

**PART 4.61 - CR-4 ZONE, UPPER COOK COMMERCIAL-RESIDENTIAL DISTRICT**

Uses	1	<p>The following uses are the only uses permitted in this Zone:</p> <ul style="list-style-type: none"> <li>(a) all of the uses permitted under the R-2 Zone, Two Family Dwelling District;</li> <li>(b) <u>multiple dwellings</u> and their <u>accessory uses</u>;</li> <li>(c) commercial-residential <u>buildings</u>;</li> <li>(d) business offices;</li> <li>(e) professional offices;</li> <li>(f) <u>high tech</u>;</li> <li>(g) <u>call centre</u>;</li> <li>(h) retail stores;</li> <li>(i) <u>restaurants</u>;</li> <li>(j) bakeries for the retail sale of products that are baked at that location and offered for sale at that location;</li> <li>(k) drycleaning, clothes-pressing, and launderette businesses that deal directly with the public;</li> <li>(l) theatres;</li> <li>(m) clubs for social or recreational purposes.</li> </ul>
Height	2	The <u>height</u> of a <u>building</u> must not exceed 12 m nor 4 <u>storeys</u> .
Floor area	3	<ul style="list-style-type: none"> <li>(1) The floor area of every dwelling unit, excluding balconies, must be at least 33 m<sup>2</sup>, measured from interior wall surfaces.</li> <li>(2) The floor area of drycleaning, clothes-pressing, and launderette businesses must not exceed 278 m<sup>2</sup>.</li> </ul>
Floor space ratio	4	<ul style="list-style-type: none"> <li>(1) Floor space ratio must not exceed 1.4 to 1.</li> <li>(2) Floor space ratio may be raised to 1.6 to 1 if <ul style="list-style-type: none"> <li>(a) the lot to which the floor space ratio applies is subject to a 5 m wide easement in favour of the City for street right of way improvements; and</li> <li>(b) the easement land referred to in paragraph (a) contains street improvements in accordance with City standards.</li> </ul> </li> </ul>

Siting	5	<p>(1) A use set out in section 1(d) to (m) must be located</p> <p style="padding-left: 20px;">(a) in a <u>single-storey building</u></p> <p style="padding-left: 40px;">unless the <u>building</u> is a commercial-residential <u>building</u>, in which case those uses may be located</p> <p style="padding-left: 20px;">(b) on the first <u>storey</u> of a <u>two-storey building</u>, and</p> <p style="padding-left: 20px;">(c) if the <u>building</u> consists of three or more <u>storeys</u>, on the second <u>storey</u>, but only if the third and higher <u>storeys</u> are used solely for residential uses.</p> <p>(2) Subject to subsection (3)(b), commercial goods must be kept within a <u>building</u>.</p> <p>(3) The following may be located outdoors within a <u>setback area</u> from a <u>street</u>:</p> <p style="padding-left: 20px;">(a) outdoor seating for a restaurant;</p> <p style="padding-left: 20px;">(b) florists' and green grocers' displays.</p>
Setbacks	6	<p>(1) The <u>setbacks</u> in this section do not apply to roof projections, entrance canopies, steps, balconies, upper-floor bay windows, and lawful signs.</p> <p>(2) The <u>setback</u> must be at least:</p> <p style="padding-left: 20px;">(a) 6 m from a <u>front lot line</u>;</p> <p style="padding-left: 20px;">(b) 6 m from a <u>rear lot line</u>;</p> <p style="padding-left: 20px;">(c) 1/4 of the <u>height</u> of a <u>building</u>, that is over 4 m in <u>height</u>, from an <u>internal boundary</u> for a <u>side yard</u>;</p> <p style="padding-left: 20px;">(d) 2.4 m from a <u>street</u> that abuts a <u>side yard</u>.</p>
Landscaping	7	That part of a <u>lot</u> lying within a required <u>setback area</u> from a <u>street</u> must be graded and landscaped unless that <u>area</u> is set aside only for the movement of motor vehicles.
Parking	8	<p>Off-street surface parking spaces</p> <p style="padding-left: 20px;">(a) must be located in a <u>rear yard</u>;</p> <p style="padding-left: 20px;">(b) are subject to the requirements under section 7 for landscaping in the <u>setback area</u> from a <u>street</u> that adjoins a <u>side yard</u>.</p>
General regulations		The regulations that apply in the R-2 Zone, including those incorporated by reference from for the R1-B Zone, apply to those uses of land and buildings in this Zone that are permitted in the R-2 Zone.

Note: For parking requirements, refer to Schedule "C".