

# CD13 – Comprehensive Development Zone (Gellatly Bench)

## .1 Purpose

To accommodate a mix of apartment and commercial uses with an active commercial frontage.

## .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Office
- (c) Personal service establishment
- (d) Restaurant
- (e) Retail, general

## .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

## .4 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	4,530 m <sup>2</sup>
<b>(b)</b>	<b>Minimum parcel frontage</b>	12.2 m
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum Density</b>	1.1 FAR
<b>(d)</b>	<b>Maximum parcel coverage</b>	35%
<b>(e)</b>	<b>Maximum GFA and maximum units by use</b>	
i.	Commercial use	Max. 614 m <sup>2</sup>
ii.	Residential (total)	Max. 23 units (total)
	• One (1) bedroom	Max. 15 units
	• Two (2) + bedroom	Max. 8 units
<b>(f)</b>	<b>Maximum building height (see Figure 2)</b>	22 m (to a maximum of 4 storeys)
<b>SITING REGULATIONS</b>		
<b>(h)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
.1	Front parcel boundary (Gellatly Road)	4.5 m
.2	Rear parcel boundary (adjacent to A1/ALR)	15.0 m
.3	Interior side parcel boundary (adjacent to A1/ALR)	15.0 m
.4	Exterior side parcel boundary (Boucherie Road)	4.5 m

## .5 Other Regulations

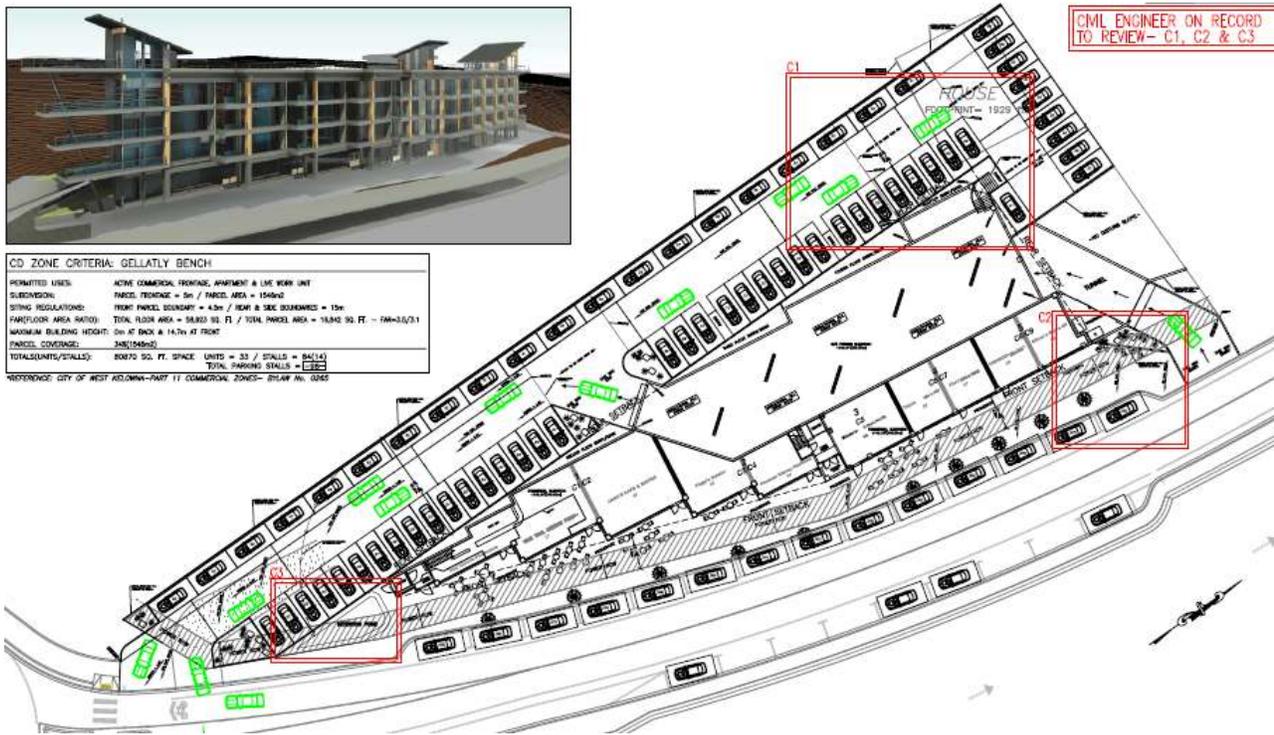
### (a) Commercial Uses

- i. All commercial uses shall be limited to the first storey of a building.

### (b) Apartment

- i. All apartments shall be located on a separate storey above the non-residential use.

**Figure 1: Site Plan with Renderings**

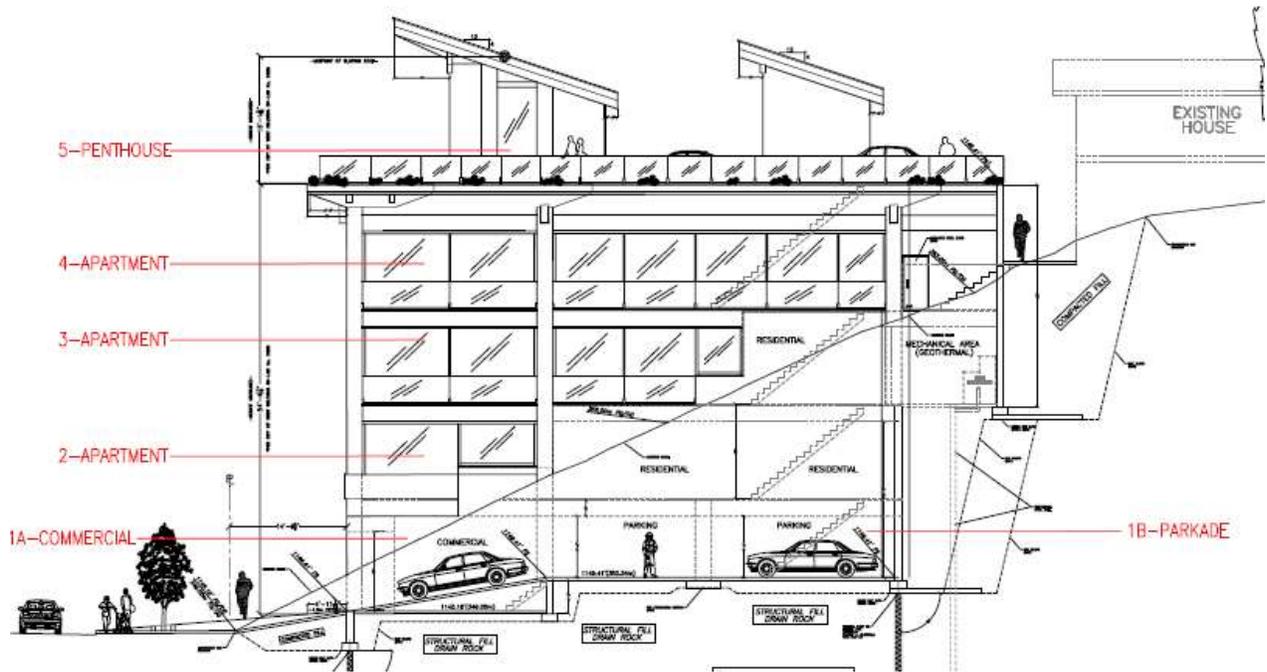


**Site Plan-**



**South-West Facing Elevation-**

Figure 2 – Elevation/Section Drawings



West Facing Elevation-

