

PART 6.88, CA-76 ZONE, FORT STREET COMMERCIAL AND CULTURAL FACILITY DISTRICT

6.88.1 Permitted Uses in this Zone

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

- a. cultural facility including museums, galleries, commercial exhibits, and theatres, restricted to not more than 80 seats
- b. artist studios
- c. public building
- d. retail sales
- e. restaurants, restricted to not more than 30 seats
- f. business and professional offices
- g. accessory buildings subject to the regulations in this Part 6.88

6.88.2 Lot Area

<u>Lot area</u> (minimum)	1245.00m ²
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6.88.3 Floor Space Ratio

<u>Floor space ratio</u> (maximum)	1:1
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6.88.4 Height, Storeys

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|---|-------|
| a. Principal <u>building height</u> (maximum) | 9.00m |
| b. <u>Storeys</u> (maximum) | 2 |

6.88.5 Setbacks

Minimum setbacks for principal building, calculated from building wall:

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|--------------------------|--------|
| a. <u>Front yard</u> | 4.90m |
| b. <u>Rear yard</u> | 6.40m |
| c. West <u>side yard</u> | 12.50m |
| d. East <u>side yard</u> | 1.60m |

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6.88.6 Site Coverage, Open Site Space

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| a. <u>Site coverage</u> (maximum) | 45% |
| b. <u>Open site space</u> (minimum) | 55% |

6.88.7 Accessory Buildings

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|---|--------------------------------------|
| a. Location | <u>rear yard</u> or <u>side yard</u> |
| b. Number of <u>accessory buildings</u> (maximum) | 2 |
| c. Floor <u>area</u> , of all floors combined, for each <u>accessory building</u> (maximum) | 55m ² |
| d. <u>Height</u> (maximum) | 3.5m |
| e. <u>Rear yard setback</u> (minimum) | 0.60m |
| f. <u>Side yard setback</u> (minimum) | 0.28m |
| g. <u>Roof deck</u> | Not permitted |

6.88.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | 1 stall |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |