

PART 6.82 – CA-71 ZONE, OLD TOWN (615 FORT STREET) OFFICE DISTRICT

6.82.1 Definitions

For the purposes of this part 6.82 only, “community amenities” means all of the following:

- a. a contribution of \$57,373.31 to the Downtown Core Area Public Realm Improvement Fund;
- b. a contribution of \$19,124.44 to the Downtown Heritage Buildings Seismic Upgrade Fund;
- c. at least 75% of the total floor area of a building in this Zone is provided exclusively for office use.

6.82.2 Permitted Uses in this Zone

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

- a. The production and sale of bread, cakes and other bakery products provided that:
 - i. the products are offered for sale by retail from the same premises during normal business hours,
 - ii. not less than 10% of the bakery products are in the ordinary course of business sold by retail on the premises, and
 - iii. the buildings used for these purposes do not occupy more than 650m² ;
- b. Financial institutions;
- c. Offices used for business, charitable, religion, 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 if the entire first storey is used for the purposes other than residential;
- f. Trades requiring artisan skills, but not offensively dirty or noisy in their operation including, without limiting this generality, leatherwork, jewelry, weaving, metal sculpture, seamstress work, tailoring, ceramics, stained and beaded glass work and all forms of graphic art;
- g. Transient accommodation and transient accommodation accessory uses;
- h. Retail sales except gasoline and automotive fuel;
- i. Theatres, auditoriums, gymnasiums and other places of recreation or worship;
- j. Drycleaning or clothes pressing or both, provided that:
 - i. the building or part of the building used for this purpose does not comprise more than 279m² , and

- ii. no clothes are drycleaned or pressed unless they have been delivered to the premises by the customer;
- k. Restaurants;
- l. Clubs;
- m. Hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities;
- n. High tech;
- o. Call centre.

6.82.3 Location of Permitted Uses

The uses permitted under 6.82.2 (c), (d), (l) and (m) may not occupy any floor space within 6m of the front of any building at street level along Fort Street.

6.82.4 Lot Area, Lot Width

- a. Lot area (min.) 936m² in lot area
- b. Lot width (min.) 32m average lot width

6.82.5 Density

- a. Floor space ratio (max.) 3:1
- b. Despite 6.82.5 (a.), where all community amenities have been provided, the floor space ratio may be increased (max.) 3.38:1

6.82.6 Setbacks, Projections

- a. Front yard setback (Fort Street) (min.) 0m
- b. Rear yard setback (south) (min.) 0m
- c. Side yard setback (east) (min.) 0m
- d. Side yard setback (west) (min.) 0m

6.82.7 Height

Building height (max.) 15m

6.82.8 Vehicle Parking

Vehicle parking (min.) One parking space shall be provided for each 95m² of office use, where the office use exceeds 2850m².

Except as provided above, no off-street parking or loading spaces are required.

6.82.9 Bicycle Parking

Bicycle parking (min.) Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part.

Class 2 stalls are not required.