

PART 4.72 - C1-OC-H ZONE, HILLSIDE OFFICE COMMERCIAL DISTRICT**Uses**

- 1 The following uses are the only uses permitted in this Zone:
- (a) business offices;
 - (b) professional offices;
 - (c) banks and other financial institutions;
 - (d) retail stores;
 - (e) restaurants;
 - (f) theatres;
 - (g) clubs for social or recreational purposes;
 - (h) bakeries for retail sale of products that are baked or prepared and offered for sale on the premises;
 - (i) dry-cleaning, clothes-pressing and laundrette businesses that deal directly with the public;
 - (j) personal services including barbering, hairdressing, tailoring, shoemaking and shoe repair, optical repair, watch repair, jewelry repair, and small animal services;
 - (k) high tech;
 - (l) call centre;
 - (m) cultural facilities including museums, galleries, and exhibits;
 - (n) accessory uses to the uses set out in paragraphs (a) to (m).

Regulations Table

2

<i>Category of regulation</i>	<i>Requirements</i>
<u>Lot Area</u> (min.)	3900 m ²
<u>Height</u> (max.)	38 m
<u>Total Floor Area</u> (max.)	10,360 m ²

<u>Floor Space Ratio</u> (max.)	2.6:1	
<u>Site Coverage</u> (max.)	45%	
<u>Open Site Space</u> (min.)	20%	
<u>Setbacks</u> (min.)	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front - Hillside Avenue	1.8
	Rear – Market Street	0
	East	0
	West	0
<u>Parking</u> (min.)	Vehicles	<i>Schedule “C” requirements except 1 space per 68m² for offices</i>
	Bicycles	64 total - “Class 1 and Class 2” as defined in Schedule “C”

Location of Uses

- 3 At least 80% of the street level floor of a building located on Hillside Avenue must be occupied by retail uses, including stores, shops and restaurants, with their main entrances located in the Hillside Avenue street wall of the building.