

PART 12.20 – CD-20 ZONE, GORGE ROAD EAST COMPREHENSIVE DEVELOPMENT DISTRICT

12.20.1 General Regulations

- a. This Zone is divided into Development Areas 1 and 2, as shown on the map attached as Appendix 1.
- b. Vehicle and bicycle parking are subject to the regulations in Schedule “C”.

12.20.2 Height, Storeys

- a. Principal building height (maximum) 18.5m
- b. Storeys (maximum) 6

12.20.3 Community Amenities

- a. As a condition of additional density pursuant to Part 12.20.4 the following community amenities must be provided:
 - i. All dwelling units must be secured through a legal agreement as rental in perpetuity.

12.20.4 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 1.2:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 12.20.3 (maximum) 2:1

12.20.5 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 40.0%
- b. Open site space (minimum) 50.0%

12.20.6 Development Area 1 (DA-1)

- a. The regulations in Part 12.20.7 to 12.20.9 apply to Development Area 1 (DA-1) only.

12.20.7 Uses - DA-1

The following uses are the only uses permitted in DA-1:

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Commercial uses:
 - i. business offices
 - ii. professional businesses

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- iii. retail stores
- iv. restaurants
- v. high tech
- vi. cultural facility
- vii. personal services
- viii. medical offices

12.20.8 Siting of Permitted uses - DA-1

- a. Commercial uses must be located within the first storey of any building.

12.20.9 Setbacks, Projections - DA-1

- a. Front yard setback (minimum) 5.0m

Except for the following maximum projections into the setback:

Balcony 0.50m

- b. Rear yard setback (minimum) 10.0m
- c. Side yard setback from interior lot lines (minimum) 6.0m

12.20.10 Development Area 2 (DA-2)

- a. The regulations in Part 12.20.11 to 12.20.12 apply to Development Area 2 (DA-2) only.

12.20.11 Uses - DA-2

The following uses are the only uses permitted in DA-2:

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

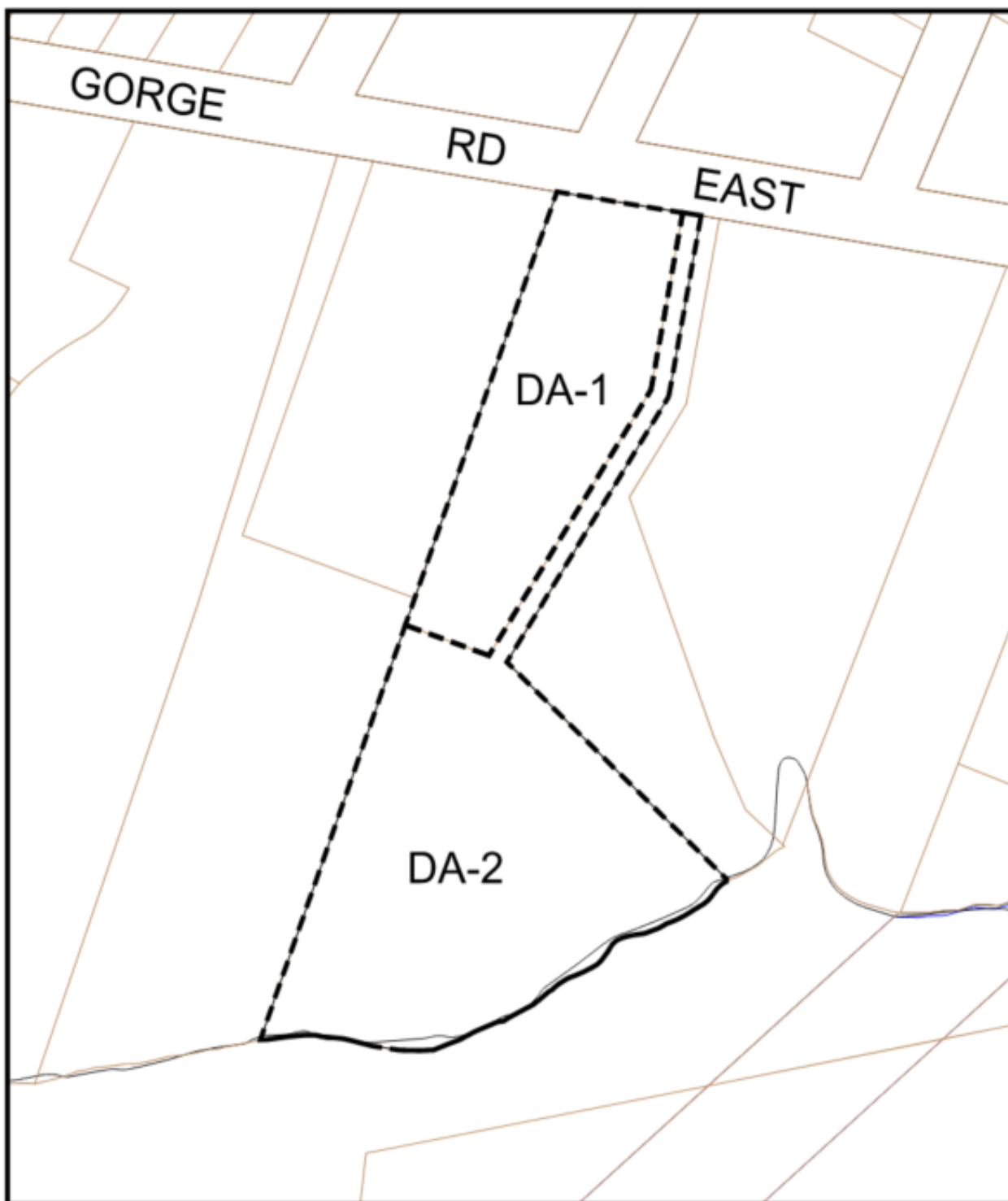
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12.20.12 Setbacks, Projections - DA-2

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| a. <u>Front yard setback</u> (minimum) | 5.0m |
| b. <u>Rear yard setback</u> (minimum) | 15.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.0m |

Bylaw No. 24-008 adopted October 17, 2024

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Appendix 1
Development Areas
Gorge Road East
Comprehensive Development District



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