

PART 4.24 – C1-J ZONE, LIMITED COMMERCIAL JUNCTION DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) retail stores, and without limiting the generality thereof, includes the retail sale of bakery products; (b) business offices; (c) professional businesses; (d) <u>restaurant</u>; (e) mixed residential uses, provided that the ground floor of each <u>building</u> so used shall be used exclusively for commercial purposes and provided that all <u>storeys</u> above the ground floor shall be used exclusively for those residential uses permitted in the R3-1 and R3-2 Zones, Multiple Dwelling Districts (Part 3.3); (f) <u>high tech</u>; (g) <u>call centre</u>; (h) <u>liquor retail sales</u>.
Floor space ratio	2	No <u>building</u> shall have a <u>floor space ratio</u> in excess of 0.55 to 1.
Height	3	The <u>height</u> of any <u>building</u> shall not exceed 8m.
Setbacks	4	<p>No <u>building</u>, or any part of a <u>building</u>, shall be so situated on a <u>lot</u> that any main wall is closer to the adjoining <u>streets</u> than:</p> <ul style="list-style-type: none"> (a) to Oak Bay Avenue: 10.6m; (b) to Fort Street: 3m; (c) to the intersection of Oak Bay Avenue and Fort Street: 10.6m.
Restriction	5	Except within a <u>building</u> lawfully in use, no commodity, merchandise, stock in trade, or other material or thing related to any commercial use shall be stored or displayed within any required setback.
Landscaping	6	Not less than 26% of the <u>site area</u> shall be graded and landscaped.
Site coverage	7	The <u>site coverage</u> of a <u>lot</u> shall not exceed 30%.

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| Parking | 8 | Parking shall be provided in accordance with Schedule "C" of this Bylaw. |
| Regulations Specific to a Liquor Retail Store | 9 | Only one <u>liquor retail store</u> is permitted per lot. |
| | 10 | No <u>liquor retail store</u> shall exceed a maximum <u>total floor area</u> of 241m ² . |