

CD-2: COMPREHENSIVE DISTRICT*(Added by Ministerial Order M453, November 16, 2016)*

157. This CD-2: Comprehensive District regulates the Block F Lands, as shown on Schedule A, and the development of residential, commercial, parks and open space, community facilities, and accessory uses on the zoning Lots A, B, C1, C2, D, E, F, G, H, I, J, K, L and M. For the purposes of subdivision the lots shall conform with Schedule 18: CD-2: Comprehensive District Zoning Lots and have the minimum lot area indicated on Table 1 and for the purposes of development, the floor space ratio on each lot shall conform to the floor space ratios indicated on Table 1.

Table 1: Minimum Lot Area and Lot FSR

LOT	MINIMUM LOT AREA (SQUARE METRES)	FLOOR SPACE RATIO (FSR)
A	8,261	1.09
B	3,261	2.48
C1	2,179	-
C2	1,846	-
D	4,725	2.89
E	5,214	2.71
F	4,654	2.87
G	4,624	2.11
H	5,330	1.75
I	3,358	2.50
J	3,398	1.75
K	4,676	1.25
L	4,390	1.25
M	4,287	3.00
P1	12,158	-
WL1	3,317	-
CG1	2,296	-

GREEN BUILDING PERFORMANCE

158. All applications for development permits and building permits for parcels within Block F must include a summary of how each and every building will achieve LEED® Gold certification. At the time of substantial completion all buildings within Block F will be required to have made an application to achieve LEED® Gold certification.

MAXIMUM FLOOR AREA

159. (1) The maximum floor area of all residential and commercial uses resulting from the application of the Floor Area Ratio permitted on all of Lots A, B, D, E, F, G, H, I, J, K, L and M of the Block F Lands shall not exceed 115,821 square metres, of which 2,787 square metres shall be commercial uses on lots A and B.
- (2) The total floor area of all accessory buildings on a Lot, measured at the extreme outer limits of such accessory buildings, shall not be greater than 10% of the maximum floor area permitted on the lot on which they are located.

FLOOR SPACE RATIO CALCULATION

160. (1) For the purposes of the CD-2: Comprehensive District, floor space ratio shall be determined based on the gross parcel area determined at the time of subdivision prior to any dedication requirements of the approving authority.
- (2) For the purposes of the CD-2: Comprehensive District, the following shall be included in the computation of floor space ratio:
- a) all storeys having a minimum ceiling height of 1.2 metres, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - b) stairways, fire escapes, elevator shafts and other features which the Manager considers similar, to be measured by their gross cross-sectional areas and included in the measurement for each storey at which they are located.

- (3) For the purposes of the CD-2: Comprehensive District, the following shall be excluded in the computation of floor space ratio:
- a) open residential balconies or sundecks, and any appurtenances thereto which, in the opinion of the Manager, are similar to the foregoing, except that:
 - i) the total area of all such exclusions must not exceed 12% of the maximum permitted residential floor area for that Lot, and
 - ii) no enclosure of balconies is permissible.
 - b) uncovered patios, roof gardens and decks;
 - c) floor area used for the purpose of off-street loading, bicycle storage, heating, cooling and mechanical equipment, electrical rooms, recycling facilities, garbage holding areas or uses which in the opinion of the Manager are similar to the foregoing, provided that the finished floor of those areas or portions thereof so used, is at or below grade;
 - d) floor area used for the purpose of off-street parking, elevator shafts, elevator lobbies, residential storage space or uses which in the opinion of the Manager are similar to the foregoing, provided that the finished floor of those areas or portions thereof so used, is below grade;
 - e) floor area used for the purpose of a community centre or child day care facility;
 - f) floor area for each adaptable dwelling unit provided, according to the following:
 - i) 1.9 square metres per one bedroom adaptable dwelling unit provided; and
 - ii) 2.8 square metres per two-plus bedroom adaptable dwelling unit provided.
 - g) floor area used for residential amenity space except that the total area excluded must not exceed 5% of the total building floor area; and

- h) areas of undeveloped storeys which are located:
 - i) above the highest storey or half storey, including roof top heating, cooling, mechanical, electrical rooms; or
 - ii) adjacent to a storey with a ceiling height of less than 1.2 metres.

MINIMUM DWELLING UNIT FLOOR SPACE

- 161. (1) No dwelling unit shall have a floor area less than 50 square metres.
- (2) Despite Section 161(1) above, no lock-off unit shall have a floor area less than 26 square metres and shall not exceed 35% of the floor area of the principal townhouse dwelling of which it is part.

HEIGHT EXEMPTIONS

- 162. (1) The Manager may, at his discretion, permit a greater height than otherwise permitted for the following items if they do not in total exceed one-half of the width of the building or buildings as measured on any elevation drawings and do not in total cover more than 20% of the roof area on which they are located as viewed from directly above:
 - a) architectural appurtenances such as turrets and cupolas, provided that no additional floor area is created and no protrusion extends more than 1.2 metres above the height limitation;
 - b) mechanical appurtenances such as elevator machine rooms, rooms containing heating, cooling and electrical equipment;
 - c) access and infrastructure required to maintain green roofs, urban agriculture or roof-mounted energy technologies including solar panels and other such renewable energy devices, provided that the Manager considers their siting and sizing in relation to views, overlook, shadowing and noise impacts;

- d) venting skylights, opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and
 - e) items similar to any of the above.
- (2) Where buildings have sloped roofs greater than 4-to-12, the highest point is the mean height level between the bottom of the uppermost eave and the uppermost ridge of a gable, hip, or gambrel roof, provided that the ridge of the roof is not more than 1.5 metres above the mean height.
- (3) The Manager may, for any building higher than 30 metres, permit a decorative roof, which may include items referred to in Section 162(1) to exceed the maximum height otherwise specified in the Bylaw, provided that:
- a) the Manager is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
 - b) the roof does not add to the floor area otherwise permitted; and
 - c) the Manager refers the matter to the Advisory Design Panel for comment.
- (4) No accessory building shall exceed 3.7 metres in height as measured to the highest point of the roof if a flat roof, to the deckline of a mansard roof or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof provided that the upper most ridge of a sloped roof shall not exceed 4.6 metres in height as measured from the average grade.

SITE COVERAGE

163. (1) For the purposes of the CD-2: Comprehensive District, the following shall be excluded from site coverage:
- a) open balconies;
 - b) covered entrances not exceeding 23 square metres in area;
 - c) commercial canopies not exceeding a projection of 2.4 metres from the building face;
 - d) covered patios not exceeding 14 square metres in area;
 - e) pergolas and trellises; and
 - f) underground parking structures.

NOISE

164. (1) Lots A and B within the Block F Lands as shown on Schedule 18 to this bylaw are within the Block F Activity Area, and the design and siting of all multiple dwellings, townhouse dwellings and community facilities therein shall be subject to the Design Guideline requirements of Appendix 5.
- (2) Lots C1, C2 and D within the Block F Lands as shown on Schedule 18 to this bylaw are within the Block F Intermediate Area, and the design and siting of all multiple dwellings, townhouse dwellings and community facilities therein shall be subject to the Design Guideline requirements of Appendix 5.
- (3) Lots F, G, H, I, J, K, L and M within the Block F Lands as shown on Schedule 18 to this bylaw are within the Block F Quiet Zone, and the design and siting of all multiple dwellings and townhouse dwellings therein shall be subject to the Design Guideline requirements of Appendix 5.

- (4) No construction of any building or structure may be commenced on Block F until the Owner at the Owner's cost has provided to the Manager as part of a Development Permit application an acoustic report prepared by a qualified acoustic professional recommending site specific noise mitigation measures in respect of both living and amenity spaces in the building as well as existing and future adjacent buildings including, as appropriate, both active and passive measures.
- (5) No construction of any building or structure may be commenced on Block F unless a qualified acoustic professional certifies that the plans submitted as part of a building permit application include the site-specific noise mitigation measures recommended in the acoustic report provided to the Manager pursuant to Section 164(4) hereof.
- (6) Substantial Completion of any building or structure must not be determined until a qualified acoustic professional acceptable to the Manager acting reasonably delivers to the Manager a written report including results of the following noise monitoring procedures taking into account all cumulative effects of the then existing development on Block F, with the location and number of measurement sites to be determined to the satisfaction of the Manager:
 - a) pre-construction baseline noise monitoring on Block F of the existing environment along the boundaries of Block F with Acadia Road, Toronto Road, along and immediately inside the southwest corner of Block F;
 - b) post-construction noise monitoring upon completion of construction activity on the building for which "Substantial Completion" approval is sought;

and until all such noise monitoring results in subsection b) hereof satisfy the acceptable continuous noise limits set out for each of the adjacent receiver location areas identified in Appendix 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw.

ADAPTABLE DWELLING UNITS

165. At least 25% of all single-storey multiple dwelling units, affordable housing units and purpose built rental units, but not including townhouse dwellings, which employ public interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

ACCESSORY BUILDINGS

166. The use of an accessory building must be ancillary to that of the principal building to which it relates, and it may not include a dwelling unit.

MIXED COMMERCIAL AND RESIDENTIAL USE BUILDINGS

167. (1) A multiple dwelling building, an affordable housing building or a purpose-built residential rental building which includes a commercial use, shall:
- a) have all the multiple dwelling units, affordable housing units and purpose built rental units, not including townhouse dwellings, located above the commercial use; and
 - b) have a separate direct at-grade residential entrance and exit to the exterior of the building.

COMMERCIAL USES

168. (1) All commercial uses not including a farmers market shall be carried on wholly within a completely enclosed building, except for the following:
- a) outdoor restaurant and retail seating;
 - b) seasonal display of items such as flowers, plants, fruits, vegetables, arts and crafts or similar items approved by the Manager;
 - c) occasional special events and celebrations.

LOT A – COMMERCIAL VILLAGE**INTENT**

169. It is the intent on Lot A to create, in conjunction with Lots B, a mixed-use sub-area, through the provision of commercial uses intended to meet the needs of local area residents and market and non-market residential uses. Lot A is within the Block F Activity Area.

OUTRIGHT APPROVAL USES

170. (1) The following uses and no others shall be permitted on Lot A:
- a) Affordable Housing
 - b) Purpose-Built Rental
 - c) Artist Gallery
 - d) Child Day Care Facility
 - e) Restaurant
 - f) Grocery Market
 - g) Liquor Store
 - h) Multiple Dwelling
 - i) Office
 - j) Farmers Market
 - k) Food Truck
 - l) Outdoor Plaza and Courtyard
 - m) Park and Playground
 - n) Parking area
 - o) Personal Service
 - p) Public Authority Building or Use
 - q) Public Utility
 - r) Residential Amenity Space
 - s) Retail
 - t) School or Academy for the teaching of drama, music, art, dance, meditation, yoga, self-defence, language, self-improvement and similar arts and skills
 - u) Accessory Buildings customarily ancillary to any of the uses listed in this Section

- v) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

171. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on lot A, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Animal Hospital or Daycare
 - b) Home Occupation
 - c) Institution of a religious, philanthropic, cultural or charitable character
 - d) Laundromat
 - e) School (professional, vocational, or trade)
 - f) Social Service Centre
 - g) Special Needs Residential Facility

MAXIMUM NUMBER OF BUILDINGS

172. The maximum number of principal buildings permitted on Lot A shall not exceed 2.

MAXIMUM FLOOR SPACE RATIO

173. The maximum floor space ratio of Lot A shall not exceed 1.09.

FLOOR AREA

174. (1) The maximum floor area of the commercial uses on Lot A shall not exceed 2,700 square metres; and
- (2) The minimum floor area of the affordable housing building shall be at least 4,065 square metres.
 - (3) No single commercial use shall exceed 1,860 square metres in floor area.

MAXIMUM HEIGHT

175. (1) One principal building shall not exceed the lesser of five storeys or 19 metres; and
- (2) A second principal building shall not exceed the lesser of four storeys or 14 metres.
- (3) Despite subsection (1), the maximum height of the first principal building may increase to 20 metres if the subject principal building contains a grocery market with total floor space not less than 929 square metres.

MAXIMUM SITE COVERAGE

176. The maximum site coverage shall not exceed 45% of the area of Lot A.

MINIMUM SITING REQUIREMENTS

177. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to affordable housing, purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager; and
- (2) Despite subsection (1) underground parking structures may project beyond the building lines shown on Schedule 5 if expressly permitted in a specific instance to do so by a provision in this Bylaw.

LOT B – COMMERCIAL VILLAGE**INTENT**

178. It is the intent on Lot B to create, in conjunction with Lot A, a mixed-use sub-area, through the provision of commercial uses intended to meet the needs of local area residents, and purpose-built rental residential uses. Lot B is within the Block F Activity Area.

OUTRIGHT APPROVAL USES

179. (1) The following uses and no others shall be permitted on Lot B:
- a) Purpose-Built Rental
 - b) Artist Gallery
 - c) Child Day Care Facility
 - d) Restaurant
 - e) Food Truck
 - f) Office
 - g) Outdoor Plaza and Courtyard
 - h) Residential Amenity Space
 - i) Retail
 - j) Townhouse Dwelling
 - k) Accessory Buildings customarily ancillary to any of the uses listed in this Section
 - l) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

180. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot B, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Animal Hospital or Daycare
 - b) Home Occupation
 - c) Institution of a religious, philanthropic, cultural or charitable character
 - d) Personal Service
 - e) Public Authority Building or Use
 - f) Public Utility
 - g) School or Academy for the teaching of drama, music, art, dance, meditation, yoga, self-defence, language, self-improvement and similar arts and skills

- h) School (professional, vocational, or trade)
- i) Social Service Centre
- j) Special Needs Residential Facility

MAXIMUM NUMBER OF BUILDINGS

181. The maximum number of principal buildings permitted on Lot B shall not exceed 1.

MAXIMUM FLOOR SPACE RATIO

182. The maximum floor space ratio of Lot B shall not exceed 2.48, of which townhouse dwellings shall have a floor space ratio of at least 0.15.

FLOOR AREA

183. (1) The minimum floor area for commercial uses on Lot B shall be 87 square metres and the maximum area for commercial uses shall not exceed 300 square metres, provided that the combined maximum floor area for the commercial uses on Lots A and B shall not exceed 2,787 square metres;
- (2) The maximum floor area for the purpose-built rental building shall not exceed 7,897 square metres.
- (3) No storey in a purpose-built rental building above the third storey shall exceed a floor area of 706 square metres.

MAXIMUM HEIGHT

184. No principal building shall exceed the lesser of twelve storeys or 40 metres.

MAXIMUM SITE COVERAGE

185. The maximum site coverage shall not exceed 50% of the area of lot B.

SITING REQUIREMENTS

186. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to affordable housing, purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (2) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (3) The purpose-built rental building shall be separated from any adjacent buildings exceeding 6 storeys in height, whether or not such buildings are located on separate lots, by a distance of not less than 30 metres, as measured between the facing exterior walls of the buildings above the 6th storey.

LOTS C1 AND C2 – COMMUNITY FACILITIES

INTENT

187. It is the intent on Lots C1 and C2 in conjunction with Lot D, to create a transition sub-area between the Block F Activity Area and the Block F Quiet Area, through the provision of community facilities and community gathering spaces. Lots C1 and C2 are within a Block F Intermediate Area.

OUTRIGHT APPROVAL USES

188. (1) The following uses and no others shall be permitted on Lots C1 and C2:
- a) Community Centre, subject to being located on Lot C1 only
 - b) Child Day Care Facility
 - c) Park or Playground
 - d) Public Authority Building or Use

- e) Public Utility
- f) Temporary Sales Office, subject to being located on Lot C2 only
- g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- h) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

189. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots C1 and C2, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Social Service Centre
 - b) Temporary Parking, subject to being located on Lot C2 only

MAXIMUM NUMBER OF BUILDINGS

190. The maximum number of principal buildings on Lots C1 and C2 shall not exceed 1 per lot.

FLOOR AREA

191. (1) The minimum floor area of a community centre use shall be at least 1,394 square metres; and
- (2) The maximum floor area of a child day care facility use shall not exceed 465 square metres.

MAXIMUM HEIGHT

192. The maximum height of a building containing a child day care facility use shall not exceed 8.0 metres.

MINIMUM SITING REQUIREMENTS

193. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw;
- (2) For the purposes of this CD-2 Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures.

LOT D – MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL

INTENT

194. It is the intent on Lot D to create, in conjunction with Lots C1 and C2, a transition sub-area between the Block F Activity Area and the Block F Quiet Area, through the provision of multiple dwelling and townhouse dwelling residential uses. Lot D is within a Block F Intermediate Area.

OUTRIGHT APPROVAL USES

195. (1) The following uses and no others shall be permitted on Lot D:
- a) Multiple Dwelling
 - b) Townhouse Dwelling
 - c) Purpose Built Rental
 - d) Park and Playground
 - e) Public Authority Building or Use
 - f) Public Utility
 - g) Residential Amenity Space
 - h) Accessory Buildings customarily ancillary to any of the uses listed in this Section
 - i) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

196. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot D, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Home Occupation
 - b) Special Needs Residential Facility

MAXIMUM NUMBER OF BUILDINGS

197. The maximum number of principal buildings permitted on Lot D shall not exceed 3.

MAXIMUM FLOOR SPACE RATIO

198. The maximum floor space ratio of all buildings on Lot D shall not exceed 2.89, of which townhouse dwellings shall have a floor space ratio of at least 0.47.

FLOOR AREA

199. No storey in a multiple dwelling above the third storey shall exceed a floor area of 706 square metres.

MAXIMUM HEIGHT

200. (1) No multiple dwelling shall exceed the lesser of eighteen storeys or 54.25 metres; and
- (2) No townhouse dwelling shall exceed the lesser of three storeys or 11 metres.

MAXIMUM SITE COVERAGE

201. The maximum site coverage shall not exceed 40% of the area of Lot D.

MINIMUM SITING REQUIREMENTS

202. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (2) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (3) A multiple dwelling shall be separated from any adjacent buildings exceeding 6 storeys in height, whether or not such buildings are located on separate lots, by a distance of not less than 30 metres, as measured between the facing exterior walls of the buildings above the 6th storey.

LOT P1 – COMMUNITY PARK

INTENT

203. It is the intent of this lot to provide for the location and preservation of public park and open space to accommodate the active and passive recreational needs of the community.

OUTRIGHT APPROVAL USES

204. (1) The following uses and no others shall be permitted on Lot P1:
- a) Public Park
 - b) Public Trails
 - c) Public Authority Building or Use
 - d) Public Utility

PERMITTED STRUCTURES

205. (1) The following structures shall be permitted on Lot P1:
- a) Fencing
 - b) Playground

LOT WL1 – WETLANDS

INTENT

206. It is the intent on Lot WL1 to provide for the construction of the Block F Wetlands.

OUTRIGHT APPROVAL USES

207. (1) The following uses and no others shall be permitted on Lot WL1:
- a) Wetlands
 - b) Public Trails
 - c) Public Authority Building or Use
 - d) Public Utility

PERMITTED STRUCTURES

208. (1) The following structures shall be permitted on Lot WL1:
- a) Boardwalks
 - b) Foot Bridges
 - c) Informational displays
 - d) Viewing Platform

LOT CG1 - COMMUNITY GREEN

INTENT

209. It is the intent of Lot CG1 to provide for a community open space and trails to accommodate the passive recreational and connectivity needs of the community.

OUTRIGHT APPROVAL USES

210. (1) The following uses and no others shall be permitted on Lot CG1:
- a) Park
 - b) Public trails
 - c) Public Authority Building or Use
 - d) Public Utility
 - e) Temporary Sales Centre

PERMITTED STRUCTURES

211. (1) The following structures shall be permitted on Lot CG1
- a) Fencing
 - b) Playground
 - c) Street Furniture

LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL INTENT

212. It is the intent to create, on Lots E, F, G and M, a residential area, through the provision of multiple dwelling and townhouse dwelling residential uses. Lots E, F, G and M are within the Block F Quiet Area.

OUTRIGHT APPROVAL USES

213. (1) The following uses and no others shall be permitted on Lots E, F, G and M:
- a) Multiple Dwelling
 - b) Townhouse Dwelling
 - c) Purpose Built Rental
 - d) Residential Amenity Space
 - e) Park and Playground
 - f) Public Authority Building or Use
 - g) Public Utility

- h) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- i) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

214. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots E, F, G and M, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Home Occupation
 - b) Special Needs Residential Facility

MAXIMUM NUMBER OF BUILDINGS

215. The maximum number of principal buildings on Lots E, F, G and M shall not exceed 3 on each lot.

MAXIMUM FLOOR SPACE RATIO

216. (1) The maximum floor space ratio of Lot E shall not exceed 2.71, of which townhouse dwellings shall have a floor space ratio of at least 0.46;
- (2) The maximum floor space ratio of Lot F shall not exceed 2.87, of which townhouse dwellings shall have a floor space ratio of at least 0.48;
 - (3) The maximum floor space ratio of Lot G shall not exceed 2.11, of which townhouse dwellings shall have a floor space ratio of at least 0.49; and
 - (4) The maximum floor space ratio of Lot M shall not exceed 3.0, of which townhouse dwellings shall have a floor space ratio of at least 0.52.

FLOOR AREA

217. No storey in a multiple dwelling above the third storey, on Lots E, F and M, shall exceed a floor area of 706 square metres.

MAXIMUM HEIGHT

218. (1) No multiple dwelling on Lots E, F and M shall exceed the lesser of eighteen storeys or 54.25 metres;
- (2) No multiple dwelling on Lot G shall exceed the lesser of six storeys or 21 metres; and
- (3) No townhouse dwelling shall exceed the lesser of three storeys or 11 metres.

MAXIMUM SITE COVERAGE

219. (1) The maximum site coverage on Lots E, F and M shall not exceed 40% of the area of each lot; and
- (2) The maximum site coverage on Lot G shall not exceed 45% of the area of the lot.

MINIMUM SITING REQUIREMENTS

220. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (2) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (3) A multiple dwelling shall be separated from any adjacent buildings exceeding 6 storeys in height, whether or not such buildings are located on separate lots, by a distance of not less than 30 metres, as measured between the facing exterior walls of the buildings above the 6th storey.

LOTS H, I AND J - MULTIPLE DWELLING RESIDENTIAL**INTENT**

221. It is the intent to create, on Lots H, I and J, a residential area, through the provision of multiple dwelling residential uses. Lots H, I and J are within the Block F Quiet Area.

OUTRIGHT APPROVAL USES

222. (1) The following uses and no others shall be permitted on Lots H, I and J:
- a) Multiple Dwelling
 - b) Purpose Built Rental
 - c) Residential Amenity Space
 - d) Park and Playground
 - e) Public Authority Building or Use
 - f) Public Utility
 - g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
 - h) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

223. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots H, I and J, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Home Occupation
 - b) Special Needs Residential Facility

MAXIMUM NUMBER OF BUILDINGS

224. The maximum number of principal buildings on Lots H, I and J shall not exceed 2 on each lot.

MAXIMUM FLOOR SPACE RATIO

225. (1) The maximum floor space ratio on Lot H and J shall not exceed 1.75 on each lot; and
(2) The maximum floor space ratio of Lot I shall not exceed 2.50.

MAXIMUM HEIGHT

226. No multiple dwelling on Lots H, I and J shall exceed the lesser of six storeys or 21 metres.

MAXIMUM SITE COVERAGE

227. (1) The maximum site coverage on Lot H shall not exceed 40% of the area of the lot; and
(2) The maximum site coverage on Lots I and J shall not exceed 50% of the area of each lot.

MINIMUM SITING REQUIREMENTS

228. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (2) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures.

LOTS K AND L - TOWNHOUSE RESIDENTIAL**INTENT**

229. It is the intent to create, on Lots K and L, a residential area, through the provision of townhouse dwelling residential uses. Lots K and L are within the Block F Quiet Area.

OUTRIGHT APPROVAL USES

230. (1) The following uses and no others shall be permitted on Lots K and L:
- a) Townhouse Dwelling
 - b) Purpose Built Rental
 - c) Residential Amenity Space
 - d) Park and Playground
 - e) Public Authority Building or Use
 - f) Public Utility
 - g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
 - h) Accessory Uses customarily ancillary to any of the uses listed in this Section

CONDITIONAL APPROVAL USES

231. (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots K and L, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager considers the intent of the Bylaw, the Design Guidelines in Appendix 5, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
- a) Home Occupation
 - b) Special Needs Residential Facility

MAXIMUM NUMBER OF BUILDINGS

- 232. (1) The maximum number of principal buildings on Lot K shall not exceed 5; and
- (2) The maximum number of principal buildings on Lot L shall not exceed 4.

MAXIMUM FLOOR SPACE RATIO

- 233. The maximum floor space ratio on Lot K and L shall not exceed 1.25 on each lot.

MAXIMUM HEIGHT

- 234. No townhouse unit on Lots K and L shall exceed the lesser of three storeys or 11 metres.

MAXIMUM SITE COVERAGE

- 235. The maximum site coverage on Lots K and L shall not exceed 50% of the area of each lot.

MINIMUM SITING REQUIREMENTS

- 236. (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw;
- (2) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (3) Townhouse dwellings that have front entrances facing another townhouse dwelling frontage shall be separated between the building frontages by a distance of not less than 10 metres.

GENERAL REGULATIONS

PARKING AND LOADING REQUIREMENTS

237. (1) Unless otherwise expressly provided for, Schedule 3 of the Bylaw is applicable in the CD-2: Comprehensive District.
- (2) Despite the table identifying the required parking spaces by use in Schedule 3 of the bylaw, for the purposes of the CD-2: Comprehensive District, the minimum number of off-street vehicle parking spaces required for all buildings and uses shall be provided in accordance with the following table:

Table 3: Off-Street Vehicle Parking Requirements

USE	MINIMUM VEHICLE PARKING REQUIREMENT
Multiple Dwelling exceeding six storeys in height	1.0 per dwelling unit, plus 0.1 per unit for visitors
Multiple Dwelling, six storeys or less in height	1.1 per dwelling unit, plus 0.1 per unit for visitors
Townhouse Dwelling	1.4 per dwelling unit, plus 0.1 per unit for visitors
Commercial Use – Office	1.5 per 93 square metres
Commercial Use – Retail	2.5 per 93 square metres
Commercial Use – Grocery Market	2.5 per 93 square metres
Commercial Use – Restaurant	6 per 93 square metres
Child Day Care Facility	1.0 per 15 children
Community Centre	30 parking stalls, 7 of which shall be at surface and 23 in underground parking on lot A
Purpose-Built Rental Units	0.75 per unit for residents, plus 0.1 per unit for visitors
Affordable Housing Dwelling Units	0.5 per unit for residents, plus 0.05 per unit for visitors

- (3) Parking requirements for a lot within the Block F Lands (a “Sending Lot”) may be satisfied by dedicated parking spaces on another receiving lot within the Block F Lands (a “Receiving Lot”) provided that:
- a) the total parking requirements for all uses on all involved lots are satisfied;
 - b) the lots are adjacent or are not separated by a distance of more than 50 metres, where the use is residential;
 - c) the parking requirement for Lots A and B, where the use is commercial, institutional or a mix of commercial and residential, are located in the underground parking on lots A and B;
 - d) the parking requirement for Lot C1, where the use is institutional, is located in the underground parking on Lot A.
 - e) the obligation to provide such dedicated parking spaces is recorded on title of the Receiving Lot by an easement registered as a charge in favour of the Sending Lot and at the discretion of the Manager a statutory right of in favour of the Crown on terms satisfactory to the Manager.
- (4) Visitor Parking Spaces shall be clearly designated and marked as “Visitor Parking”.
- (5) The number of off-street parking spaces for small cars on a lot shall not exceed 25% of the total parking spaces required for the site for all uses combined, designed as follows:
- a) All off-street parking spaces for small cars shall be a minimum of 4.6 metres in length and 2.3 metres in width and shall have a minimum vertical clearance of 2.0 metres, except that where one side of any space abuts any portion of a fence or structure, the minimum width shall be 2.6 metres or where both sides abut any portion of a fence or structure the minimum width shall be 2.7 metres.

- (6) Loading
- a) Despite the table identifying the required loading spaces by use in Schedule 3 of the bylaw, for the purposes of the CD-2: Comprehensive District, the minimum number of loading spaces required for all commercial uses shall be one loading space per 4,645 square metres of floor area.
 - b) Despite Schedule 3 of the Bylaw, the minimum number of loading spaces required for a residential use shall be one space for every 100 dwelling units, based on the total number of dwelling units in all buildings on a lot.
- (7) Electric Vehicle Parking and Charging Stations
- a) For all multiple dwelling buildings or mixed-use commercial and residential buildings, parking spaces shall accommodate electric vehicles in accordance with the following conditions:
 - i) A minimum of 5% of all required off-street parking spaces shall be designed with an AC Level 2 charging station at 240 V or higher;
 - ii) The electrical system shall be designed to accommodate the required number of electric vehicle parking spaces.

BICYCLE PARKING

238. (1) The minimum number of off-street bicycle parking spaces required for all buildings and uses shall be provided in accordance with the following table:

Table 4: Off-Street Bicycle Parking Requirements

USE	MINIMUM BICYCLE PARKING REQUIREMENTS
Multiple Dwelling and Townhouse Dwelling	1.5 Bicycle Parking Class A spaces per dwelling unit. Plus a minimum of 6 Bicycle Parking Class B spaces for any building with 3 or more dwelling units.
All non-residential uses	1.5 Bicycle Parking Class A space per 500 m ² Floor Area. Plus a minimum of 6 Bicycle Parking Class B spaces for any building with a floor area of 1,000 m ² or greater.

- (2) Bicycle Parking Class A spaces shall be provided in the form of a secured waterproof bicycle locker, secured bicycle room, or other secured area within a building, complete with bicycle racks, and shall meet the following design standards:
- a) be sheltered from the elements;
 - b) be enclosed, at a minimum, by chain-link walls, and be constructed of a theft resistant material;
 - c) bicycle room entry doors shall have a minimum width of 75 centimetres, and be hinged from the inside, unless the hinges are tamper-proof, have a separate entry lock and key or a programmed entry system, and their function shall not obstruct or interfere with the use of designated bicycle parking spaces;
 - d) bicycle rooms shall be equipped with one electrical outlet for the first 10 bicycles required and one additional outlet for every 20 bicycles thereafter, to permit charging of electric bicycles;
 - e) Bicycle lockers doors shall be lockable, and open to the full height and width of each locker, and be grouped together; and
 - f) Up to 50% of all required Class A bicycle spaces per building may be vertical.
- (3) Class B bicycle spaces shall be provided in a convenient, secure, well-lit location at the same grade as the sidewalk or motor vehicle parking area, or on the top level of an underground parking structure, providing visual surveillance by occupants of the building the racks are intended to serve.
- (4) Class B bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked to the rack with a U-style lock.

SIGN CONTROL

239. (1) Schedule 4 Sign Control is not applicable in the CD-2: Comprehensive District.

(2) The following sign types shall be permitted on the Block F Lands:

- a) Projecting or hanging signs, where the sign is typically supported from an awning or canopy;
- b) Awning signs, with painted on vinyl lettering or incised lettering with applied backing where the maximum awning drop/skirt is 40 cm in depth;
- c) Fascia or wall-mounted signs, where the sign is mounted on the frontage of the premises, to which the sign applies;
- d) Window signs that are not constructed of paper, cardboard, or fabrics, with the exception of cut out vinyl surface applied to the inside glazing;
- e) Building directories, where the directory is located at the front entrance of a building;
- f) Wayfinding and banner signs, the primary purpose of which is to provide direction and orientation to the public rather than advertisement for a particular premises;
- g) Real estate signs, the purpose of which is to advertise properties for sale or lease, that do not exceed 1 square metre in size;
- h) Residential building signs; the primary purpose of which is to provide building identification;
- i) Temporary on-site development or construction signs, the primary purpose of which is to market a development project and which is located on Block F, the design, size and duration of which will be at the discretion of the Manager; and

- j) All other forms of signs are prohibited, including but not limited to billboards, revolving signs, roof signs, balloons or other gas-filled inflatable devices, changeable copy signs, back-lit signs, and other forms of temporary signs.

(3) Number of Signs

- a) The maximum number of permanent signs permitted per business frontage, with the exception of projecting or hanging signs, shall not exceed 2, except in the case of an Anchor Tenant, in which case the maximum number of permanent signs, with the exception of projecting or hanging signs, shall not exceed 3 per business frontage.
- b) For clarity, where a premises has more than one frontage, each frontage may have the maximum number of signs permitted.
- c) The maximum number of projecting or hanging signs permitted per business frontage shall not exceed 1, except for anchor tenants where one additional perpendicular blade sign may be permitted per entrance.
- d) The maximum number of residential building signs permitted per residential building shall be 1.

(4) Size and Placement

- a) The maximum permitted sign size, not including awning signs, is 2.0 square metres per sign except in the case of an anchor tenant, in which case the maximum permitted sign size is 3.0 square metres;
- b) The maximum permitted lettering size on any sign is 45 cm, except in the case of an anchor tenant, in which case the maximum permitted lettering size on any sign is 60 cm;
- c) Projecting or hanging signs shall not project more than 1.2 metres from the building face and be mounted in the middle one-third of the frontage of the premises;

- d) Residential building signs shall have a maximum sign size of 0.9 square metres.
 - e) Signs attached to a building shall be located no higher than the finished third storey level, except for residential building signs which shall be located no higher than the finished first storey level;
 - f) Signs located over pedestrian areas or sidewalks shall have a minimum clearance of 2.4 metres above finished grade.
- (5) Visibility
- a) Visibility into shops from the street shall be maintained;
 - b) Any solid signage, advertising or blackout panels placed against the inside surfaces of storefront glazing are prohibited;
 - c) Clear glass should be used for retail storefronts.
- (6) Materials, Colour, and Symbols
- a) Exposed surfaces of signs may be constructed of any material with the exception of fiberglass, plywood or particle board either painted or unfinished;
 - b) Colour of signage must be coordinated with the building façade with which it is associated;
 - c) No back-lit signs, advertising displays, or product machines that would limit visibility into any commercial use may obscure any windows;
 - d) Symbols are encouraged, depicting the nature of the business occupation.

(7) Lighting

- a) Signs may incorporate front-lighting for their illumination;
- b) Limited use of rear (unenclosed) lighting is permitted, provided it is restricted to:
 - i) Individually incised plastic or glass letters or symbols mounted in a solid, opaque sign face; or
 - ii) Individual halo-lit lettering or symbols mounted on a solid, opaque background;
- c) No rear (unenclosed) lighting may be installed under awnings;
- d) Enclosed backlit signs are prohibited.

(8) Comprehensive Sign Plan

- a) A comprehensive sign plan showing the size, type, location and number of signs for Lots A and B combined, and Lots C1 and C2, which may be combined. The design, placement and colour of the signs shall be coordinated with the architectural elements of the building and take into consideration the intent of the Design Guidelines for each lot;
- b) No permanent sign shall be placed on a lot until a Comprehensive Sign Plan has been submitted and approved by the Manager;
- c) Prior to approving a Comprehensive Sign Plan, the Manager shall consider:
 - i) Conformance of the proposed signs with the Bylaw, CD-2: Comprehensive District and the Design Guidelines for each lot;
 - ii) The consistency of the plan with signs on adjoining lots; and
 - iii) The recommendation of the University Endowment Lands Advisory Design Panel.
- d) When a Comprehensive Sign Plan is approved, all signs placed on a lot must be in compliance with the Comprehensive Sign Plan for that lot.

- (9) Application for Sign Permit
- a) Before any person places, erects or alters a sign, that person shall make application in writing to the Manager and shall obtain a sign permit.
 - b) An application shall be on a form prescribed by the Manager and shall include:
 - i) A statement by the owner confirming that they approve the application and that the proposed sign conforms with the Comprehensive Sign Plan;
 - ii) Drawings to scale for each side of the sign, giving all pertinent dimensions as well as the colour scheme, materials, copy and type face and details; and
 - iii) Drawings to scale showing the position of the sign painted on or attached to the building or structure together with the location of any existing signs.

FLOOR AND SUITE NUMBERING

240. (1) All buildings will be required to use a consecutive increasing numbering system for storey and suite numbering.
- (2) Numbering shall not skip numbers between adjacent floor levels.