

**PART 10.32 – SA-1 ZONE, ST. ANN’S ACADEMY DISTRICT**

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) parks;</li> <li>(b) public washrooms;</li> <li>(c) artists’ studios;</li> <li>(d) <u>public buildings</u>;</li> <li>(e) retail shops;</li> <li>(f) <u>commercial exhibits</u>;</li> <li>(g) offices;</li> <li>(h) <u>schools</u></li> <li>(i) churches and chapels;</li> <li>(j) <u>restaurants</u>;</li> <li>(k) festivals and their associated temporary structures;</li> <li>(l) <u>accessory buildings</u>, including garden maintenance and greenhouse exhibit structures;</li> </ul> <p>1(1) In this section “festival” means a program or series of performances, or other cultural events, that are usually held at regular intervals, often in one place.</p>
Site Area	2	No <u>building</u> shall be erected, used or maintained on a <u>lot</u> having an area of less than 26,900m <sup>2</sup> .
Floor Space Ratio	3	The floor space ratio shall not exceed 0.31 to 1.
Site Coverage	4	The <u>site coverage</u> shall not exceed 10%.
Height	5	No building shall exceed 20m in height, measured from finished grade along the north elevation of the <u>building</u> , or 5 storeys.
	6	No <u>accessory building</u> shall exceed 7.3m in <u>height</u> , or 1 <u>storey</u> .
Setbacks	7	<p>The minimum <u>setback</u> for any <u>building</u> other than an <u>accessory building</u> shall be:</p> <ul style="list-style-type: none"> <li>(a) 90m from Humboldt Street except for any stairs which may intrude 12m into the <u>setback</u> area;</li> <li>(b) 3m from Academy Close;</li> <li>(c) 45m from any east <u>lot line</u>;</li> <li>(d) 35m from Blanshard Street, except any stairs which may intrude 5m into the <u>setback</u> area.</li> </ul> <p>The minimum <u>setback</u> for any other <u>accessory building</u> shall be:</p> <ul style="list-style-type: none"> <li>(a) 5m from Humboldt Street;</li> <li>(b) 60m from Academy Close;</li> <li>(c) 5m from any other lot line.</li> </ul>

Floor Area                      8     Not more than 1290m<sup>2</sup> of floor area of any building on a lot may be used as a restaurant and at least 2.15m<sup>2</sup> of floor area shall be provided for each seat.