

PART 4.75 – CR-4-OB ZONE, OAK BAY COMMERCIAL RESIDENTIAL DISTRICT**4.75.1 Permitted Uses in this Zone**

The following are the only uses permitted in this zone:

- a. All of the uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. All of the uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- c. Commercial-residential buildings which, for the purpose of this Part, means any building comprised of two or more storeys, including a place or places of permanent residence above the ground storey, and the ground storey used exclusively for the purpose of carrying on therein one or more of the other uses hereinafter specified;
- d. Banks and financial institutions;
- e. Business offices;
- f. Professional businesses;
- g. Retail stores;
- h. Restaurants;
- i. Theatres;
- j. Clubs;
- k. Bakeries, if all of the products baked or prepared therein are sold or intended to be sold by retail therein or therefrom;
- l. Launderettes;
- m. High tech;
- n. Call centre;
- o. Accessory buildings subject to the regulations in Schedule “F”

4.75.2 Siting

- a. Banks and financial institutions must not occupy more than 40% of the ground floor area.

4.75.3 Lot Area, Unit Size

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| a. <u>Lot area</u> (minimum) | 1500m ² |
| b. <u>Dwelling unit</u> size (minimum) | 33m ² |

4.75.4 Density, Floor Space Ratio

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| a. <u>Floor space ratio</u> (maximum) | 2.33:1 |
| b. Floor <u>area</u> of all <u>laundrette</u> use (maximum) | 278m ² |

4.75.5 Height, Storeys, Roof Decks

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| a. <u>Building height</u> (maximum) | 15m |
| b. <u>Storeys</u> (maximum) | 4 <u>storeys</u> and 1 <u>mezzanine</u> |

4.75.6 Setbacks, Projections and Outdoor Displays

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| a. <u>Front yard setback</u> (minimum) | 1.5m |
| b. <u>Rear yard setback</u> (minimum) | 0.9m |
| c. <u>Side yard setback</u> on Foul Bay Road (minimum) | 1.5m |
| d. <u>Side yard setback</u> on Amphion Street (minimum) | 0.25m |
| e. Outdoor Displays within <u>setbacks</u> | Except within a <u>building</u> as allowed by law, no commodity, merchandise, stock-in-trade or other material or thing related to any commercial use shall be stored or displayed at any place within the <u>setback</u> areas, provided that outdoor seating for a <u>restaurant</u> and retail displays may be located within a <u>street setback</u> area. |

4.75.7 Site Coverage, Open Site Space,

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| a. <u>Site coverage</u> (maximum) | 69% |
| b. <u>Open site space</u> (minimum) | 15% |

4.75.8 Vehicle and Bicycle Parking

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| a. Vehicle and Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |
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