

## PART 4.112– C3-3MC ZONE, MODIFIED COOK STREET DISTRICT

### 4.112.1 Permitted Uses in this Zone

1. The following uses are permitted in this Zone:
  - a. multiple dwelling
  - b. commercial residential
  - c. business offices
  - d. retail stores
  - e. professional businesses
  - f. restaurant
  - g. personal services
2. In this Part, “commercial-residential” means a building, the ground floor of which is used solely for one or more of the uses set out in section 1c. to g. of this part, and the floors above the ground floor are used solely for residential purposes.

### 4.112.2 General Regulations

- i. Except as provided in this part, the regulations applicable in the CR-3M Zone, Commercial Residential Apartment Modified District, apply in this zone.
- ii. Subsection 15b of Part 4.15 does not apply within the zone.

Bylaw 24-086 adopted April 3, 2025