

# ZONING (CD)

## 1. INTENT:

HIGH DENSITY RESIDENTIAL AND COMMERCIAL DEVELOPMENT

## 2. PERMITTED USES:

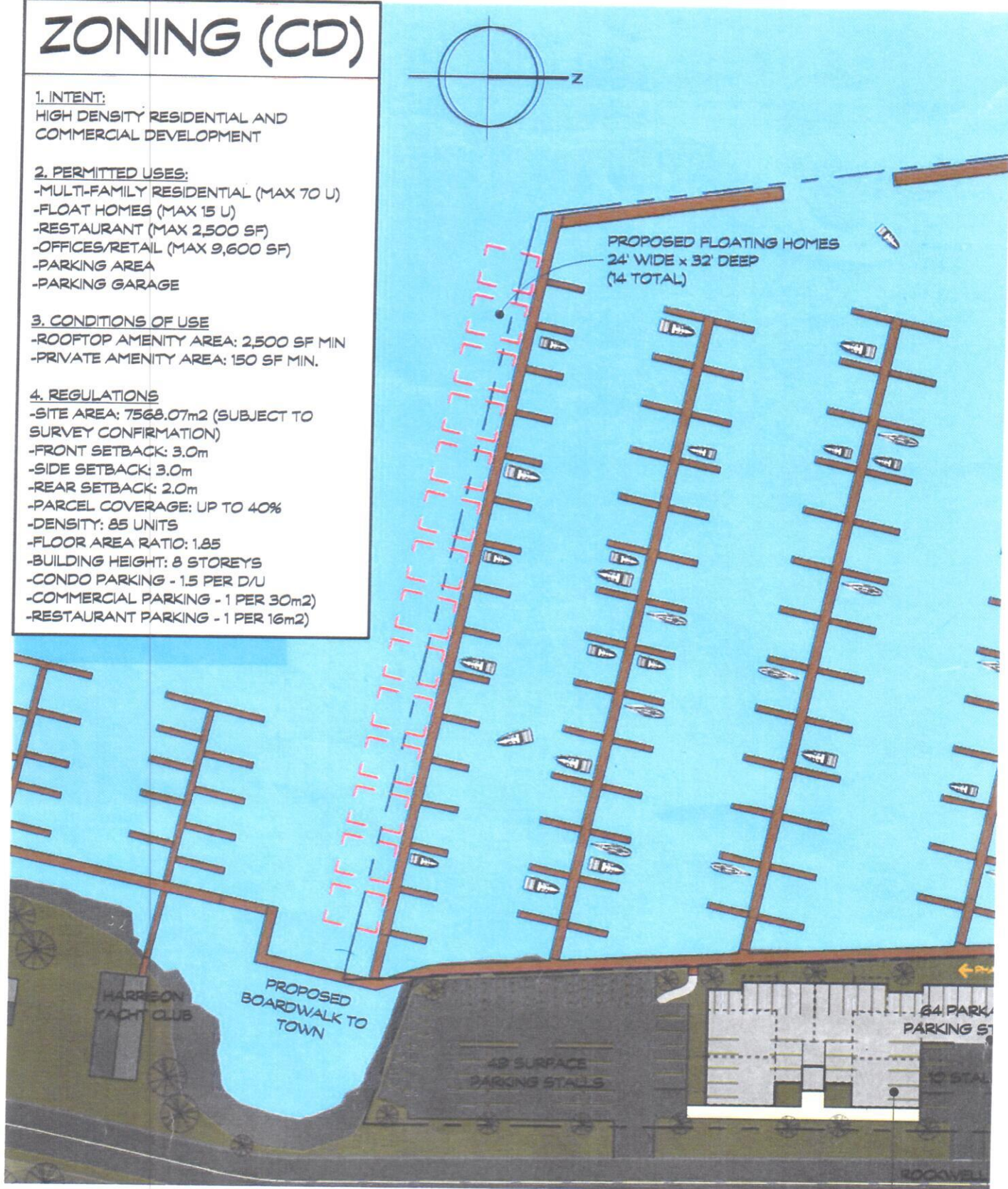
- MULTI-FAMILY RESIDENTIAL (MAX 70 U)
- FLOAT HOMES (MAX 15 U)
- RESTAURANT (MAX 2,500 SF)
- OFFICES/RETAIL (MAX 9,600 SF)
- PARKING AREA
- PARKING GARAGE

## 3. CONDITIONS OF USE

- ROOFTOP AMENITY AREA: 2,500 SF MIN
- PRIVATE AMENITY AREA: 150 SF MIN.

## 4. REGULATIONS

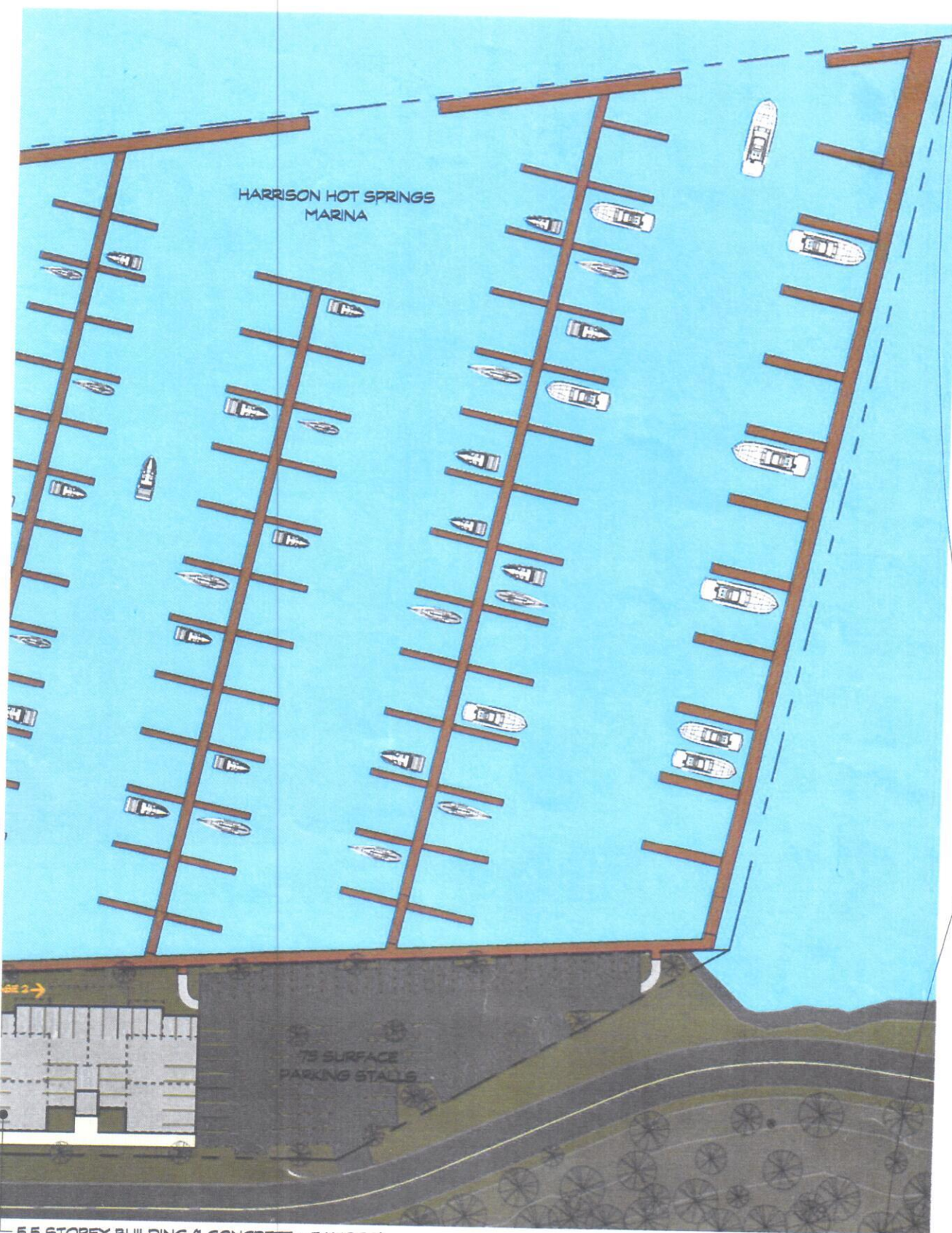
- SITE AREA: 7568.07m<sup>2</sup> (SUBJECT TO SURVEY CONFIRMATION)
- FRONT SETBACK: 3.0m
- SIDE SETBACK: 3.0m
- REAR SETBACK: 2.0m
- PARCEL COVERAGE: UP TO 40%
- DENSITY: 85 UNITS
- FLOOR AREA RATIO: 1.85
- BUILDING HEIGHT: 8 STOREYS
- CONDO PARKING - 1.5 PER D/U
- COMMERCIAL PARKING - 1 PER 30m<sup>2</sup>
- RESTAURANT PARKING - 1 PER 16m<sup>2</sup>



# SITE PLAN

1:1000

- 6.5 STOREY BUILDING (2 CONCRETE + 5 WOOD)
- 1 STOREY PARKING AT GRADE
- 1 STOREY COMMERCIAL/VILLAGE OFFICE (9,600SF)
- 4 STOREY RESIDENTIAL CONDO'S 24u @1,200SF
- 1 STOREY RESIDENTIAL LUXURY HOMES 3u @2,400SF



HARRISON HOT SPRINGS  
MARINA

75 SURFACE  
PARKING STALLS

- 5.5 STOREY BUILDING (1 CONCRETE + 5 WOOD)
- 1 STOREY PARKING AT GRADE
- 5 STOREY RESIDENTIAL CONDO'S 24u @1,200SF
- OREY CENTER SECTION (1 CONCRETE + 1 WOOD)
- OREY PARKING AT GRADE
- OREY RESTAURANT (2,500SF)
- 0 SF AMENITY AREA ABOVE

# Harrison Hot Springs Marina

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As indicated  
March 1, 2013

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**PRECISION**  
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get questions?