

The University Endowment Lands Land Use, Building and Community Administration Bylaw (LUB) is hereby amended as follows:

- 1. Adding the following as Section 39.0

**CD-5: COMPREHENSIVE DISTRICT**

**1.1. INTENT**

- (1) The CD-5 Comprehensive District applies to the lands outlined in heavy black line and marked Site A and Site B on “Figure 1 – CD-5 Site Areas” (below) ;
- (2) a reference in this CD-5 District to “Site A” or “Site B” means the area labelled as such on Figure 1;
- (3) unless otherwise stated the regulations for the CD-5 District apply to both Site A and Site B (the “CD-5 Lands”);
- (4) the total area of Site A and Site B is referred to as the “Combined Site Area”.

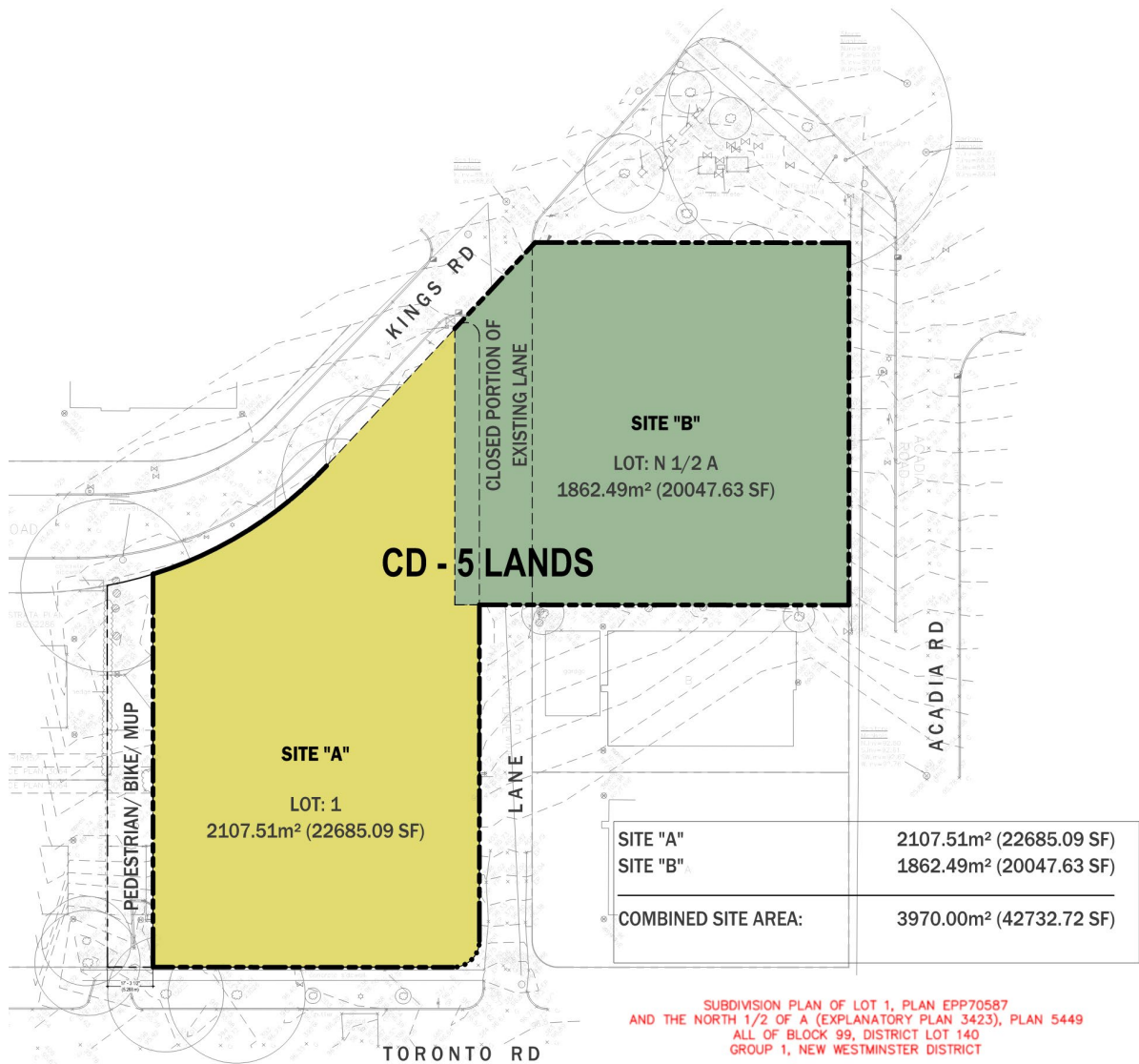


Figure 1: CD-5 Site Areas

## **1.2. OUTRIGHT APPROVAL USES**

- (1) The following uses shall be permitted on Site A:
  - (a) Multiple Dwelling;
  - (b) Accessory Buildings customarily ancillary to any of the uses listed in this Section;
  - (c) Accessory Uses customarily ancillary to any of the uses listed in this Section.
- (2) The following uses shall be permitted on Site B:
  - (a) Multiple Dwelling, provided that all dwelling units shall be restricted to Residential Rental Tenure with tenure and rental rates secured by a Housing Agreement.

## **1.3. CONDITIONAL APPROVAL USES**

- (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, 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 3, 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) Child Care Facility;
  - (c) Special Needs Residential Facility;
  - (d) Social Service Centre operated by a non-profit society;
  - (e) Accessory Buildings customarily ancillary to any of the uses listed in this Section;
  - (f) Accessory Uses customarily ancillary to any of the uses listed in this Section.

## **1.4. HEIGHT**

- (1) The maximum height of buildings shall not exceed the following:
  - (a) On Site A: 18 storeys, or 56 metres;
  - (b) On Site B: 6 storeys, or 20 metres;
- (2) The Manager may, at their discretion, permit a greater height than otherwise stated in subsection (1) above 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; similar appurtenances, and

- (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.

#### **1.5. SITING REQUIREMENTS**

- (1) No part of any building or structure shall project beyond the setback lines shown – refer to Appendix 5: CD-5 Siting Plan;
- (2) Setback exemptions shall include:
  - (a) colonnades, porticos, canopies, roof overhangs and other similar structures - which may project into the required setbacks up to 1.5 m ;
  - (b) covered entrances to multiple dwelling buildings, which may project into the required setbacks up to 2 m.
  - (c) landscape structures [ie. playground equipment, patio stairs and gates, retaining walls, bicycle parking structures, bicycle repair stations], parkade exit stair and weather protection trellis, parkade exhaust and intake grilles, parkade drive aisle/ramp and, other similar structures.
  - (d) underground parking structures
  - (e) electrical service equipment [ie. PMT]

#### **1.6. MAXIMUM FLOOR SPACE RATIO**

- (1) The maximum FSR shall be 4.0 times the Combined Site Area
- (2) The following shall be included in the computation of floor space ratio:
  - (a) all floors having a minimum ceiling height of 1.2 metres 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 measurements for each floor at which they are located
- (3) The following shall be excluded in the computation of floor space ratio:
  - (a) residential amenity space provided that the total area of these exclusions does not exceed 5% of the maximum permitted FSR;
  - (b) adaptable dwelling units 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.
  - (c) residential storage space provided that where space is provided at or above the average grade, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit;
  - (d) open residential balconies, sun decks, and any other appurtenances which, in the opinion of the Manager, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the maximum permitted FSR;

- (e) 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;
  - (f) floor area used for the purpose of off-street parking [including underground parking structure], 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;
- (4) balconies may not be enclosed;

#### **1.7. MAXIMUM SITE COVERAGE**

- (1) The maximum Site Coverage shall be as follows:
  - (a) Site A: 60%.
  - (b) Site B: 65%.
- (2) The following shall be excluded in the computation of Site Coverage:
  - (a) open balconies
  - (b) covered entrances not exceeding 23 m<sup>2</sup> in area
  - (c) covered patios not exceeding 14 m<sup>2</sup> in area
  - (d) pergolas and trellises
  - (e) playground equipment and related landscape features [ie benches]
  - (f) bicycle repair facilities
  - (g) underground parking structures, including access stairs

#### **1.8. MINIMUM DWELLING UNIT SIZES**

- (1) The minimum floor area of residential units shall be:
  - (a) Studio: 355 square feet (33 m<sup>2</sup>);
  - (b) One bedroom: 527 square feet (49.0 m<sup>2</sup>);
  - (c) Two bedroom: 721 square feet (67.0 m<sup>2</sup>);
  - (d) Three bedroom: 1001 square feet (93 m<sup>2</sup>).
- (2) A minimum of 20% of new units on each site shall be two or more bedrooms;

#### **1.9. ADAPTABLE DWELLING UNITS**

- (1) A minimum of 20% of all multiple dwelling units shall be constructed as adaptable dwelling units in accordance with Schedule 17.

#### **1.10. SITING, FORM AND CHARACTER**

- (1) The siting, form and character of the mixed-use residential-institutional buildings constructed on the CD-5 Lands shall be generally in accordance with Building Siting, Form and Character Drawings for CD-5: Comprehensive District in Appendix 5.

**1.11. OFF-STREET VEHICULAR AND BICYCLE PARKING**

- (1) Off-street vehicular parking shall be provided in accordance with LUB Schedule 3 with the following exceptions;

	Min Residential Stalls / unit	Min Visitor Stalls / unit	Min Car Share Stalls [TDM]
Site A	0.75	0.1	
Site B	0.3	0.1	1

- (2) Off-street bicycle parking shall be provided in accordance with LUB Schedule 3 with the following exceptions:

	Min Class A Stalls / unit	Min Class B Stalls
Site A	1.5	6
Site B	1.5	6

- (3) All Off-street vehicular parking will be designed to accommodate an AC Level 2 charging station at 240V or higher [EV-ready ]

**1.12. OFF-STREET LOADING**

- (1) The following number of loading spaces must be provided in accordance with LUB Schedule 3 with the following exceptions:
- (a) for multiple dwelling use in buildings a minimum of 1.0 spaces per building;
  - (b) an easement and/or shared access agreement between Site A and Site B is permitted.

**1.13. ACCESSIBLE PARKING**

- (1) The following number of accessible parking spaces must be provided:
- (a) Site A: 7 accessible parking spaces
  - (b) Site B: 4 accessible parking spaces
- (2) Minimum parking space size shall be: width 4 m, length 5.5 m, height 2.3 m

**1.14. SIGNS**

- (1) Signs shall comply with LUB Schedule 4.

**1.15. FENCES**

- (1) Maximum fence heights shall be as follows:
- (a) 1.22 m fronting Kings Road, Acadia Road, University Blvd. or Toronto Road;
  - (b) 1.83 m fronting lanes or interior lot lines;

- (2) Fence heights shall provide vision clearance for traffic to the satisfaction of the Manager;

**1.16. GREEN BUILDING PERFORMANCE**

- (1) All applications for development permits and building permits must comply with LUB Section 8.11 to achieve the minimum requirement of the BC Energy Step Code that is applicable in the UEL at the time of building permit application.

**1.17. WASTE MANAGEMENT AND RECYCLING**

- (1) All buildings within the CD-5 District shall provide a green waste and recycling area within the building envelope that is equivalent to, or greater than, the standards outlined in Metro Vancouver: Technical Specifications for Recycling and Garbage Amenities in Multi- Family and Commercial Developments – June 2015 Update.
- (2) Notwithstanding 1.17 (1) above, the following shall be permitted:
  - (a) Section 9.2( e) – have a footprint equal to at least **25%** of the garbage and recycling storage space allocation;
  - (b) Section 11.2 – collection vehicles are permitted to reverse onto a public road or laneway;
  - (c) Section 11.3(a) – turnaround area allowing for up to a four-point turn;
  - (d) Section 11.3(c) – access route permitted to be offsite, to new or existing municipal standards;
  - (e) Section 11.3(d) – access route width, to new or existing municipal standards;
  - (f) Section 11.3(f) – collection vehicle turning provisions permitted to be provided using a combination of private and public lands;
  - (g) Section 11.3(g) – access route slope, to new or existing municipal standards;

- 2. Add Appendix 5: Building Siting, Form and Character Drawings for CD-5: Comprehensive District, attached hereto.

**end**

## Appendix 5: Building Siting, Form and Character Drawings for CD-5: Comprehensive District

