

SCHEDULE  
PART 4.29

C1-P-C ZONE, COOK AND OXFORD STREETS PUB DISTRICT

- Permitted Uses            1 The following uses are permitted:
- (a) all of the uses permitted in the CR-3M Zone, Commercial Residential Apartment Modified District;
  - (b) neighbourhood pubs.
- Restriction                2 The total floor area of any building which may be used for a pub shall not exceed 270 m<sup>2</sup> which area includes all ancillary uses to the pub use, including patron waiting, seating, restrooms, kitchen, storage and service areas.
- Setbacks                    3 For any non-residential use, the setback
- (a) from Cook Street is nil;
  - (b) from Oxford Street is 2.4 m.
- 4 No part of any multiple dwelling which is not located wholly below the finished ground level, except roof projections, bay windows, entrance canopies, steps, balconies and lawful signs, shall be nearer to any street than a horizontal distance of
- (a) 3.2 m from any street frontage;
  - (b) 4 m from any other street.
- 5 The minimum setback of any part of any multiple dwelling which is not located wholly below the finished ground level, except roof projections, entrance canopies or steps from any internal boundary shall be 2 m.

Parking

- 6 Any required parking may be sited on any lot within this zone or the CR-3M Zone, Commercial Residential Apartment Modified District within 125 m from the lot for which the parking is provided.
- 7 Where parking is provided on another lot an easement providing for the parking shall be registered against the title to the other lot in favour of the lot on which the building is located and for which the parking is provided.
- 8 Where the provisions of the preceding section apply, a covenant in favour of the City shall be registered against the title to the servient tenement, restricting the use of the easement area to parking purposes for so long as the provisions of this part have application to the dominant tenement.
- 9 1 parking space shall be provided for each three seats in any pub.
- 10 Not more than 6 required parking spaces may be for small cars.
- 11 For any residential use, at least 4 parking spaces shall be set apart and labelled as reserved for residential use.

General Regulations

- 12 Except as provided in this part, the regulations applicable in the CR-3M Zone, Commercial Residential Apartment Modified District apply in this zone.