

PART 4.57 - CR-E ZONE, ERIE RESIDENTIAL COMMERCIAL DISTRICT

Definition	1	<p>In this Part, “live/work” means a use that includes</p> <ul style="list-style-type: none"> (a) not more than 3 people engaged in any of the uses set out in section 2(c) to (i); and (b) at least one person residing in a <u>dwelling unit</u> where the activity described under paragraph (a) is carried on.
Uses	2	<p>The following uses are the only uses permitted in this Zone:</p> <ul style="list-style-type: none"> (a) live/work; (b) residential; (c) making, processing, and assembly of products on a small scale; (d) retail; (e) <u>restaurant</u>; (f) offices; (g) personal and professional services; (h) <u>high tech</u>; (i) artist studio.
Number of rooms	3	<p>The following regulations apply to the number of <u>dwelling units</u> and other rooms:</p> <ul style="list-style-type: none"> (a) a <u>lot</u> must contain at least 45 <u>dwelling units</u>, that are not used for live/work, on the third, fourth, fifth, and sixth <u>storeys</u> of a <u>building</u>; (b) a <u>lot</u> must not contain more than a total of 9 of the following units on the third, fourth, fifth, and sixth <u>storeys</u> of a <u>building</u>: <ul style="list-style-type: none"> (i) <u>dwelling units</u> that are used for live/work, (ii) units of self-contained rooms or suites of rooms that are not used as <u>dwelling units</u>.

Height	4	A <u>building</u> must not exceed 24 m nor 6 <u>storeys</u> in <u>height</u> ;
	5	The <u>floor space ratio</u> must not exceed 2.8 to 1.
	6	<u>Site coverage</u> must not exceed 90%.
Floor space Ratio	7	The <u>setback</u>
		(a) must be at least 1.7 m from Erie Street;
Lot coverage		(b) must be at least 1.6 m from Ontario Street;
		(c) must be at least 2.1 m from Dallas Road.
Setbacks	8	The following regulations apply to parking:
		(a) a <u>lot</u> must contain at least 1.4 parking spaces for each <u>dwelling unit</u> that is not used for live/work;
Parking		(b) a <u>lot</u> must contain at least 2 parking spaces for each <u>dwelling unit</u> that is used for live/work;
		(c) a <u>lot</u> must contain at least 2 parking spaces for each self-contained room or suite of rooms that are not used as <u>dwelling units</u> ;
		(d) a <u>lot</u> must contain at least 1 parking space for every 10 seats in a <u>restaurant</u> .