

PART 4.79 – CR-6 COMMERCIAL RESIDENTIAL FERNWOOD VILLAGE DISTRICT

4.79.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses and regulations permitted in the R1-B Zone
- b. Retail
- c. Bakery
- d. Restaurant
- e. Neighbourhood pub, restricted to 175m²
- f. Personal services
- g. Athletic instruction, restricted to 114m²
- h. Office, restricted to above the first storey
- i. Self-contained dwelling units, restricted to above the first storey

4.79.2 General

If the primary use of a Lot is a use permitted in the R1-B, Single Family Dwelling District:

- a. The regulations in the R1-B Zone, Single Family Dwelling District apply
- b. The regulations set out in sections 4.79.3- 4.79.8 do not apply

4.79.3 Lot Area

<u>Lot area</u> (minimum)	365.00m ²
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4.79.4 Floor Space Ratio

<u>Floor space ratio</u> (maximum)	1:1
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4.79.5 Height

Principal <u>building height</u> (maximum)	10.60m
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4.79.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 3.50m |
| b. A <u>building canopy</u> which faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 2.00m |
| c. <u>Rear yard setback</u> (minimum) | 7.50m |
| d. West <u>side yard setback</u> from the interior <u>lot line</u> (minimum) | 1.50m |
| e. Notwithstanding paragraph d, a deck and stairs above ground floor may project into the west <u>side yard setback</u> (maximum) | 0.50m |
| f. East <u>side yard setback</u> from the interior <u>lot line</u> (minimum) | 0.00m |

4.79.7 Site Coverage, Open Site Space

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| a. <u>Site coverage</u> (maximum) | 63% |
| b. <u>Open site space</u> (minimum) | 30% |

4.79.8 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | 2 spaces, one of which is dedicated to visitor parking |
| b. Access/egress and drive aisle | Parking or loading spaces on a <u>lot</u> may be served by a driveway located on a lot in a different zone from the <u>lot</u> providing the parking or loading spaces, provided there is registered against title to the <u>lot</u> providing the driveway an easement appurtenant to the <u>lot</u> providing the parking or loading spaces and furthermore there is registered a covenant in favour of the City restricting the use of the easement area on the servient tenement to a driveway. |
| c. Bicycle parking (minimum) | 6 spaces |
| d. Bicycle storage (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part 4.79 |

Bylaw 16-001 Adopted July 14, 2016