

ATTACHMENT B: COMPARISON TABLE OF MU2 AND CD58 ZONING

Zone Requirements	Mixed-Use Commercial/Residential Two (MU2) - omitted to create the CD58 Zone	Comprehensive Development 58 Zone (CD58) – provisions added
Permitted Uses	<ul style="list-style-type: none"> • Hotel, Cultural Assembly, Banquet Hall, Bowling Alley, Cinema, Civic Assembly, College, Educational Facility, Library, University, Indoor Recreational Facility, Auction-Retail, Retail (Major), Second Hand Store, Funeral Parlour, Conference Centre 	<ul style="list-style-type: none"> • Apartments provided they: <ol style="list-style-type: none"> i. Form in integral part of a Building on the Lot, and ii. Are not located on the first Storey, and are the only Use in a Storey and in all other Storeys above the Commercial Use. Due to the topography, the residential units shall be in general accordance with Schedule 'A'. • Animal Daycare
Setbacks	<ul style="list-style-type: none"> • 0.0 m minimum provision of Front, Rear, Interior Side, Exterior Side 	<ul style="list-style-type: none"> • 3.0 m (9.8 ft.) for Front, Rear, Interior Side, Exterior Side • Notwithstanding Section 1958 Part D.1, all residential Dwelling.Units along Stave Lake Street shall be sited a minimum of 7.5 metres (24.6 feet) to provide a buffer to the existing adjacent single-family residential development, and to separate individual units from vehicle traffic. • The location of the mixed-use Buildings shall be in general accordance with Schedule "A". • The location of the parkade shall be in general accordance with Schedule "A".
Lot Coverage	<ul style="list-style-type: none"> • 100% 	<ul style="list-style-type: none"> • 75%
Density	<ul style="list-style-type: none"> • Maximum Base Density of 2.0 is permitted. • Bonus Density Level 1 - A Density Bonus up to 2.25 FSR is permitted if the developer enters into a Housing Agreement with 	<ul style="list-style-type: none"> • The Density shall not exceed the Floor. Space. Ratio of 1.5 FSR with Density Transfer as identified below. <p>Density Transfer as defined in the <i>Stave Heights Neighbourhood Plan</i>:</p>

	<p>the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy.</p> <ul style="list-style-type: none"> • Bonus Density Level 2 - A Density Bonus up to 2.5 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units, and 10% of those units are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy. 	<p>Gross Density is where density is transferred from the portion of the required Protected Natural Asset (PNA) area located between top of bank to the edge of the PNA boundary (in most cases, 15 m (49.2 feet) from the top of bank) to the remainder of the development site.</p> <p>Density Transfer is like gross density except density is transferred to another property. The sites are referred to as the 'donor site' and the 'receiver site'. In such cases, a portion of the gross (total) density is transferred from the 'donor site' to the 'receiver site'. The 'donor site' is the designated PNA and dedicated to the municipality. Density can be transferred beyond the designated PNA are of the 'donor site' to the 'receiver site'.</p> <ul style="list-style-type: none"> • The Density Transfer is identified as 'Density Transfer A' and 'Density Transfer B' in Schedule "B". • The maximum number of residential units permitted shall not exceed 180 in number.
Height	<ul style="list-style-type: none"> • Maximum height of 13.0 m (42.7 ft.) • Density Bonus Height of 19.1 m (62.5 ft.) 	<ul style="list-style-type: none"> • Maximum height to 23 m (75.4 ft.)