

PART 6.5 – CA-2 ZONE, FORT STREET SPECIAL COMMERCIAL DISTRICT

Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) bakeries used predominantly for the retail sale of bakery products sold from the premises; (b) business and professional offices; (c) financial institutions, including chartered banks, credit unions, trust, insurance and mortgage companies; (d) stores and shops for the sale of goods, wares, or merchandise; (e) <u>restaurants</u> and coffee shops; (f) personal services including barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair, and small animal services; (g) <u>churches</u> and places of worship; (h) cultural facilities including museums, galleries and exhibits; (i) <u>gymnasia</u>; (j) laundrettes and drycleaning establishments used or intended to be used for the purpose of dealing with the public served thereby; (k) a commercial-residential <u>building</u>, provided that the ground floor is not used for residential purposes; (l) studios;
Uses Not Permitted Within 6m of Front Face of Building		<ul style="list-style-type: none"> (m) those permitted uses described as Section (b) “business and professional offices”, (c) “financial institutions”, and (i) “gymnasia”, shall not occupy floor space within 6m of the front of the <u>building</u> at <u>street</u> level. (n) <u>high tech</u>; (o) <u>call centre</u>.
Interior Access	2	<p>All access to interior floor area or to other floors shall occupy not more than 25% or 4.5m of the <u>building</u> frontage, whichever is the lesser.</p>

6.5

- Height of Buildings 3 (a) No building shall exceed 15.5m in height.
- (b) For the purpose of this Section, height shall mean the distance measured in a straight line vertically between the highest point of the highest part of the building (not being a chimney, elevator housing, or like structure that does not form an integral part of the building) and that certain point directly below such highest point which is at grade.

Setbacks 4 No setbacks are required.

Floor Space Ratio 5 The floor space ratio of any building shall be regulated according to the site area as follows:

<u>Site Area</u>	<u>F.S.R.</u>
Up to 650m ²	2.5:1
651m ² to 975m ²	2.0:1
Over 975m ²	1.5:1

- Number of Parking Spaces 6 The number of parking spaces shall be as follows:
- (a) Site area up to 650m: None required
- (b) Site area greater than 650m:
- | | |
|------------------------|---|
| Commercial Floor Space | 50% of the space specified in Schedule "C" of the Zoning Bylaw. |
| Residential | 0.55 space per <u>dwelling unit</u> |

Surface Parking 7 Where surface parking is included, it shall be located at the rear of the lot not less than 12m from the front lot line.