

16.2 COMMERCIAL DISTRICT 3.2 (CD3.2)

16.2.1 PERMITTED USES

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|-----------------------------------|--|
| <i>Business Office</i> | <i>Personal Service Shop</i> |
| <i>Child Care Centre</i> | <i>Place of Entertainment and Recreation</i> |
| <i>Commercial School</i> | <i>Place of Worship</i> |
| <i>Food Outlet - Take-Out</i> | <i>Professional Studio</i> |
| <i>Hotel</i> | <i>Public Hall</i> |
| <i>Medical Office</i> | <i>Repair Shop - Light</i> |
| <i>Medical Appliance Facility</i> | <i>Restaurant</i> |
| <i>Micro-Brewery</i> | <i>Retail Store</i> |

Dwelling Units in a Combined Use Building with any one or more of the above uses

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|-------------------------------|----------------------------------|
| <i>Double Duplex Dwelling</i> | <i>Residential Care Facility</i> |
| <i>Duplex Dwelling</i> | <i>Semi-Detached Dwelling</i> |
| <i>Lodging House</i> | <i>Townhome Dwelling</i> |
| <i>Multiple Dwelling</i> | |

- Existing Funeral Establishment*
- Existing Gas Bar*
- Existing Service Station*

Any use accessory to any of the above, including a *Caretaker's Residence*. An *Outdoor Storage Yard* is prohibited.

16.2.5 PROVISIONS

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| .1 | Lot Frontage – minimum | 15.0 m |
| .2 | Lot Area – minimum | |
| | For a <i>building</i> containing only non-residential uses: | 400.0 m ² |
| .4 | Building Height – maximum | |
| | a) For the block bounded by Ouellette Avenue, Erie Street, Goyeau Street and Elliott Street: | 55.0 m |
| | b) For any other area: | Equal to the length of the longest <i>exterior lot line</i> |
| .8 | Landscaped Open Space Yard – minimum | 30.0% of <i>lot area</i> |
| .10 | Gross Floor Area – Total – maximum | |
| | Within the same <i>building</i> , for a <i>Retail Store</i> , <i>Personal Service Shop</i> , <i>Repair Shop – Light</i> , or any combination thereof | 250.0 m ² |
| .11 | Gross Floor Area Ratio – maximum | 4.5 |
| .15 | For a <i>Combined Use Building</i> , all <i>dwelling units</i> , not including entrances thereto and a <i>Caretaker's Residence</i> , shall be located above the non-residential uses. | |
| .17 | Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited. | |

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16.2 COMMERCIAL DISTRICT 3.2 (CD3.2) – continued**16.2.5 PROVISIONS (continued)**

- .20 Building Setback – minimum –
- a) From an *exterior lot line*: 6.0 m
 - b) From an *exterior lot line* abutting Pelissier Street or Dufferin Place for that part of the building having a *building height* of more than 12.0 m: 18.0 m
 - c) From an *interior lot line* where a habitable room window faces the *interior lot line* for that part of the *building* having a *building height* of 12.0 m or less: 6.0 m
 - d) From an *interior lot line* where a habitable room window faces the *interior lot line* for that part of the *building* having a *building height* of more than 12.0 m: 11.0 m
 - e) From an *interior lot line* where a habitable room window does not face the *interior lot line* for that part of the *building* having a *building height* of 12.0 m or less: 3.0 m
 - f) From an *interior lot line* where a habitable room window does not face the *interior lot line* for that part of the *building* having a *building height* of more than 12.0 m: 25.0% of building height
- .50 Any new *building* or *structure* shall be erected on a *through lot*, except that where a *lot* is not a *through lot*, one *accessory building* or one *accessory structure* having a maximum *gross floor area* of 40.0 m² may be erected on such lot.
- .60 Dwelling Unit Density - maximum *dwelling units* per hectare:
- a) *Lot Frontage* of less than 30.0 m: 100
 - b) *Lot Frontage* of 30.0 m or more but less than 45.0 m: 230
 - c) *Lot Frontage* of 45.0 m or more but less than 60.0 m: 280
 - d) *Lot Frontage* of 60.0 m or more: 330
 - e) Where both the *landscaped open space yard* is greater than 40% of the *lot area* and the *lot frontage* is more than 30.0 metres, the maximum *dwelling units* per hectare may be increased by 15%.
- .70 Notwithstanding Sections 16.2.5.1 to 16.2.5.60, a *Double Duplex Dwelling*, *Duplex Dwelling*, *Semi-Detached Dwelling* or *Townhome Dwelling* shall comply with the appropriate provisions of Section 11.2.5.