



4.3.1

- (l) attended coin-operated drycleaning plants which for the purposes of this Part mean any place where:
  - i. there are facilities for the drycleaning of clothes and other fabrics;
  - ii. such facilities consist entirely of coin-operated machines;
  - iii. members of the public are invited or admitted for the purpose of using such facilities; and
  - iv. there is in attendance at all times while such place is opened to the public at least one person having charge of the management or control of the premises and the facilities;
- (m) drycleaning or clothes pressing establishments or both which:
  - i. do not occupy in excess of 278m<sup>2</sup> of floor space; and
  - ii. are used or intended to be used for the purpose of dealing directly with the members of the public served thereby.
- (n) high tech;
- (o) call centre.

Density	2	The maximum permitted <u>floor space ratio</u> shall be 1.0 to 1 for each <u>lot</u> .
Street Right-of-Way	3	No commercial-residential or commercial <u>building</u> shall be erected or used unless the width of the <u>street</u> rights-of-way adjoining its <u>lot</u> are at least 15m.
Minimum Apartment Size	4	Each <u>dwelling unit</u> shall have a floor <u>area</u> of at least 33m <sup>2</sup> measured from interior wall surfaces and excluding balconies.
Height	5	The <u>height</u> of a <u>building</u> shall not exceed the lesser of 10.7m or 3 <u>storeys</u> .

Street Setbacks	6	<p>No part of any <u>building</u> that is not wholly below finished ground level except roof projections, entrance canopies, <u>steps</u>, <u>balconies</u> and lawful signs shall be nearer to any <u>street</u> than a horizontal distance of:</p> <p>(a) 3m for a <u>street</u> front;</p> <p>(b) 2.4m for other <u>streets</u>.</p>
Interior Setbacks	7	<p>No part of any <u>building</u> shall be nearer to any boundary with another <u>lot</u> than the horizontal distance specified:</p> <p>(a) If the adjacent <u>lot</u> is used or intended for solely residential uses the distance shall be one-quarter of the <u>building height</u> or 2.5m whichever is greater;</p> <p>(b) For any other lots, the distance shall be at least 2.4m or the distance shall be nil.</p>
Outside Storage	8	<p>Except within a <u>building</u> as allowed by law, no commodity, merchandise, stock-in-trade or other material or thing related to any commercial use shall be stored or displayed at any place within the <u>setback</u> areas, provided that outdoor seating for a <u>restaurant</u> and displays for florists and green grocers may be located within a <u>street setback</u> area.</p>
Parking	9	<p>Parking, other than <u>enclosed parking space</u>, shall be sited within the <u>rear yard</u>, subject to the landscaping requirements for side <u>street setbacks</u>.</p>
Landscaping of Front and Side Street Setbacks	10	<p>All that portion of the <u>lot</u> lying between any <u>building setback</u> line and the <u>street</u> or <u>streets</u> bounding the <u>lot</u> shall be graded and landscaped, provided that this Part shall not apply to any portion of the <u>lot</u> that is used or intended to be used only for the movement of motor vehicles.</p>

Note: For parking requirements, see Schedule "C".