

SCHEDULE
PART 4.30

CR-SC ZONE, COMMERCIAL RESIDENTIAL SOUTHGATE AND COOK STREETS
DISTRICT

- Permitted Uses 1 The following uses are permitted:
- (a) all of the uses in the CR-3M Zone, Commercial Residential Apartment Modified District;
 - (b) resthomes;
 - (c) public buildings.
- 2 For the purposes of this part, a commercial residential building includes any building the ground floor of which may be used for residential use.
- Floor Space Ratio 3 The floor space ratio shall not exceed 1.56 to 1.
- Height 4 No building may exceed 13 m in height nor four storeys.
- Setbacks 5 No part of any building containing non-residential uses that is not wholly located below the finished ground level, except roof projections, upper floor bay windows, entrance canopies, steps, balconies and lawful signs, shall be nearer
- (a) to Southgate Street than 19 m;
 - (b) to the west lot line than 37 m;
 - (c) to the south lot line than 10.5 m;
 - (d) to Cook Street than 1.5 m.
- 6 No part of any multiple dwelling or resthome that is not wholly below finished ground level, except roof projections, entrance canopies, steps, and balconies shall be nearer
- (a) along the north lot line within 40 m of Cook Street, than

21.7 m and along the balance of the north lot line than 5.25 m;

(b) along the south lot line within 36 m of Cook Street, than 10.5 m and along the balance of the south lot line than 3.6 m;

(c) to Cook Street than 4.5 m along the east lot line and 7.5 m from the balance of Cook Street;

(d) to Vancouver Street than 7.5 m along the west lot line.

Parking

7 No turn around area may be sited within 2 m of Southgate Street.

8 Parking may be sited within the south side yard.

9 Notwithstanding the provisions of Schedule C, for any senior's activity centre use, at least 14 parking spaces shall be provided.

Lot Size

10 The minimum area of any lot shall be 2,000 m².

General Regulations

11 Except as provided in this part, the regulations applicable in the CR-3M Zone, Commercial Residential Apartment Modified District apply in this zone.