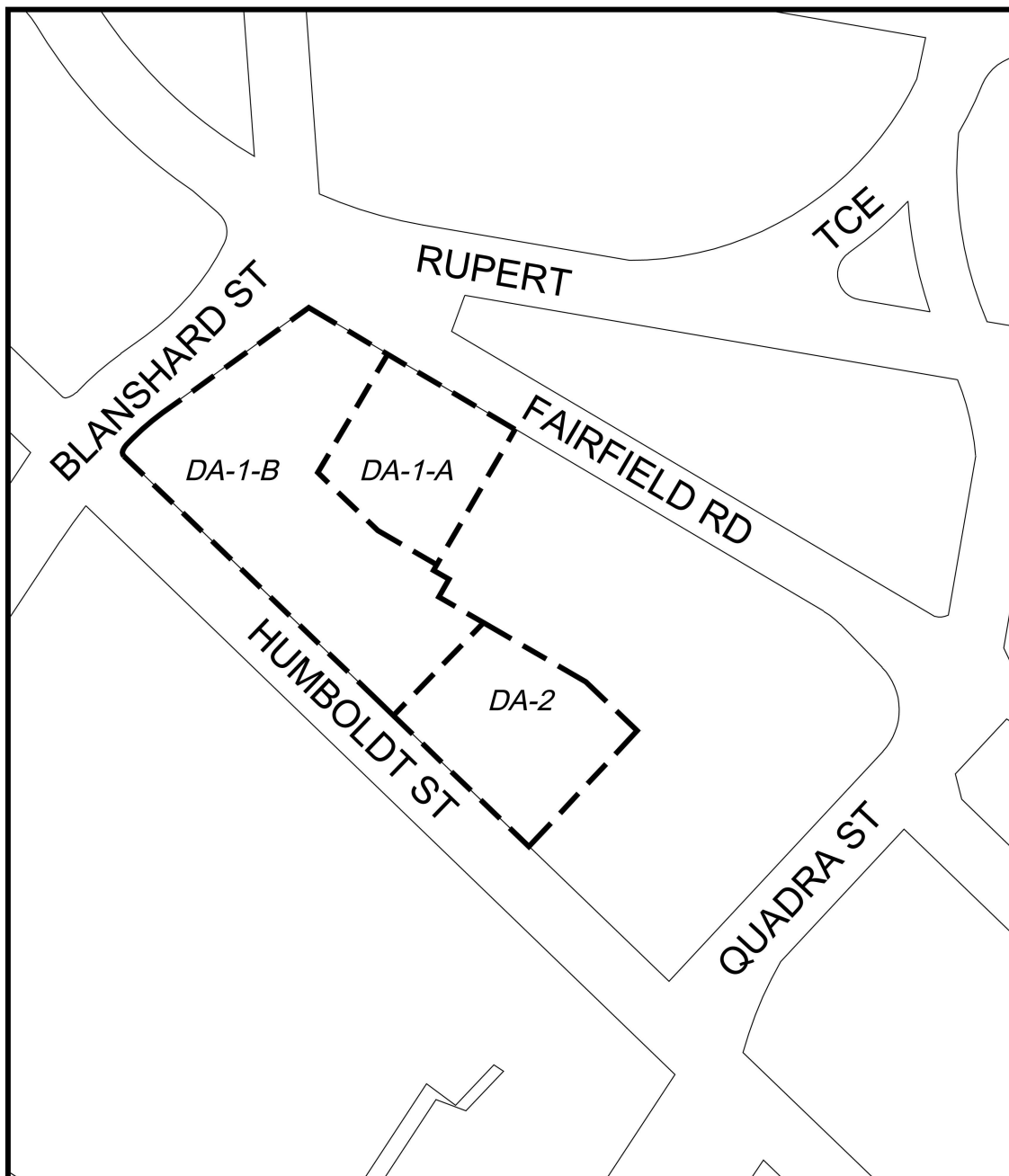


PART 12.4 - CD-4 ZONE, FAIRFIELD BLOCK COMPREHENSIVE DISTRICT

| | | |
|---------------------------|-----|--|
| Development Areas | 1 | This Zone is divided into Development Areas 1A and 1B and 2, as shown on the map attached as Appendix 1. |
| Uses | 2 | <p>The following uses are the only uses permitted in this Zone:</p> <ul style="list-style-type: none"> (a) offices, including, without limitation, professional and medical/dental offices; (b) residential above ground level; (c) <u>transient accommodation</u> and its accessory uses; (d) <u>restaurants</u>; (e) pubs; (f) retail sales; retail <u>floor area</u> is limited to 20% of the <u>total floor area</u> in each Development Area; (g) bakeries; (h) financial institutions; (i) hospitals; (j) <u>nursing homes</u> and multi-level care facilities; (k) <u>public buildings</u>; (l) schools, including colleges and universities; (m) parking. |
| Development Area 1 | 3 | In Development Areas 1A and 1B: |
| Floor space ratio | (a) | In Development Area 1A the <u>floor space ratio</u> must not exceed 2.5 to 1 and in Development Area 1B the <u>floor space ratio</u> must not exceed 2.4:1; |
| Height | (b) | the <u>height</u> a <u>building</u> must not exceed 24.5 m nor 8 <u>storeys</u> ; |
| Setbacks | (c) | the <u>setback</u> must be at least: <ul style="list-style-type: none"> (i) 3 m from Fairfield Road, Blanshard Street and Humboldt Street; |

| | |
|---------------------------|--|
| Parking | <ul style="list-style-type: none"> (ii) 10 m from Humboldt Street for any portion of a <u>building</u> over 18.5 m in <u>height</u>; (iii) 17 m from Humboldt Street for any portion of a <u>building</u> over 21.5 m in <u>height</u>; (iv) 20 m from Fairfield Road for any portion of a <u>building</u> over 18.5 m in <u>height</u>; and (v) 9 m from the eastern <u>lot line</u>. |
| Development Area 2 | <ul style="list-style-type: none"> (d) the following regulations apply to parking: <ul style="list-style-type: none"> (i) there must be at least 50 percent of the number of parking spaces required under Schedule C; |
| 4 | In Development Area 2: |
| Floor space ratio | <ul style="list-style-type: none"> (a) the <u>floor space ratio</u> must not exceed 1.3 to 1; |
| Height | <ul style="list-style-type: none"> (b) the <u>height</u> a <u>building</u> must not exceed 20 m nor 5 <u>storeys</u>; |
| Setback | <ul style="list-style-type: none"> (c) the <u>setback</u> must be at least 5 m from Humboldt Street; |
| Parking | <ul style="list-style-type: none"> (d) no parking is required. |



Appendix 1

Development Areas

CD-4 Zone, Fairfield Block Comprehensive District

