

PART 6.56 CA-43 ZONE - PANDORA HARRIS GREEN DISTRICT

- | | | |
|--------|---|--|
| Uses | 1 | <p>Only the following uses are permitted in this Zone:</p> <ul style="list-style-type: none"> (a) bakeries used principally 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 retail sale of goods, wares and merchandise; (e) <u>restaurants</u> and coffee shops; (f) personal services, including barbering, hairdressing, tailoring, shoemaking and shoe repair, optical repair, watch repair, jewelry repair, and small animal services; (g) rental of tools and appliances, excluding tools and appliances on which an operator is carried except lawn mowers; (h) institutions of a religious, charitable or philanthropic character; (i) cultural facilities, including museums, galleries and exhibits; (j) service and fraternal organizations; (k) gymnasias; (l) laundrettes and drycleaning operations used or intended to be used for the purpose of dealing with the public they serve; (m) a <u>building</u> having both commercial and residential uses and where the ground floor is not used for residential purposes; (n) <u>hospitals</u>, private hospitals, nursing homes, intermediate care facilities and community care facilities; (o) <u>transient accommodation</u>, (p) <u>high tech</u>; (q) <u>call centre</u>. |
| Height | 2 | The <u>height</u> of a <u>building</u> must not exceed 15.5 m. |

Floor space ratio	3	(1) The <u>floor space ratio</u> must not exceed 2 to 1. (2) The <u>floor space ratio</u> for any part of a <u>building</u> that contains office use must not exceed 1 to 1.
Setback	4	Any part of a <u>building</u> that is not wholly below finished ground level, excluding roof projections, entrance canopies, <u>steps</u> , <u>balconies</u> , and lawful signs must not be nearer to a <u>street</u> than a horizontal distance of 3 m.
	5	Any part of a <u>building</u> that is not wholly below finished ground level may be nearer than 3 m to the <u>boundary</u> of a <u>lot</u> , excluding any <u>street</u> , only if the entire wall facing the <u>boundary</u> is at the <u>boundary</u> .
Screening	6	(1) The area of a <u>lot</u> lying between a <u>street</u> and a <u>building</u> , excluding that portion used for the movement of any motor vehicle, must be <u>open site space</u> . (2) Where surface parking is sited along a <u>street</u> , the area of a <u>lot</u> within 3 m of the <u>street</u> must be open site space.
Parking	7	The number of parking spaces required must be: (a) for residential use, one space per <u>dwelling unit</u> ; (b) for office use, in accordance with Schedule C; (c) for uses other than residential and offices, 50% of the requirements in Schedule C.