

CD-1 (255)

321 Princess Avenue

By-law No. 6713

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

Effective August 28, 1990

Amended up to and including:

By-law No. 8169, dated March 14, 2000

By-law No. 8760, dated December 9, 2003

By-law No. 12547, dated October 1, 2019

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 The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-374(a) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(255), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Multiple Dwelling containing a maximum of 60 dwelling units all of which shall be eligible for Government funding;
 - (b) Storage Warehouse limited to the storage of offal from the processing plant on the adjacent site, provided that any development permit shall be limited in time;
 - (c) Institutional Uses, limited to Child Day Care Facility; and [12547; 2019 10 01]
 - (d) Accessory Uses customarily ancillary to the multiple dwelling.

3 Floor Space Ratio

- 3.1 The floor space ratio shall not exceed 2.63.
- 3.2 The floor space area for Child Day Care Facility use must not exceed 277.9 m². [12547; 2019 10 01]
- 3.3 The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.
- 3.4 The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
 - (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, 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.30 m (23.95 ft.) feet in length;

- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 2003 12 09]
- (e) amenity areas, including recreation facilities, and meeting rooms, to a maximum total of 20 percent of the total floor area or 929 m² (10,000 sq. ft.) whichever is the lesser; [12547; 2019 10 01]
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 2000 03 14]

4 Height

The maximum building height measured above the base surface shall not exceed 18.6 m (61 ft.) and the building shall not extend beyond 6 storeys.

5 Off-Street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

6 Acoustics

All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) 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

[7515; 96 01 11]

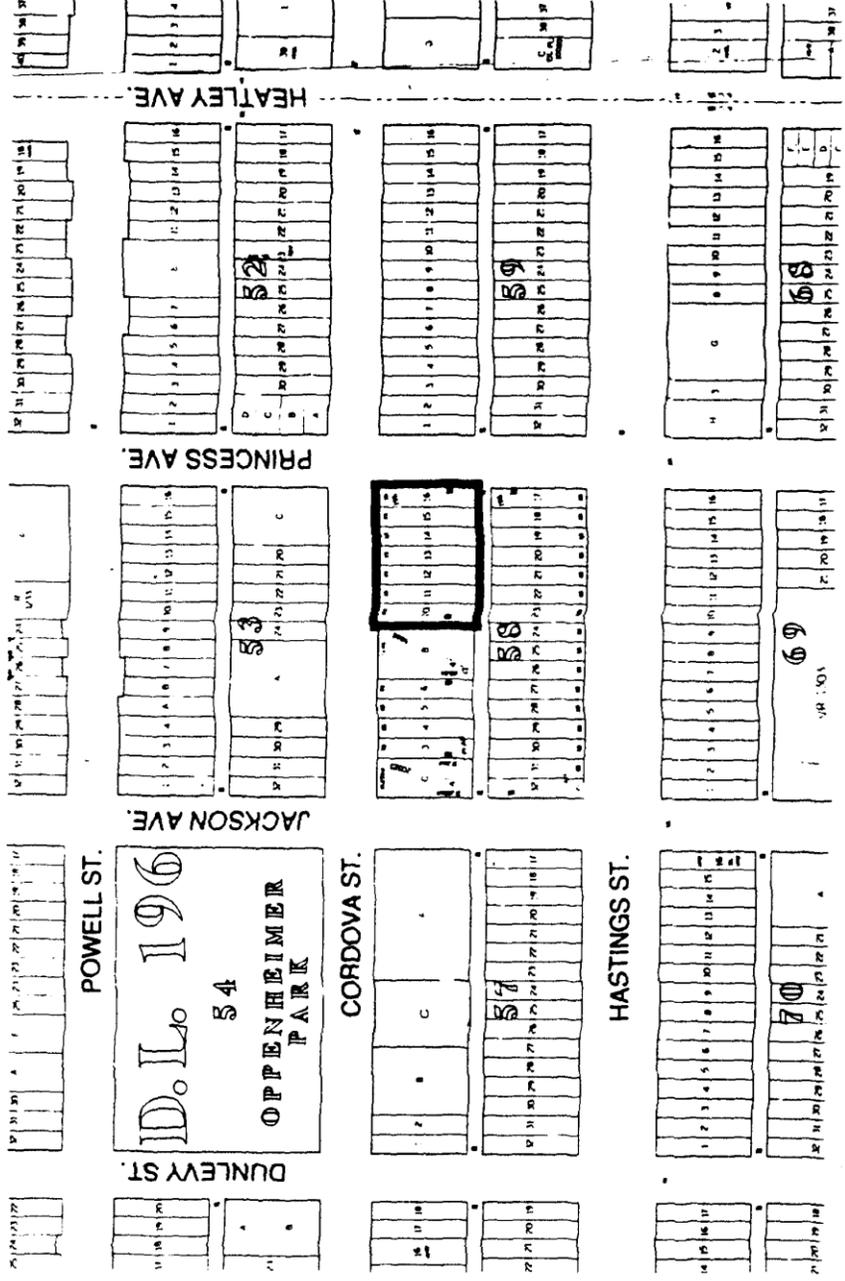
7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 6713 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW (——) OUTLINED IN BLACK IS REZONED:

FROM DEOD TO CD-1



SCALE: 1:2500
 FILE No. RZ-321 Princess Ave.

Z-374 (a)



Public Hearing – March 6, 1990 – Item 1

Summary – Rezone from DEOD to permit a multiple dwelling containing a maximum of 60 dwelling units, all of which shall be eligible for government funding, and a warehouse for the storage of chicken offal, at a maximum height of six storeys.

By-law enacted on August 28, 1990 – [By-law No. 6713](#)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#)

Summary – Text amendment to provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000– [By-law No. 8169](#)

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

Summary – Text amendment to amend the wording regarding residential storage space floor area exclusions to make them consistent with administrative practice.

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

Public Hearing – September 10, 2019 – Item 4 – [Agenda](#)

Summary – Amend CD-1 (255), By-law No. 6713, to add Child Day Care Facility as a permitted use, regularizing a use that had operated in the residential amenity space.

By-law enacted on October 1, 2019 – [By-law No. 12547](#)