

13.3 CD3: Comprehensive Development Area 3

13.3.1 Purpose

The purpose is to provide a **zone** for the **development** of a multi-family residential project under a housing agreement pursuant to Section 4.9, with a provision for a care centre in the project.

13.3.2 Primary Uses

- * apartment housing
- * row housing

(* the above noted uses are subject to a housing agreement pursuant to Section 4.9)

13.3.3 Secondary Uses

- **Care centre, minor**
- **Care centre, major**
- **Home Based Businesses, minor**

13.3.4 Subdivision Regulations

- Minimum **lot area** is 8,000 sq.m.
- Minimum **lot width** is 35.0 m.

13.3.5 Development Regulations

- Maximum **site coverage** is 40%
- Maximum **density** is 49.5 units/hectare (20 units/acre)
- Maximum **height** for:
 - **Apartment housing** is 13.0m
 - **Row housing** is 11.0m
- Minimum **side yard** is 3.0m
- Minimum **side yard** is 3.0m
- Minimum **rear yard** is 6.0m

13.3.6 Other Regulations

- Secure and functional bicycle parking and storage shall be provided for 1 bicycle per **dwelling**, plus 1 space per employee on duty at the care centre
- Off-street parking shall be provided on the basis of 1.0 **parking space** per **dwelling**, 1.0 visitor **parking space** per 5 **dwellings**, 1.0 **parking space** per employee on duty in the care centre and 1.0 **parking space** per 5 children in the care centre.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into yards, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)