

PART 4.13CR-2 ZONE, COMMERCIAL RESIDENTIAL DISTRICT

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| Permitted Uses | 1 | The only uses permitted are commercial/residential buildings, PROVIDED that the ground floor of each <u>building</u> so used shall be used exclusively for commercial purposes AND PROVIDED that all floors above the ground floor shall be used exclusively for those residential uses permitted in the R3-1 and R3-2 Zones, Multiple Dwelling District, Part 3.3 of this bylaw. |
| Floor Space Ratio | 2 | No building shall have a <u>floor space ratio</u> in excess of 1:1, nor less than 0.7:1. |
| Height of Buildings | 3 | The <u>height</u> of any <u>building</u> shall not exceed 11 m or 3 <u>storeys</u> , nor be less than 8 m or 2 <u>storeys</u> . |
| Setbacks | 4 | The minimum <u>setback</u> of any <u>building</u> from any <u>street</u> shall be 7.5 m and from any other <u>boundary</u> shall be 6 m. |
| Site Coverage | 5 | No <u>building</u> shall exceed a site coverage of 35%, nor less than 30%. |
| Landscaping | 6 | All that portion of a <u>lot</u> within 7.5 m of any <u>street</u> on which it bounds shall be graded and landscaped, PROVIDED that <ul style="list-style-type: none"> (a) this section shall not apply to any portion of the <u>lot</u> which is used or intended to be used only for the movement of motor vehicles; and (b) the <u>area</u> between the <u>street</u> line and any <u>buildings</u> on the <u>lot</u> shall be landscaped. |

Note: Parking - for requirements see Schedule "C".