

CD12 – COMPREHENSIVE DEVELOPMENT ZONE (HOSKINS ROAD)

1. Purpose

The intent of this zone is to permit the development of a mixed-use building in the Westbank Urban Centre.

2. Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Office
- (c) Recreational Services, Indoor
- (d) Personal Service Establishment
- (e) Retail, general

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	1,200 m ² (12,916.6 ft ²)
(b)	Minimum parcel frontage	32 m
DEVELOPMENT REGULATIONS		
(c)	Maximum density	3.3 FAR
(d)	Maximum parcel coverage	96%
(e)	Minimum gross floor area and unit count	
.1	Minimum Commercial Use	90 m ²
.2	Maximum Residential Unit Count	65 units
.3	Minimum Common Amenity Areas	
	Outdoor Amenity	250 m ²
(f)	Maximum building height	26.0m (85.3ft) to a maximum of 7 storeys except it is 5.0m (16.4 ft) for accessory buildings and structures.
SITING REGULATIONS		
(g)	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	2 m
.2	Rear parcel boundary	0 m
.3	Interior side parcel boundary	0 m
.4	Exterior side parcel boundary	0 m

5. Definitions

- (a) *Car Share* means a car rental service that allows people to use vehicles for short periods of time, often through co-op, private, or peer-to-peer management models.

6. Other Regulations

- (a) Despite S.4.4.2(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), the width of the drive aisle is permitted to reduce to 6.7m only where a double-loaded drive aisle is provided with small car spaces on each side.
- (b) Despite S.4.7.1(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), up to 68% of the total number of required parking spaces may be provided for small cars.
- (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 use may be reduced to zero where an on-street loading space is provided on Hoskins Road.
- (d) Despite S.4.12.2(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), a reduction of 17 spaces is permitted provided that a cash-in lieu amount of \$10,000 per space is paid to the City.
- (e) Despite S.4.12.4(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), a reduction of 3 spaces is permitted per car-share space to a maximum of two (2) dedicated spaces for an active car-share service and two (2) car-share vehicles contributed by the owner of the building.
- (f) The development is to provide 9% of required parking spaces with electric vehicle charging stations with a further 9% being provided with the necessary wiring and outlets to permit future expansion.
- (g) All commercial uses are to be located at grade.
- (h) Residential use must account for at least half of the gross floor area of all buildings and other structures.