

PART 4.104 – CR-GI ZONE, GORGE AND IRMA DISTRICT

4.104.1 Permitted Uses in this Zone

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

- a. uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. bakery
- c. club
- d. financial service
- e. multiple dwelling
- f. office, including medical and dental services
- g. personal service
- h. restaurant
- i. retail.

4.104.2 Community Amenity

- a. As a condition of additional density pursuant to Part 4.104.5(b), the following amenity contributions must be provided:
 - i. a monetary contribution of \$17,500.00 to be provided to the City's Local Amenities Reserve Fund for the construction of traffic calming devices on Irma Street and Lotus Street.
 - ii. all dwelling units within a multiple dwelling must be secured through a housing agreement as rental in perpetuity prior to the issuance of a building permit.

4.104.3 General Regulations

- a. A minimum of 290m² of commercial floor area must be provided on the ground floor of a multiple dwelling.

4.104.4 Lot Area

- a. Lot area (minimum) 4810m²

4.104.5 Floor Space Ratio

- a. Floor space ratio (maximum) 1:1
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 4.104.2 2.43:1

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

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4.104.6 Height

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|-----------------------------------------------|--------|
| a. Principal <u>building height</u> (maximum) | 18.15m |
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4.104.7 Setbacks

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| a. Gorge Road East <u>setback</u> (minimum) | 6.80m |
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Except for the following maximum projection into the setback:

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|-----------------------------------------|-------|
| canopy | 1.80m |
| b. Irma Street <u>setback</u> (minimum) | 1.88m |

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| c. Interior <u>lot line setback</u> (east) (minimum) | 6m |
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|-------------------------------------------------------------------------------------------|-------|
| d. Interior <u>lot line setback</u> (east) for an <u>enclosed parking space</u> (minimum) | 0.16m |
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| e. Interior lot line <u>setback</u> (south) (minimum) | 6m |
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Except for the following maximum projection into the setback:

- | | |
|--------------------------------------------------------------------------------------------|-------|
| • roof overhang | 1m |
| f. Interior <u>lot line setback</u> (south) for an <u>enclosed parking space</u> (minimum) | 0.30m |

4.104.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 52% |
| b. <u>Open site space</u> (minimum) | 42% |

4.104.9 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” |

Bylaw 20-094 adopted December 10, 2020

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