

RLW-1 Zone (Residential Live Work - One) (Bylaw No. 1937)

Intent

The intent of this zone is to provide for live work units with associated uses.

Permitted Uses

59.1 The following uses are permitted and all other uses are prohibited:

- (a) Apartments
- (b) Apartments for employee housing
- (c) Auxiliary buildings and uses
- (d) Child Care Facility
- (e) Live Work Units
- (f) Live work units for employee housing
- (g) Local service commercial
- (h) Local personal service
- (i) Parks and playgrounds
- (j) Professional office
- (k) Restaurant (Excluding drive-in and window sales)
- (l) Schools
- (m) Townhouses
- (n) Townhouses for employee housing

Density

59.2.1 The maximum permitted gross floor area of all buildings on a parcel is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Maximum Permitted GFA
1, 2, & 3	1669 square metres
4	975 square metres

59.2.2 Of the allowable gross floor area on each parcel, the maximum permitted gross floor areas for commercial uses are shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Local Service Commercial, Local Personal Service, & Restaurant	Professional Office
1, 2, & 3	195 square metres	60 square metres
4	100 square metres	40 square metres

59.2.3 In the case of Townhouse use, the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres per dwelling unit.

Height

59.3 The maximum permitted height of a principal use building is shown in the accompanying table:

Use	Maximum Building Height
Apartments	18.0 m
Child Care Facility	12.0 m
Live Work Units	12.0 m
School	12.0 m
Townhouses	10.7 m

Parcel and Site Area

59.4 The minimum permitted parcel area and site area is shown in the accompanying table:

Parcel Number (as shown in the Key Plan that forms a part of this zone).	Minimum Permitted Parcel Area
1	1580 square metres
2	1460 square metres
3	1430 square metres
4	709 square metres

Setbacks and Siting

59.5.1 No building shall be located within 3.0 metres of a front parcel line.

59.5.2 No building shall be located within 6.0 metres of a rear parcel line.

59.5.3 No building shall be located within 4.0 metres of a side parcel line.

Off-Street Parking and Loading

59.6 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw except that, in relation to apartment dwellings the owner need only provide 75 percent of the number of parking spaces that would normally be required under Section 6; and in relation to all other uses, the owner must provide at least 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.

Other Regulations

59.7 Local Personal Service, Local Service Commercial, Restaurant, and Professional Office uses are permitted on the ground floor only.

Key Plan to the RLW-1 Zone

