

SUMMARY OF ZONES

Agricultural & Resource Zone

A-3 Agricultural and Resource

This zone provides for agricultural and resource uses as well as limited residential use on large acreage lots. Provision is made for the keeping of animals.

Residential Zones

RS-1 One-Family Residential

This zone provides exclusively for the development of low density single family lots with a minimum lot size of 650m², with limited appropriate accessory uses.

RS-2 One-Family Suburban Residential

This zone provides for the development of low density single family housing on large acreage lots of minimum 4000m² which may or may not have water services. Agricultural uses are also permitted.

RS-3 One-Family Residential

This zone provides for the development of low density single family lots with a minimum lot size of 555m², with limited appropriate accessory uses.

RS-4 One-Family Compact Residential

This zone provides for the development of low density single family lots with a minimum lot size of 375m², with limited appropriate accessory facilities.

RS-5 One-Family Compact (Strata Lot) Residential

This zone provides for low density bare land strata single family lots with a minimum lot size of 375m², with limited appropriate accessory uses.

RS-6 One-Family (Strata Lot) Residential

This zone provides for low density bare land strata single family lots with a minimum lot size of 555m², with limited appropriate accessory uses.

RS-7 Small Village Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 340m², with limited appropriate accessory uses.

RS-8 Large Village Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 400m², with limited appropriate accessory uses.

RS-9 Large Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 650m², with limited appropriate accessory uses.

RS-10 Executive Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 650m², with limited appropriate accessory uses.

Residential Zones Con't

RS-11 Estate Single Family Residential

This zone provides for the development of single family lots with a minimum lot size of 1000m², with limited appropriate accessory uses.

RTM-1 Street-Oriented Village Home Residential

This zone provides for the development of street-oriented multiple-unit residential development with a minimum lot size of 210m², with limited appropriate accessory uses.

RT-1 Infill Residential

This zone provides for ground-oriented infill residential uses in developments comprised of up to a maximum of four principal dwelling units per lot.

RT-2 Townhouse Residential

This zone provides for townhouse developments in appropriately zoned residential areas.

RT-3 Multiplex Residential

This zone provides for ground-oriented infill residential development on larger lots.

RM-1 Two Storey Low Density Apartment Residential

This zone provides for two storey apartment and townhouse developments at a low density.

RM-2 Three Storey Medium Density Apartment Residential

This zone provides for three storey apartment and townhouse developments at medium density.

RM-3 Multi-Storey Medium Density Apartment Residential

This zone provides for apartment developments between 4 and 8 storeys at a medium density.

RM-4 Multi-Storey High Density Apartment Residential

This zone provides for apartment developments between 8 and 12 storeys at high density.

RM-5 Multi-Storey High Density Apartment Residential

This zone provides for apartment developments between 8 and 20 storeys at high density.

RM-6 Multi-Storey High Density Apartment Residential

This zone provides for apartment developments with no height limit at high density. It is intended for use in the Evergreen Line Station core areas.

RMH-1 Mobile Home Park

This zone provides for the placement of mobile homes, within a mobile home park, on spaces which are leased or owned.

Commercial Zones

C-1 Local Commercial

This zone provides for appropriate land either within or abutting residential areas for the retailing of goods to satisfy the daily household or personal needs of the occupants of those residential areas. Limited residential use located within the commercial structure is permitted.

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Commercial Zones Con't

C-2 General Commercial

This zone provides for a wide range of general commercial uses including offices, entertainment, and tourist accommodation facilities at medium density, and includes both small shopping plazas and larger neighbourhood shopping facilities. Provision is made for limited apartment use.

C-5 Community Commercial

This zone provides for the development of a mixed use, medium and high density Neighbourhood Centre that accommodates residential uses, retail, commercial, professional services and a range of public amenities. The emphasis of this zone is to provide safe and convenient pedestrian and bicycle environments throughout the neighbourhood.

C-6 Casino Commercial

This zone provides for entertainment facilities containing casino gaming operations and complementary uses.

C-7 High Density Commercial

This zone provides for mixed use, high density development in City centre and Transit Village Neighbourhoods. It can accommodate a wide variety of commercial, residential, civic and other uses that support the necessary quality-of-life for complete neighbourhoods. The emphasis of this zone is pedestrian-friendly building form and diverse uses that contribute to vibrant, active and transit-supportive centres.

CS-1 Service Commercial

This zone provides for most types of service and retail-oriented commercial and related uses required large lots, location along major transportation routes, and large areas for storage and handling of materials, goods, and equipment.

SS-1 Service Station Commercial

This zone provides for service stations abutting residential areas which are limited to dispensing fuels and the sale of related products.

Industrial Zones

B-1 Business Enterprise

This zone provides for most types of industrial uses, office uses, commercial recreation uses and commercial uses which support industrial activities.

M-1 General Industrial

This zone provides for all types of industrial uses, which generally include manufacturing, storing, distributing, wholesaling and recycling of goods, materials or similar items. Only commercial uses which support industrial activities are permitted.

M-2 Industrial Business

This zone provides for most types of industrial uses and some commercial uses limited to uses with an industrial character.

Institutional Zones

P-1 Civic Institutional

This zone provides for uses of an educational, governmental or institutional nature which provide services to the public. Commercial activities which are accessory to the principal use are also permitted.

P-2 Special Institutional

This zone provides for facilities or structures which are utility related or provide health or community care services. Provision is also made for recreational, cultural and religious uses.

P-3 Special Recreational

This zone provides for extensive open air recreation facilities and open space with limited buildings such as golf courses.

P-4 Special Care Institutional

This zone provides for services directly related to the care of children in residential neighbourhoods. These facilities are subject to residential standards of exterior appearance.

P-5 Special Park

This zone provides for open space of varying sizes such as parks and playgrounds, waterways, and utility related structures such as pump houses.

Comprehensive Development

CD-1 Comprehensive Development Zone – 1 2 King Edward St. (Fraser Mills)

This zone provides for a comprehensive mixed use development as described in the Waterfront Village Neighbourhood Plan in the Citywide Official Community Plan. The zone emphasizes medium to high density residential development in combination with a variety of civic uses and employment generating commercial and industrial uses, along with parks and open spaces.

CD-2 Comprehensive Development Zone – 2 1110 King Albert Ave.

This site specific zone provides for an assembly use and purpose-built rental apartment residential development between 4 and 5 storeys at a medium density.

CD-3 Comprehensive Development Zone – 3 551 Emerson St. (YMCA)

This zone is intended to accommodate and regulate the development of purpose-built rental apartment and townhouse residential at a high density apartment and townhouse residential at a high density, and civic uses.

CD-4 Comprehensive Development Zone – 4 550 Cottonwood Avenue

This zone is intended to accommodate and regulate a multi-phased market apartment and purpose-built rental apartment and townhouse residential development at a high density.

Comprehensive Development Con't

CD-5 Comprehensive Development Zone – 5 545 Sydney Ave.

This site specific zone provides for apartment development at high density.

CD-6 Comprehensive Development Zone - 6 606 Foster Avenue

This zone provides for a three storey townhouse development designed to meet the Passive House standard for energy efficient buildings.

CD-7 Comprehensive Development Zone – 7 1182 Westwood St.

This Comprehensive Development Zone is intended to accommodate and regulate mixed use development providing a wide variety of commercial and other employment-generating uses, and purpose-built rental and apartment and townhouse residential use at a high density.

CD-8 Comprehensive Development Zone – 8 503 Cottonwood Ave.

This Comprehensive Development zone is intended to promote the optimum use of rapid transit service by encouraging mixed use, high density development in Neighbourhood Centres that accommodates residential uses, commercial, civic/assembly uses, professional services and a range of amenities and quality-of-life attributes that contribute to the self-sufficiency of the neighbourhood. The emphasis of this zone is to minimize the necessity for automobile transportation by providing integrated access to public transit and safe and convenient pedestrian and bicycle routes throughout the neighbourhood.

CD-9 Comprehensive Development Zone – 9 508 Clarke Road.

The Comprehensive Development Zone is intended to promote the optimum use of rapid transit service by encouraging mixed use, high density development in Neighbourhood Centres that accommodates residential uses, commercial, civic/assembly uses, professional services and a range of amenities and quality-of-life attributes that contributes to the self-sufficiency of the neighbourhood. The emphasis of this zone is to minimize the necessity for automobile transportation by providing integrated access to public transit and safe and convenient pedestrian and bicycle routes throughout the neighbourhood.

CD-10 Comprehensive Development Zone – 10 520 Cottonwood Ave.

This site specific zone provides for apartment development with no height limit at high density.

CD-11 Comprehensive Development Zone – 11 1175 Pinetree Way & 3028 Glen Drive

This site specific zone provides for mixed use development at high density. It is intended to provide for a wide variety of commercial and other employment generating uses, which can occupy an entire building, or the lower levels of a building with residential uses above.

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Comprehensive Development Con't

CD-12 Comprehensive Development Zone – 12 3537 Princeton Avenue

This Comprehensive Development Zone provides for commercial and civic uses in addition to residential uses as permitted under the RT-2 Townhouse Residential Zone.

CD-13 Comprehensive Development Zone – 13 901 Lougheed Highway

This Comprehensive Development zone provides for the development of a mixed use, high density building that accommodates residential uses, retail, commercial, and professional services.

CD-14 Comprehensive Development Zone – 14 707, 711, 715 & 717 Robinson Street

This site specific zone provides for townhouse development with a height limit of three storeys at a medium density and is intended to accommodate and regulate accessory lock-off unit use in conjunction with a principal townhouse dwelling unit.

CD-15 Comprehensive Development Zone – 15 705 & 705 North Road & 720 Farrow St.

This site specific zone provides for apartment development with no height limit at high density.

CD-16 Comprehensive Development Zone – 16 688 Lougheed Hwy, 633 Alderson Ave, 632 & 633 Grayson Ave.

This site specific zone is intended to accommodate and regulate mixed use development providing a variety of commercial, purpose-built rental, apartment and townhouse residential uses.

CD-17 Comprehensive Development Zone – 17 675 North Rd. & 688 Whiting Avenue.

This Comprehensive Development Zone is intended to promote the optimum use of rapid transit by encouraging mixed use, high density development in Neighbourhood Centres that accommodates residential uses, commercial, civic/assembly uses, professional services and a range of amenities and quality-of-life attributes that contributes to self-sufficiency of the neighbourhood. The emphasis of this zone is to minimize the necessity for automobile transportation by providing integrated access to public transit, and safe and convenient pedestrian and bicycle routes throughout the neighbourhood.

CD-18 Comprehensive Development Zone – 18 533 Cottonwood Ave.

This site specific zone provides for apartment development with no height limit at high density.

CD-19 Comprehensive Development Zone – 19 500 Foster Ave.

This site specific zone provides for apartment development with no height limit at high density.

Comprehensive Development Con't

CD-20 Comprehensive Development Zone – 20

602, 612, 618 Clarke Rd., 605, 625 Como Lake Ave. & 620 Lea Ave

Block A provides for mixed use, high density development in Transit Village neighbourhoods. It can accommodate a wide variety of commercial, residential, civic and other uses that support the necessary quality-of-life for complete neighbourhoods. The emphasis of this block is a pedestrian-friendly building form and diverse uses that contribute to vibrant, active and transit supportive centres. There is no height limit for apartment development at high density in this block. Blocks B and C provide for apartment development with no height limit at high density.

CD-21 Comprehensive Development Zone – 21

625 North Rd.

This site specific zone provides for apartment development with no height limit at high density.

CD-22 Comprehensive Development Zone – 22

3100 Ozada Ave.

This site specific zone provides for apartment development between 4 and 6 storeys at a medium density.

CD-25 Comprehensive Development Zone – 25

1175 Pipeline Rd.

The site specific zone provides for apartment development with no height limit at high density.

CD-26 Comprehensive Development Zone – 26

606, 612 Elmwood St., & 603, 609 Clarke Rd., & 585 Como Lake Ave.

The site specific zone provides for mixed use, high density, development in Transit Village Neighbourhoods. It can accommodate a wide variety of commercial, residential, civic and other uses that support the necessary quality-of-life for complete neighbourhoods. The emphasis of this zone is pedestrian-friendly building form and diverse uses that contribute to vibrant, active and transit-supportive centres.

CD-27 Comprehensive Development Zone – 27

618, 622, 626 Claremont St. & 631, 633 Gardena Dr.

The site specific zone provides for apartment development with no height limit at high density.

CD-28 Comprehensive Development Zone – 28

719, 720, 722, 723, 727, 728/730 Seaton Ave. & 710, 712, 720 Robinson St.

This site specific zone provides for a three-storey townhouse development at a medium density and is intended to accommodate and regulate accessory lock-off unit use in conjunction with a principal townhouse dwelling unit.

Comprehensive Development Con't

CD-29 Comprehensive Development Zone – 29

Meadowbrook.

This site-specific zone provides for and accommodates zero-lot-line development for one-family residential uses on fee simple lots, with limited appropriate accessory uses.

CD-30 Comprehensive Development Zone – 30

560 Sydney Ave.

The site specific zone provides for apartment development with no height limit at high density.

CD-31 Comprehensive Development Zone – 31

580, 584, 588, 592, 596, 600 Harrison Ave., & 581, 585, 591, 593, 597, 601 Kemsley Ave.

This site-specific zone provides for apartment and townhouse developments between four and eight storeys at a medium density.

CD-33 Comprehensive Development Zone – 33

803, 805, 807 North Rd., & 603, 607, 613, 617 Tyndall St.

This site-specific zone provides for apartment development with no height limit at high density.

CD-36 Comprehensive Development Zone – 36

628, 630, 632, 634, 636, 638 Claremont St., & 635, 637, 639, 641, 643, 645 Gardena Dr.

This site-specific zone provides for apartment development with no height limit at high density.

Please be aware additional Comprehensive Development zones are being processed and will be added to this list if Council adopts the bylaw.

Amended July 2023