

PART 6.92 – CA-78 ZONE, CENTRAL AREA (GARESCHE) DISTRICT

6.92.1 Permitted Uses in this Zone

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

- a. Uses permitted in the CA-4 Zone, Central Area Commercial District, except transient accommodation and transient accommodation accessory use.
- b. Except as provided in this Part 6.92, the regulations in the CA-4 Zone, Central Area Commercial District apply in this Zone.

6.92.2 Community Amenities

The following must be provided as a condition of additional density pursuant to Part 6.92.4:

- a. Rehabilitation of the existing building on the lands in accordance with the heritage conservation plan in Schedule B of the restrictive covenant registered against title to the lands pursuant to section 219 of the Land Title Act; and
- b. Provision of a housing agreement pursuant to section 483 of the Local Government Act to require that all residential dwellings are to be used and occupied only as rental units in perpetuity.

6.92.3 Lot Area

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 668m ² |
| b. <u>Lot width</u> (minimum) | 18m |

6.92.4 Floor Area and Additional Density

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|---|--------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided, referred to in Part 6.92.2 | 3.0:1 |
| b. <u>Floor Space Ratio</u> (maximum) where the community amenity has been provided, referred to in Part 6.92.2 | 4.35:1 |

6.92.5 Height

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|---|-----|
| a. Principal <u>building height</u> (maximum) | 43m |
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6.92.6 Setbacks

- a. No side yard setbacks are required

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6.92.7 Vehicle and Bicycle Parking

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| a. Vehicle Parking | Not required |
| b. Bicycle parking Class 1(minimum) | Subject to the regulations in Schedule “C” |
| c. Bicycle parking Class 2(minimum) | Not required |

(Bylaw 17-010 adopted April 13, 2017)