

## PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT

### 4.101.1 Permitted Uses in this Zone

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

- a. bakery
- b. club
- c. financial service
- d. high tech
- e. home occupation subject to the regulations in Schedule “D”
- f. multiple dwelling
- g. office, including medical and dental services
- h. personal service
- i. restaurant
- j. retail.

### 4.101.2 Community Amenity

As a condition of additional density pursuant to Part 4.101.4, the following community amenity must be provided:

- a. all dwelling units within a multiple dwelling must be secured through a legal agreement as rental in perpetuity.

### 4.101.3 Lot Area

<u>Lot area</u> (minimum)	4800m <sup>2</sup>
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### 4.101.4 Floor Space Ratio

- |   |       |
|---|-------|
| a. <u>Floor space ratio</u> (maximum)   | 2:1   |
| b. <u>Floor space ratio</u> , where the amenities have been provided pursuant to Part 4.101.2 (maximum) | 2.5:1 |

### 4.101.5 Height

Principal <u>building height</u> (maximum)	19.5m
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### 4.101.6 Setbacks

- |  |       |
|--|-------|
| a. Douglas Street <u>setback</u> (minimum)   | 0m    |
| b. Hillside Avenue <u>setback</u> (minimum)  | 0m    |
| c. Interior <u>lot</u> line (east) (minimum) | 5.25m |
| d. Southerly <u>lot</u> line (minimum)       | 5m    |
- Except for the following:
- |   |    |
|---|----|
| i. that portion of the principal <u>building</u> within 39m of Douglas Street (minimum) | 3m |
|---|----|

### 4.101.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 62% |
| b. <u>Open site space</u> (minimum) | 27% |

### 4.101.8 Vehicle and Bicycle Parking

- |                                  |  |
|----------------------------------|--|
| a. Vehicle parking (minimum)     | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Residential parking (minimum) | 53 parking spaces  |
| c. Commercial parking (minimum)  | 25 parking spaces  |
| d. Visitor parking (minimum)     | 10 parking spaces  |
| e. Bicycle parking (minimum)     | Subject to the regulations in Schedule “C”   |

Bylaw 20-047 adopted August 6, 2020