

**PART 6.8 - CA-4 ZONE, CENTRAL AREA COMMERCIAL OFFICE DISTRICT**

Permitted Uses

1. The following uses are permitted:
  - (a) the production and sale of bread, cakes and other bakery products provided that:
    - (i) such products are at all times during normal business hours offered for sale by retail on the same premises;
    - (ii) not less than 10% of such bakery products are in the ordinary course of business sold by retail on the premises; and
    - (iii) the building or buildings used for such purposes do not occupy more than 650m<sup>2</sup>;
  - (b) chartered banks;
  - (c) offices used for business, charitable, religious, 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, provided that the entire first storey is used for purposes other than residential;
  - (f) transient accommodation and transient accommodation accessory uses;
  - (g) rental businesses;
  - (h) restaurants;
  - (i) retail sales, other than gasoline and automotive fuels;
  - (j) theatres, auditoriums, gymnasiums and other places of recreation or worship;
  - (k) drycleaning or clothes pressing or both, provided that:
    - (i) the building or part of a building used for this purpose does not comprise more than 279m<sup>2</sup>;
    - (ii) no clothes are drycleaned or pressed unless they have been delivered to the premises by the customer;

- (l) clubs;
  - (m) hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities.
  - (n) high tech;
  - (o) call centre
- 2 None of the aforesaid uses shall be deemed to authorize the carrying on of a service station business.
- Height 3 No building shall be constructed or extended to exceed the following height limitations:
- (a) 10 metres at all lot lines bordering a street.
  - (b) For each 5 cm by which the height exceeds 10m, that portion of the building which exceeds 10m in height shall be set back 1 cm from all lot lines bordering a street.
  - (c) No building shall exceed 43m in height.
- Floor space Ratio 4 The floor space ratio of a building shall not exceed 3 to 1.
- Setbacks 5 No building having a height of more than 15m shall be erected or used unless it has a side yard not less than 4.5m in width.
- Parking and Loading 6 No off-street parking facilities are required with the exception of:
- (i) premises used for transient accommodation, which premises shall be provided with off-street parking units for automobiles equal in number to not less than 50% of the number of transient accommodation units thereon; and
  - (ii) premises used for residential accommodation, which premises shall be provided with off-street automobile parking units equal in number to not less than 70% of the number of dwelling units thereon.
- 7 No off-street loading facilities are required in this zone.