

PART 12.2 – CD-2 ZONE, LEGISLATURE COMPREHENSIVE DISTRICT

Definitions	1	<p>In this part,</p> <p><u>“build to line”</u> means the minimum horizontal distance at which 20% of the <u>building</u> wall, excluding entrance canopies and porches, must be located from a designated street;</p> <p>“Building D” means the building that is illustrated in the Capital Park Urban Design Guidelines (as those guidelines are referred to in DPA 12(HC): Legislative Precinct of the Official Community Plan) as being within Development Area LP-2C;</p> <p>“Retail Pavilion” means the building that is illustrated in the Capital Park Urban Design Guidelines (as those guidelines are referred to in DPA 12(HC): Legislative Precinct of the Official Community Plan), as being within Development Area LP-2A;</p> <p><u>“maximum floor area”</u> means the gross area of all <u>buildings</u> that are used for specified uses in a Development Area, and unless expressly stated otherwise in the regulations for a Development Area, includes <u>basements</u>.</p>
Area	2	This zone is divided into Development Areas as shown on the maps attached as Schedule 2.
General Siting	3	More than one <u>building</u> may be sited on a <u>lot</u> .
	4	A <u>building</u> may straddle a <u>lot</u> line or a Development Area boundary.
Development Area LP-1A		
Uses	5	The only use permitted in Development Area LP-1A is residential.
	6	In Development Area LP-1A
Maximum Floor Area		(a) the <u>maximum floor area</u> must not exceed 9,300m ² ;
Site Coverage		(b) the <u>site coverage</u> must not exceed 49%;
Height		(c) a <u>building</u> must not exceed 10.7m nor 4 <u>storeys in height</u> ;
Setbacks		(d) the <u>setback</u>

- (i) from Superior Street must be at least 4.3m, and
- (ii) from Kingston Street must be at least 3.0m;

Open Site Space

- (e) open site space must be at least 40%.

Development Area LP-1B

Uses

7 The following uses are permitted in Development Area LP-1B:

- (a) public buildings;
- (b) offices;
- (c) professional businesses;
- (d) retail;
- (e) restaurants;
- (f) daycare;
- (g) chartered banks.

8 In Development Area LP-1B

Maximum Floor Area

- (a) the maximum floor area must not exceed 23,400m²:
 - (i) public buildings and offices together may be up to the maximum floor area of 23,400m²,
 - (ii) retail and restaurant uses together must not exceed 2,050m²,
 - (iii) daycare use must not exceed 700m²;

Site Coverage

- (b) the site coverage must not exceed 50%;

Height

- (c) a building must not exceed 22m nor 6 storeys in height;

Setbacks

- (d) the setback
 - (i) from Menzies Street is 5.0m and nil for accessory buildings,
 - (ii) from Kingston Street is nil, and
 - (iii) from Superior Street is 2.44m;

Open Site Space

- (e) open site space must be at least 35%; and

Parking

- (f) 1 parking space for each 84m² of office space must be provided.

Development Area LP-2A

Uses	<p>9 The following uses are permitted in Development Area LP-2A:</p> <ul style="list-style-type: none"> (a) fitness clubs; (b) <u>public buildings</u>; (c) offices; (d) bakeries used predominantly for the retail sale of bakery products sold from the premises; (e) financial institutions, including but not limited to chartered banks, credit unions, trust, insurance and mortgage companies; (f) retail; (g) <u>restaurants</u> and coffee shops; (h) laundrettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby; (i) personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair and small animal services; (j) cultural facilities including museums, galleries and exhibits; (k) studios; (l) <u>high tech</u>; (m) <u>call centre</u>.
	<p>10 In Development Area LP-2A</p>
Maximum Floor Area	<ul style="list-style-type: none"> (a) the <u>maximum floor area</u> must not exceed 22,060m², excluding <u>basement</u> as well as floor <u>area</u> and stair access required for enclosed non-habitable roof top service areas, mechanical equipment, elevator control rooms, stair landings and elevator landings;
Site Coverage	<ul style="list-style-type: none"> (b) the <u>site coverage</u> must not exceed 40%;
Height	<ul style="list-style-type: none"> (c) a building must not exceed 21m in <u>height</u>, excluding enclosed non-habitable service areas, mechanical equipment, elevator control rooms, and enclosed stair landings and elevator landings that project above the roof of a building.
Build to Line	<ul style="list-style-type: none"> (d) the <u>build to line</u> is 2.44m from Superior Street, except for the Retail Pavilion;
Open Site Space	<ul style="list-style-type: none"> (e) <u>open site space</u> must be at least 53%;
Vehicle Parking	<ul style="list-style-type: none"> (f) in accordance with the regulations in Schedule "C", provided that the number of stalls required is as follows:

- (i) offices, public buildings, high tech and call centre – 1 space per 110.5 m²,
- (ii) all other commercial uses – 1 space per 37.5 m²;

Location of Vehicle Parking

- (g) parking required under section 10 (f) may be located within any lot within the CD-2 Zone regardless of the lot where the parking is actually required, provided it is secured by an easement, and a covenant in favour of the City, both registered in accordance with section 6 of Schedule “C” of this Bylaw. Parking spaces may also be bisected by a lot line;

Bicycle Parking

- (h) in accordance with the regulations in Schedule “C”, except that the minimum number of Class 1 and Class 2 bicycle parking spaces required is increased by 10% over the number otherwise required under Schedule “C”.

Development Area LP-2B

Uses

- 11 The following uses are permitted in Development Area LP-2B:
 - (a) commercial-residential buildings
 - (i) the ground floor and any mezzanine floor of which is used or intended to be used only for commercial uses listed (b) to (m) and (p) below, and
 - (ii) the floors above the ground floor and any mezzanine floor of which are used or intended to be used only for multiple dwelling and home occupation uses;
 - (b) fitness clubs;
 - (c) offices;
 - (d) bakeries used predominantly for the retail sale of bakery products sold from the premises;
 - (e) financial institutions, including but not limited to chartered banks, credit unions, trust, insurance and mortgage companies;
 - (f) retail;
 - (g) restaurants and coffee shops;
 - (h) laundrettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby;
 - (i) personal services including but not limited to barbering, hairdressing, tailoring, shoemaking

and shoe repair, optical, watch and jewelry repair and small animal services;

- (j) studios;
- (k) high tech;
- (l) call centre;
- (m) cultural facilities including museums, galleries and exhibits;
- (n) multiple dwelling;
- (o) home occupation subject to the regulations in Schedule "D";
- (p) public building.

12 In Development Area LP-2B

Maximum Floor Area

- (a) the maximum floor area must not exceed 4,660m², excluding basement as well as floor area and stair access required for enclosed non-habitable roof top service areas, mechanical equipment, elevator control rooms, stair landings and elevator landings,

Site Coverage

- (b) the site coverage must not exceed 52%;

Height

- (c) a building must not exceed 17m in height, excluding enclosed non-habitable service areas, mechanical equipment, elevator control rooms, and enclosed stair landings and elevator landings that project above the roof of a building.

Build to Line

- (d) the build to the line is 2.4m from Menzies Street;

Setbacks

- (e) the setback
 - (i) from Superior Street is 2.44m, and
 - (ii) from Michigan Street is 4.5m;

Open Site Space

- (f) open site space must be at least 40%;

Vehicle Parking

- (g) in accordance with the regulations in Schedule "C", provided that the number of stalls required is as follows:
 - (i) offices, public buildings, high tech and call centre – 1 space per 110.5 m²,
 - (ii) all other commercial uses – 1 space per 37.5 m²,
 - (iii) dwelling units in commercial-residential buildings – 1 space per dwelling unit;

Location of Vehicle Parking		(h) Parking required under section 12(g) may be located within any <u>lot</u> within the CD-2 Zone regardless of the <u>lot</u> where the parking is actually required, provided it is secured by an easement and a covenant in favour of the City, both registered in accordance with section 6 of Schedule "C" of this Bylaw. Parking spaces may also be bisected by a <u>lot line</u> ;
Bicycle Parking		(i) in accordance with the regulations in Schedule "C", except that the minimum number of Class 1 and Class 2 bicycle parking spaces required is increased by 10% over the number otherwise required under Schedule "C".
Development Area LP-2C		
Uses	13	The following uses are permitted in Development Area LP-2C: <ul style="list-style-type: none"> (a) <u>multiple dwelling</u>; (b) <u>attached dwelling</u>; (c) <u>home occupation</u> subject to the regulations in Schedule "D".
Maximum Floor Area	14	In Development Area LP-2C <ul style="list-style-type: none"> (a) the <u>maximum floor area</u> must not exceed 10,440m², excluding <u>basement</u> as well as floor <u>area</u> and stair access required for enclosed non-habitable roof top service areas, mechanical equipment, elevator control rooms, stair landings and elevator landings;
Site Coverage		(b) the <u>site coverage</u> must not exceed 50%;
Height		(c) a <u>building</u> must not exceed 17.5m in <u>height</u> , excluding enclosed non-habitable service areas, mechanical equipment, elevator control rooms, and enclosed stair landings and elevator landings that project above the roof of a building;
Build to Line		(d) the <u>build to line</u> is 3.0m from Michigan Street, except for Building D;
Open Site Space Vehicle Parking		(e) <u>open site space</u> must be at least 48%; (f) in accordance with the regulations in Schedule "C", provided that the number of stalls required is as follows:

- (i) multiple dwelling – 1 space per dwelling unit,
 - (ii) attached dwelling – 1 space dwelling unit;
- Location of Vehicle Parking (g) parking required under section 14 (f) may be located within any lot within the CD-2 Zone regardless of the lot where the parking is actually required, provided it is secured by an easement, and a covenant in favour of the City, both registered in accordance with section 6 of Schedule “C” of this Bylaw. Parking spaces may also be bisected by a lot line;
- Bicycle Parking (h) in accordance with the regulations in Schedule “C”, except that the minimum number of Class 1 and Class 2 bicycle parking spaces required is increased by 10% over the number otherwise required under Schedule “C”.

Development Area LP-2D

- Uses 15 The following uses are permitted in Development Area LP-2D:
- (a) multiple dwelling.
- 16 In Development Area LP-2D
- Maximum Floor Area (a) the maximum floor area must not exceed 757m², excluding basement;
- Site Coverage (b) the site coverage must not exceed 50%;
- Height (c) a building must not exceed 3 storeys in height;
- Setbacks (d) the setback from Michigan Street must be at least 1.1m;
- Open Site Space (e) open site space must be at least 50%;
- Vehicle Parking (f) in accordance with the regulations in Schedule “C”, subject to the following:
- (i) multiple dwelling – 0.6 spaces per dwelling unit;
- Location of Vehicle Parking (g) parking required under section 16 (g) may be located within any lot within the CD-2 Zone regardless of the lot where the parking is actually required, provided it is secured by an easement and a covenant in favour of the City,

both registered in accordance with section 6 of Schedule "C". Parking spaces may also be bisected by a lot line;

Bicycle Parking

- (h) in accordance with the regulations in Schedule "C", subject to the following:
 - (i) 1 Class 1 space per dwelling unit,
 - (ii) 1, 2-space rack per building or 1, 6-space rack per three buildings.

Development Area LP-2E

Uses

17 The following uses are permitted in Development Area LP-2E:

- (a) public buildings;
- (b) offices;
- (c) fitness clubs;
- (d) residential;
- (e) surface parking.

18 In Development Area LP-2E

Maximum Floor Area

(a) the maximum floor area must not exceed 4,615m²;

Site Coverage

(b) the site coverage must not exceed 54%;

Height

(c) a building must not exceed 23.5m nor 5 storeys in height;

Setbacks

(e) the setback from Government Street is nil;

Open Site Space

(f) open site space must be at least 30%;

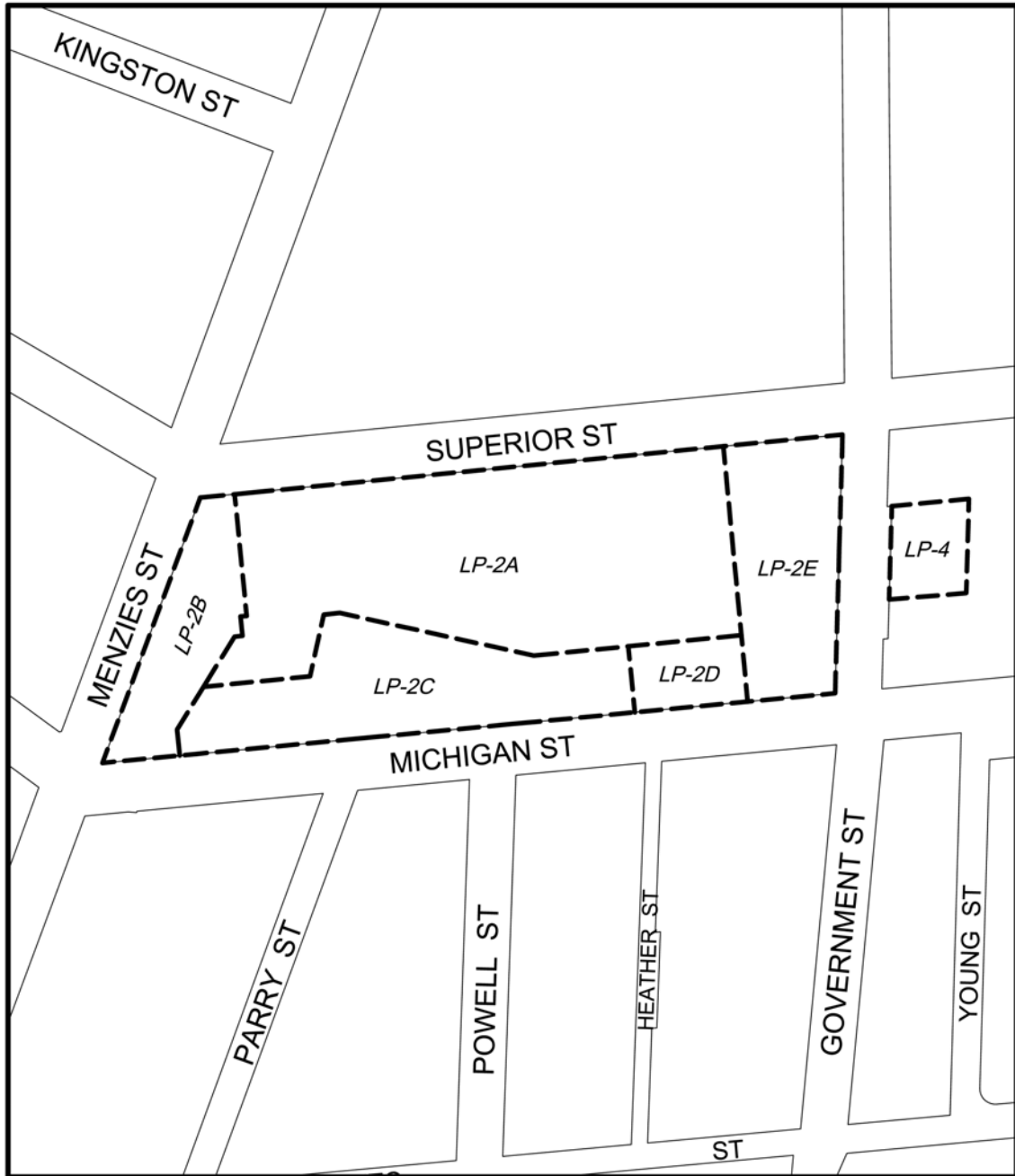
Vehicle Parking

(g) 1 parking space for each 74m² of office space must be provided.

Development Area LP-4

Uses	19	The following uses are permitted in Development Area LP-4, in any building constructed prior to 1931: (a) <u>rest homes – Class B</u> ; (b) adult day care; (c) <u>duplexes</u> and <u>multiple dwellings</u> .
	19A	The following uses are permitted in Development Area LP-4 in any <u>building</u> : (a) offices; (b) caretaker's suite.
	20	In Development Area LP-4
Maximum Floor Area		(a) <u>floor space ratio</u> must not exceed 1:1;
Site Coverage		(b) the <u>maximum site coverage</u> must not exceed 50%;
Height		(c) a <u>building</u> must not exceed 11m nor 2.5 storeys in <u>height</u> ;
Setbacks		(d) the <u>setback</u> from Government Street must be at least 3.0m;
Open Site Space		(e) <u>open site space</u> must be at least 40%;
Parking		(f) parking for office purposes may be located on a <u>lot</u> other than the <u>lot</u> on which that office is located provided it is secured by an easement, and a covenant in favour of the City, both registered in accordance with section 6 of Schedule "C".

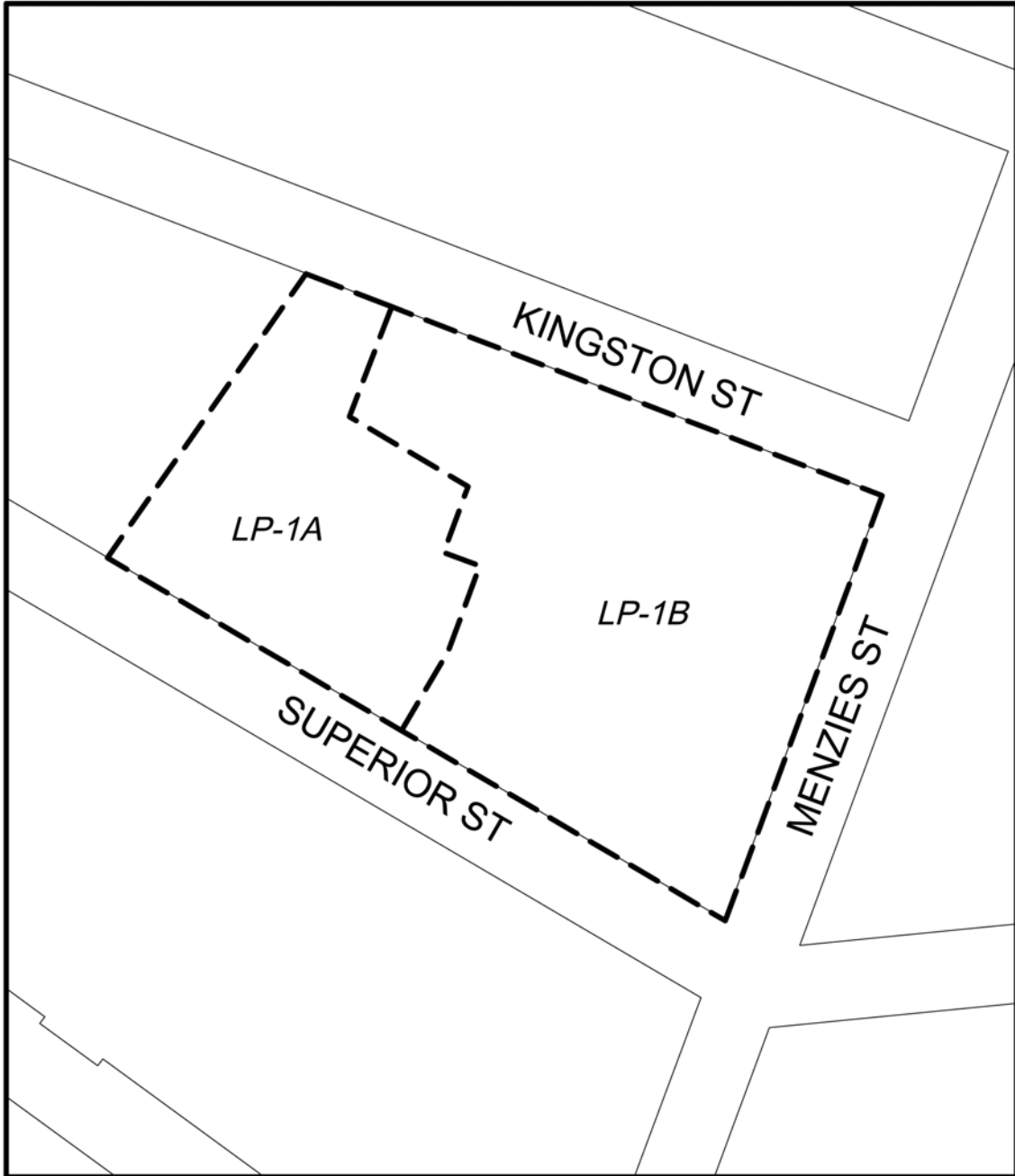
Schedule 2



Schedule #2

Development Areas
CD-2 Zone, Legislative Comprehensive District





Schedule #2
Development Areas
CD-2 Zone, Legislative Comprehensive District

