

PART 4.6.2 – C1-TC ZONE, HILLSIDE TOWN CENTRE

4.6.2.1 Permitted Uses in this Zone

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

- a. Business or professional offices
- b. Call centre
- c. Club
- d. Cultural facility
- e. Financial service
- f. High tech
- g. Liquor retail store
- h. Personal service
- i. Retail stores
- j. Restaurants

4.6.2.2 Lot Area

Lot area (minimum) 10 ha

4.6.2.3 Floor Space Ratio

Floor space ratio (maximum) 0.7:1

4.6.2.4 Height

Principal building height (maximum) 12m

4.6.2.5 Setbacks, Projections

- a. Setbacks from all lot lines (minimum) 6.0m
- b. No merchandise, goods or other materials related to any commercial use may be displayed or stored within any setback area

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

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4.6.2.6 Site Coverage, Open Site Space

- a. Site coverage (maximum) 50%
- b. Open site space (minimum) 10%

4.6.2.7 Accessory Uses and Accessory Buildings

- a. Accessory building height (maximum) 4.0m
- b. Number of accessory buildings (maximum) 3

4.6.2.8 Regulations Specific to a Liquor Retail Store

- a. A liquor retail store may only be located in that part of a building that fronts Hillside Avenue
- b. Only one liquor retail store is permitted per lot
- c. Liquor retail store total floor area (maximum) 785m²

4.6.2.9 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”