



CD10 – Comprehensive Development Zone (Gellatly Bay)

.1 Purpose

To accommodate a mix of uses comprised of multiple residential, live-work units, and commercial uses in the Gellatly village neighborhood.

For the purposes of this Bylaw, the CD10 zone is divided into two sites as illustrated in CD10, Figure 1.

.2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Apartment
- (c) Brewery, distillery or meadery
- (d) Cabaret, bar or lounge
- (e) Community or assembly hall
- (f) High technology business
- (g) Hotel
- (h) Live/work unit
- (i) Neighborhood pub
- (j) Office
- (k) Personal service establishment
- (l) Restaurant
- (m) Retail, general
- (n) Vehicular parking areas or structures
- (o) Vehicle washing facility
- (p) Winery or cidery
- (q) Boat sales
- (r) Boat maintenance
- (s) Boat storage

.3 Secondary Uses, Buildings and Structures

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

.4 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4024 m ² (43,317.7 ft ²)
(b)	Minimum parcel frontage	42.5 m (140.0 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	2.3 FAR
(d)	Maximum parcel coverage	70%
(e)	Maximum gross floor area and maximum units by use	
.1	Live/work unit	1,951 m ² (21,000 ft ²) up to 10 units
.2	Commercial use	650 m ² (7,000 ft ²) up to 7 units

.3	Residential	23,225 m ² (250,000 ft ²) up to 250 units
(f)	Maximum building height (as shown on Figure 2)	39 m (128 ft) to a maximum of 10 storeys
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 (Gellatly Road) (as shown on Figure 2)	3 m (9.8 ft) for first 3 floors 6.5 m (plus steps) for floors 4 to 10
.2	Rear parcel boundary (adjacent to Gellatly Road)	9.1 m (30 ft)
.3	Interior side parcel boundary	9.1 m (30 ft)
.4	Exterior side parcel boundary (Flying Horse Drive)	9.1 m (30 ft)
PARKING		
(i)	The required number of off-street parking spaces are as follows	
.1	Boat storage	minimum of 25 spaces
.2	Visitor parking	minimum of 25 spaces
.3	Apartment	minimum of 250 spaces

.5 Other Regulations

(a) Commercial & Live/Work Uses

Commercial and live/work uses will be provided in accordance to the Regulations Table (e), along with the following provisions:

- .1 Commercial uses shall be limited to the first storey of the buildings. Live/work units will be limited to the first two-storeys of the buildings.
- .2 Commercial and live/work units will obtain primary vehicular access via the south east corner of the property from Gellatly Road and parking from the continuous drive aisle around the property. Prime pedestrian access will be from the north-south pedestrian concourse located on the front parcel next to Gellatly road.

(b) Parking

The minimum number of parking spaces for the zone shall be provided in accordance with the Regulation Table (j), with the following additional provision:

- .1 All parking spaces shall be provided as non-surface spaces with the exception of visitor spaces, boat parking/storage, and loading spaces, which may be provided as surface spaces. Surface visitor parking, boat parking, and loading spaces shall not constitute open space for the purposes of calculating the minimum at-grade open space requirement.

(c) Open Space in CD-10 Zone

- .1 A minimum of 1400 m² (15,000sf) of mixed-use is to be maintained as open space, which may include natural areas, common amenity space, terraces, decks and hard and soft landscaped areas, but is exclusive of roads, driveways and parking areas (common or individual).

(d) Height Exemptions for Roof Top Structures

Height exemptions for roof top structures such as an elevator, stair housing, or mechanical facilities may be permitted provided that:

- .1 They do not project more than 3.5 m (11.4 ft) above the permitted maximum height of the principle buildings;
- .2 Their combined width does not exceed 12.5 m (41.0 ft) per building;
- .3 They are setback 3 m (9.8 ft) from the façade of the building; and
- .4 They are enclosed by an appropriate screen;
 - o Elevator
 - o Stair housing roof top structures and other necessary appurtenances

(e) Height Definitions

Height: means for building or structures, the vertical distance from grade to the highest point of the roof surface of a flat roof or the mid-point between eave and ridge of a sloped roof.

Overall Height: means the maximum building height measured by geodetic elevation to the highest point of any roof structure, excluding any structures permitted under Section 5(c).

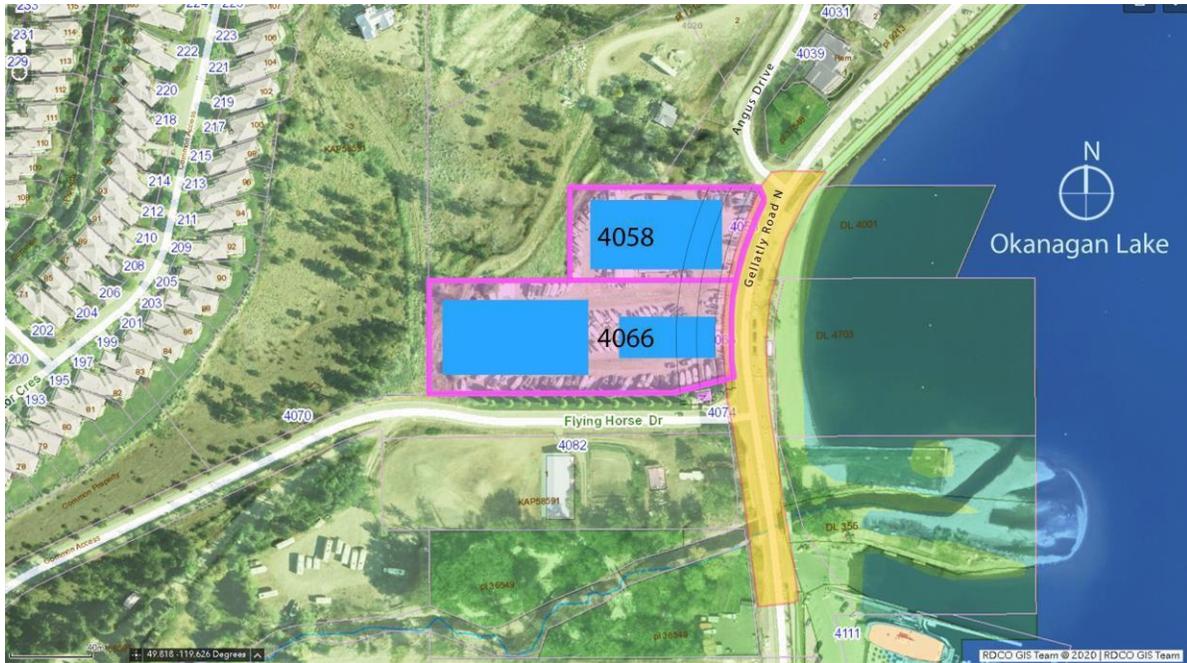


Figure 1

Blue toned boxes represent portion of building(s) over 11m in height. Yellow Toned area represents Gellatly Road pedestrian corridor.

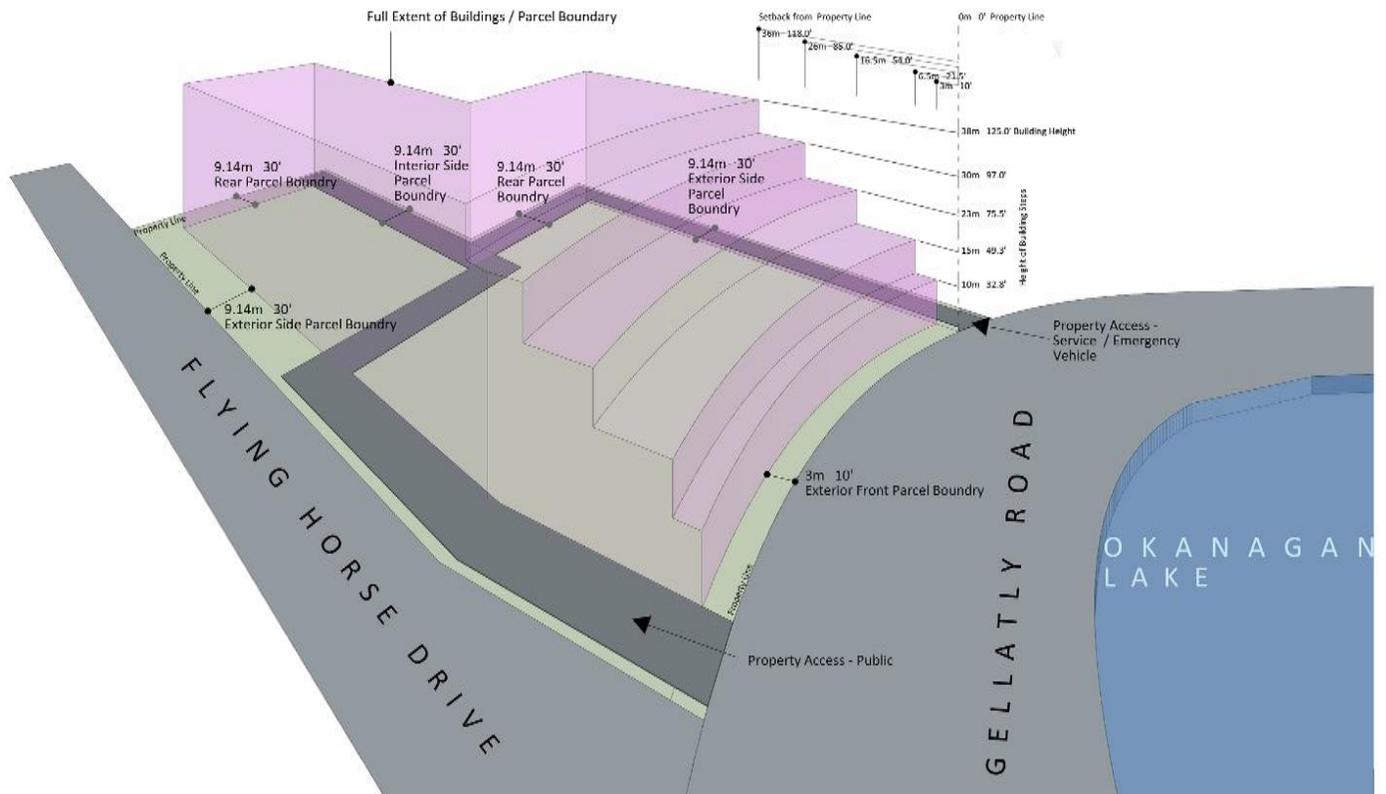


Figure 2