

**PART 4.14 CR-3 ZONE, COMMERCIAL RESIDENTIAL APARTMENT DISTRICT**

## Permitted Uses

- 1 (1) The following uses are permitted:
- (a) The uses permitted in the R-2 Zone, Two Family Dwelling District, subject to and in accordance with the regulations contained in or incorporated by reference from the R1-B Zone, Single Family Dwelling District;
  - (b) multiple dwellings and multiple dwelling accessory uses;
  - (c) commercial-residential buildings, which, for the purposes of this Part shall include any buildings comprised of two or more storeys all of which, save only the first, are used or intended to be used exclusively for the purpose of providing a place or places of permanent residence, and the first or ground storey of which is used or intended to be used exclusively for the purpose of carrying on one or more of the other uses hereinafter specified.
  - (d) The following non-residential uses, provided they may only be located in a one storey building or a commercial-residential building as defined above:
    - (i) business offices;
    - (ii) professional business;
    - (iii) retail stores;
    - (iv) restaurants;
    - (v) theatres;
    - (vi) clubs for social or recreational purposes;
    - (vii) bakeries, if all of the products baked or prepared are sold or intended to be sold by retail from the premises;
    - (viii) laundrettes, which for the purposes of this Part means any place to which members of the public are invited or admitted for the purpose of laundering clothes or other fabrics upon payment of a fee or other charge for the privilege, and which is not used or intended to be used for such purpose except by members of the public;

- (ix) attended coin-operated drycleaning plants, which for the purposes of this Part mean any place where:
  - (a) facilities for the drycleaning of clothes and other fabrics are provided;
  - (b) such facilities consist entirely of coin-operated machines;
  - (c) members of the public are invited or admitted for the purpose of using such facilities, and
  - (d) at least one person having charge of the management or control of the facilities is in attendance at all times when the facilities are open to the public;
- (x) drycleaning or clothes pressing establishments, or both, which:
  - (a) do not occupy in excess of 278m<sup>2</sup> of floor space, and
  - (b) are used or intended to be used for the purpose of dealing directly with the members of the public served thereby.

(e) high tech

(f) call centre.

- (2) Where a building described in Clause 1 (1) (c) or (d) contains a basement or a cellar which is used or intended to be used for carrying on one or more of the uses in Clause 1 (1) (d), the storey or storeys of the building are permitted to be used only for providing a place or places of permanent residence.

Density	2	The maximum <u>floor space ratio</u> for each <u>lot</u> shall be 1.0:1.
Street Right-of-Way	3	No commercial-residential or commercial <u>building</u> shall be erected or used unless the widths of the <u>street</u> rights-of-way adjoining the <u>lot</u> are at least 15m.
Minimum Apartment Size	4	Each <u>dwelling unit</u> shall have a floor area of at least 33m <sup>2</sup> measured from the interior wall surfaces, excluding <u>balconies</u> .

Height	5	The <u>height</u> of a <u>building</u> shall not exceed 10.7m or 3 <u>storeys</u> .
Street Setbacks for Buildings With Non-Residential Uses	6	No part of any <u>building</u> containing non-residential uses that is not located wholly below finished ground level (except roof projections, upper floor bay windows, entrance canopies, <u>steps</u> , <u>balconies</u> and lawful signs) shall be nearer to any <u>street</u> than a horizontal distance of:  (a) 3m for a <u>street</u> front for the first <u>storey</u> and 6m for upper <u>storeys</u> ; or  (b) 2.4m for other <u>streets</u> .
Interior Side Setbacks For Buildings With Non-Residential Uses	7	No part of any <u>building</u> containing non-residential uses that is not located wholly below finished ground level shall be nearer to any side <u>boundary</u> with another <u>lot</u> than the horizontal distance outlined below:  (a) If the adjacent <u>lot</u> is used or intended for solely residential uses, the distance shall be one-quarter of the <u>building height</u> , or 2.5m whichever is greater; or  (b) For other <u>lots</u> the distance shall be 2.4m or greater or nil.
Rear Setbacks for Buildings With Non-Residential Uses	8	No part of any <u>building</u> containing non-residential uses that is not located wholly below finished ground level (except roof projections, entrance canopies or <u>steps</u> ) shall be nearer to any rear <u>boundary</u> than a horizontal distance of 6m.
Street Setbacks for Apartment Buildings	9	No part of a <u>multiple dwelling</u> that is not located wholly below finished ground level (except roof projections, bay windows, entrance canopies, <u>steps</u> , <u>balconies</u> and lawful signs) shall be nearer to any <u>street</u> than a horizontal distance of:  (a) 6m for a <u>street</u> front;  (b) one-half the <u>building height</u> or 2.4m whichever is greater, for other <u>streets</u>
Interior Setbacks for Apartment Buildings	10	No part of any <u>multiple dwelling</u> that is not located wholly below finished ground level (except roof projections, entrance canopies or <u>steps</u> ) shall be nearer to any <u>boundary</u> with another <u>lot</u> than a horizontal distance one-half the <u>building height</u> or 3m whichever is greater.

Outside Storage	11	Except within a <u>building</u> as permitted by law, no commodity, merchandise, stock in trade or other material or thing related to any commercial use shall be stored or displayed at any place within the <u>setback</u> area, provided that outdoor seating for a <u>restaurant</u> and displays for florists and green grocers may be located within a <u>street setback</u> area.
Parking	12	Parking, other than enclosed parking space, shall be sited within the <u>rear yard</u> subject to the landscaping requirements for side <u>street setbacks</u> .
Landscaping of Front and Side Street Setbacks	13	All that portion of the <u>lot</u> lying between any <u>building setback</u> line and the <u>street</u> or <u>streets</u> bounding the <u>lot</u> shall be graded and landscaped, provided that this section shall not apply to any portion of the <u>lot</u> that is used or intended to be used only for the movement of motor vehicles.

Note: For parking requirements, see Schedule "C".