

READ A THIRD TIME the

day of

2020

ADOPTED on the

day of

2020

CITY CLERK

MAYOR

PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT

4.101.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. bakery
- b. club
- c. financial service
- d. high tech
- e. home occupation subject to the regulations in Schedule “D”
- f. multiple dwelling
- g. office, including medical and dental services
- h. personal service
- i. restaurant
- j. retail.

4.101.2 Community Amenity

As a condition of additional density pursuant to Part 4.101.4, the following community amenity must be provided:

- a. all dwelling units within a multiple dwelling must be secured through a legal agreement as rental in perpetuity.

4.101.3 Lot Area

Lot area (minimum) 4800m²

4.101.4 Floor Space Ratio

- a. Floor space ratio (maximum) 2:1
- b. Floor space ratio, where the amenities have been provided pursuant to Part 4.101.2 (maximum) 2.5:1

4.101.5 Height

Principal building height (maximum) 19.5m

PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT**4.101.6 Setbacks**

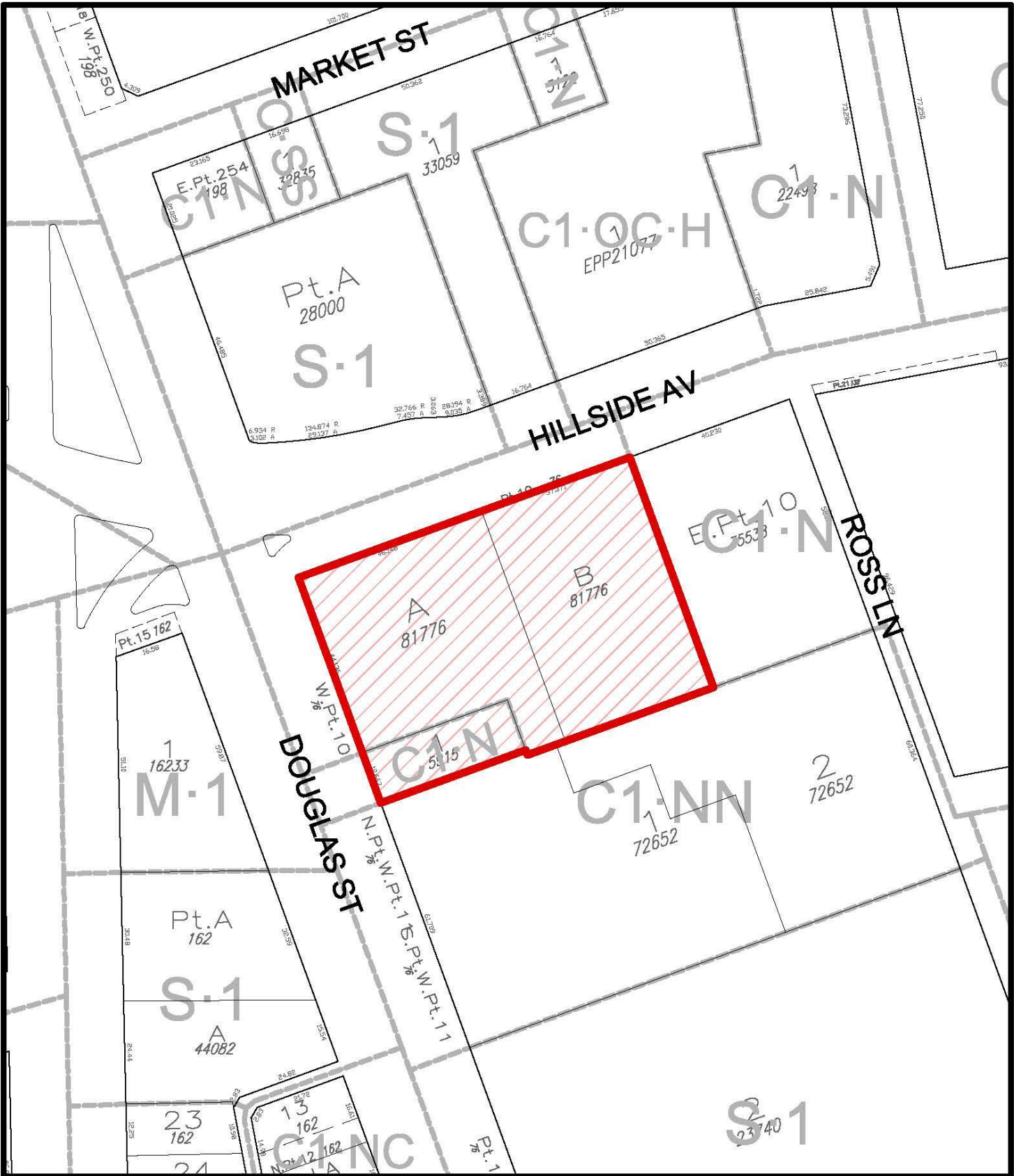
- | | |
|---|-------|
| a. Douglas Street <u>setback</u> (minimum) | 0m |
| b. Hillside Avenue <u>setback</u> (minimum) | 0m |
| c. Interior <u>lot</u> line (east) (minimum) | 5.25m |
| d. Southerly <u>lot</u> line (minimum) | 5m |
| Except for the following: | |
| i. that portion of the principal <u>building</u> within 39m of Douglas Street (minimum) | 3m |

4.101.7 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 62% |
| b. <u>Open site space</u> (minimum) | 27% |

4.101.8 Vehicle and Bicycle Parking

- | | |
|----------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. Residential parking (minimum) | 53 parking spaces |
| c. Commercial parking (minimum) | 25 parking spaces |
| d. Visitor parking (minimum) | 10 parking spaces |
| e. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |



2649 to 2659 Douglas Street
 and 735 Hillside Avenue
 Rezoning No.00664

