

C1-CR-H ZONE – HILLSIDE AVENUE COMMERCIAL RESIDENTIAL DISTRICT

Permitted Uses	1	The following uses are permitted: (a) <u>multiple dwellings</u> ; (b) <u>transient accommodation</u> ; (c) business offices; (d) professions and professional businesses; (e) banks and other financial institutions; (f) retail stores; (g) <u>restaurants</u> ; (h) theatres; (i) <u>clubs</u> ; (j) bakeries, if all of the products baked or prepared are sold or intended to be sold by retail on the premises; (k) <u>laundrettes</u> ; (l) <u>high tech</u> ; (m) <u>call centre</u> .
Floor Space Ratio	2	Subject to the provisions of Section 3, the <u>floor space ratio</u> shall not exceed 1.4:1.
	3	Where any <u>building</u> has a <u>floor space ratio</u> of not less than 0.9:1 devoted to any residential use, the <u>floor space ratio</u> may not exceed 2.0:1.
Height	4	No <u>building</u> may exceed 40m in <u>height</u> .
Restriction	5	Except for <u>multiple dwellings</u> , no other permitted use of a <u>building</u> may be located at an elevation of more than 15.3m above the level of Hillside Avenue.
Setbacks	6	The minimum <u>setback</u> from: (a) Hillside Avenue shall be 5.7m; (b) Market Street shall be 3m; (c) Subject to the provisions of Section 7, any side <u>lot line</u> shall be nil.
	7	For any <u>building</u> which exceeds one <u>storey</u> in <u>height</u> , the minimum <u>setback</u> from any side <u>lot line</u> shall be 7m.
Open Site Space	8	The <u>area</u> of any <u>lot</u> between any <u>street</u> and any <u>building</u> shall be <u>open site space</u> , except that portion used for the movement of any motor vehicles.