

CD-1 (13A)

2130-2288 Harrison Drive

By-law No. 3914

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective April 25, 1961

Amended up to and including:

By-law No. 7066, dated January 12, 1993
By-law No. 8298, dated February 20, 2001
By-law No. 8760, dated December 9, 2003
By-law No. 8824, dated April 6, 2004
By-law No. 9112, dated September 20, 2005
By-law No. 9238, dated March 21, 2006
By-law No. 12761, dated September 15, 2020

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

1 Zoning District Plan Amendment

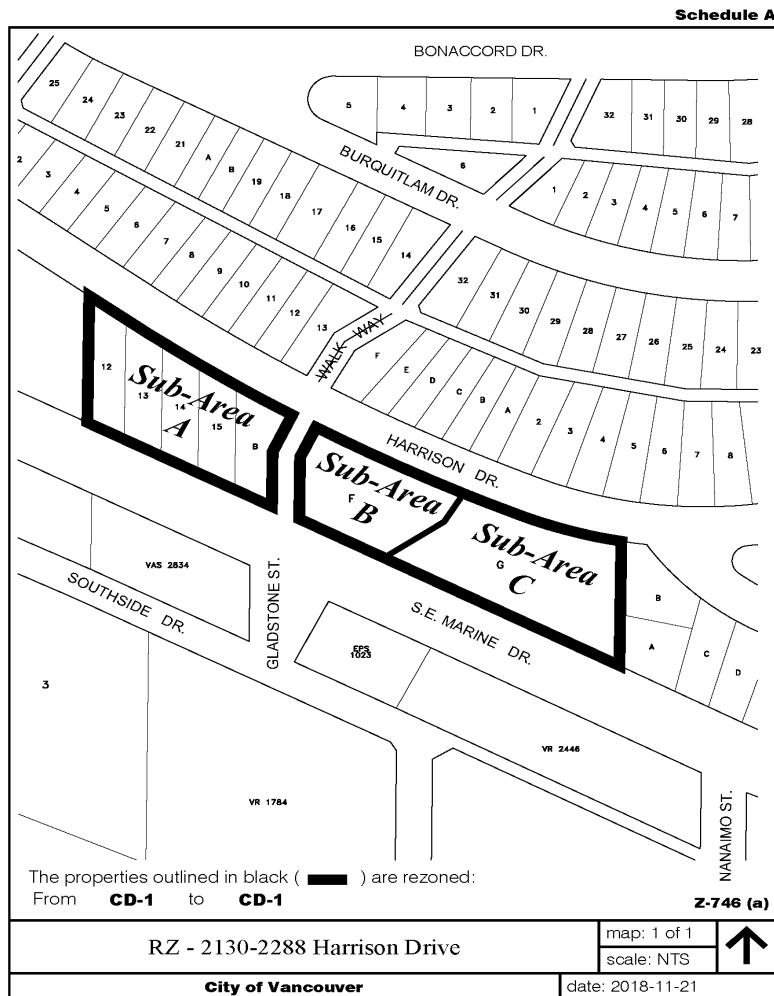
This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-564B attached as Schedule a to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
[7066; 1993 01 12] [9112; 2005 09 20]

2 Repealed
[8824; 2004 04 06] [9112; 2005 09 20]

3 Sub-areas

The CD-1 district is to consist of three sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating floor area, density, and height.

Figure 1



4 Uses

- 4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (13A).
- 4.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (13A), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Dwelling Uses, limited to Multiple Dwelling and Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Institutional Uses, limited to Community Care Facility – Class B; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

5 Floor area and density

- 5.1 Computation of floor space ratio must assume each sub-area consists of the size set out in the table below:

Sub-area	Size
A	4,636 m ²
B	2,537 m ²
C	4,663 m ²

- 5.2 The floor area for all uses combined must not exceed the maximum floor space ratio for each sub-area as set out in the table below:

Sub-area	Maximum Floor Space Ratio
A	0.70
B	1.92
C	0.70

- 5.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m measured to the extreme outer limits of the building.

- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 meters in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

6 Building height

- 6.1 For sub-areas A and C, the maximum building height shall not exceed a geodetic datum of 27.85 m.
- 6.2 The building height for sub-area B, measured from the lowest building grade at the southeast corner of the building, must not exceed 21.46 m.

7 Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.

- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (13A).
- 7.6 A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

8 Acoustics

- 8.1 A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

- 9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

Schedule A



[9112; 2005 09 20]

Public Hearing – April 17, 1961

Summary – Rezone from RS-1 (One-Family Dwelling) District to permit a development to be used for senior citizens only and not to exceed a floor space ratio of 0.50.

By-law enacted on April 25, 1961 – [By-law No. 3914](#)

Public Hearing – October 24, 1991 – Item 2

Summary – Amend CD-1 (13A), By-law No. 3914, to permit redevelopment of the Finnish Canadian Rest Home to replace the existing 1,729 m² 56-bed facility with a 3,845 m² 65-bed facility.

By-law enacted on January 12, 1993– [By-law No. 7066](#)

Public Hearing – January 25, 2001 – Item 2 – [Agenda](#)

Summary – Text amendment to various CD-1 by-laws that were amended by By-law No. 8169 which permitted exclusions for additional wall thickness for weather proofing; some by-laws were incorrectly referenced, had incorrect section references or were overlooked in By-law No. 8169.

By-law enacted on February 20, 2001– [By-law No. 8298](#)

Public Hearing – November 20, 2003 – Item 1 – [Agenda](#)

Summary – Text amendment to various CD-1 by-laws to amend the wording regarding residential storage space floor area exclusions to make them consistent with administrative practices.

By-law enacted on December 9, 2003– [By-law No. 8760](#)

Public Hearing – February 24, 2004- Item 5 – [Agenda](#)

Summary – Text amendment to various CD-1 by-laws to add “Seniors Supportive or Assisted Housing”.

By-law enacted on April 6, 2004– [By-law No. 8824](#)

Public Hearing – February 15, 2005 – Item 4 – [Agenda](#)

Summary –Amend CD-1 (13A), By-law No. 3914, to permit 82 units of Seniors Supportive or Assisted Housing in a new CD-1 for the Icelandic Housing site, and as a consequential amendment remove the subject site from CD-1 By-law No 3914.

By-law enacted on September 20, 2005– [By-law No. 9112](#)

Public Hearing – February 28, 2006 – Item 2 – [Agenda](#)

Summary –Amend CD-1 (13A), By-law No. 3914 to remove acoustic requirements for terraces, patios and balconies which were inadvertently omitted from miscellaneous text amendments enacted in 1996 for various CD-1 by-laws, and add an exclusion from floor space computation for exterior wall thickness recommended by a Building Envelope Professional which was inadvertently omitted from miscellaneous text amendments enacted in 2001 for various CD-1 by-laws.

By-law enacted on March 21, 2006– [By-law No. 9238](#)

Public Hearing – January 15 and 17, 2019 – Item 4 – [Agenda](#)

Summary –Amend CD-1 (13A), By-law No. 3914, to create sub-areas for each of the three properties in the district and to allow redevelopment on the middle property (2230 Harrison Drive) for a new six-storey building containing 72 units of social housing for seniors.

By-law enacted on September 15, 2020– [By-law No. 12761](#)