

## PART 12.15 – CD-15 ZONE, CROSSTOWN DISTRICT

### 12.15.1 Definitions

In this Zone, “Work-live” means a self-contained dwelling unit in which no more than 50% of the total floor area is used for residential use, in conjunction with one of the following permitted accessory uses in the remaining floor area:

- a) artist studio;
- b) high-tech;
- c) manufacturing, processing and assembly of product on a small scale;
- d) office;
- e) retail; or
- f) personal service.

### 12.15.2 General Regulations

- a) This Zone is divided into Development Areas 1 and 2, as shown on the map attached as Appendix 1.
- b) Within this Zone, all parcels created by the deposit in the Land Title Office of an air space plan will be treated as a single lot for all purposes, and the definition of lot as defined within Schedule A – Definitions, is so amended for this Zone.
- c) Residential uses must be located above the ground floor, except for work-live units.
- d) No more than four work-live units are permitted in Development Area 1 (DA-1).
- e) Vehicle and bicycle parking is subject to the regulations in Schedule C.

### 12.15.3 Development Area 1 (DA-1)

The regulations in Part 12.15.4 to 12.15. 8 apply to Development Area 1 (DA-1) only.

### 12.15.4 Uses

The following uses are permitted in Development Area 1 (DA-1):

- a) daycare;
- b) financial service;
- c) limited light industries, including testing, servicing, repair, manufacturing, processing and assembly;
- d) high-tech;
- e) multiple dwelling;

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- f) office, including but not limited to medical and dental services;
- g) personal service;
- h) restaurant;
- i) retail;
- j) school, including trade school; and
- k) work-live.

### 12.15.5 Lot Area and Floor Space Ratio

- a) Lot area (minimum) 5753m<sup>2</sup>
- b) Maximum floor space ratio permitted for all uses is 2.02:1, of which the floor space ratio of residential uses must not exceed 1.5:1.

### 12.15.6 Height and Storeys

- a) Principal building height (maximum) 17m

### 12.15.7 Site Coverage

- a) Site coverage (maximum) 71%

### 12.15.8 Setbacks

- a) Front yard setback (minimum) 3.95m
- b) Rear yard setback for a building, excluding an enclosed parking space (minimum) 4m
- c) Rear yard setback for an enclosed parking space (minimum) 0m
- d) Side yard setback (north) (minimum) 0m
- e) Side yard setback (south) (minimum) 4m

### 12.15.9 Development Area 2 (DA-2)

The regulations in Part 12.15.10 to 12.15.14 apply to Development Area 2 (DA-2) only.

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### 12.15.10 Uses

The following uses are permitted in Development Area 2 (DA-2):

- a) financial service;
- b) limited light industries, including testing, servicing, repair, manufacturing, processing and assembly;
- c) high-tech;
- d) office, including but not limited to medical and dental services;
- e) personal service;
- f) restaurant;
- g) school, including trade school; and
- h) retail.

### 12.15.11 Lot Area and Floor Space Ratio

- a) Lot area (minimum) 3325m<sup>2</sup>
- b) Floor space ratio of all uses (maximum) 2:1

### 12.15.12 Height and Storeys

- a) Principal building height (maximum) 26m

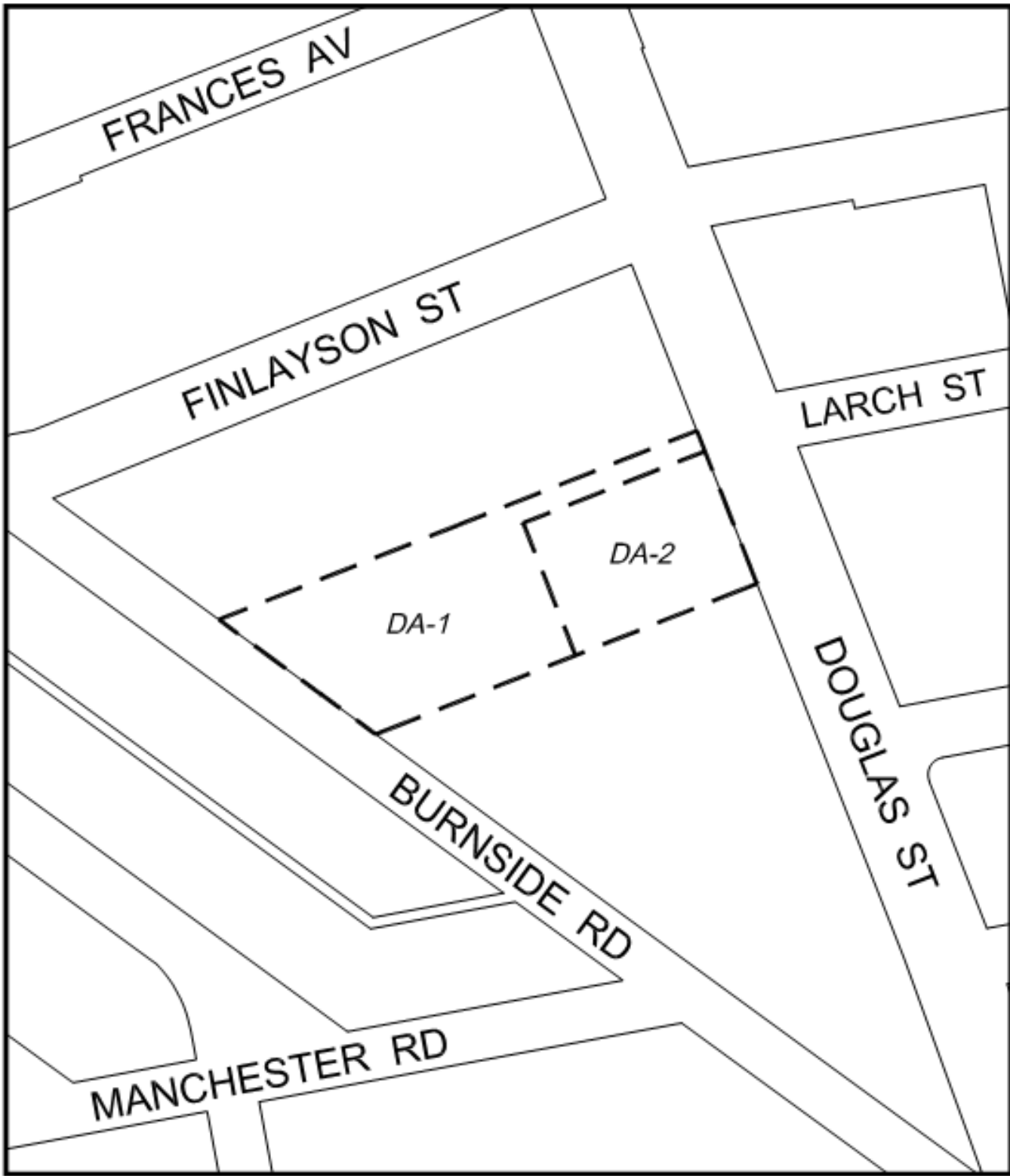
### 12.15.13 Site Coverage

- a) Site coverage (maximum) 45%

### 12.15.14 Setbacks

- a) Front yard setback (minimum) 4m
- b) Rear yard setback (minimum) 20m
- c) Side yard setback (north) (minimum) 2.4m
- d) Side yard setback (south) (minimum) 11m

Bylaw 20-050 adopted June 11, 2020



**Appendix 1**  
Development Areas  
CD-15 Zone, Crosstown District

