

Division 9 – Comprehensive Development Zones

Section 9.1 CD-1 Comprehensive Development Zone 1

Purpose

The purpose of the CD-1 zone is to accommodate a mix of land uses associated with a multi-faceted transitional housing program in one principal building.

Permitted Principal Uses

9.1.1 The following principal uses, and no others are permitted in a CD 1 zone:

- (a) Residential use including emergency and temporary shelter

Permitted Auxiliary Uses

And the following and no other auxiliary uses are permitted in a CD 1 zone:

- (b) Counselling, education and social services
- (c) Meal services
- (d) Medical care
- (e) Retail sales and services for residents

Regulations

9.1.2 In the CD 1 zone the following regulations contained in Table 9.1 apply:

Table 9.1	
Element	Regulations
Parcel Size and Coverage	
Parcel Area	No minimum
Parcel Width	No minimum
Parcel Coverage	75% maximum for all buildings and structures
Density	Maximum one dwelling unit per 33.8 m ² of parcel area
Principal Building	
Setbacks	
front yard	0 metres
rear yard	0 metres
side yard	0 metres
exterior	0 metres
interior	
Height	3 storeys or 12 metres maximum, whichever is less