

PART 6.79 – CA-68 ZONE, NEW ENGLAND DISTRICT

6.79.1 Permitted Uses

- 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 650 m²;
- 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.

6.79.2 Prohibition

- a. A service station business is prohibited.
- b. The uses permitted under 6.79.1(c), (d), (l) and (m) may not occupy any floor space within 6 m of the front of any building at street level along Government Street.
- c. For the uses referred to in subsection (b) 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.

6.79.3 Definitions

Amenities means, for the purposes of this bylaw only,

- a. conservation covenant of the existing building at 1312-1314 Government Street.
- b. a Housing Agreement under Section 905 of the *Local Government Act* requiring that all housing units in this Zone must be capable of being rented to tenants.

6.79.4 Density

- | | |
|---|--------|
| a. <u>Floor space ratio</u> (maximum) for offices, except in any building constructed prior to 1914 and still in use. | 1:1 |
| b. <u>Floor space ratio</u> (maximum) for all other uses. | 3:1 |
| c. Where all <u>amenities</u> have been provided the <u>floor space ratio</u> may be increased (maximum). | 3.85:1 |

6.79.5 Height

- | | |
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| a. Building <u>height</u> (maximum) | 15m |
| b. Building <u>height</u> (maximum) where all <u>amenities</u> have been provided. | 18.6m |

6.79.6 Setbacks

- a. 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.

The provisions of 6.79.6.a do not apply to any pillar or to any portion of the building that exceeds 3m in height.

- b. For all other lots

No setbacks required.

6.79.7 Vehicle Parking

- a. Vehicle parking (minimum)

One parking space shall be provided for each 95m² of office, where the office use exceeds 2850m².

Except as provided above, no off-street parking or loading spaces are required.

6.79.8 Bicycle Parking

- a. Bicycle parking (minimum)

Subject to the regulations in Schedule "C"