

## PART 4.74 – C1-QA ZONE, QUEENS AVENUE LIMITED COMMERCIAL DISTRICT

**4.74.1 Permitted Uses in this Zone**

The only uses permitted in this Zone are:

- a. Office
- b. Restaurant
- c. Retail
- d. Multiple dwelling and multiple dwelling accessory use
- e. Rest homes - Class A and Rest homes - Class B
- f. Single family dwelling

**4.74.2 Lot Area**

- |                              |                   |
|------------------------------|-------------------|
| a. <u>Lot Area</u> (minimum) | 477m <sup>2</sup> |
|------------------------------|-------------------|

**4.74.3 Floor Area, Floor Space Ratio**

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> (maximum) for offices  | 354m <sup>2</sup> |
| b. Floor <u>area</u> (maximum) for <u>restaurant</u> and retail, all <u>restaurant</u> and retail must be located at ground floor level | 144m <sup>2</sup> |
| c. <u>Floor Space Ratio</u> (maximum)   | 0.9:1.0           |
| d. Floor <u>area</u> , of all floor levels combined (maximum)   | 427m <sup>2</sup> |
| e. That the maximum floor area for offices on the ground floor not exceed 49% of the total ground floor area.                           |                   |

**4.74.4 Height, Storeys, Roof Decks**

- |                                     |               |
|-------------------------------------|---------------|
| a. <u>Building height</u> (maximum) | 8.6m          |
| b. <u>Storeys</u> (maximum)         | 3             |
| c. <u>Roof deck</u>                 | Not permitted |

#### 4.74.5 Setbacks

a. <u>Front yard setback</u> (South)	4.48m
Stairs	0.5m
b. <u>Rear yard setback</u> (North)	2.4m
Stairs	1.1m
c. <u>Side yard setback</u> (East)	6.4m
Trellis	3.0m
d. <u>Side yard setback</u> (West)	4.2m
Stairs	2.0m

#### 4.74.6 Site Coverage

a. <u>Site coverage</u> (maximum)	36%
-----------------------------------	-----

#### 4.74.7 Vehicle Parking & Bicycle Parking

a. Parking	Subject to the regulations of Schedule "C", except as otherwise specified by the regulations in this Part
	Maximum of one parking space may be located behind another
b. Vehicle Parking (minimum)	2 parking spaces shall be provided
c. Loading Spaces	No loading spaces are required
d. Bicycle parking (minimum)	Subject to the regulations in Schedule "C"