

15.8 CD29 – Cara Glen Way Comprehensive Development Zone - DRAFT

Section 15.8.1 – Zone Purpose	
Zones	Purpose
CD29 – Cara Glen Multi-Dwelling	The purpose is to provide a mixed commercial and residential zone with townhomes, apartments, and mixed-use commercial with a sensitive transition in height and massing toward adjacent Core Area Neighbourhood properties.

Section 15.8.2 – Sub-Area Purposes		
Zones	Sub-Area	Purpose
CD29 – Cara Glen Multi-Dwelling	CD29 - A	Allows for apartments ranging up to 5 storeys with ground-level mixed-use commercial.
	CD29 - B	Allows for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys.
	CD29 - C	Allows for apartments ranging up to 5 storeys.

Section 15.8.3 – CD29 Permitted Land Uses			
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	CD29 - A	CD29 - B	CD29 - C
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	P	-	P
Child Care Centre, Major	S	P	S
Child Care Centre, Minor	S	S	S
Cultural and Recreation Services	S ^{.2}	-	-
Duplex Housing	-	P	-
Food Primary Establishment	S ^{.2}	-	-
Group Home	-	P ^{.1}	-
Health Services	S ^{.2}	-	-
Home-Based Business, Minor	S	S	S
Professional Services	S ^{.2}	-	-
Participant Recreation Services, Indoor	S	-	-
Personal Service Establishments	S ^{.2}	-	-
Retail	S ^{.2}	-	-
Semi-Detached Housing	-	P	-
Single Detached Housing	-	P	-
Stacked Townhouses	P	P	P
Townhouses	P	P	P

FOOTNOTES (Section 15.8.3):

^{.1} Group homes are only permitted within a single detached housing, semi-detached housing, or a duplex housing form.

^{.2} These land uses are not permitted above the first storey.

Section 15.8.4 – CD29 Subdivision Regulations				
m = metres / m ² = square metres				
		Sub-Zones		
		CD29 - A	CD29 - B	CD29 - C
Min. Lot Width	Regular Lots	30.0 m	20.0 m ^{.1}	30.0 m
	Corner Lots			
Min. Lot Area	Regular Lots	1,400 m ²	900 m ² . ¹	1,400 m ²
	Corner Lots			
Min. Lot Depth		30.0 m	30.0 m ^{.1}	30.0 m
FOOTNOTES (Section 15.8.4): ^{.1} Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title: the minimum lot area is 130 m ² , the minimum lot width is 8 m for corner lots, the minimum lot width is 7 m for all other lots, and the minimum building envelope area is 75 m ² .				

Section 15.8.5 – CD29 Development Regulations				
m = metres / m ² = square metres				
		Sub-Zones		
		CD29 - A	CD29 - B	CD29 - C
Max. Height	Section 15.8.6 – Density and Height Development Regulations			
Max. Density				
Max. Site Coverage of all Buildings	65%	55%	65%	
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	85%	80%	85%	
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.5 m	3.0 m	4.5 m	
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	3.0 m ^{.2}	3.0 m ^{.2}	3.0 m ^{.2}	
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 m	n/a	n/a	
Min. Building Stepback from Front Yard and Flanking Side Yard	3.0 m ^{.3}	n/a	3.0 m ^{.3}	
Min. Side Yard Setback	3.0 m	3.0 m ^{.1}	3.0 m	
Min. Rear Yard Setback	4.5 m	4.5 m	4.5 m	

Section 15.8.5 – CD29 Development Regulations

m = metres / m² = square metres

	Sub-Zones		
	CD29 - A	CD29 - B	CD29 - C
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m	1.5 m	1.5 m
Min. Separation between Detached Principal Buildings	n/a	3.0 m	n/a
Min. Common and Private Amenity Space	<p style="text-align: center;">7.5 m² per bachelor dwelling unit</p> <p style="text-align: center;">15.0 m² per 1-bedroom dwelling unit</p> <p style="text-align: center;">25 m² per dwelling unit with more than 1-bedroom ^{.4, .5}</p>	<p style="text-align: center;">6.0 m² per bachelor dwelling unit</p> <p style="text-align: center;">10.0 m² per 1-bedroom dwelling unit</p> <p style="text-align: center;">15 m² per dwelling unit with more than 1-bedroom ^{.4, .5}</p>	<p style="text-align: center;">7.5 m² per bachelor dwelling unit</p> <p style="text-align: center;">15.0 m² per 1-bedroom dwelling unit</p> <p style="text-align: center;">25 m² per dwelling unit with more than 1-bedroom ^{.4, .5}</p>
Building Frontage	<p>A continuous building frontage shall not exceed 100 m in length.</p> <p>Parkade exposure may be up to 25% of the building frontage.</p> <p>All ground-level units along Cara Glen Way require front door access to the street.</p>		

FOOTNOTES (Section 15.8.6):

- ^{.1} Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement.
- ^{.2} The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:
 - a) The maximum height of the first storey floor above the adjacent curb level for ground-oriented residential units are 1.2 m. See example diagram Figure 5.12.
 - b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.
- ^{.3} Minimum building stepbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.
- ^{.4} Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.
- ^{.5} A minimum of 4.0 m² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common amenity space is not required for fee simple townhouses.

Section 15.8.6 – CD29 –Density and Height Development Regulations

m = metres / m² = square metres / FAR = floor area ratio / GFA = gross floor area

		Sub-Zones		
		CD29 - A	CD29 - B	CD29 - C
Max. Density		2.05 FAR	1.0 FAR	2.05 FAR
Max. Height		20.0 m & 5 storeys ^{.1}	11.0 m & 3 storeys	20.0 m & 5 storeys ^{.1}
Max. Height for Buildings with Walkout Basements	Front or Flanking Building Elevation	n/a	9.0 m & 3 storeys	n/a
	Rear Building Elevation		12.6 m & 3 storeys	

FOOTNOTES (Section 15.8.6):

^{.1} If a parkade entrance / exit has a lower finished grade than the surrounding area then this portion of the parkade can be excluded from height calculations.

**PROPOSED ZONING
+ SUBDIVISION PLAN**

LEGEND JULY 2024

- Site Boundary | Proposed 3.74 ha | 9.24 ac
- Legal Property Line
- 5m Contour
- Road Dedication Boundary | Proposed
- Zoning + Subdivision Boundary | Proposed

PROPOSED ZONING + SUBDIVISION

- CD29 | Cara Glen Multi-Dwelling 1.49 ha | 3.67 ac
 - CD29 - A 0.41 ha | 1.01 ac
 - CD29 - B 0.75 ha | 1.85 ac
 - CD29 - C 0.33 ha | 0.81 ac
- P3 | Park and Open Space 2.25 ha | 5.57 ac

