

## PART 6.19 – CA-13 ZONE, CENTRAL AREA (BROUGHTON STREET) DISTRICT

### 6.19.1 Permitted Uses in this Zone

- a. The production and sale of bread, cakes and other bakery products provided that:
  - (i) such products are at all times during normal business hours offered for sale by retail on the same premises,
  - (ii) not less than 10% of such bakery products are in the ordinary course of business sold by retail on the premises, and
  - (iii) the building or buildings used for such purposes do not occupy more than 650 m<sup>2</sup>;
- b. Chartered banks;
- c. Offices used for business, charitable, religious, political or other purposes;
- d. Offices, surgeries and other establishments used for professional purposes;
- e. Residences, restricted to the second and higher storeys of a building, provided that the entire first storey is used for purposes other than residential;
- f. Transient accommodation and transient accommodation accessory uses;
- g. Rental businesses;
- h. Restaurants;
- i. Retail sales, other than gasoline and automotive fuels;
- j. Theatres, auditoriums, gymnasiums and other places of recreation or worship;
- k. Drycleaning or clothes pressing or both, provided that:
  - (i) the building or part of a building used for this purpose does not comprise more than 279 m<sup>2</sup>,
  - (ii) no clothes are drycleaned or pressed unless they have been delivered to the premises by the customer;
- l. Clubs;
- m. Hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities;
- n. High tech;
- o. Call centre.

None of the aforesaid uses shall be deemed to authorize the carrying on of a service station business.

### 6.19.2 Definitions

Amenities means, for the purposes of this bylaw only,

- a. Retail or restaurant as the principal ground level uses;
- b. A minimum of 45 parking spaces, of which at least 35 must be located underground. The remaining 10 parking spaces may be enclosed within the building provided they are setback a minimum of 6 m from the building street frontage. Of the 45 parking spaces, 2 are permitted to be stacked one behind the other.

### 6.19.3 Density

- c. Floor space ratio (maximum) 3:1
- d. Where all Amenities have been provided the floor space ratio may be increased (maximum) 5.1:1

### 6.19.4 Height

- a. Building height (maximum) 34 m in height

### 6.19.5 Location of Uses

- a. When the Amenities are provided, any other non-residential uses must be located on the second storey of the building.
- b. When the Amenities are provided and non-residential uses are located on the second storey of the building, no residences are permitted on the second storey.

### 6.19.6 Setbacks

- a. Side yard setback from interior lot line (minimum) for buildings having a height of more than 15 m. 4.5 m
- b. Side yard setback from interior lot line (minimum) for buildings having a height of more than 15 m where all Amenities have been provided. 0 m

### 6.19.7 Vehicle Parking and Loading

- a. Where the Amenities are not provided, the following parking regulations apply:

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| (i) Parking – Transient Accommodation    | Premises used for transient accommodation shall be provided with off-street parking spaces for automobiles equal in number to not less than 50% of the number of transient accommodation units thereon. |
| (ii) Parking – Residential Accommodation | Premises used for residential accommodation shall be provided with off-street parking spaces for automobiles equal in number to not less than 70% of the number of dwelling units thereon.              |
- b. Where the Amenities are provided, no additional parking is required.
- c. Loading No off-street loading facilities are required in this zone.

### 6.19.8 Bicycle Parking

- a. Bicycle parking (minimum) Subject to the regulations in Schedule C.