

PART 6.4 – CA-1 ZONE, PANDORA AVENUE SPECIAL COMMERCIAL DISTRICT

- Uses 1 The following uses are permitted:
- (a) bakeries used principally for the retail sale of bakery products sold from the premises;
 - (b) business and professional offices;
 - (c) financial institutions including chartered banks, credit unions, trust, insurance and mortgage companies;
 - (d) stores and shops for the retail sale of goods, wares and merchandise;
 - (e) restaurants and coffee shops;
 - (f) personal services, including barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair, and small animal services;
 - (g) rental of tools and appliances, excluding tools and appliances upon which an operator is carried, other than a lawnmower;
 - (h) institutions of a religious, charitable or philanthropic character;
 - (i) cultural facilities including museums, galleries and exhibits;
 - (j) service and fraternal organizations;
 - (k) gymnasia;
 - (l) launderettes and drycleaning operations used or intended to be used for the purposes of dealing with the public served thereby;
 - (m) commercial/residential buildings, provided that the ground floors are not used for residential purposes;
 - (n) hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities;
 - (o) transient accommodation;
 - (p) high tech;
 - (q) call centre.

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| Height of Building | 2 | (a) No <u>building</u> shall exceed 15.5m in <u>height</u> . |
| | | (b) For the purposes of this Section, height shall mean the distance measured by a straight line vertically between the highest point of the highest part of the <u>building</u> (not being a chimney, elevator housing, or like structure that does not form an integral part of the <u>building</u>) and that certain point directly below such highest point which is at <u>grade</u> . |
| Floor Space Ratio | 3 | No <u>building</u> shall have a <u>floor space ratio</u> in excess of 2.0:1. |
| Street Setback | 4 | No part of any <u>building</u> not wholly below finished ground level except roof projections, entrance canopies, steps, <u>balconies</u> , and lawful signs shall be nearer to any <u>street</u> than a horizontal distance of 3m. |
| Other Setbacks | 5 | No part of any <u>building</u> not wholly below finished ground level shall be nearer than 3m to any boundary of a <u>lot</u> , other than the <u>street</u> frontage unless the entire wall of such <u>building</u> facing such boundary is at such boundary. |
| Landscaping | 6 | (1) The area of any <u>lot</u> lying between any <u>street</u> and any <u>building</u> shall be landscaped except that portion used for the movement of any motor vehicle; |
| | | (2) Where the area of any <u>lot</u> is used for parking, the area of the <u>lot</u> within 3m of any <u>street</u> shall be landscaped. |
| Parking | 7 | The number of parking spaces required shall be as follows: |
| | | (a) residential – 0.55 space per accommodation dwelling unit; |
| | | (b) other uses – 50% of the requirements laid down in Schedule “C”. |