

CD1 (A-G) – COMPREHENSIVE DEVELOPMENT ZONE (WESTLAKE)

The Westlake Comprehensive Development Zone is divided into several designations. Development within each designation is to occur as per the specifications indicated.

Definitions:

Half storey - means a storey under a sloping roof, the exterior walls of which, on at least two opposite walls, are not more than 0.6 m above the finished floor of such a storey.

Floor area ratio (FAR) - means the numerical value of the net floor area on all levels of all buildings and structures on a site, divided by the area of the site. The FAR does not include parking beneath a building.

DESIGNATIONS WITHIN THE WESTLAKE COMPREHENSIVE DEVELOPMENT ZONE

CD1(A) Neighbourhood Centre

1. Permitted uses:

- (a) Care facility, major
- (b) Community or assembly hall
- (c) Fire, police or ambulance service
- (d) Library, museum or art gallery
- (e) Multiple residential (one unit per 150 m² of non-residential establishments contained in the same building)
- (f) Music and dance schools and private sports facilities (excluding amusement machines)
- (g) Office
- (h) Personal service establishment
- (i) Restaurant
- (j) Retail, general (except that no sales or rental of adult videos shall be located within 0.5 km of any public school or property owned by the school district intended for future school development)

2. Details of Use:

- (a) One building on the parcel is permitted
- (b) Individual establishments (not including residential) are limited to a maximum of 250 m² (except for child care facilities which may be larger).
- (c) Residential dwelling units shall conform to the following:
 - i. Access for each unit shall be to the ground floor and separate from access for the commercial premises.
 - ii. Each unit shall have a minimum of 15.0 m² of private, useable, outdoor open space. This may be either at grade, or in the form of decks or terraces, or a combination of the two.
- (d) None of the building street frontage (the portion of the parcel between the building and the property boundaries adjacent to roads) shall be developed as parking areas, lanes or access (i.e.: no parking between the building and the street).

- (e) Individual parking spaces shall be accessed from the interior of the parcel, not directly from public roads.
 - (f) No exterior storage is permitted, and dumpsters must be completely concealed on all sides. A location for dumpsters is to be identified and not used in parking or loading calculations.
3. Minimum parcel size - 4,000 m²
4. Development Regulations:
- (a) The maximum floor area ratio for the non-residential portion of the building is 0.2. In addition, a residential floor area ratio of 0.2 is permitted.
 - (b) Maximum parcel coverage including buildings, driveways, access lanes and parking areas is 65%.
 - (c) The maximum height is 2.0 storeys.
 - (d) Buildings and structures shall be a minimum distance of 4.5 m and a maximum of 6.0 m from a public road. The minimum distance for buildings and structures from the interior side parcel boundary and the rear parcel boundary is 3.0 m adjacent to the Open Space designation.
 - (e) Where the parcel abuts the Medium Density Residential designation of this zone:
 - i. Buildings and structures shall be a minimum distance of 4.5 m from the parcel boundary abutting this designation.
 - ii. There shall be a 3.0 m wide strip landscaped with trees and shrubs.
 - iii. There shall also be a 1.8 m high, closed concrete or wood fence.

CD1(B) Medium Density Residential

1. Permitted Uses:
- (a) Multiple residential dwellings
 - (b) Care facility, major
 - (c) Home based business, minor
2. Details of Use:
- (a) No more than 20% of units shall be apartment type on the second storey served by a common corridor. 80% of housing shall be in the form of townhouses with;
 - i. Ground level access; and
 - ii. At least 20% of the floor area at ground level.
 - (b) Units facing public roads except Westlake Road will have individual front doors with pedestrian access to the street.
 - (c) Each unit shall have a minimum of 15 m² of private, useable, outdoor open space. This may be either at grade, or in the form of decks or terraces, or a combination of the two.
 - (d) Walls, tall hedges or high fences along parcel boundaries abutting public roads are not permitted. However, private space can be delineated by low planting or decorative fences no more than 1.0 m in height.
 - (e) None of the building street frontage (the portion of the parcel between the building and the parcel boundaries adjacent to roads) shall be developed as parking areas, lanes or access.
 - (f) Parking lots shall be behind buildings, not between the buildings and the public roads.

- (g) Individual parking spaces shall be accessed from the interior of the parcel, not directly from public roads.
 - (h) All units within this designation are considered multiple residential units and require a development permit as per the Official Community Plan.
3. Minimum Parcel Size - 5,000 m²
4. Development Regulations:
- (a) The maximum floor area ratio is 0.4.
 - (b) Where the building faces other properties, open space or a public street, the second floor of any building shall be a minimum of 3.0 m from the parcel boundary.
 - (c) The maximum height is 2.5 storeys.
 - (d) Maximum parcel coverage including buildings, driveways, access lanes and parking areas is 60%.
 - (e) No building shall exceed 40 m of continuous building frontage.
 - (f) The minimum distance from all parcel boundaries is 4.5 m except Westlake Road (see (g) and (h) below) and except for the land to the south of the Westlake Comprehensive Zone area (see (h) below).
 - (g) A 5.0 m buffer strip is required adjacent to Westlake Road right-of-way. This buffer is to be retained in its natural state (except for walkways) or landscaped with trees and shrubs.
 - (h) The minimum distance for any buildings or structures from the buffer strip on Westlake Road is 4.5 m.
 - (i) Bordering the land to the south of the Westlake Comprehensive Zone area:
 - i. buildings and structures shall be a minimum distance of 20.0 m from the parcel boundary.
 - ii. a 1.8 m closed fence is required along the parcel boundary located on a 1.0 m high berm. The berm is not required where undisturbed natural trees and landscape are retained to a depth of 4.5 m;
 - iii. at least one tree per 10 m shall be planted in the setback area having a minimum clear-stem height of 1.5 m for deciduous trees and coniferous trees being at least 2.5 m tall.

CD1(C) Compact Single Family Housing

1. Compact Housing - can include the following uses:
- (a) Single detached dwelling
 - (b) Home based business, major
 - (c) Care facility, minor
 - (d) Secondary suite
2. Details of Use:
- (a) Walls, tall hedges or high fences along the front parcel boundaries are not permitted. However, private space can be delineated by low planting or decorative fences no more than 1.0 m in height.
 - (b) No parking shall occur between the building and the street except where in front of a garage.

- (c) No more than 1 accessory building is permitted.
 - (d) Secondary suites are only permitted on parcels with a minimum parcel size of 550 m² (5,920.2 ft²).
3. Minimum Parcel Size - 500 m²
4. Minimum Frontage – 14.0 m, a reduction in frontage of down to 12.0 m will be permitted on a cul-de-sac provided the minimum arc length along the 6.0 m offset line is 14.0 m.
5. Development Regulations:
- (a) The maximum height is 2.5 storeys.
 - (b) The maximum distance between the building grade and the eaves shall be no more than 7.5 m.
 - (c) Accessory buildings cannot be more than 1.0 storey.
 - (d) All buildings and structures shall be a minimum of 4.5 m from the front parcel boundary, except a garage shall be 6 m from a front parcel boundary.
 - (e) All buildings and structures shall be a minimum of 4.5 m from an exterior side parcel boundary.
 - (f) The maximum parcel coverage is 30%. The portion of the building located between 4.5 m back from the front parcel boundary and 6.0 m back from the front parcel boundary shall not be included in the parcel coverage calculation. The intention is to encourage building within this envelope so that there is a strong orientation of the building and front doorway to the street. It is intended that the garage become less dominant.
 - (g) Where there is no garage, onsite parking shall be provided to at least a 6.0 m depth on the property so that at least 2 cars can be parked.
 - (h) Buildings and structures shall be a minimum of 1.2 m from an interior side parcel boundary, except for eaves which may project 0.6 m into this distance.
 - (i) Buildings and structures shall be a minimum of 3.0 m from the rear parcel boundary.
 - (j) One (1) dwelling unit per parcel.

HILLSIDE HOUSING

CD1(D) Hillside Housing Cluster Development

1. Permitted Uses:
- (a) Cluster Development
 - i. Single detached dwelling
 - ii. Duplex
 - iii. Multiple residential
 - iv. Home based business, major, in single detached dwelling form only
 - v. Care facility, major
 - vi. Secondary Suite
 - (b) Common Open Space
 - i. Walkways, paths, benches
 - ii. Playgrounds, gazebos, picnic areas (provided these uses are not for profit) amounting to not more than 10% of the total Open Space area

2. Details of Use:

- (a) Areas used as “common open space” are the areas being protected by putting the units normally permitted there into the areas used as “cluster development”. “Common open space” areas are intended to remain in their natural state save for the uses outlined above.
- (b) There shall be two trees per parcel or per unit which may be comprised of existing trees or new trees. Required trees should have a minimum clear-stem height of 1.5 m for deciduous trees, while coniferous trees should be at least 2.5 m high. The intention is to protect or restore the natural environment in order to screen the development on the hillside.
- (c) Secondary suites are only permitted on parcels with a minimum parcel size of 500 m² (5,920.2 ft²).

3. Density:

- (a) For the overall area indicated as “hillside development” the density is 12 units per hectare (net).
- (b) No less than 60% of each CD1(D) zoned area shall be retained as “common open space”. 40% of each area may include the development, public or private roads, parking etc. and is called “cluster development”.
- (c) The “cluster development” portion of the property will have a density assigned to it based upon the total parcel size and the relative area of cluster development and common open space.
- (d) Within the area zoned CD1(D), those areas to be for cluster development and common open space will be defined by restrictive covenant in the initial plan of subdivision. This plan will be in conformance with this zone and the general intent of the Westlake Concept Development Plan. The restrictive covenant will be of a stewardship, retention nature and apply to the total “common open space” being stewarded by the total “cluster development”.

4. Development Regulations:

- (a) Single detached dwellings in the cluster development area shall be developed in conformance with the “Compact Single Family Housing” designation except:
 - i. Parcel coverage and minimum parcel size do not apply; and
 - ii. A parcel cannot create a non-conformity with any siting regulation.
- (b) All other housing forms in the cluster development area shall be developed in conformance with the “Medium Density Residential” designation (including development permits as detailed in the Official Community Plan) except:
 - i. Minimum parcel size and floor area ratio does not apply;
 - ii. A parcel cannot create a non-conformity with any siting regulation; and
 - iii. Maximum height is 1.5 storeys.
- (c) Parcels along the top of the ridge to the west of the Village Centre shall have a minimum siting distance of 10.0 m for all buildings and structures from the area designated “Open Space”. One additional coniferous tree shall be planted within the minimum siting distance per each unit facing onto it in order to screen the development.

- (d) A single lane emergency roadway connecting to a main road at each end may be constructed within the 10.0 m minimum siting distance mentioned above. This single lane road will double as a public walkway.
5. On Lot 1, DL 503, ODYD, Plan EPP77570 (1506 Rose Meadow Drive) the following regulations apply:
- (a) Sections 2 (c), 3 (b) (c) and (d), and 4 do not apply;
 - (b) Despite Section 5 (a) the following regulations apply:
 - i. Minimum parcel size and floor area ratio does not apply;
 - ii. The maximum building height is 10 m (3 storeys);
 - iii. The minimum siting distance from the front parcel boundary is 4.5 m and 6.0 m to a garage face;
 - iv. The minimum siting distance from the interior parcel boundary is 1.2 m; and
 - v. The minimum siting distance from the rear parcel boundary is 3.0 m.

CD-1(E) Hillside Housing Single Family

1. Permitted Uses:
- (a) Single detached dwelling
 - (b) Home based business, major
 - (c) Bed and breakfast
 - (d) Care facility, minor
 - (e) Secondary Suite
 - (f) Short term accommodation
2. Hillside Housing Single Family shall be developed in conformance with the “Compact Single Family Housing” of this zone except:
- (a) The density shall be 12 units per hectare.
 - (b) The minimum parcel size shall be 835 m².
 - (c) Minimum frontage of 18.0 m, a reduction in frontage of down to 12.0 m will be permitted on a cul-de-sac provided the minimum arc length along the 6.0 m offset line is 18.0 m.
 - (d) There shall be two trees per parcel or per unit which may be comprised of existing trees or new trees. Required trees should have a minimum clear-stem height of 1.5 m for deciduous trees, while coniferous trees should be at least 2.5 m high. The intention is to protect or restore the natural environment in order to screen the development on the hillside.
 - (e) Parcels along the top of the ridge to the west of the Village Centre shall have a 10.0 m setback from the area designated “Open Space”. One additional coniferous tree shall be planted within this minimum siting distance per each unit facing onto it in order to screen the development.
 - (f) A single lane emergency roadway connecting to a main road at each end may be constructed within the 10.0 m minimum siting distance mentioned above. This single lane road will double as a public walkway.

CD1(F) School/Park

1. Permitted Uses:

- (a) Public School
- (b) Public Play fields
- (c) Public Parks

2. Development Regulations:

- (a) All buildings and structures shall be a minimum distance of 6.0 m from public roads and a minimum distance of 7.5 m from any other parcel boundary.
- (b) The building is to front onto the major east/west road connecting to Westlake Road. No parking is to occur between the building and this major road, and this area shall be landscaped.
- (c) Off street loading bays for busses and parents should be incorporated into the design.

CD1(G) Open Space

1. Permitted Uses:

- (a) Trails
- (b) Interpretive Centre
- (c) Passive Recreation

2. Development Regulations:

- (a) Structures for park purposes shall be constructed in conformance with the B.C. Buildings Code and will be subject to approval from the Parks Department and/or the Parks Advisory Committee.