

PART 12.19 – CD-19 ZONE, DOUGLAS CALEDONIA COMPREHENSIVE DEVELOPMENT DISTRICT

12.19.1 Definitions

- a. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- b. “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.

12.19.2 Permitted Uses in this Zone

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

- a. Daycare
- b. Financial Service
- c. High Tech
- d. Home occupation subject to the regulations in Schedule “D”
- e. Multiple dwelling
- f. Office, including but not limited to professional services and medical and dental services
- g. Personal Service
- h. Retail
- i. Restaurant
- j. Transient Accommodation

12.19.3 Location of Permitted Uses

- a. No Financial service use located on the first storey is permitted within 6m of the wall of any building that abuts a street, plaza or pedestrian walkway.
- b. No multiple dwelling use (excluding access and vestibules) is permitted within a part of a building that directly abuts a plaza.

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12.19.4 Lot Area

- a. Lot area (minimum) 6722m²

12.19.5 Floor Space Ratio

- a. Total floor space ratio (maximum) 6.35:1
- b. Total floor space ratio (maximum) for multiple dwelling use 5.41:1

12.19.6 Height

- a. Principal building height (maximum) 45m

Except for the following projections above maximum height (maximum)

- i. Parapets 1.0m
- ii. Rooftop Structures 5.0m

12.19.7 Rooftop Structure Size

- a. Rooftop Structure coverage of the building roof area (maximum) 20%

Except for solar heating panels and green roof systems, which may cover 100% of a building roof area

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12.19.8 Setbacks, Projections

- a. Douglas Street
 - i. Setback for any portion of the building up to 4 storeys (minimum) 0m
 - ii. Setback for any portion of the building above 4 storeys (minimum) 4.6m
- b. Discovery Street
 - i. Setback for any portion of the building up to 4 storeys (minimum) 0m
 - ii. Setback for any portion of the building above 4 storeys (minimum) 3.0m
- c. Caledonia Avenue
 - i. Setback for any portion of the building up to 4 storeys (minimum) 0m
 - ii. Setback for any portion of the building above 4 storeys (minimum) 3.0m
- d. Building separation (minimum) above 4 storeys 20m
- e. Notwithstanding subsections a – d, a balcony or deck may project into a setback or building separation to a maximum of 2.0m
- f. Setback for Rooftop Structures from the outer edge of the roof (minimum) 3m

12.19.9 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 25-007 adopted July 31, 2025