

PART 6.7 - CA-3C ZONE – OLD TOWN DISTRICT

- Permitted Uses
- 1 The following uses are permitted:
 - (a) the production and sale of bread, cakes and other bakery products provided that:
 - i. the products are offered for sale by retail from the same premises during normal business hours;
 - ii. not less than 10% of the bakery products are in the ordinary course of business sold by retail on the premises; and
 - iii. the buildings used for these purposes do not occupy more than 650m².
 - (b) financial institutions;
 - (c) offices used for business, charitable, religious, political or other purposes;
 - (d) offices, surgeries and other establishments used for professional purposes;
 - (e) residences, restricted to the second and higher storeys of a building if the entire first storey is used for purposes other than residential;
 - (f) trades requiring artisan skills, but not offensively dirty or noisy in their operation including, without limiting this generality, leatherwork, jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glass work and all forms of graphic art;
 - (g) transient accommodation and transient accommodation accessory uses;
 - (h) retail sales except gasoline and automotive fuel;
 - (i) theatres, auditoriums, gymnasiums and other places of recreation or worship;

- (j) drycleaning or clothes pressing or both, provided that:
 - (i) the building or part of the building used for this purpose does not comprise more than 279m²; and
 - (ii) no clothes are drycleaned or pressed unless they have been delivered to the premises by the customer;
- (k) restaurants;
- (l) clubs;
- (m) hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities;
- (n) high tech
- (o) call centre.

Prohibition

2 A service station business is prohibited.

3(1) The uses permitted under paragraphs (c), (d), (l) and (m) of Section 1 may not occupy any floor space within 6m of the front of any building at street level for those lots along:

- (a) Broad Street, between Broughton and Pandora Avenue;
- (b) Douglas Street, between Herald and Fort;
- (c) Fisgard Street, between Store and Government;
- (d) Fort Street, between Government and Quadra;
- (e) Government Street, between Humboldt and Fisgard;
- (f) Johnson Street, between Wharf and Douglas;
- (g) Yates Street, between Wharf and Blanshard.

- (2) For the uses referred to in subsection (1) any access to interior floor area or to other floors in any building may occupy not more than 25% or 4.5m of the building frontage, whichever is the lesser.
- Floor space ratio
- 4 The floor space ratio for offices may not exceed 1 to 1, except in any building constructed prior to 1914 and still in use.
- 5 Subject to the preceding Section, the floor space ratio may not exceed 3 to 1.
- Height
- 6(1) No building may exceed 15m in height.
- (2) For the purpose of this Section, the grade of a building means the elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the street boundaries of the lot on which the building is situated.
- (3) Any building wall along any street shall be at least 6m in height.
- Setbacks
- 7 For any corner lot, no building may be sited within the triangle formed by connecting a point on one street with a point on the other intersecting street, 3m distant from the intersection of the street boundaries.
- 8 Except for corner lots, no setbacks are required.
- 9 The provisions of Section 7 do not apply to any pillar or to any part of a building which is below the elevation of the intersection point or more than 3m above it.
- Parking
- 10 One parking space shall be provided for each 95m² of office, where the office use exceeds 2850m².
- 11 Except as provided in Section 10, no off-street parking or loading spaces are required.