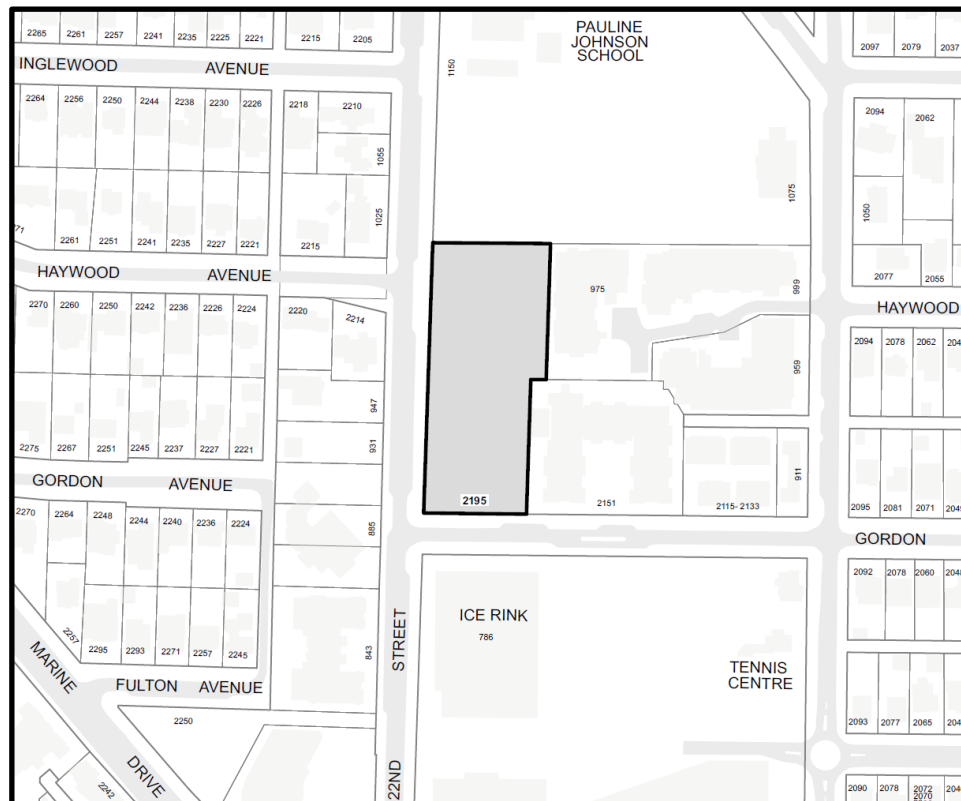


## Schedule A – CD61 - Comprehensive Development Zone 61 (22nd Street and Gordon Avenue)

### 661 CD61 (22nd Street and Gordon Avenue)

#### 661.01 Map

Lands zoned CD61 are shaded on the map below:

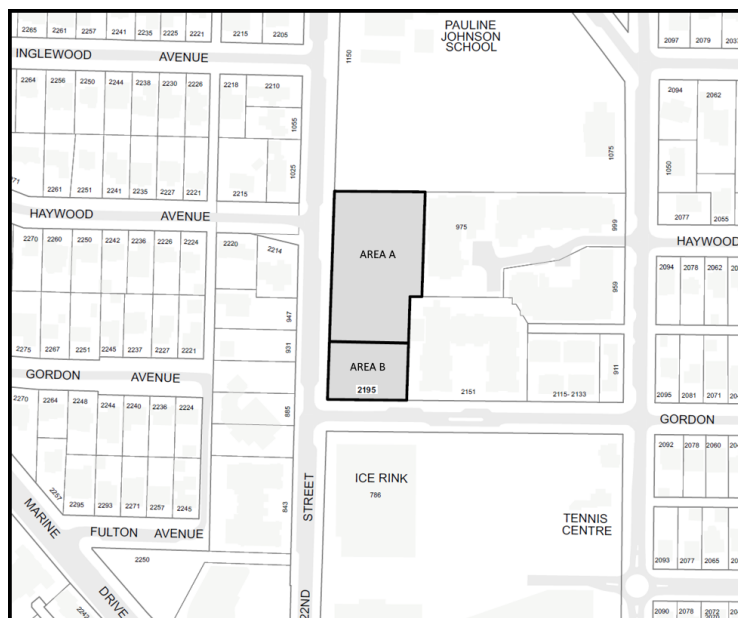


#### 661.02 Permitted Uses

- i. Accessory buildings and uses
- ii. Adult day services facility
- iii. Apartment buildings
- iv. Home based business
- v. Supportive housing use

### 661.03 Conditions of Use

- (1) Residential tenure is limited to residential rental tenure within Area A seen below:



- (2) Supportive housing use is prohibited in Area A seen above.
- (3) The site is limited to a maximum of three (3) apartment buildings.
- (4) The adult day services facility is limited to the first storey and to be located within the northernmost building within Area A.
- (5) Only one porte cochère is permitted and it is limited to the northernmost building and must provide access for both residential and adult day services facility users.
- (6) The adult day services facility must include an outdoor amenity area that functions separately from other residential outdoor areas.

### 661.04 Floor Area Ratio (FAR)

- (1) Total: maximum permitted FAR is 2.8.
- (2) For the purposes of calculating FAR, the site is 7,115 square metres
- (3) The total floor area within Area B shall not exceed 7,200 square metres.
- (4) Notwithstanding Section 120.21 (2) (c), enclosed balconies shall be included in the FAR calculation.

- (5) An entrance lobby for an adult day services facility is excluded from the FAR calculation.

#### **661.05 Setbacks**

- (1) The following minimum setbacks shall apply:
- |                                 |            |
|---------------------------------|------------|
| North Lot Line:                 | 3.0 metres |
| South Lot Line (Gordon Avenue): | 6.0 metres |
| East Lot Line:                  | 4.0 metres |
| West Lot Line (22nd Street):    | 5.0 metres |
- (2) Notwithstanding Section 661.05 (1), the East Lot Line setback for the northernmost building must be at least 6 metres.
- (3) Notwithstanding Section 661.05 (1), the West Lot Line (22nd Street) setback shall not exceed 12 metres.
- (4) For clarity, setbacks are measured from the nearest dimension of the building face to the property line.
- (5) A porte cochère shall be excluded from setback calculations.
- (6) Roof eaves and canopies may project into the setbacks identified in Section 661.05 (1).
- (7) Except the East Lot Line, unenclosed balconies may project, to a maximum of 1.5 metres, into the setbacks identified in Section 661.05 (1).

#### **661.06 Building Height**

- (1) Apartment building height in Area B is limited to a maximum height of 28.5 metres.
- (2) All other apartment buildings are limited to a maximum height of 18.9 metres.
- (3) Notwithstanding Section 120.19 (2) (a), the height measurement shall not include rooftop deck railings.
- (4) Notwithstanding Section 120.19 (5) (c), the height measurement shall not include elevator and other mechanical equipment or enclosed rooftop stairway landings.

#### **661.07 Maximum Number of Storeys**

- (1) Apartment building in Area B: maximum 8 storeys
- (2) All other apartment buildings: maximum 6 storeys

**661.08 Off-Street Parking**

- 1) Adult day services facility
  - a. A minimum of 1 parking space for every employee on shift at any one time to a maximum of 6.
- 2) Supportive housing use
  - a. A minimum of the lesser of:
    - i. 1 parking space for each unit, or
    - ii. 1 parking space for every 84 square metres of gross floor area.
- 3) Residential within Area A
  - a. A minimum of 0.9 parking spaces for each dwelling.
- 4) Residential within Area B
  - a. A minimum of the lesser of:
    - i. 1 parking space for each dwelling, or
    - ii. 1 parking space for every 84 square metres of gross floor area.