

# CD13 – Comprehensive Development Zone

## .1 Purpose

The intent of this zone is to permit the development of a mixed-use building located in the Lakeview Heights Neighbourhood Centre.

## .2 Principal Uses, Buildings and Structures

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

## .3 Secondary Uses, Buildings and Structures

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

## .4 Regulations Table for the CD13 Zone:

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2,100 m <sup>2</sup>
(b)	Minimum parcel frontage	25 m
DEVELOPMENT REGULATIONS		
(c)	Maximum density	3.1 FAR
(d)	Maximum parcel coverage	70%
(e)	Minimum gross floor area and maximum units by use	
.1	Minimum Commercial Use	200 m <sup>2</sup>
.2	Minimum Office (General) Use	500 m <sup>2</sup>
.3	Maximum Residential Unit Count	50 units
.4	Minimum Common Amenity (Interior)	100 m <sup>2</sup>
.5	Minimum Common Amenity (Outdoor)	400 m <sup>2</sup>
(f)	Maximum building height	25 m (72.2 ft) to a maximum of 6 storeys except it is 5.0m (16.4 ft) for accessory buildings and structures.
SITING REGULATIONS		
(h)	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:	
.1	Front parcel boundary	4.5 m
.2	Rear parcel boundary	3.0 m
.3	Side parcel boundary	3.0 m

## **.5 Other Regulations**

- (a)** All retail uses are to be located at grade.
- (b)** Residential use must account for at least half of the gross floor area of all buildings and other structures.
- (c)** Despite S.4.10.1(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), the total number of required loading spaces for an apartment and commercial use may be reduced to zero where on-street loading spaces are provided on Anders Road.