

604– CD4 (6520 and 6540 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

604.01 Permitted Uses

- #5351
- #5351
- (a) accessory buildings
 - (b) child care
 - (c) detached secondary suites
 - (d) Ground-oriented dwellings
 - (e) home based business
 - (f) secondary suites
 - (g) single family dwelling
 - (h) the keeping of not more than 2 lodgers

604.02 Site Area

- (1) The minimum lot area is 436.6 square metres
- (2) The maximum lot area is 622.5 square metres

#5351

604.03 Density

4 dwellings maximum

#5351

604.04 Floor Area Ratio

The floor area ratio (FAR) shall not exceed 0.35 on any individual lot.

604.05 Site Coverage

Site coverage shall not exceed 35%

604.06 Yard Requirements

- (1) Adjacent to Marine Drive: 7.6 metres
- (2) Adjacent to Nelson Avenue: 6 metres
- (3) Adjacent to 6345 Nelson Avenue (legally described as LOT 33, BLK 47, DL 430, PLN 5527): 7.6 metres
- (4) All side yards: 1.5 metres

604.07 Height

No building or structure shall exceed a maximum height of 7.62 metres and 2 storeys

604.08 Highest Building Face Envelope

The highest building face envelope shall not exceed 6.7 metres in height, and no portion of the building shall project outside the envelope except, eaves, decks, decorative features such as flying beams and the pitched roof portion of either gable ends or dormers

604.09 Landscaping and Screening

All portions of a lot not occupied by buildings, parking areas, driveways and pedestrian ways shall be landscaped, and this landscaping shall be maintained

605 - CD5 –(959 21st Street)

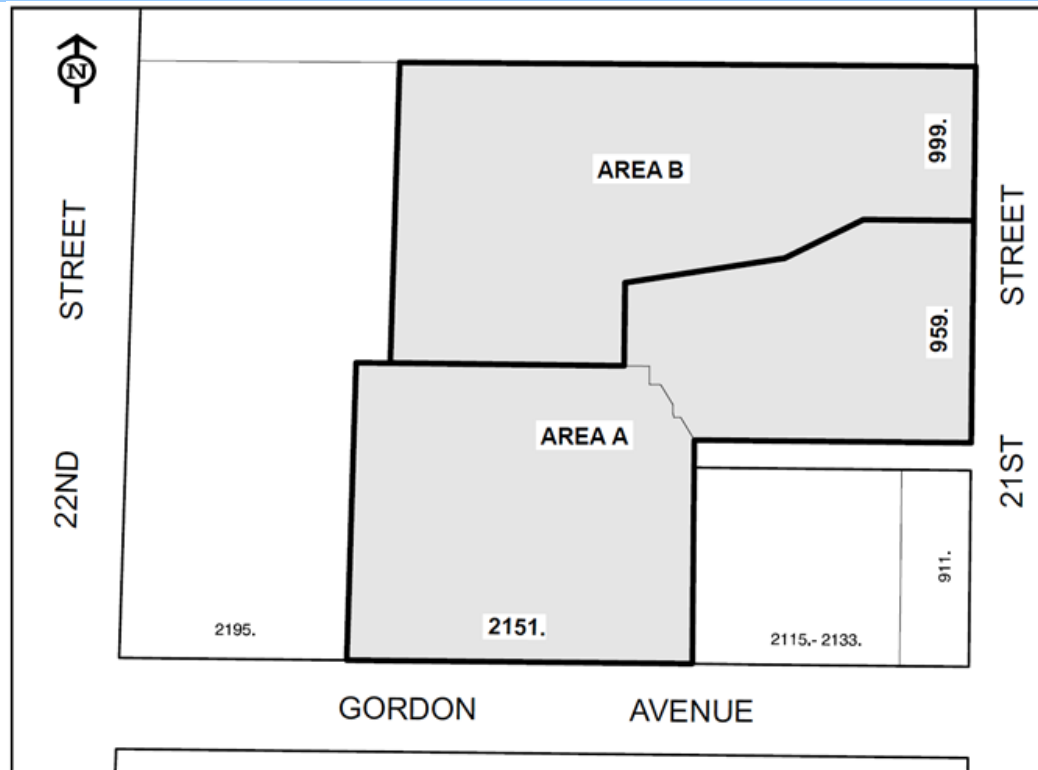
AMENDING
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SECTION REGULATION

#4689

605.01 Map

#4791
#5068



#4689

605.02 Permitted Uses

#5068

(1) Area A:

- (a) apartment buildings for the provision of senior citizens' low rental housing under the auspices, supervision and control of a duly incorporated non-profit society
- (b) assisted living and community care facility as part of a senior citizens' housing use
- (c) home based business

(2) Area B:

- (a) apartment buildings for the provision of senior citizens' low rental housing under the auspices, supervision and control of a duly incorporated non-profit society
- (b) home based business

(3) Areas A & B:

- (a) accessory uses and structures
- (b) child care

605.03 Site Area

- (1) Multi-level care facility - 6967.7 square metres minimum
- (2) Apartment building - 1858.0 square metres minimum

#4689
#4791
#5068

605.04 Floor Area Ratio

- (1) Area A: 1.35 maximum
- (2) Area B: 1.5 maximum

#4689
#4791
#5068

605.05 Site Coverage

- (1) Area A: 50% maximum
- (2) Area B: 45% maximum
- (3) Areas A & B: 30% maximum of the unoccupied portion of a site may be devoted to driveways, surface parking, access or exit aisles for apartment building use

605.06 Yard Requirements

- (1) 7.6 metres minimum from any street
- (2) 3 metres minimum from any site line not adjoining a street

#4689
#5068

605.07 Building Height

- (1) Area A: Apartment building or multi-use care facility - 10.7 metres maximum
- (2) Area B: Apartment building – 16.2 metres maximum
- (3) Areas A & B All other buildings – 7.6 metres maximum

#4689
#5068

605.08 Number of Storeys

- (1) Area A: Apartment building or multi-use care facility – 3 storeys maximum
- (2) Area B: Apartment building – 5 storeys maximum
- (3) Areas A & B: All other buildings – 2 storeys maximum

605.09 Off-Street Parking

- (1) Apartment building - 1 parking space minimum for every 3 dwellings
- (2) Care facility - 1 parking space for every 4 beds
- (3) Parking spaces for apartment buildings shall be provided within the building or underground

605.10 Rooftop Equipment Enclosures

All equipment located on the top of a roof of any building or structure shall be enclosed or screened

606 – CD6 (Hollyburn House 2000 Marine Drive)

AMENDING
BYLAW

SECTION REGULATION

606.01 Permitted Uses

- (a) assisted living and community care facility as part of a senior citizens' housing use
- (b) child care
- (c) home based business, provided they are part of a senior citizens housing use
- (d) a restaurant, use of which is required or intended primarily as part of a senior citizens' housing use
- (e) senior citizens' housing in which meals and community care are provided
- (f) single family dwellings
- (g) uses that are incidental to the senior citizens' housing and care uses, including medical and therapeutic uses, adult day care, hair and beauty salon

606.02 Site Area

- (1) Single family dwelling – 557.4 square metres minimum
- (2) All other permitted uses – 1,858.0 square metres

606.03 Site Width

- (1) Single family dwelling – 15.2 metres minimum
- (2) All other permitted uses – 45.7 metres minimum, measured along the longer street boundary line

606.04 Floor Area Ratio

- (1) Single family dwelling – in accordance with Section 130.08
- (2) All other permitted uses – 1.5 maximum

606.05 Site Coverage

- (1) Single family dwelling – 40% maximum
- (2) All other permitted uses – 50% maximum

606.06 Front Yard

- (1) Single family dwelling – 7.6 metres minimum
- (2) All other permitted uses – 6 metres. Where the site fronts on more than one street, the front yard shall be defined as that abutting the longest street boundary

606.07 Rear Yard

- (1) Single family dwelling – 9.1 metres minimum
- (2) All other permitted uses – 6 metres minimum

606.08 Side Yard

- (1) Single family dwelling - 1.5 metres minimum
- (2) All other permitted uses – 1.5 metres minimum, except that where such side yard abuts a street, it may be reduced to 0.3 metre

606.09 Building Height

- (1) Single family dwelling – 7.62 metre maximum
- (2) All other permitted uses – 13.7 metre maximum

606.10 Number of Storeys

- (1) Single family dwelling – 2 storeys maximum
- (2) All other permitted uses – 3 storeys maximum

606.11 Off-Street Parking

- (1) Single family dwelling – one space minimum
- (2) All other permitted uses – Parking shall be a minimum of:
 - (a) 1 parking space for each 4 dwellings, plus
 - (b) 1 parking space for each 6 care units or proposed bed in each care unit, whichever is greater, plus
 - (c) 1 parking space for each 2 staff persons at the peak staff load;
- (3) A minimum of 80 % of which shall be located within a below grade parking structure

606.12 Balconies

For uses other than a single dwelling, balconies may project up to 1.2 metres into a required yard area

606.13 Canopy

For any use other than single dwelling, canopies may project from the building into any yard up to 0.9 metres from the site line

606.14 Roof Structures

All roof structures shall be screened or contained within enclosures. External stairs or ladders to machine rooms shall not be permitted

607 – CD7 (2000 Marine)

AMENDING
BYLAW

SECTION REGULATION

607.01 Permitted Uses

- (a) accessory buildings to single dwelling and duplex dwelling uses
- (b) child care
- (c) community care
- (d) duplex dwellings
- (e) home based business
- (f) keeping of not more than 2 lodgers in each dwelling
- (g) single family dwellings
- (h) townhouses
- (i) uses customarily incidental to any of the above uses

607.02 Site Area

- (1) Townhouses - 371.6 square metres minimum
- (2) Duplex dwelling - 557.4 square metres minimum
- (3) Single family dwelling - 371.6 square metres minimum

607.03 Site Width

10.1 metres minimum

607.04 Floor Area Ratio

Townhouses - 0.75 maximum

607.05 Site Coverage

- (1) Townhouses – 60 % maximum
- (2) All other uses - 40 % maximum

607.06 Front Yard

- (1) Townhouses – 6 metres minimum
- (2) All other uses - 7.6 metres minimum

607.07 Rear Yard

- (1) Townhouses – 6 metres minimum
- (2) All other uses - 9.1 metres minimum

607.08 Side Yard

- (1) 1.5 metres minimum, except where entrance is provided from a side street, a side yard of 3.81 metres minimum shall be provided for the entrance side yard only
- (2) A building on a corner flanking site shall maintain the front yard requirements of both streets
- (3) Buildings comprising townhouse dwellings on corner sites shall provide a side yard of 3 metres minimum on the flanking street side of the site

607.09 Building Height

- (1) Townhouses - 9.1 metres maximum
- (2) All other uses - 7.62 metres maximum

607.10 Number of Storeys

- (1) Townhouses – 2 storeys maximum, exclusive of basement, which shall not be used for habitable purposes
- (2) All other uses – 2 storeys maximum

607.11 Off-Street Parking

- (1) Townhouse - a minimum of 1-1/2 spaces for each dwelling, enclosed within the building or located underground
- (2) All uses other than townhouse or apartment buildings – a minimum of 1 parking space per dwelling

607.12 Building Width

Duplex dwelling and townhouse dwellings - 4.5 metres minimum

607.13 Suite Size

Townhouse dwelling - 92.9 square metres minimum, exclusive of any basement or other area devoted to individual dwelling services and utilities

607.14 Balconies

Townhouses - balconies may project up to 1.2 metres into the minimum front yard only

607.15 Townhouse Services and Utilities

Services and utilities may be located within individual basement areas or communally located elsewhere underground

608 – CD8 (Folkestone Way)

AMENDING
BYLAW

SECTION REGULATION

608.01 Permitted Uses

- (a) accessory buildings to single dwelling and duplex dwelling uses
- (b) child care
- (c) cluster housing
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) keeping of not more than 2 lodgers in each dwelling
- (h) single family dwellings
- (i) townhouses
- (j) uses customarily incidental to any of the above uses

608.02 Density

6 dwellings per acre maximum

608.03 Site Width

- (1) Townhouse – 6 metres minimum per dwelling
- (2) Single family dwellings and Duplex dwellings – 15.2 metres minimum

608.04 Floor Area Ratio

0.35 maximum

608.05	Site Coverage
	30% maximum
608.06	Front Yard
	7.6 metres minimum
608.07	Rear Yard
	7.6 metres minimum
608.08	Side Yard
	(1) 1.5 metres minimum
	(2) Where entrance is provided from a side street, a side yard not less than 12.5 feet shall be provided for the entrance side yard only
	(3) A building on a corner flanking site shall maintain the front yard requirements of both streets
	(4) Buildings comprising townhouse dwellings on corner sites shall provide a side yard of not less than 3 metres on the flanking street side of the site
608.09	Building Height
	7.62 metres maximum
608.10	Number of Storeys
	3 storeys maximum
608.11	Off-Street Parking
	(1) 2 parking spaces per dwelling minimum; plus
	(2) 1 visitor parking space per 2 townhouse dwellings

609 – CD9 (Folkestone Way)

AMENDING
BYLAW

SECTION REGULATION

609.01 Permitted Uses

- (a) accessory uses and structures customarily incidental to any of the above uses
- (b) apartments with the primary individual access to each dwelling provided directly to the external ground-level
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) keeping of not more than 2 lodgers in each dwelling
- (h) townhouses

609.02 Density

34 dwellings for the zone as a whole.

609.03 Floor Area Ratio

- (1) 0.4 maximum, including:
 - (a) all residential accommodation, including private recreation and basement space, and
 - (b) any stairwells, elevator shafts and other openings to the storey belowbut excluding:
 - (c) any area used for the storage of automobiles up to but not exceeding a maximum of 41 square metres per dwelling,
 - (d) open balconies, open terraces and exterior steps; and
 - (e) a recreation facility or a meeting space designed for the use of all residents of all dwellings located within this zone up to a maximum of 232.3 square metres

609.04 Site Coverage

60% maximum, including all building on the site and all impervious surfaces including driveways and surface parking

609.05 Yard Requirements

- (1) 6 metres minimum from any street
- (2) 6 metres minimum from a south site line
- (3) 30.4 metres minimum from a north site line
- (4) 3 metres minimum from a creek preservation area

609.06 Building Height

10.7 metres maximum, except

- (a) 7.6 metres maximum for any building located within 30.4 metres of any site line not adjoining a street or a creek preservation area

609.07 Number of Storeys

3 storeys maximum

609.08 Off-Street Parking

2 minimum per dwelling, with a minimum of one space per dwelling enclosed within the building or located underground

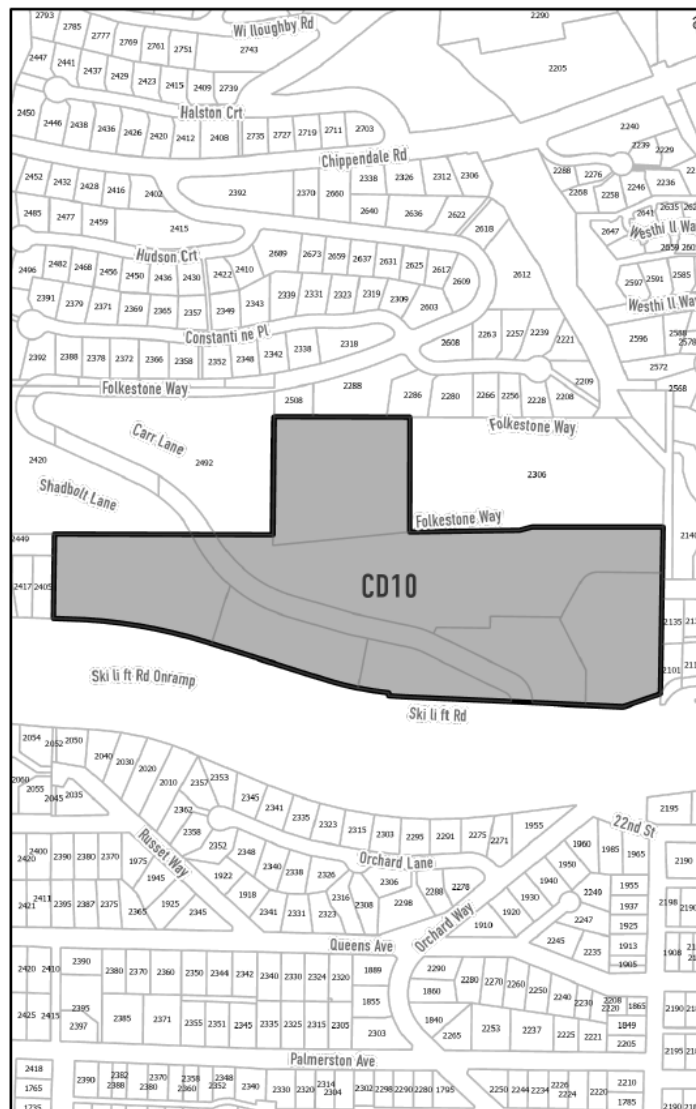
610 CD10 (Folkestone Way)

AMENDING
BYLAW
#5201

SECTION REGULATION

610.01 Map

Lands zoned CD10 are shaded on the map below:

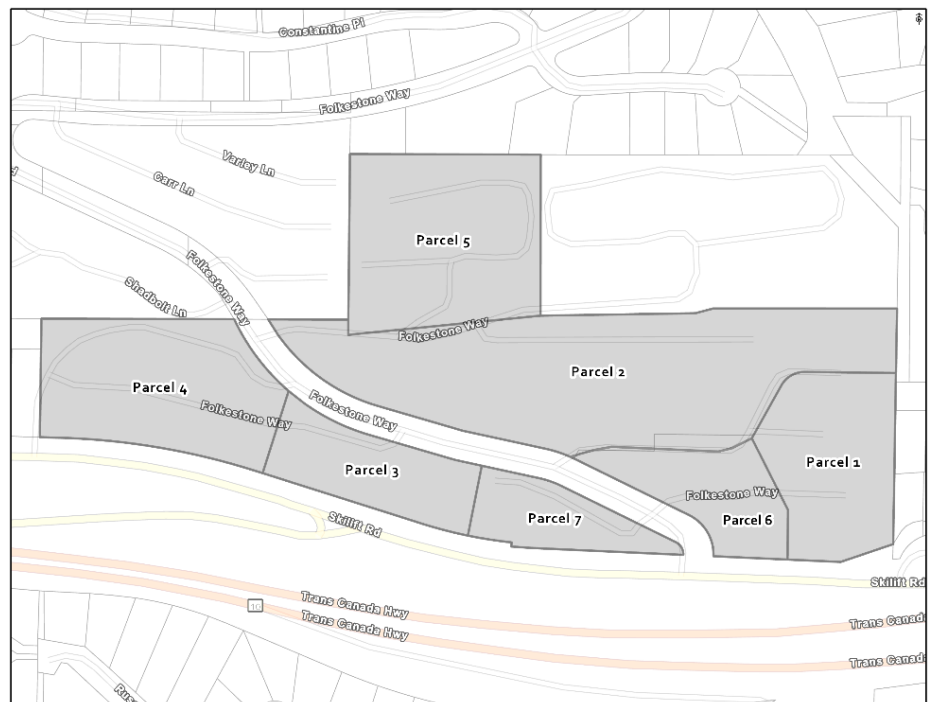


610.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Recreation complex
- iii. Apartments
- iv. Townhouses
- #5281 v. Commercial uses included in the C1 zone on Parcel 7 only
- vi. Restaurant
- #5321 vii. Home based business
- #5321 viii. Office
- #5321 ix. Child care
- #5321 x. Community care
- #5321 xi. Lodgers
- #5321 xii. Secondary suites

610.03 Conditions of Use

- (1) Development of lands zoned CD10 is allocated by parcels according to the map below:



- #5281 (2) For Parcel 7 Commercial uses are permitted as well as townhouses
- (3) Any development that occurs on Parcel 2 in the northeast corner shall be an apartment.

610.04 Maximum Floor Area Ratio (FAR)

- #5281 (1) i. Parcel 1 development: 5,837.3 m² – 6,131.6 m²
ii. Parcel 2 development: 17,641.6 m² – 17,930.3 m²
iii. Parcel 3 development: 3,272.8 m² – 3,716.1 m²
iv. Parcel 4 development: 3,579.5 m² – 8,825.8 m²
v. Parcel 5 development: 6,109.7 m² – 6,503.2 m²
vi. Parcel 6 development: 3,184.7 m² – 3,623.2 m²
vii. Parcel 7 development: 2,378 m²
- (2) Recreation complex – 576 m² minimum, including two outdoor tennis courts with minimum dimensions 24.4 metres x 32 metres.
- #5281 (3) All developments combined, excluding the recreation complex – 49,108.3 m² maximum.

610.05 Setbacks

- #5281 (1) Apartment on Parcel 4 constructed immediately adjacent to western boundary – 25.9 metres from north site line.
- (2) All other uses – minimum 7.6 metres from all site lines.
- (3) Minimum setbacks for Parcel 1:
North: 6.6 metres
South: 7.3 metres
East: 9.2 metres
West: 3.0 metres
- #5281 (4) Minimum setbacks for Parcel 7:
North: 10.6 m, except the accessory building setback may be reduced to 1.5 m
South: 3.5 m, except roof overhangs are exempt from the setback requirement
West: 2.9 m

610.06 Number of Storeys

- #5281
- (1) Apartment – maximum 3 storeys, including basement.
 - (2) Townhouses – maximum 2 storeys, including basement.
 - (3) Townhouses on Parcel 7 – maximum 2 storeys, viewed from Folkstone Way and a maximum of 3 storeys viewed from Skilift Road.

610.07 Off-Street Parking

- #5281
- (1) Townhouses – minimum 2 parking spaces per dwelling unit.
 - (2) Apartments – minimum 1.6 parking spaces per dwelling unit.
 - (3) Recreation complex – minimum 10 parking spaces.
 - (4) All building types, excluding recreation complex – minimum 1 covered parking space per unit.
 - (5) Maximum number of open parking spaces – 350, including 1 space per 37.2 m² of gross commercial floor area to be located on Parcel 7.

610.08 Landscaping

- #5281
- (1) Landscaping, fencing and screening shall be provided for parking spaces located along or adjacent to an exterior lot line.

610.09 Building Height

- (a) No building or structure shall exceed a maximum height of 9.6 metres on Parcel 7
- (b) Notwithstanding Section 120.17 building height shall be calculated using finished grade as defined in Section 110.

611 – CD11 (Folkestone Way)

AMENDING
BYLAW

SECTION	REGULATION
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611.01	Permitted Uses
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- (a) accessory uses and structures
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) home based business
- (f) keeping of not more than 2 lodgers in each dwelling
- (g) townhouse

611.02	Density
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36 dwellings in total

611.03	Floor Area Ratio
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0.5 maximum

611.04	Site Coverage
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30% maximum

611.05	Front Yard
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6 metres minimum

611.06	Rear Yard
---------------	------------------

6 metres minimum

611.07 Side Yard

- (1) Apartment building - 1.5 metres minimum for each storey containing residential accommodation, on each side of the building
- (2) Townhouse - 3 metres minimum

611.08 Building Height

10.7 metres maximum

611.09 Number of Storeys

4 storeys maximum

611.10 Off-Street Parking

A minimum of the greater of:

- (a) 1 parking space for each dwelling, or
- (b) 1 parking space for every 84 square metres of gross floor area

612 – CD12 (Deer Ridge)

AMENDING
BYLAW

SECTION REGULATION

612.01 Permitted Uses

- (a) accessory buildings or structures
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) home based business
- (f) keeping of not more than 2 lodgers in each dwelling
- (g) townhouses
- (h) uses customarily incidental to any of the above uses

612.02 Density

6 dwellings per acre maximum, calculated on the gross acreage prior to subdivision

612.03 Floor Area Ratio

0.3 maximum

612.04 Site Coverage

15% maximum

612.05 Front Yard

7.6 metres minimum

612.06 Rear Yard

7.6 metres minimum

612.07 Side Yard

- (1) Apartment building - 1.5 metres minimum on each side of the building for each storey containing residential accommodation
- (2) Townhouse - 1.5 metres minimum, except where entrance is provided from a side street, a side yard not less than 3.8 metres shall be provided for the entrance side yard only
- (3) A building on a corner flanking site shall maintain the front yard requirements of both streets

612.08 Building Height

- (1) Apartment building – 18.2 metres maximum
- (2) Townhouse - 9.1 metres maximum

612.09 Number of Storeys

Townhouse – 2 storeys plus basement maximum

612.10 Off-Street Parking

- (1) 2 parking spaces per dwelling minimum, within the building, underground, or within a covered structure, for the use of owners or occupiers, plus
- (2) 1 visitor parking space per two dwelling units

613 – CD13 (2200 Marine)

AMENDING
BYLAW

SECTION	REGULATION
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613.01	Permitted Uses
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- (a) apartment buildings
- (b) child care
- (c) community care
- (d) home based business
- (e) uses customarily incidental to any of the above uses

613.02	Floor Area Ratio
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0.95 maximum

613.03	Site Coverage
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35% maximum

613.04	Front Yard
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6 metres minimum from any street

613.05	Rear Yard
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6 metres minimum

613.06	Side Yard
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4.5 metres minimum

613.07 Building Height

10.7 metres maximum

613.08 Number of Storeys

3 storeys maximum

613.09 Off-Street Parking

A minimum of the greater of:

- (a) 1 parking space for each dwelling, or
- (b) 1 parking space for every 84 square metres of gross floor area

614 – CD14 (Klahanee)

AMENDING
BYLAW

SECTION REGULATION

614.10 Permitted Uses

- (a) apartment buildings for the provision of low rental housing for senior citizens and families
- (b) child care
- (c) community care
- (d) home based business
- (e) uses customarily incidental to any of the above uses

614.20 Floor Area Ratio

0.55 maximum

614.30 Site Coverage

25% maximum

614.40 Yard Requirements

5.5 metres minimum from any street

614.50 Building Height

10.7 metres maximum

614.60 Off-Street Parking

- (1) one minimum for each 3 dwellings intended for the occupancy of seniors
- (2) one minimum for each 1.25 dwellings intended for the occupancy of families

615 – CD15 (2200 Marine)

AMENDING
BYLAW

SECTION REGULATION

615.01 Permitted Uses

- (a) apartment building
- (b) assisted living
- (c) child care
- (d) community care
- (e) home based business
- (f) uses customarily incidental to any of the above uses

615.02 Floor Area Ratio

1.0 maximum

615.03 Site Coverage

50% maximum

615.04 Front Yard

4.3 metres minimum from any street

615.05 Rear Yard

5.5 metres minimum

615.06 Side Yard

- (1) East side yard - 1.52 metres minimum for a residential care facility
- (2) West side yard - 1.52 metres minimum for an apartment building

615.07 Building Height

- (1) Apartment building – 10.7 metres maximum
- (2) Residential Care facility - 9.1 metres maximum

615.08 Number of Storeys

3 maximum

615.09 Off-Street Parking and Loading Spaces

- (1) Apartment building - a minimum of the greater of:
 - (a) 1 parking space for each dwelling, or
 - (b) 1 parking space for every 84 square metres of gross floor area
- (2) Residential Care facility – 2 spaces minimum, plus one designated car loading space adjacent to an entrance

616 – CD16 (3rd Street at ULH)

AMENDING
BYLAW

SECTION	REGULATION
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616.01	Permitted Uses
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- (a) accessory uses
- (b) child care
- (c) community care
- (d) home based business
- (e) townhouse

616.02	Site Area
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6,070.3 square metres minimum

616.03	Floor Area Ratio
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0.425 maximum

616.04	Site Coverage
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35% maximum

616.05	Front Yard
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1.5 metres minimum

616.06	Rear Yard
---------------	------------------

2.4 metres minimum

616.07 Side Yard

2.4 metres minimum

616.08 Building Height

7.62 metres maximum

616.09 Number of Storeys

2 storeys maximum

616.10 Off-Street Parking

2 spaces minimum per dwelling, within an enclosed garage

617 – CD17 (Argyle / 22nd Street)

AMENDING
BYLAW

SECTION REGULATION

617.01 Permitted Uses

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) duplex dwellings
- (e) home based business
- (f) keeping of not more than 2 lodgers in each dwelling
- (g) single family dwellings
- (h) townhouses

617.02 Site Area

- (1) Townhouses - 1207.7 square metres minimum
- (2) Duplex dwelling - 557.4 square metres minimum
- (3) Single dwelling - 371.6 square metres minimum

617.03 Site Width

10.1 metres minimum

617.04 Floor Area Ratio

Townhouse – 1.04 maximum

617.05 Site Coverage

- (1) Townhouses – 60% maximum
- (2) All other uses – 40% maximum

617.06 Front Yard

- (1) Townhouses – 6 metres minimum
- (2) All other uses - 7.6 metres minimum

617.07 Rear Yard

- (1) Townhouses – 6 metres minimum
- (2) All other uses - 9.1 metres minimum

617.08 Side Yard

- (1) 1.5 metres minimum on each side of a building
- (2) Buildings comprising townhouse dwellings on corner sites shall provide a side yard of not less than 3 metres on the flanking street side of the site

617.09 Building Height

- (1) Townhouses - 9.1 metres maximum
- (2) All other uses - 7.62 metres maximum

617.10 Number of Storeys

- (1) Townhouses – 2 storeys maximum, exclusive of the basement, which shall not be used for habitable purposes
- (2) All other uses – 2 storeys maximum

617.11 Off-Street Parking

- (1) Townhouse -a minimum of 1-1/2 spaces for each dwelling, enclosed within the building or underground
- (2) All other uses – a minimum of 1 parking space per dwelling shall be provided

618 – CD18 (Whitby Estates)

AMENDING
BYLAW

SECTION REGULATION

618.01 Permitted Uses

- (a) accessory buildings, structures and uses
- (b) apartments with the primary individual access to each dwelling provided directly to the external ground-level
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) keeping of not more than 2 lodgers in each dwelling
- (h) townhouses

618.02 Density

45 dwellings for the zone as a whole

618.03 Floor Area Ratio

0.5 maximum, including:

- (a) all residential accommodation, including private recreation and basement space, and
- (b) any stairwells, elevator shafts and other openings to the storey below but excluding:
 - all areas within the parking storey of the building used
- (c) for motor vehicles including drive aisles, parking spaces and ventilation vestibules, hallways, elevator shafts, stairwells, storage and
- (d) mechanical spaces on the parking storey level that gives access to or are for the use of dwelling units above,
 - a common entrance lobby and hallway at the parking
- (e) storey level or below, connecting to a common stairway and elevators,
 - open balconies, open terraces and exterior steps, and
- (f)
- (g) a recreation facility or a meeting space designed for the use of all residents of all dwellings located within this zone up to a maximum of 232.5 square metres

618.04 Site Coverage

60% maximum, including all building on the site and all impervious surfaces including driveways and surface parking

618.05 Yard Requirements

- (1) 6 metres minimum from any site line other than a creek preservation area line
- (2) 3 metres minimum from a creek preservation area

618.06 Building Height

10.7 metres maximum

618.07 Number of Storeys

4 storeys maximum, including basement

618.08 Off-Street Parking

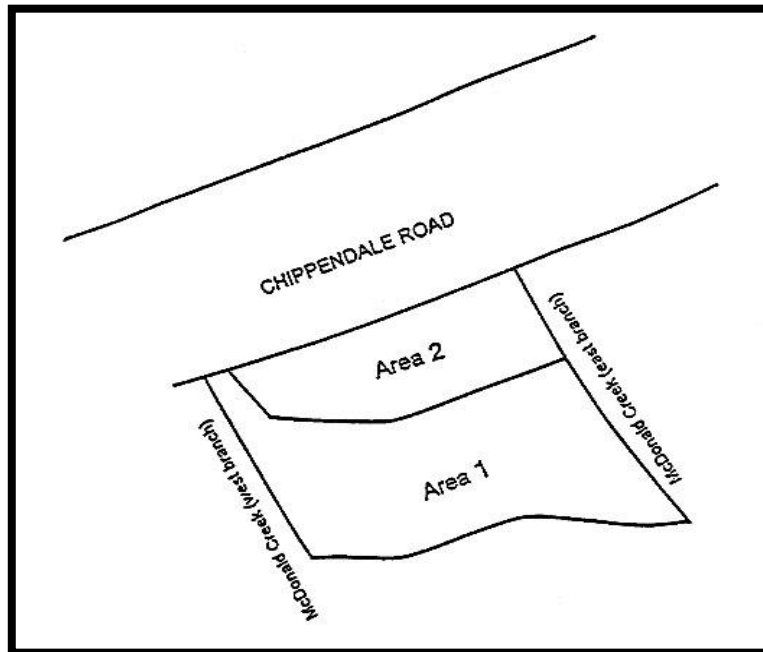
2 minimum per dwelling, enclosed within the building or located underground

619 – CD19 (Whitby Estates - Boulder Court)

AMENDING
BYLAW

SECTION REGULATION

619.01 Map



619.02 Permitted Uses

- (1) **Area 1**
 - (a) child care
 - (b) cluster housing
 - (c) the keeping of not more than 2 lodgers in each cluster housing dwelling unit
- (2) **Area 2**
 - (a) accessory buildings, structures and uses
 - (b) apartment building
 - (c) bank
 - (d) bakeshop or confectionery, whose products are sold retail on the premises
 - (e) barber shop or beauty parlour

- (f) child care
- (g) community meeting space
- (h) dry cleaner
- (i) gallery or art studio
- (j) home based business
- (k) interior decorating shop
- (l) office
- (m) painting and decorating shop
- (n) repair shop but excluding the servicing and repair of automobiles
- (o) restaurant
- (p) store or shop for the conduct of neighbourhood retail business but excluding gasoline service stations
- (q) tailor shop

619.03 Density

- (1) Cluster housing – 9 dwellings maximum
- (2) Apartment building - 40 dwelling units maximum

619.04 Site Area

Cluster housing, including interior streets and driveways - 8,361.5 square metres maximum

619.05 Floor Area Ratio

- (1) Cluster housing – 0.35 maximum
- (2) Apartment building - 1.0 maximum
- (3) Commercial or community use space - 0.2 maximum
- (4) The combined floor area ratio for apartment building and commercial or community use space shall not exceed 1.2

619.06 Setback Requirements

- (1) The width of an apartment building shall be no more than 45% of the site width

- (2) The minimum separation shall be 6 metres between an exterior wall of an apartment building measured at any floor above a ground floor facing the street and the exterior wall of any floor above the ground floor facing the street of an adjacent apartment building
- (3) The minimum separation between any building face of a cluster housing dwelling and an adjacent cluster housing dwelling shall be 3 metres
- (4) A setback of not less than 6 metres shall be provided from any site line other than a Creek preservation area line or interior site line separating a cluster housing dwelling
- (5) A setback of not less than 3 metres shall be provided from a Creek preservation area line

619.07 Building Height and Number of Storeys

- (1) Commercial, community use and apartment buildings shall not exceed:
 - (a) 4 storeys plus underground or fully enclosed parking levels, nor
 - (b) 8.5 metres in height nor 2 storeys as measured from the elevation of the curb abutting the site at the centre point of the building
- (2) Cluster housing dwelling – shall not exceed 2 storeys plus a basement nor 7.6 metres.

619.08 Off-Street Parking

- (1) Cluster housing – a minimum of 2 parking spaces per dwelling
- (2) Apartment building - a minimum of the greater of:
 - (a) 1.5 parking spaces per dwelling, or
 - (b) 1 parking space for every 84 square metres of gross floor area
- (3) Commercial or community use building - a minimum of 1 parking space for every 37 square metres of gross floor area
- (4) All parking required for any commercial, community use and apartment buildings shall be fully enclosed within the building or underground

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