

Appendix F - ZONING BY-LAW TEMPLATES

1. EMPLOYMENT, ENTERTAINMENT AND LEISURE ZONE

Purpose of the Zone:

To facilitate the development of a transit-integrated, high profile employment, entertainment and leisure node, with supporting uses, in close proximity to the Corel Centre and future transit-way.

Permitted Uses:

Permitted throughout the Employment, Entertainment and Leisure area.

1. apartments;
2. bank;
3. bar;
4. cinema;
5. club
6. community health and social service centre;
7. convenience store;
8. day care;
9. hotel;
10. museum;
11. night club;
12. office;
13. personal service business;
14. printing shop;
15. public hall;
16. recreational and athletic facilities;
17. restaurants, full service, fast food and take-out;
18. retail food store;
19. retail and specialty/theme commercial;
20. theatre; and
21. utility installation;

Zoning Provisions:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.

2. MIXED USE AREA

2.1 Community Core Zone

Purpose of the Zone:

To permit a flexible range of uses in a vibrant, transit-integrated and pedestrian friendly urban core.

Permitted Uses:

Permitted throughout the Mixed Use - Community Core Zone.

1. artist studio;
2. apartments;
3. bank;
4. bed and breakfast;
5. community health and social service centre;
6. convenience store;
7. day care;
8. ecclesiastical residence;
9. fourplex house;
10. office;
11. place of worship;
12. post office;
13. retirement homes;
14. rooming house;
15. special needs house;
16. stacked townhouse;
17. townhouse;
18. triplex;
19. utility installation.

Conditional Uses:

Restricted to the 'commercial core' of the Community Core Zone.

1. bar;
2. catering establishment;
3. club;
4. cinema;
5. night club;
6. personal service business;
7. printing shop;
8. public hall;
9. recreational and athletic facilities;
10. repair shop;
11. restaurants, full service, fast food and take-out (no drive-through);
12. retail food store;
13. retail store;
14. theatre.

2.2 Institutional/Corporate Campus Zone

Purpose of the Zone:

To accommodate a range of institutional and corporate use in a mixed-use setting that facilitates reality-based teaching and learning, and technological transfer and innovation.

Permitted Uses:

Permitted throughout the Mixed Use– Institutional/Corporate Campus Zone

1. artist studio;
2. apartments;
3. bank;
4. bar
5. bed and breakfast;
6. cinema;
7. club;
8. college;
9. convenience store;
10. community centre;
11. community health and social service centre;
12. cultural, social and counseling centre;
13. day care;
14. ecclesiastical residence;
15. emergency services;
16. hotel;
17. instructional facility;
18. library;
19. museum;
20. office;
21. personal service business;
22. place of worship;
23. post office;
24. printing shop;
25. public hall;
26. recreational and athletic facilities;
27. research and development centre;
28. restaurants, full service, fast food and take-out (no drive-through);
29. school;
30. theatres;
31. training centre;
32. university;
33. utility installation.

2.3 Major Facilities Zone

Purpose of the Zone:

To accommodate a variety of major facilities owned and operated by either the private or public sector, which will provide an active focus for the mixed-use core and complement the corporate/institutional campus site.

Permitted Uses:

Permitted throughout the Mixed Use– Major Facilities Zone

1. apartments;
2. bank;
3. cinema;
4. club;
5. college;
6. convenience store;
7. community centre;
8. community health and social service centre;
9. cultural, social and counseling centre;
10. day care;
11. ecclesiastical residence;
12. emergency services;
13. instructional facility;
14. library;
15. museum;
16. office;
17. personal service business;
18. place of worship;
19. post office;
20. public hall;
21. recreational and athletic facilities
22. restaurants, full service, fast food and take-out (no drive-through);
23. school;
24. theatres;
25. training centre;
26. university;
27. utility installation

Zoning Provisions – Mixed Use Area:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.

3. INTENSIVE EMPLOYMENT ZONE

Purpose of the Zone:

To facilitate the development of a high quality, intensive employment zone for high technology, and supporting uses, set in a medium profile urban environment.

Permitted Uses:

Permitted throughout the Intensive Employment area.

1. bank;
2. broadcasting station;
3. computer data centre;
4. convenience store;
5. day care;
6. laboratory;
7. office;
8. personal service business;
9. printing shop;
10. public hall;
11. recreational and athletic facilities;
12. research and development centre;
13. restaurants, full service, fast food and take-out;
14. retail food store;
15. specialty retail store;
16. training centre;
17. utility installation;

Zoning Provisions:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.

4. PRESTIGE BUSINESS PARK ZONE

Purpose of the Zone:

To facilitate the development of prestige high technology, and supporting uses, set in a traditional campus-style environment.

Permitted Uses:

1. bank;
2. broadcasting station;
3. day care;
4. computer data centre;
5. convenience store;
6. laboratory;
7. office;
8. personal service business;
9. printing shop;
10. public hall;
11. recreational and athletic facilities
12. research and development centre;
13. restaurants, full service, fast food and take-out;
14. training centre;
15. utility installation; and
16. warehouse and wholesale establishments

Zoning Provisions:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.

5. RESIDENTIAL AREAS

5.1 Residential Area A

Purpose of the Zone:

To permit a flexible range of ground-oriented, low and medium density residential dwelling types in a transit-integrated and pedestrian friendly environment.

Permitted Uses:

Permitted throughout Residential - Zone A.

1. bed and breakfast;
2. convenience store;
3. converted house;
4. day care;
5. detached house;
6. duplex house;
7. ecclesiastical residence;
8. fourplex house;
9. home-based business
10. library;
11. linked-detached house;
12. linked townhouse;
13. park;
14. place of worship;
15. planned unit development;
16. retirement homes;
17. schools;
18. semi-detached house
19. special needs house;
20. stacked townhouse;
21. townhouse;
22. triplex house;

Conditional Uses:

Restricted to the lands adjacent to the proposed north-south arterial.

1. apartments (not to exceed 4 storeys);

5.2 Residential Area B

Purpose of the Zone:

To permit a flexible range of ground-oriented, medium density residential dwelling types in a transit-integrated and pedestrian friendly environment.

Permitted Uses:

Permitted throughout Residential - Zone B.

1. apartment (not to exceed 4 storeys);
2. bed and breakfast;
3. convenience store;
4. converted house;
5. day care;
6. detached house;
7. duplex house;
8. ecclesiastical residence;
9. fourplex house;
10. home-based business;
11. library;
12. linked-detached house;
13. linked townhouse;
14. park;
15. place of worship;
16. planned unit development;
17. retirement homes;
18. schools;
19. semi-detached house;
20. special needs house;
21. stacked townhouse;
22. townhouse;
23. triplex house.

Zoning Provisions:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.

6. PRESTIGE BUSINESS / RESIDENTIAL

Purpose of the Zone:

To permit either Residential or Business Park development or, to permit the complementary development of both uses within the subject zone. A comprehensive plan for all of the lands within the Prestige Business / Residential Zone must accompany any initial proposals for development of any portion of these lands.

Residential uses should permit the development of a flexible range of ground-oriented, medium density residential dwelling types in a transit-integrated and pedestrian friendly environment.

Business Park development should facilitate the development of prestige high technology, and supporting uses, set in a traditional campus-style environment.

Permitted Residential Uses.

1. apartment (not to exceed 4 storeys);
2. bed and breakfast;
3. convenience store;
4. converted house;
5. day care;
6. detached house;
7. duplex house;
8. ecclesiastical residence;
9. fourplex house;
10. home-based business;
11. library;
12. linked-detached house;
13. linked townhouse;
14. park;
15. place of worship;
16. planned unit development;
17. retirement homes;
18. schools;
19. semi-detached house;
20. special needs house;
21. stacked townhouse;
22. townhouse;
23. triplex house.

Zoning Provisions:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.

7. COMMUNITY-LEVEL RETAIL ZONE

Purpose of the Zone:

To permit sensitively designed clusters of retail and community serving uses, in a pedestrian friendly, non-linear strip format.

Permitted Uses:

1. artist studio;
2. apartments;
3. bank;
4. bar;
5. bed and breakfast;
6. catering establishment;
7. cinema;
8. club;
9. community centre;
10. community health and social service centre;
11. convenience store;
12. day care;
13. ecclesiastical residence;
14. funeral home;
15. gas bar and car wash;
16. hotel;
17. instructional facility;
18. library;
19. medical facility;
20. night club;
21. office;
22. place of worship;
23. personal service business;
24. post office;
25. printing shop;
26. public hall;
27. recreational and athletic facilities;
28. repair shop;
29. restaurants, full service, fast food and take-out;
30. retail food store
31. retail store;
32. retirement homes;
33. small batch brewery;
34. theatres;
35. utility installation.

Zoning Provisions:

1. General provisions such as lot dimensions and coverage, density, setbacks and heights should be established on a site/area basis consistent with the Vision and Guidelines for KWCP.
2. Parking requirements to be established on a site/area basis consistent with the Vision and Guidelines for KWCP and with established municipal standards.