

PART 4.104 – P-CR ZONE, PRINCESS COMMERCIAL RESIDENTIAL DISTRICT

4.104.1 Permitted Uses in this Zone

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

- a. high-tech
- b. multiple dwelling
- c. personal service
- d. office
- e. restaurant
- f. retail
- g. school

4.104.2 Community Amenity

As a condition of additional density pursuant to Part 4.104.4.b, the following community amenities must be provided:

- a. all dwelling units within a multiple dwelling must be secured through a legal agreement as rental for sixty (60) years.
- b. all dwelling units within a multiple dwelling must be secured through a legal agreement as 100% non-market and owned by a non-profit or government agency for sixty (60) years.

4.104.3 Lot Area

- a. Lot area (minimum) 556m²

4.104.4 Floor Space Ratio

- a. Maximum floor space ratio is 3:1, excluding residential uses, where the community amenities in Part 4.104.2 are not provided.
- b. Maximum floor space ratio permitted for all uses is 4.01:1, of which the floor space ratio of residential uses must not exceed 2.17:1, where the community amenities in Part 4.104.2 are provided.

4.104.5 Height, Storeys

- a. Principal building height (maximum) 21m
- b. Storeys (maximum) 6

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4.104.6 Setbacks

- | | |
|--|----|
| a. <u>Front yard setback</u> (minimum) | 0m |
| b. <u>Rear yard setback</u> (minimum) | 0m |
| c. <u>Side yard setback</u> (minimum) | 0m |

4.104.7 Site Coverage

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 96% |
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4.104.8 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” |

Bylaw 20-106 adopted December 10, 2020

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw