

PART 6.55 - CA-42 ZONE, HARRIS GREEN COMMERCIAL DISTRICT

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|------|---|-----|--|
| Uses | 1 | (1) | The following uses are permitted in this Zone: |
| | | | (a) bakeries used predominantly for the retail sale of bakery products sold from the bakeries; |
| | | | (b) business and professional offices; |
| | | | (c) financial institutions, including chartered banks, credit unions, and 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, shoe repair, optical repair, watch repair jewellery repair, and small animal services; |
| | | | (g) <u>churches</u> and places of worship; |
| | | | (h) cultural facilities including museums, galleries, and exhibits; |
| | | | (i) gymnasias; |
| | | | (j) laundrettes and drycleaning establishments used or intended to be used for the purpose of dealing with the public they serve; |
| | | | (k) a commercial/residential <u>building</u> , provided that the ground floor is not used for residential purposes; |
| | | | (l) studios; |
| | | | (m) <u>high tech</u> |
| | | | (n) <u>call centre.</u> |
| | | (2) | The uses permitted under sub-sections (1)(b), (c) and (i) may not be located on the first storey within 6m of the <u>building street frontage.</u> |

6.55 Floor Area	2	<p>(1) Access to a building must not occupy more than the lesser of 25% of the <u>building street frontage</u> or 4.5m.</p> <p>(2) Retail uses, including stores, shops, <u>restaurants</u> and coffee shops must occupy at least 75% of the <u>building street frontage</u>.</p>								
	3	A <u>building</u> must not exceed 15.5m nor 4 <u>storeys</u> in <u>height</u> .								
Setbacks	4	The <u>setback</u> from a <u>street</u> , excluding the portions of a <u>building</u> that are wholly below the finished ground level is regulated according to the number of <u>stories</u> as follows:								
		<table border="0"> <thead> <tr> <th style="text-align: center;"><u>Storeys</u></th> <th style="text-align: center;"><u>Setback</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 or 2</td> <td style="text-align: center;">NIL</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">1.5m</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">3m .</td> </tr> </tbody> </table>	<u>Storeys</u>	<u>Setback</u>	1 or 2	NIL	3	1.5m	4	3m .
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Floor Space Ratio	5	The <u>floor space ratio</u> is regulated according to the <u>area</u> of a <u>lot</u> , as follows:								
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Parking	6	<p>(1) No parking is required for a <u>lot</u> that has an <u>area</u> of not more than 650m² or a <u>width</u> of not more than 18.5m.</p> <p>(2) The following number of parking spaces are required for a <u>lot</u> other than a <u>lot</u> described in subsection (1):</p> <p>(a) for residential use, 1 space for each <u>dwelling unit</u>;</p> <p>(b) for office uses, 100% of the spaces specified in Schedule C; and</p> <p>(c) for uses other than residential and office uses, 50% of the spaces specified in Schedule C.</p>								
Siting of Surface Parking		<p>(3) Surface parking that is included on a <u>lot</u> must be located</p> <p>(a) in the <u>rear yard</u>, and</p> <p>(b) at least 12 m from the <u>front lot line</u>.</p>								

Siting of Uses

- 7 High tech and call centre uses that are located on the first storey of a building must not be located closer than 6m to the street frontage for that building.