

13.26 CD-26: Comprehensive Development (Island Highway/Helmcken)

13.26.1 Principal Uses

- a) Café
- b) Medical Clinic
- c) Neighbourhood Grocery
- d) Residential, Apartment

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13.26.2 Accessory Uses

- a) Home Occupation

13.26.3 Conditions of Use

- a) The following uses, with the exception of parking, may only be located on the first storey:
 - i. Café
 - ii. Medical Clinic
 - iii. Neighbourhood Grocery
- b) The daily hours of operation for the following uses are limited to between 6:00am and 10:00pm.
 - i. Café
 - ii. Medical Clinic
 - iii. Neighbourhood Grocery
- c) A minimum floor area of 74m² on the first storey shall be allocated to a Café use.

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13.26.4 Lot Size, Lot Density, Building Size, and Siting

CD-26: Island Highway / Helmcken Comprehensive Development	
Lot Size	
Lot Size, minimum	1500 m ²
Lot Density	
Floor Space Ratio	3.0:1
Lot Coverage, maximum	75%
Impermeable Surface Coverage, maximum	80%
Size of Principal Buildings and Other Structures	
Building Height, maximum	21m and 6 storeys
Building Width, minimum	6m
Siting of Buildings and Other Structures (Principal and Accessory)	
Front Lot Line Setback, minimum except for 5 th and 6 th storeys	0m