

Zoning Data Table

The following data table compares the proposal with the CD-19 Zone, Douglas Caledonia Comprehensive Development District. An asterisk is used to identify where the proposal does not meet the requirements of this Zone, and a double asterisk is used to identify the variances previously approved by Council.

Zoning Criteria	Proposal	CD-19 Zone	Approved DPV (November 2023)
Site area (m ²) – minimum	6722.20	-	-
Number of units – maximum	505	-	451
Density (Floor Space Ratio) – maximum	6.25:1	6.79:1	6.79:1
Total residential density (FSR) - maximum	5.41:1	5.41:1	5.41:1
Total commercial density (FSR) - maximum	0.84:1	1.38	1.38
Total floor area (m ²) – maximum	42,203.1	45,643.7	45,636.5
Height (m) – maximum	Building A – 56* Building B – 74* Building C – 66*	45	Building A – 55** Building B – 72** Building C – 65**
Storeys – maximum	Building A – 16 Building B – 22 Building C – 21	N/A	Building A – 16 Building B – 21 Building C – 20
Setbacks (m) – minimum			
Front (Douglas Street)	0 – 4.6	0 – up to 4 storeys 4.6 – above 4 storeys	0 – 4.6
Rear (E)	0	-	0
Discovery Street	0 – 3	0 – up to 4 storeys 3 – above 4 storeys	0 – 3
Caledonia Street	0 – 3	0 – up to 4 storeys 3 – above 4 storeys	0 – 3
Parking			
Residential parking – minimum	221*	300	226**
Visitor parking – minimum	15*	50	30**
Commercial parking – minimum	103*	102	164
Car share parking	6	0	2
Total parking - minimum	345*	452	420**

ATTACHMENT C

Zoning Criteria	Proposal	CD-19 Zone	Approved DPV (November 2023)
Accessible Parking (included in the total parking)			
Accessible parking	14	13	6
Visitor accessible parking	2	1	-
Van accessible parking	3	3	-
Visitor van accessible parking	4	1	-
Long term bicycle parking stalls – minimum	643	624	605
Short term bicycle parking stalls – minimum	81	81	84