

# PART 4.107 – C1-FH2 ZONE, FORT STREET COMMERCIAL HERITAGE 2 DISTRICT

## 4.107.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

Uses permitted in the R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, subject to the regulations set out in Part 3.10 of the Zoning Regulation Bylaw

The uses set out in paragraphs (c) to (p) are permitted in buildings constructed prior to January 1, 2020 and are subject to the regulations set out in Part 3.10 of the Zoning Regulation Bylaw

- a. bakeries used predominantly for the retail sale of bakery products sold from the premises
- b. business and professional offices
- c. financial institutions, including chartered banks, credit unions, trust, insurance and mortgage companies
- d. stores and shops for the sale of goods, wares, or merchandise
- e. restaurants and coffee shops
- f. personal services including barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair, and small animal services
- g. churches and places of worship
- h. cultural facilities including museums, galleries and exhibits
- i. gymnasias
- j. laundrettes and drycleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- k. a commercial-residential building, provided that the ground floor is not used for residential purposes
- l. studios
- m. high tech
- n. call centre

## 4.107.2 Vehicle and Bicycle Parking

- a. Vehicle parking for all uses combined for buildings constructed prior to January 1, 2020 (minimum) 4 spaces
- b. Vehicle parking for all other buildings (minimum) Subject to the regulations in Schedule “C”

Bylaw 21-043 adopted June 24, 2021

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw