

PART 12.7 - CD-7 ZONE, COOK STREET VILLAGE DISTRICT

Development Areas	1	This Zone is divided into Development Areas 1 and 2, that contain the lands shown on the map in Appendix 1.
Definitions	2	<p>In this Part,</p> <p>“barrier-free residential unit”</p> <p>means a residential unit that accommodates the physical ability of individual users, regardless of their physical limitations;</p> <p>“community amenities”</p> <p>means all of the following, representing a total value of \$838,000 with respect to Development Areas 1 and 2 combined:</p> <ul style="list-style-type: none"> (a) 13 barrier-free residential units; (b) 11 residential units, that are or can easily be made adaptable into barrier-free residential units; (c) adjacent boulevard and sidewalk improvements; (d) cash contribution to the City’s housing reserve fund; (e) cash contribution to the City’s amenity reserve fund; <p>“live-work”</p> <p>means a use that has not more than 2 individuals engaged in any of the following uses, where at least one of those individuals resides in the <u>dwelling unit</u> where that use is carried on:</p> <ul style="list-style-type: none"> (a) retail; (b) making, processing, and assembly of products on a small scale; (c) artist studio; (d) offices; (e) <u>high tech.</u>

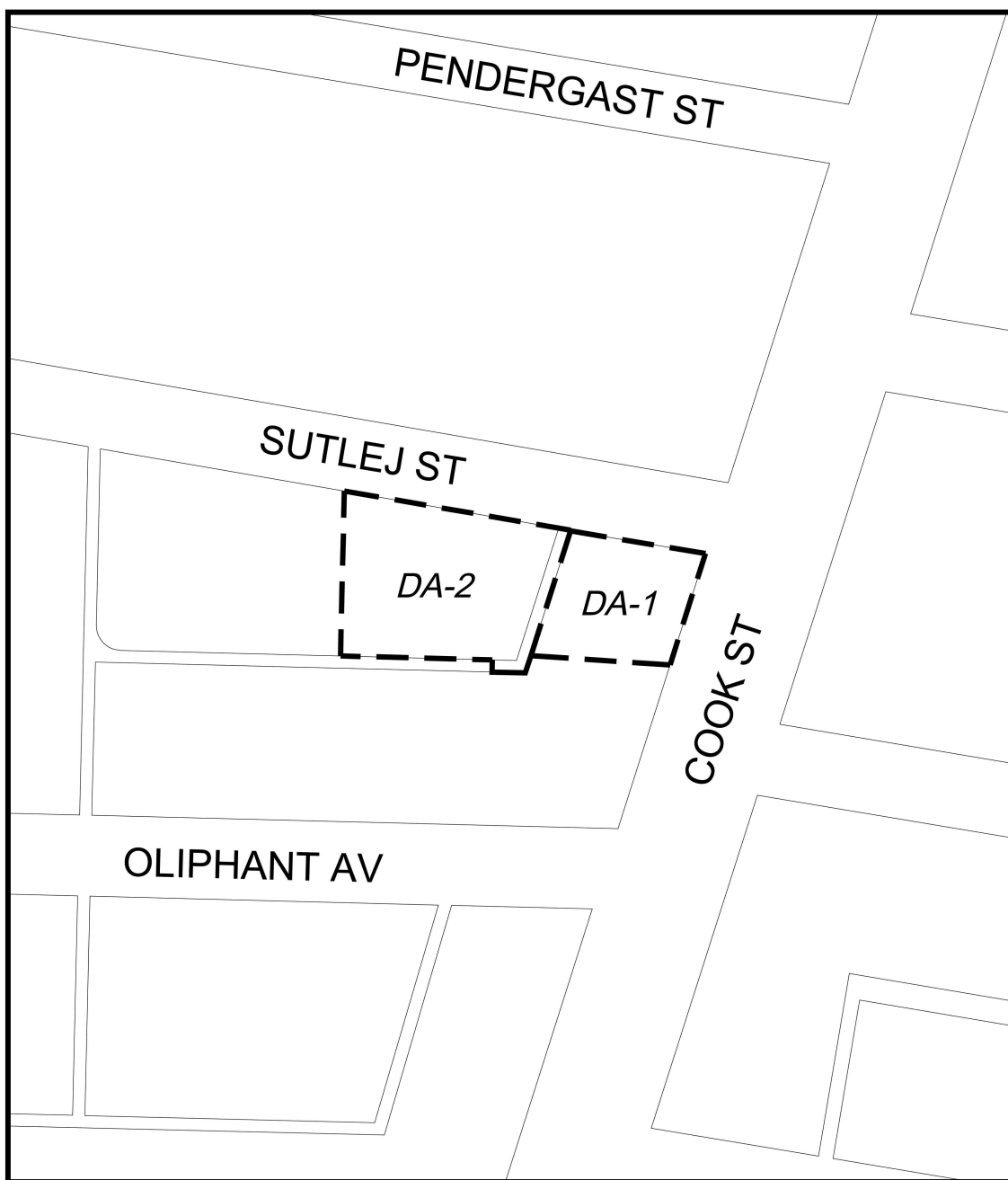
Regulations in Dev. Areas	3	The regulations below apply only in the Development Area under the heading for which those regulations are set out.
Development Area 1		
Uses	4	The following uses are the only uses permitted in Development Area 1: (a) all of the uses permitted under Part 4.15 for the CR-3M Zone, Commercial Residential Apartment Modified District;
Amenities	5	(1) The regulations set out in subsection (2) apply if the developer of the lands in Development Area 1 provides the community amenities and has entered into a written agreement with the City for that purpose. (2) The following regulations apply for the purposes of subsection (1):
Lot area		(a) a <u>lot</u> that contains a building must have an <u>area</u> of at least 1,000 m ² ;
Floor space ratio		(b) <u>floor space ratio</u> must not exceed 2.1 to 1;
Lot coverage		(c) <u>site coverage</u> of a <u>building</u> must not exceed 90%;
Setbacks		(d) the <u>setback</u> must be at least: (i) 3 m from Cook Street, (ii) 3 m from Sutilej Street, (iii) 3 m from a <u>rear lot line</u> , (iv) 3 m from a south <u>lot line</u> ;
Parking		(e) a <u>lot</u> must contain at least the following number of parking spaces, either on that <u>lot</u> or on another <u>lot</u> within this Zone: (i) 0.75 off-street parking spaces for every residential studio unit, (ii) 1 parking space for every residential one-bedroom unit.
General regulations	6	Except as provided in this Part, the regulations applicable in the CR-3M Zone, Commercial Residential Apartment Modified District apply in Development Area 1.

Development Area 2

Uses	7	<p>The following uses are the only uses permitted in Development Area 2:</p> <ul style="list-style-type: none"> (a) all of the uses permitted under Part 2.3 for the R-K Zone, Medium Density Attached Dwelling District; (b) <u>multiple dwellings</u>; (c) live/work.
Number of live/work units	8	Development Area 2 must not contain more than 3 live/work units.
Amenities	9	<ul style="list-style-type: none"> (1) The regulations set out in subsection (2) apply if the developer of the lands in Development Area 2 provides the community amenities and has entered into a written agreement with the City for that purpose. (2) The following regulations apply for the purposes of subsection (1):
Lot area		(a) a <u>lot</u> that contains a <u>building</u> must have an <u>area</u> of at least 1,950 m ² ;
Floor space ratio		(b) <u>floor space ratio</u> must not exceed 1.25 to 1;
Lot coverage		(c) <u>site coverage</u> for the total <u>areas</u> of all <u>lots</u> must not exceed 57%;
Siting		(d) live-work units must be located on a <u>building's</u> ground floor adjacent to the east <u>lot line</u> ;
Setbacks		<p>(e) the <u>setback</u> must be at least</p> <ul style="list-style-type: none"> (i) 2.5 m from Cook Street, (ii) 3.5 m from a <u>rear lot line</u>, (iii) 5.6 m from an east <u>lot line</u>, (iv) 1.8 m from a west <u>lot line</u>.
Parking		<p>(f) a <u>lot</u> must contain at least the following number of parking spaces, either on that <u>lot</u> or on another <u>lot</u> within this Zone:</p> <ul style="list-style-type: none"> (i) 0.75 off-street parking spaces for every

General regulations

- residential studio unit;
 - (ii) 1 parking space for every residential one-bedroom unit;
 - (iii) 1.4 parking spaces for every live-work unit.
- 10 Except as provided in this Part, the regulations applicable in the R-K Zone, Medium Density Attached Dwelling District apply in this Zone.



Appendix 1
Development Areas
Cook Street Village

