

## PART 4.81 – CR-CO ZONE, COMMERCIAL RESIDENTIAL COOK AND OLIPHANT DISTRICT

### 4.81.1 Definitions

In this Zone:

- a. “Artisan studio” means a building or portion thereof used for the practice of a trade or craft requiring artisan skills, but not offensively dirty or noisy in its operation, including but not limited to garment making, tailoring, goldsmithing, silversmithing and jewellery-making, shoe and leather repairing and pottery making
- b. “Arts studio” means a building, or portion thereof, used for the creation, display, instruction or sale of arts
- c. “Live-work” means a self-contained dwelling unit that is combined with commercial space, which is limited to the following commercial uses:
  - i. Artisan studio
  - ii. Arts studio
  - iii. High tech
  - iv. Office
  - v. Personal service

provided that at least one of the residents of such accommodation and no more than three additional non-residents work in the unit

- d. “Personal service” means the use of a building or portion thereof to provide professional grooming services to a person including but not limited to hairstylists, aestheticians and spa services
- e. “Rooftop structure” means elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilations systems, solar heating panels, green roof systems or similar structures that project above a roof

### 4.81.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Financial service
- c. Office
- d. Arts studio
- e. Artisan studio
- f. Live-work
- g. Retail sales
- h. Personal service

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- i. Restaurant
- j. High tech
- k. Day Care
- l. Kindergarten
- m. Home occupation subject to the regulations in Schedule “D”

### 4.81.3 Location and Siting of Permitted Uses

- a. Subject to 4.81.3.b, all self-contained dwelling units must be located on the western side of the building or on the second or higher storey
- b. A live-work unit must:
  - i. be located on the first storey of the building;
  - ii. be located on the north or east frontages of the building; and
  - iii. locate the commercial use within the front 4m of a building frontage and separated from the residential use by a partition wall at least 1.5m high
- c. Commercial units must be located on the first storey on the north or east building frontage

### 4.81.4 Lot Area

- a. Lot area (minimum) 2015m<sup>2</sup>

### 4.81.5 Floor Space Ratio

- a. Floor space ratio (maximum) 2.2:1

### 4.81.6 Height, Storeys

- a. Principal building height (maximum) excluding any rooftop structure 16.5m
- b. Storeys (maximum) excluding any rooftop structure 5

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### 4.81.7 Setbacks, Projections

- |   |   |
|---|---|
| a. Cook Street <u>setback</u> (minimum)   | 2.3m for portions of the <u>building</u> on the <u>first storey</u><br>1.1m for portions of the <u>building</u> on the second and third <u>storeys</u><br>3.5m for portions of the <u>building</u> on the fourth and fifth <u>storeys</u> |
| b. <u>Rear yard</u> (lane) <u>setback</u> (minimum)                                       | 8.4m for portions of the <u>building</u> on the first, second and third <u>storeys</u><br>11.2m for portions of the <u>building</u> on the fourth and fifth <u>storeys</u>  |
| c. South <u>yard setback</u> (minimum)  | 5m  |
| d. Oliphant Avenue <u>setback</u> (minimum)   | 1.8m for portions of the <u>building</u> on the <u>first storey</u><br>0.8m for portions of the <u>building</u> above the <u>first storey</u>   |
| e. Any <u>balcony</u> or deck that faces Cook Street may project into a setback (maximum) | 1m  |

### 4.81.8 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 50% |
| b. <u>Open site space</u> (minimum) | 31% |

### 4.81.9 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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