

## PART 6.83 - CA-72 ZONE, FORT STREET COMMERCIAL – RESIDENTIAL DISTRICT

### 6.83.1 Definitions

In this Part a “live/work dwelling unit”, means a self-contained dwelling unit in which there are not more than 2 persons engaged in any of the following uses:

- a. Artist studio
- b. High Tech
- c. Offices
- d. Personal Service
- e. Making, processing and assembly of products on a small scale

and at least one of those persons resides in the self-contained dwelling unit where the use they engage in is carried on.

### 6.83.2 Permitted Uses in this Zone

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

- a. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- b. Business and professional office
- c. Financial institutions, including but not limited to chartered banks, credit unions, trust, insurance and mortgage companies
- d. Stores and shops for the sale of goods
- e. Restaurants and coffee shops
- f. Personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewellery repair and veterinary care for small animals by a registered veterinarian without overnight boarding
- g. Cultural facilities including museums, galleries and exhibits
- h. Gymnasia
- i. Launderettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- j. Multiple dwelling
- k. Live/work dwelling units to a maximum of two units
- l. Studios
- m. High tech
- n. Public Building
- o. Home occupation subject to the regulations in Schedule “D”

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### 6.83.3 Siting of Permitted Uses

- a. The uses permitted under 6.83.2(b) “business and professional offices”, (c) “financial institutions” and (h) “gymnasia” shall not occupy floor space within 6m of the front of the building on the first storey
- b. Dwelling units may only be located on the second or higher storeys of a building except for up to two live work/dwelling units that must be located on the first storey of a building
- c. All of the uses described in part 6.83.1(a), (c), (d), (e), (f), (g), (h), (i), (k), and (l) must be located on the ground floor of any building subject to the provisions in part 6.83.3(a)

### 6.83.4 Floor Area, Floor Space Ratio

- |   |                      |
|---|----------------------|
| a. Site <u>area</u> (minimum)                                 | 1890m <sup>2</sup>   |
| b. Floor <u>area</u> , of all floor levels combined (maximum) | 7350.0m <sup>2</sup> |
| c. <u>Floor space ratio</u> (maximum)                         | 3.9:1                |

### 6.83.5 Height

- |                                     |       |
|-------------------------------------|-------|
| a. <u>Building height</u> (maximum) | 23.7m |
|-------------------------------------|-------|

### 6.83.6 Site Coverage, Open Site Space

- |                                     |       |
|-------------------------------------|-------|
| a. <u>Site Coverage</u> (maximum)   | 89.0% |
| b. <u>Open site space</u> (minimum) | 8.0%  |

### 6.83.7 Vehicle and Bicycle Parking

- |  |   |
|--|---|
| a. Vehicle parking   | Subject to the regulations in Schedule “C” except as modified by the regulations in this part |
| b. Total number of parking spaces (minimum), notwithstanding any other regulation in this part | 55 spaces   |
| c. Residential (minimum)   | 0.5 spaces per <u>dwelling unit</u>   |
| d. Commercial (minimum)  | 4 spaces  |
| e. Visitor Parking (minimum)   | 5 spaces  |
| f. Bicycle parking (minimum)   | Subject to the regulations in Schedule “C”  |