



# COMMERCIAL DRIVE "EAST LANE" CD-1 GUIDELINES

*Adopted by City Council April 25, 1989*

## 1 Application and Intent

These guidelines are to be used in preparing development applications for parking and/or landscaping within the CD-1 District established by By-law No. 6479.

The intent of these guidelines is to assist applicants in submitting development proposals which will achieve heavy landscaping of lands within the district. Where parking is proposed, the guidelines should assist in developing a configuration that provides adequate setbacks to accommodate heavy landscaping.

These guidelines will also assist staff in assessing the merits of development applications. Since the form of development in a CD-1 District must be approved by City Council, the guidelines will also be helpful to Council in considering development applications.

## 2 Landscaping

### 2.1 In order to achieve a substantial, landscaped environment, development applications should demonstrate:

- (i) careful selection of plant species in terms of ground cover, bushes, shrubs and trees, to provide year-round foliage;
- (ii) that the plant stock to be installed is of sufficient caliber and maturity to immediately provide a substantial landscape character, and to reach mature size in a reasonable number of years;
- (iii) that suitable site preparations will be undertaken to provide a fertile environment for the landscaping;
- (iv) that the distribution and spacing of the plant stock will provide a continuous, "solid", landscape character from ground level to 10.5 m (except beneath and immediately adjacent to the guideway, where landscaping should not exceed a height of 4.5 m).

## 3 Parking

### 3.1 In order to maintain a compatible relationship with the adjacent residential neighbourhood and provide a consistent streetscape character, parking areas should be located so as to provide the following setbacks, except for points of access:

- (i) from an adjoining street, a setback equal to the required front yard as if located in an RT-5N District;
- (ii) a minimum of 1.0 m from an adjoining lane;
- (iii) a minimum of 6.7 m from an interior side property line adjoining an R District, and a minimum of 1.0 m from the easterly site boundary in all other cases.

**3.2** All setbacks are to be heavily landscaped in accordance with the preceding guidelines, except that landscaping within any setback less than 1.5 m in width need not exceed a height of 3.0 m.

**3.3** Access by vehicles to all off-street parking spaces should be provided from any lane abutting the site, but not within 6.7 m of an R District, and the points of access should not, in the aggregate, be less than 3.7 m in width nor more than 18.5 m or an amount equal to 15 percent of the combined length of the street and lane frontage and flankage, whichever is the lesser.