

PART 12.17 – CD-17 ZONE, GLADSTONE COMPREHENSIVE DEVELOPMENT DISTRICT

12.17.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part.
- b. uses permitted in the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part.
- c. multiple dwelling, subject to the regulations in this Part.
- d. daycare.

12.17.2 Number of Buildings, Building Separation Distance

- a. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part.
- b. No more than two buildings are permitted on a lot.
- c. Minimum separation distance between buildings, excluding steps, must be at least 9.8m.

12.17.3 Location of Uses

- a. Public building and daycare uses are only permitted on the first storey of a multiple dwelling

12.17.4 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 8680m ² |
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12.17.5 Floor Space Ratio, Floor Area

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| a. <u>Floor space ratio</u> (maximum) | 1.29:1 |
| b. <u>Total floor area</u> (maximum) | 11,200m ² |
| c. Combined floor <u>area</u> for <u>public building</u> and daycare (maximum) | 140m ² |

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12.17.6 Height

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| a. <u>Building height</u> (maximum) | 15m |
| Except for the following: | |
| i. a <u>building</u> or portion of a <u>building</u> within 89.58m of Gladstone Avenue (maximum) | 11.25m |
| ii. a <u>building</u> or portion of a <u>building</u> between 48.60m and 74.38m of Gladstone Avenue and within 16.05m of the west property line (maximum) | 9.5m |

12.17.7 Setbacks

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| a. Gladstone Avenue <u>setback</u> (minimum) | 7m |
| Except for the following maximum projection into the <u>setback</u> : | |
| i. Steps | 1.46m |
| b. Grant Street <u>setback</u> (minimum) | 7m |
| c. <u>Side yard setback</u> (east) (minimum) | 2.50m |
| Except for the following maximum projections into the <u>setback</u> : | |
| i. Steps | 1.50m |
| d. <u>Side yard setback</u> (west) (minimum) | 4m |

12.17.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 57% |
| b. <u>Open site space</u> (minimum) | 40% |

12.17.9 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.