

13.5 CD5 : Comprehensive Development Area 5

CD 5

13.5.1 Purpose

The purpose is to provide a **zone** for the **development** of lands in the Neighbourhood Centres designated in the Official Community Plan. This neighbourhood area is to accommodate high density commercial and residential buildings in a mixed use format.

13.5.2 Primary Uses

- **apartment housing** (*Bylaw 5566*)
- **artist studio**
- **broadcasting studios**
- **business support services**
- **call centres**
- **care centre, minor**
- **care centre, major**
- **commercial school**
- **cultural exhibit, private**
- **educational services, private**
- **extended medical treatment services**
- **farmers market**
- **financial services**
- **food primary establishment**
- **government agency**
- **government services**
- **health services**
- **high technology research and product design**
- **hotel** (*Bylaw 5781*)
- **insurance services**
- **legal services**
- **liquor primary establishment, minor**
- **liquor primary establishment, major**
- **office**
- **participant recreation services, indoor**
- **personal services**
- **private club**
- **public market**
- **real estate sales centre**
- **real estate sales office**
- **retail cannabis sales** (*Bylaw 5731*)
- **retail store, convenience**
- **retail store, general**
- **retail store, licensee**
- **retail street sales**
- **seniors assisted housing**
- **seniors housing**
- **seniors residential care**
- **seniors supportive housing**
- **shopping centre**

13.5.3 Secondary Uses

- **home based business, minor**
- **residential security/operator unit**

13.5.4 Subdivision Regulations

- Minimum **lot width** is 20.0m, except 25.0m for a corner lot
- Minimum **lot area** is 2000m²

13.5.5 Development Regulations

- Maximum commercial **floor space ratio** is 5.0. In addition, a maximum residential **floor space ratio** of 4.0 is permitted for a total **floor space ratio** of 9.0.
- Maximum **height** is 38.0m
- Minimum **front yard** is 1.0m
- Minimum **side yard** is 0.0m, except it is 1.0m from a **flanking street**
- Minimum **rear yard** is 0.0m
- Any portion of a **building** above 18.0m in **height** must be a minimum of 2.5m from any **property line abutting a street**.

13.5.6 Other Regulations

- **Apartment housing, seniors assisted housing, seniors residential care, seniors housing and seniors supportive housing** are only allowed above the **first storey** and requires a separate at-grade access from the **commercial uses**. In the case of elevator equipped **buildings, uses** may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 2.0m² of private open space shall be provided per **bachelor dwelling, seniors assisted housing or seniors supportive housing or seniors housing** unit, 4.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 5.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- Parking shall not be constructed in the **front yard** of the property. Where residential **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors assisted housing, seniors residential care, seniors housing and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- A **shopping centre building or buildings** shall be sited along the adjacent **street** and shall be street oriented with direct pedestrian access to the building(s) from the adjacent street.
- 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)