

## PART 6.1 – C-2 ZONE, COMMERCIAL DISTRICT

### Uses

1. The following uses are permitted:
  - (a) the uses permitted in the R-3 Zone, Multiple Dwelling District (Part 3.3), subject to the regulations applicable to that Zone;
  - (b) the sale by retail or wholesale of bread, cakes and other bakery products and the baking of such products provided that:
    - (i) there is a retail outlet for the sale of the said products on the premises;
    - (ii) not less than 10% of the products manufactured or sold on the premises are sold by retail on the premises; and
    - (iii) the area of the lot used for this purpose does not exceed 651 m<sup>2</sup>;
  - (c) chartered banks;
  - (d) businesses;
  - (e) the professions;
  - (f) mixed commercial and residential uses in buildings, the ground floor of which shall be restricted to commercial uses of the kind otherwise permitted in this Part and the storeys above the ground floor of which are used for residential purposes;
  - (g) transient accommodation and transient accommodation accessory uses;
  - (h) hospitals for small domestic animal pets;
  - (i) printing and publishing;
  - (j) quick freeze locker plants, in which space is rented to the public for private purposes only;
  - (k) the sale by retail of all commodities except gasoline;
  - (l) restaurants;
  - (m) storage garages used only for the storage of motor vehicles;
  - (n) theatres and places of amusement;
  - (o) dry cleaning or clothes pressing, or both in buildings which do not occupy more than 280 m<sup>2</sup> of floor space and are used or intended to be used for the purpose of dealing directly with members of the public served thereby;
  - (p) social clubs;
  - (q) wholesale businesses, occupying not more than 930 m<sup>2</sup> of floor space on a lot not exceeding 558 m<sup>2</sup> in area;
  - (r) housekeeping apartment buildings, boarding houses and rooming houses, subject to and in accordance with the regulations specified for multiple dwellings in Part 3.3 as to height of buildings, site coverage, open site space, landscaping of open sites, restriction of the number of buildings on one lot, street setbacks, and street setbacks for canopies and steps.
2. Notwithstanding anything to the contrary contained in Section 1, no service stations are permitted in this Zone.

### Height

3. No building shall be constructed or extended to exceed the following height limitations:
  - (a) 10 m at all lot lines bordering a street.

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- (b) For each 5 cm by which the height exceeds 10 m, that portion of the building which exceeds 10 m in height shall be set back 1 cm from all lot lines bordering a street.
- (c) No building shall exceed 43 m in height.

### Rear Yard and Loading Space

- 4. In respect of any building hereafter erected, or where alterations are made to an existing building to permit a change in use of the building, on any lot at the rear of which there is a lane not less than 4 m in width, there shall be provided within the lot and connected by adequate access to the lane, a loading or unloading space sufficient in area to enable the loading and unloading to be done entirely within the lot.
- 5. The loading space referred to in the preceding Section may be either a loading area or loading bay within the building or yard at the side or rear of the building, which yard may be covered and shall be at least 7.5 m in least dimension.
- 6. Where there is no lane, loading space as described in the preceding sections shall be provided, but in such case the loading space shall be connected by a passage or access yard not less than 3 m in width to the street on which the building site abuts; provided, however, that two adjoining lots may be served by a single access yard subjected to an agreement as to the joint use and maintenance of the yard, registered against the titles to the said lots in the Land Titles Office.

### Side Yards

- 7. No side yard is necessary, but where it is provided its width shall be at least 2.4 m.

### Inner and Outer Courts

- 8. The least horizontal dimension of any inner court shall be not less than  $\frac{1}{2}$  of the height of such court.
- 9. The least width of any outer court shall not be less than its length and shall not be less than  $\frac{1}{3}^{\text{rd}}$  of the height of such court, provided that it not exceed the length, nor shall the length of the side walls forming such court be more than the height of such walls.

### Minimum Site Area

- 10. The minimum site area of any lot used or intended to be used for a housekeeping apartment building boarding house or rooming house shall be 557 m<sup>2</sup> with an average width of not less than 18 m.

### Floor Area

- 11. No housekeeping unit in a housekeeping apartment building shall have a floor area of less than 23 m<sup>2</sup> reckoned exclusively of the width or thickness of the exterior walls of the housekeeping unit and of the floor area or areas of any and all balconies.

12. No sleeping unit in a new boarding house or new rooming house shall have a floor area of less than 19 m<sup>2</sup> reckoned exclusively of the width or thickness of the exterior walls of the sleeping unit and of the floor area or areas of any and all balconies.

### **Plumbing Units**

13. There shall be not less than one complete plumbing unit, comprising one water closet, one wash basin and one bathtub or shower, for every two housekeeping units in a new housekeeping apartment building, and for every three sleeping units in a new rooming house or new boarding house.

### **Floor Space Ratio**

14. No building shall have a floor space ratio in excess of 3.0:1.

Note: Parking – for requirements see Schedule “C”.