

PART 12.5 - CD-5 ZONE, RAILYARDS RESIDENTIAL COMMERCIAL DISTRICT

Development Areas	1	This Zone is divided into Development Areas A to H, J and K, as shown on the map attached as Appendix B.
Definition	2	<p>In this Zone, “live/work” means a use that has not more than 2 persons engaged in any of the following uses:</p> <ul style="list-style-type: none"> (a) <u>restaurant</u>; (b) retail; (c) making, processing, and assembly of products on a small scale; (d) artist studio; (e) offices; (f) personal and professional services; (g) <u>high tech</u>. <p>and at least one of those persons resides in the <u>dwelling unit</u> where the use they engage in is carried on.</p>
Park Use	3	Park is a permitted use in the entire zone and within any Development Area.
Number of buildings	4	A <u>lot</u> may contain more than one <u>building</u> .
Setbacks	5	<p>The <u>setback</u> must be at least</p> <ul style="list-style-type: none"> (a) 2 m from Tyee Road; (b) 3.5 m from a street other than Tyee Road; (c) 4 m from the boundary of a park; (d) 4 m from a <u>lot line</u> that does not abut a street or the boundary of a park, except for the sideyards adjoining part remainder Lot 128 which can be 0 m; (e) balconies and porches up to 3.0 m and bay windows up to 1.5 m and roof overhangs up to 2.4 m will be excluded from setback requirements.
Parking	6	<p>The following regulations apply to parking:</p> <ul style="list-style-type: none"> (a) a <u>lot</u> must contain the number of parking spaces required under Schedule C for commercial use in that <u>lot</u> except as defined in 6(b), (c), (d), (e) and (f); (b) a <u>lot</u> must contain at least 1.5 parking spaces for each townhouse unit on that <u>lot</u>; (c) a parking space for townhouse use may be located in tandem in front of, or behind, one other parking space for townhouse use if parking spaces for visitors to the townhouse use are located in a separate area from the tandem parking;

- (d) a lot must contain at least one parking space for each studio suite on that lot. A studio suite is defined as less than 46 m² and has no separate bedroom;
- (e) a lot must contain at least 1.3 parking spaces for each residential unit, that is not a studio, townhouse or live/work unit on that lot;
- (f) a lot must contain at least 1.65 parking spaces for each live/work unit on that lot.

A

7 **In Development Area A:**

- (a) townhouses and park are the only uses permitted;
- (b) a building must not exceed a geodetic height of 16.5 m (using Canadian Geodetic Datum);
- (c) the floor space ratio must not exceed 0.75 to 1.

B

8 **In Development Area B:**

- (a) the only uses permitted are:
 - (i) apartments;
 - (ii) live/work;
 - (iii) park.
- (b) a building must not exceed a geodetic height of 24 m (using Canadian Geodetic Datum);
- (c) the floor space ratio must not exceed 1.6 to 1.

C

9 **In Development Area C:**

- (a) townhouses and park are the only uses permitted;
- (b) a building must not exceed a geodetic height of 18.5 m (using Canadian Geodetic Datum);
- (c) the floor space ratio must not exceed 0.75 to 1.

D

10 **In Development Area D:**

- (a) townhouses and park are the only uses permitted;
- (b) a building must not exceed a geodetic height of 18.5 m (using Canadian Geodetic Datum);
- (c) the floor space ratio must not exceed 0.73 to 1.

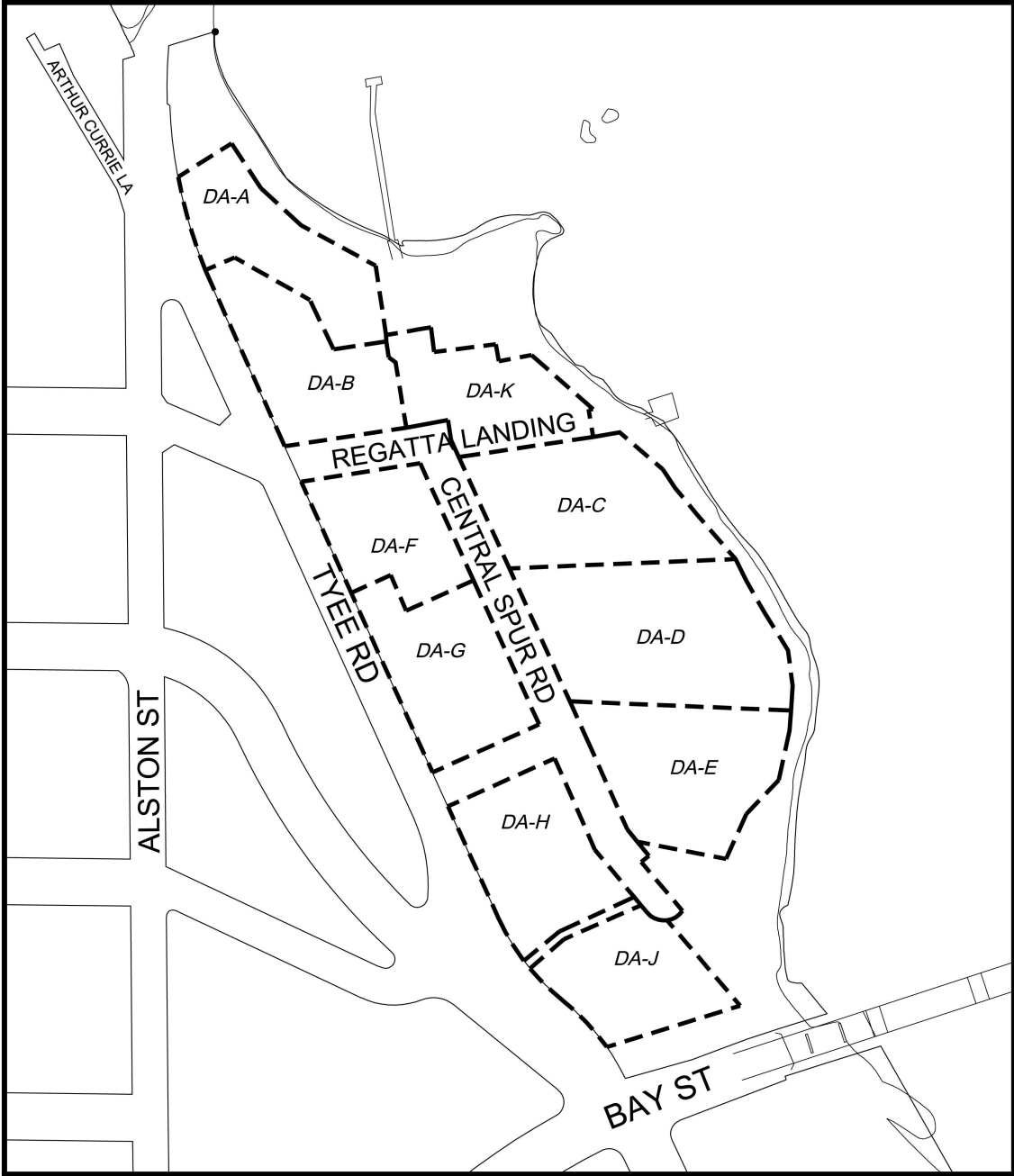
- E**
- 11 **In Development Area E:**
- (a) townhouses and park are the only uses permitted;
 - (b) a building must not exceed a geodetic height of 18.5 m (using Canadian Geodetic Datum);
 - (c) the floor space ratio must not exceed 0.7 to 1.
- F**
- 12 **In Development Area F:**
- (a) the only uses permitted are:
 - (i) apartments;
 - (ii) live/work;
 - (iii) park.
 - (b) a building must not exceed a geodetic height of 24 m (using Canadian Geodetic Datum);
 - (c) the floor space ratio must not exceed 2.23 to 1.
- G**
- 13 **In Development Area G:**
- (a) the only uses permitted are:
 - (i) apartments;
 - (ii) live/work;
 - (iii) park.
 - (b) a building must not exceed a geodetic height of 24 m (using Canadian Geodetic Datum);
 - (c) the floor space ratio must not exceed 2.35 to 1.
- H**
- 14 **In Development Area H:**
- (a) the only uses permitted are:
 - (i) apartments;
 - (ii) live/work;
 - (iii) park.
 - (b) a building must not exceed a geodetic height of 24 m (using Canadian Geodetic Datum);
 - (c) the floor space ratio must not exceed 2.25 to 1.

J

- 15 **In Development Area J:**
- (a) the only uses permitted are:
 - (i) apartments;
 - (ii) live/work;
 - (iii) park
 - (b) a building must not exceed a geodetic height of 31 m (using Canadian Geodetic Datum);
 - (c) the floor space ratio must not exceed 2.35 to 1.

K

- 16 **In Development Area K:**
- (a) the only uses permitted are:
 - (i) restaurant.
 - (ii) retail,
 - (iii) making, processing and assembly of products on a small scale,
 - (iv) artist studio,
 - (v) offices,
 - (vi) personal and professional services,
 - (vii) high tech;
 - (viii) park.
 - (ix) live/work
 - (b) a building must not exceed a geodetic height of 16.5 m (using Canadian Geodetic Datum);
 - (c) the floor space ratio must not exceed 0.5 to 1.
 - (d) live/work units must be located on the second floor of a building.



Appendix B
 Development Areas
 CD-5 Zone, Railyards Residential Commercial

