrian off-road system illustrated below, or as otherwise agreed to by the District acting in its sole discretion:



602 – CD2 (2388 Marine Drive)

AMENDING
BYLAW

SECTION	REGULATION
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602.01	Permitted Uses
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- (a) apartments
- (b) child care
- (c) personal and professional services in conjunction with residential use having at grade access to Marine Drive
- (d) retail uses associated with personal and professional services
- (e) uses customarily incidental to any of the above uses

602.02	Density
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- (1) A maximum of 15 units shall be permitted in this zone
- (2) The Floor Area Ratio shall not exceed 1.08

602.03	Site Area
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The minimum site area shall be not less than 1,393.5 square metres

602.04	Site Coverage
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Site coverage shall not exceed 70%

602.05	Yard Requirements
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- (1) Front yard: 1.2 metres
- (2) Rear yard: 4.3 metres, measured to rear site line
- (3) Side yard (west): 60.9 centimetres
- (4) Side yard (east): 1.5 metres

602.06 Height

The peak elevation of any building shall not exceed 7.9 metres above the average frontage curb level on Marine Drive

602.07 Off-Street Parking

A minimum of 28 parking spaces shall be provided, including a minimum 2 handicap parking spaces and a minimum 2 visitor parking spaces

602.08 Roof Equipment Enclosures

All equipment located on the roof of any building or structure shall be enclosed or screened so as to not be visible from external view

602.09 Screening and Landscaping

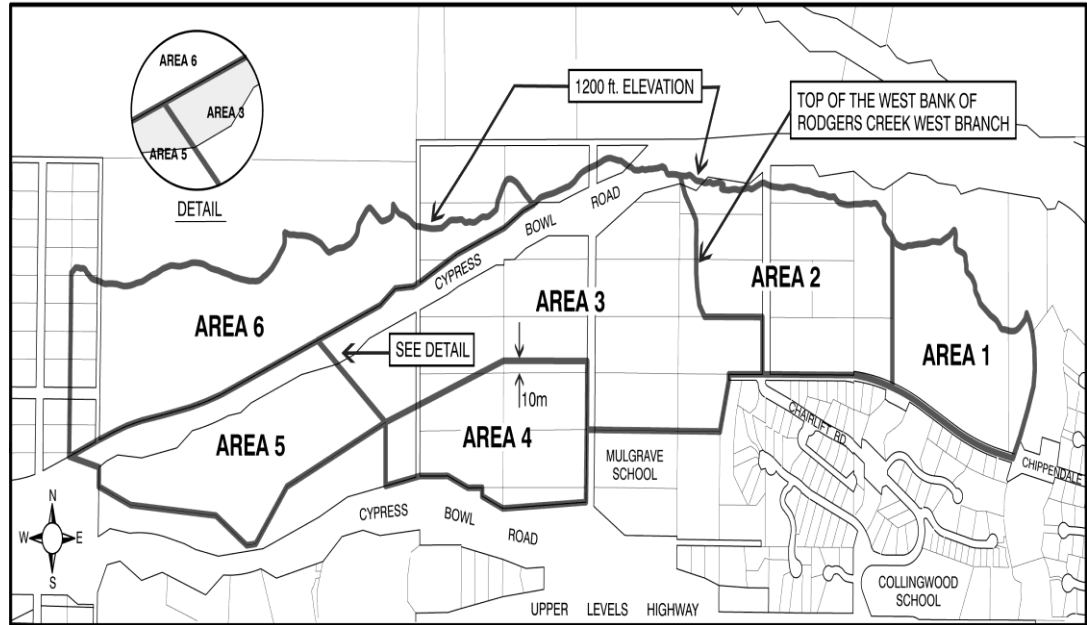
- (1) All portions of the site that are not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped and this landscaping shall be maintained
- (2) Each apartment use shall provide a common facility for garbage containers and passive recycling containers and the facility should be enclosed within a building or structure

603– CD3 (Rodgers Creek)

AMENDING
BYLAW

SECTION REGULATION

603.01 Map



603.02 Permitted Uses

- (1) **Areas 1 and 2:**
 - (a) accessory uses
 - (b) child care (Rodgers)
 - (c) civic use
 - (d) cluster housing
 - (e) community care
 - (f) home based business
 - (g) keeping of not more than 2 lodgers in a dwelling unit
 - (h) secondary suites
 - (i) single family dwellings
 - (j) two family dwellings

(2) Areas 3 and 4:

- (a) accessory uses
- (b) apartment
- (c) child care (Rodgers)
- (d) civic use
- (e) cluster housing
- (f) community care
- (g) home based business
- (h) keeping of not more than two lodgers in a dwelling unit
- (i) secondary suites
- (j) single family dwellings
- (k) two family dwellings

(3) Area 5:

- (a) accessory uses
- (b) apartment
- (c) child care (Rodgers)
- (d) civic use
- (e) cluster housing
- (f) community care
- (g) home based business
- (h) keeping of not more than two lodgers in a dwelling unit
- (i) neighbourhood recreation facility

(4) Area 6:

- (a) accessory uses
- (b) apartment
- (c) child care (Rodgers)
- (d) civic use
- (e) cluster housing
- (f) community care
- (g) home based business
- (h) keeping of not more than two lodgers in a dwelling unit

- (i) neighbourhood recreation facility
- (j) secondary suites
- (k) single family dwellings
- (l) two family dwellings

603.03 Conditions of Use

- (1) Each Area of the CD3 zone shall meet the following minimum and maximum unit type requirements:

AREA	UNIT TYPE	MINIMUM PERCENTAGE WITHIN THE AREA	MAXIMUM PERCENTAGE WITHIN THE AREA
Area 1	Single Family Dwelling	No Minimum Percentage	45%
Area 2	Single Family Dwelling	No Minimum Percentage	45%
Area 3	Single Family Dwelling	No Minimum Percentage	65%
	Apartment	20%	30%
Area 4	Single Family Dwelling	No Minimum Percentage	25%
	Apartment	50%	65%
Area 5	Apartment	90%	100%
Area 6	Single Family Dwelling	No Minimum Percentage	10%
	Apartment	75%	90%

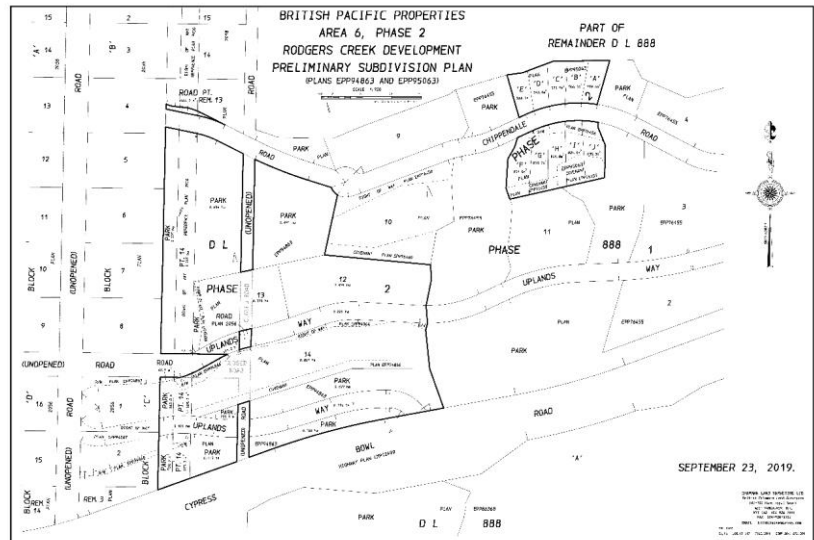
- (2) Apartments in each Area of the CD3 Zone shall have unit floor areas as follows:

AREA	APARTMENT UNIT FLOOR AREAS	MINIMUM PERCENTAGE WITHIN AREA
Area 3	Dwelling units of 93 square metres or less in floor area	30%
Area 4	Dwelling units of 93 square metres or less in floor area	30%
Area 5	Dwelling units of 93 square metres or less in floor area	30%
	Dwelling units of more than 93 square metres and less than 195 square metres in floor area	45%
Area 6	Dwelling units of 93 square metres or less in floor area	30%
	Dwelling units of more than 93 square metres and less than 195 square metres. in floor area	45%

- (3) For purposes of Section 603.03(2), 'unit floor area' shall mean the dwelling unit area:
- (a) including solariums, enclosed balconies, storage and laundry areas within a unit; and
 - (b) excluding:
 - (i) required parking and parking access areas;
 - (ii) common hallways, elevator shafts and stairwells;
 - (iii) mechanical equipment and maintenance rooms intended to service the entire building;
 - (iv) exterior steps; and
 - (v) similar common areas
- (4) Single and two family lots shall have a lot depth that does not exceed 3 times the lot width

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- (5) Every lot in any proposed subdivision on land zoned CD3 shall have not less than 10% of its perimeter fronting on a street, except that in accordance with the *Local Government Act*, as amended, the Approving Officer may waive this requirement
- (6) On Lot 11 and Lot 12, the tenure of every dwelling unit, shall be residential rental tenure, and for the purposes of this subsection:
 - (a) "Lot 11" means the land legally described as Lot 11, District Lot 888, Group 1, New Westminster District, Plan EPP76455, and having the parcel identifier 030-674-107
 - (b) "Lot 12" means the area of land labelled "12, 0.494 ha" on the Rodgers Creek Development Preliminary Subdivision Plan prepared by Chapman Land Surveyors and dated September 23, 2019, a reduced copy of which appears below as section (6)(d) of this CD3 zone; and
 - (c) "residential rental tenure" means occupied by one or more tenants pursuant to a tenancy agreement, and not occupied by an owner of the dwelling unit.
 - (d) Preliminary Subdivision Plan



603.04 Density

- (1) For the purposes of Section 603.04, the following definitions shall apply:
- (a) for single family and two family dwellings, 'floor area' shall mean the total projected area of all storeys and attics of the principal building and all accessory buildings measured to the outside of the exterior walls of the building, excluding:
 - (i) any area used for the storage of vehicles up to but not exceeding a total floor area of 41 square metres per dwelling unit;
 - (ii) accessory buildings, in addition to vehicle storage buildings, up to but not exceeding a total floor area of 22.5 square metres per dwelling unit;
 - (iii) mechanical rooms located in a basement be a maximum size of 6% of gross Floor Area Ratio (FAR);
 - (iv) elevator shafts and stairwells in a basement;
 - (v) those portions of the uppermost storey and/or attic where the vertical distance from the floor or top of the joists of the ceiling of the storey below, to the exterior of the roof above, does not exceed 1.7 metres, or where the space contained is rendered unusable and impassable by a truss or similar system or roof design required structurally so that it cannot be subsequently removed;
 - (vi) any other enclosed area with a vertical clear height of less than 1.2 metres, measured from the underside of the joists or trusses of the storey above to the structural floor;
 - (vii) that portion of an open balcony or open deck beneath a roof overhang that is less than 6% of total floor area, subject to a maximum exclusion from floor area of 28 square metres; and
 - (viii) the area of roof overhangs and trellis extending 1.2 m or less.

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- #5044 (b) for apartments, 'floor area' shall have the meaning ascribed to it in Section 120.21 except that solariums and enclosed balconies shall be included in floor area
- #5044 (c) for cluster housing, 'floor area' shall mean the total projected area of all storeys and attics of the principal building and all accessory buildings measured to the exterior walls of the building, excluding:
- (i) boiler room, mechanical room, electrical room, transformer vault, garbage room and building maintenance room, all intended to service the entire building, when located in a basement and/or sub-basement.
 - (ii) open balconies, open terraces or exterior steps.
 - (iii) hallways, elevator shafts and stairwells at basement and at sub-basement floor levels.
 - (iv) laundry and workshop areas when located in a basement.
 - (v) locker and storage space when located in a basement.
 - (vi) one residential use only entrance lobby.
 - (vii) parking and loading areas.
- #5044 (d) 'lot area' shall mean the total horizontal area of land within the boundary of a lot excluding any portion of a lot where the width is less than 6 metres; and
- #5044 (e) 'Floor Area Ratio' shall mean the figure obtained by dividing the floor area by lot area

#5044

- (2) The maximum total floor area and maximum total number of dwelling units permitted in each Area of the CD3 Zone shall be as follows:

AREA	MAXIMUM TOTAL FLOOR AREA	MAXIMUM TOTAL DWELLING UNITS
Area 1	12,449 square metres	29
Area 2	15,115.5 square metres	40
Area 3	29,125 square metres	86
Area 4	22,724 square metres	88
Area 5	44,426 square metres	354
Area 6	69,361 square metres	620
Totals	193,201 square metres	1,217

- (3) Despite Section 603.04 (2), the maximum total floor area in either Area 1 or 2 of the CD3 zone may be increased by up to 5%, provided that the aggregate floor area in Areas 1 and 2 does not exceed 27,564.5 square metres

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- (4) Despite Section 603.04(2), the maximum total floor area in either Area 5 or 6 of the CD3 zone may be increased by up to 5%, provided that the aggregate floor area in Areas 5 and 6 does not exceed 113,787 square metres; and the maximum total number of dwelling units in either Area 5 or 6 of the CD3 zone may be increased by up to 10%, provided that the aggregate number of dwelling units in Areas 5 and 6 does not exceed 974 dwelling units.

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- (5) The maximum Floor Area Ratio (FAR) on any individual lot shall be:
- (a) 0.45 on a lot used for a two family dwelling;
 - (b) 0.45 on a lot of 669 square metres or less in area and used for a single family dwelling;
 - (c) 0.40 on a lot of more than 669 square metres and less than 1,022 square metres in area and used for a single family dwelling; and
 - (d) 0.35 on a lot of 1022 square metres or more used for a single family dwelling

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- (6) No owner may subdivide any lot in the CD3 zone unless, concurrently with the subdivision, the owner grants to the District a covenant under Section 219 of the *Land Title Act* restricting use of the lots being created and the construction of buildings and structures on the lots such that the regulations contained in this bylaw in respect of the CD3 zone are made applicable to the individual lots created by the subdivision in a manner satisfactory to the District

603.05 Site Coverage

- (1) Site Coverage for buildings and structures, excluding underground parking structures, shall be limited to the following maximums and shall be calculated using 'lot area' as defined in Section 603.04:

USE	SITE COVERAGE
Apartment Building	35%
Cluster Housing	35%
Single Family Dwelling on lots of 669 square metres. or less in area	35%
Single Family Dwelling on lots of more than 669 square metres. and less than 1022 square metres. in area	30%
Single Family Dwelling on lots of 1022 square metres. or more in area	25%
Two Family Dwelling	40%

For all uses, not more than 60% of a lot may be covered by buildings, structures and materials that are not occurring naturally on the lot

603.06 Height

#5044

- (1) No building or structure shall exceed the following height maximums:

AREA	HOUSING TYPE	MAXIMUM HEIGHT
Areas 1 and 2	Single and Two Family Dwellings	7.62 m
	Cluster Housing	10.67 m
Area 3	Single and Two Family Dwellings	7.62 m
	Cluster Housing	10.67 m
	Apartment Building	18.9 m and 6 storeys
Area 4	Single and Two Family Dwellings	7.62 m
	Cluster Housing	10.67 m
	Apartment Building	25.6 m and 8 storeys
Area 5	Apartment Building	50.29 m and 16 storeys
Area 6	Single and Two Family Dwellings	7.62 m
	Cluster Housing	10.76 m
	Apartment Building	50.29 m and 16 storeys

603.07 Highest Building Face

- (1) For single and two family buildings, the highest building face envelope shall not exceed 6.7 metres in height, and no portion of the building shall project outside of the envelope except eaves, decks, decorative features such as flying beams and the pitched roof portion of either gable ends or dormers

603.08 Yards

(1) Yard minimums shall be as follows:

USE	YARD MINIMUM	
Apartment	Front Yard: Rear Yard: Each Side Yard:	6 metres 7.6 metres 6 metres
Cluster Housing	Front Yard: Rear Yard: Each Side Yard:	7.6 metres 7.6 metres 6 metres
Single Family on lots of 669 square metres or less in area	Front Yard: Rear Yard: Side Yard:	4.5 metres, except where a garage faces the street the yard in front of the garage shall be a minimum 7.6 metres. 7.6 metres shall comply with the provisions of Section 251.09
Single Family on lots of more than 669 square metres in area	Front Yard:	4.5 metres, except where a garage faces the street the yard in front of the garage shall be a minimum 7.6 metres.
Two Family Dwelling	Rear Yard: Side Yard:	12.2 metres shall comply with the provisions of Section 251.09

(2) Side yards are not required on that portion of a lot that is occupied by a single family dwelling attached to another single family dwelling on an adjacent lot by a common or party wall, provided that any other required side yard is provided in accordance with Section 251.07

603.09 Off-Street Parking and Bicycle Storage

#5044

(1) Off-street parking shall be provided as follows:

USE	PARKING RATIO
Apartment and Cluster	A maximum 2 parking spaces per dwelling unit, excluding visitor parking
Apartment	A minimum 1 parking space for every dwelling unit of 70 square metres or less in unit floor area; and
	A minimum 1.5 parking spaces for every dwelling unit more than 70 square metres in unit floor area; and
	Parking designed and designated as visitor parking that is equal to at least 20% of the total number of dwelling units
Cluster Housing	A minimum 1.5 parking spaces per dwelling unit, plus parking designed and designated as visitor parking that is equal to at least 20% of the total number of dwelling units
Single Family Dwelling Two Family Dwelling	A minimum 1 parking space per dwelling unit
Secured Rental Housing	A minimum of 1 parking space per dwelling unit
	Parking designed and designated as visitor parking that is equal to at least 10% of the total number of dwelling units
	Secure bicycle storage space shall be provided equivalent to a minimum of 2 storage spaces per dwelling unit

- (2) Required off-street parking, excluding visitor parking, shall be provided within a building or an underground structure
- (3) Off-street parking shall be provided in accordance with Section 142
- (4) For cluster housing and apartments, secure bicycle storage space shall be provided equivalent to a minimum of 2 storage spaces per dwelling unit

603.10 Garbage and Recycling Handling Facilities

- (1) Each apartment use shall provide a common facility for garbage containers and passive recycling containers that shall:
 - (a) be of sufficient size to meet the following minimum standards: 1 garbage container for every 20 units, based on a 3.1 cubic metre container size; 1 recycling cart for every 10 units; and 1 cardboard container for every 40 units, based on a 3.1 cubic metre container size;
 - (b) be accessible by collection vehicles; and
 - (c) be enclosed within a building or structure

603.11 Landscaping and Screening

- (1) All portions of the site that are not occupied by buildings, parking areas, driveways or pedestrian ways shall be landscaped and this landscaping shall be maintained

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