

## Specialized Commercial (CBD) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the CBD **Zones**. In these cases, specific CBD Restricted Defined Areas (Specialized CBD **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. CBD.1-1, CBD.2-2, CBD.2-3, etc.).

The CBD **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any CBD Restricted Defined Area.

The following CBD Restricted Defined Areas (Specialized CBD **Zones**) are herein set out:

### 6.3.3.1 Special Central Business District 1 (CBD.1) Zones

#### 6.3.3.1.1 CBD.1-1

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

#### 6.3.3.1.1.1 Regulations

17187

##### 6.3.3.1.1.1.1 Minimum Off-Street Parking

Despite Table 6.3.2, Row 9, properties within the CBD.1-1 **Zone** shall provide **Parking Spaces** in accordance with Section 4.13.4.

##### 6.3.3.1.1.1.2 Maximum Building Height

5 **Storeys** within 15 metres of the **Street Line** to a maximum height of 6 **Storeys** for the remainder of the **Building** or **Structure**.

#### 6.3.3.1.2 CBD.1-2

2 Quebec St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

#### 6.3.3.1.2.1 Regulations

##### 6.3.3.1.2.1.1 Off-Street Parking for Residential Units

Despite Section 4.13.4, the minimum number of off-street **Parking Spaces** required for the residential units existing as of January 1, 1974 shall be 88. Any additional **Dwelling Units** created after January 1, 1974 shall require **Parking Spaces** at the rate of 1 space per **Dwelling Unit**.

6.3.3.1.2.1.2 Maximum **Building Height**  
Despite Section 4.18, no part of any **Building** or **Structure** constructed in the CBD.1-2 **Zone** shall exceed the total height of the **Building** existing as of January 1, 1974, which reaches a height of 369.7 metres above sea level.

6.3.3.1.3 **CBD.1-3**  
7-27 Suffolk St. E.  
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.3.1 Permitted **Uses**

- **Art Gallery**
- **Artisan Studio**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Library**
- **Medical Office**
- **Medical Clinic**
- **Museum**
- **Office Supply**
- **Office**
- **Print Shop**
- **Religious Establishment**
- **Restaurant**
- **School**
  
- Any other commercial establishment where goods or ancillary services are offered at retail or personal services are rendered, except an **Amusement Arcade**, an **Adult Entertainment Parlour**, or a Body-rub Parlour
  
- Glass retail shop and glass repair shop service, including the making of stained glass windows.
  
- **Dwelling Units** may be located jointly with any of the above listed permitted **Uses**, subject to the regulations of Section 4.15.2 in the case of new construction, and subject to the provisions of Section 4.15.2 and 6.3.2.1 in the case of the **Buildings** existing on the date of the passing of this **By-law**.
  
- Maximum of 28 **Dwelling Units** may be located within the **Buildings** which existed in the CBD.1-3 **Zone** on the date of the passing of this **By-law**, with a maximum of 5 of those **Dwelling Units** permitted at the ground floor level.

6.3.3.1.3.2 Regulations

Despite Sections 4 and 6.3.2, any new construction in the CBD.1-3 **Zone** carried out after the passing of this **By-law** shall be in accordance with the following regulations:

6.3.3.1.3.2.1 Minimum **Front Yard**  
3 metres.

6.3.3.1.3.2.2 Minimum **Yard Space**

- a) On the southwesterly boundary – 12.8 metres  
On all other boundaries with private property – 3 metres
- b) Where windows to **Habitable Rooms** of new Residential Units do not open to a public **Street**, a distance of 9 metres is to be maintained between such windows and the adjacent property line.

6.3.3.1.3.2.3 Maximum **Building Height**

Total height of new construction in the CBD.1-3 **Zone** shall not exceed 11 metres.

6.3.3.1.3.2.4 Off-Street Parking

- a) One **Parking Space** per residential unit.
- b) A minimum of 20 **Parking Spaces** for **Uses** other than residential.

Required parking may be located on the surface within the minimum required **Yard** space, but shall not be located on the surface within the minimum required **Setback** area.

6.3.3.1.3.2.5 Despite Sections 4 and 6.3.2, **Use** of the **Buildings** and **Structures** located in the CBD.1-3 **Zone** on the date of the passing of this **By-law** must be in conformity with the following regulation only:

6.3.3.1.3.2.5.1 Minimum Off-Street Parking

A minimum of 11 **Parking Spaces** meeting the requirements of Section 4.13.

6.3.3.1.4 **CBD.1-4**

22 Suffolk St. E.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-Law**.

- 6.3.3.1.4.1 Permitted *Uses*
- ***Artisan Studio***
  - ***Cleaning Establishment***
  - ***Dry Cleaning Outlet***
  - ***Florist***
  - ***Laundry***
  - ***Office***
  - ***Office Supply***
  - ***Personal Service Establishment*** (excluding a barber shop and/or hairdressing establishment)
  
  - ***Accessory Uses*** in accordance with Section 4.23
  - ***Occasional Uses*** in accordance with Section 4.21
- 6.3.3.1.4.2 Regulations
- 6.3.3.1.4.2.1 Minimum Off-Street Parking  
Despite Sections 4.13.3.2, a minimum of 5 ***Parking Spaces***, 3 metres by 6 metres in size, are required within the CBD.1-4 ***Zone***.
- 6.3.3.1.5 **CBD.1-5**  
51-73 Yarmouth St., 58-64 Baker St.  
As shown on Defined Area Map Number 36 of Schedule “A” of this ***By-law***.
- 6.3.3.1.5.1 Permitted *Uses*  
Despite Section 6.3.1, as amended, only the following ***Uses*** are permitted in the CBD.1-5 ***Zone***:
- Apartment Building*** containing a maximum of 72 units
- ***Use*** of ground floor commercial and ***Office*** space, which existed as of January 1, 1985, for any of the permitted ***Uses*** specified for this property in Section 6.3.1 of the Zoning ***By-law***.
  - A parking ***Lot*** providing ***Parking Spaces*** for the occupants of the Apartment units in the permitted ***Apartment Building***.
- 6.3.3.1.5.2 Regulations
- 6.3.3.1.5.2.1 Number of *Parking Spaces*  
Despite Section 4.13.4, the minimum number of ***Parking Spaces*** to be provided for the existing Apartment-commercial-***Office Structure*** in the CBD.1-5 ***Zone*** is 54 ***Parking Spaces***.

6.3.3.1.5.2.2 **Parking Space Size**  
Despite Section 4.13.3.2, as amended, the minimum size for outdoor **Parking Spaces** in the CBD.1-5 **Zone** shall be 2.8 metres by 6 metres.

6.3.3.1.5.2.3 **Parking Aisle Width**  
Where **Parking Spaces** of less than 3 metres width are provided outdoors in accordance with Section 6.3.3.1.5.2.3, the aisles which give access to such **Parking Spaces** shall have a minimum width of 7 metres.

6.3.3.1.5.2.4 **Location of Parking Spaces**  
All **Parking Spaces** required by Section 6.3.3.1.5.2.1 shall be provided in accordance with the regulations set out in Sections 6.3.3.1.5.2.2 and 6.3.3.1.5.2.3 and shall be located within the existing **Building** known as 51-59 Yarmouth Street and 58-64 Baker Street or within 23 metres of that **Building** in a **Zone** which permits a parking **Lot**.

6.3.3.1.6 **CBD.1-6**  
43-45 Macdonell St.  
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.6.1 **Regulations for Dwelling Units Contained Jointly With Permitted Commercial Uses**  
In accordance with Section 4.15.2 and the following:

6.3.3.1.6.1.1 **Off-Street Parking**  
None required.

6.3.3.1.6.1.2 **Spacing of Buildings - Yards**  
Where windows to **Habitable Rooms** do not open onto a public **Street**, a distance of 1.8 metres shall be required between such windows and the adjacent property line.

17682 6.3.3.1.7 **CBD.1-7**  
55 Wyndham Street North  
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.7.1 **Regulations**

6.3.3.1.7.1.1 In addition to the provisions of Section 6.3.2.5, a maximum of four **Licensed Establishments** shall be permitted on property municipally known as 55 Wyndham Street North.

6.3.3.1.7.1.2 One **Licensed Establishment** only is permitted a maximum **Floor Area** of 510 square metres provided the total capacity of such **Licensed Establishment** shall not exceed 190 persons.

19382 6.3.3.1.8 **CBD.1-8**  
148-152 Macdonell Street  
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.8.1 **Permitted Uses**  
In accordance with Section 6.3.1.1

6.3.3.1.8.2 **Regulations**  
In accordance with the provisions of Section 6.3.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

6.3.3.1.8.2.1 **Building Height**  
Notwithstanding the provisions of Table 6.3.2, Row 8, the maximum permitted **Building Height** shall be 18 **Storeys**.

6.3.3.1.8.2.2 **Building Height**  
Notwithstanding the provisions of Table 6.3.2, Row 8, Section 6.3.2.3 shall not be applicable.

6.3.3.1.8.2.3 **Angular Plane**  
Notwithstanding the provisions of Table 6.3.2, Row 8, Section 4.16 shall not be applicable.

20136 6.3.3.1.9 **CBD.1-9**  
45 Yarmouth Street  
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.1.9.1 **Permitted Uses**  
In accordance with the **Uses** permitted by Section 6.3.1.1 of **By-law** Number (1995)-14864, as amended.

6.3.3.1.9.2 **Regulations**  
In accordance with Section 6.3.2 of the **By-law**, with the following exceptions and additions:

6.3.3.1.9.2.1 **Maximum Building Height**  
Despite Table 6.3.2, Row 8 the maximum **Building Height** shall be 12 **Storeys**.

6.3.3.1.9.2.2

**Angular Plane**

Despite Section 4.16.2, a **Building** may be located within the **Angular Planes** applied to the **Streets**, namely Yarmouth Street and Baker Street.

6.3.3.1.9.2.3

**Windows to Habitable Rooms Setback**

Despite Section 6.3.2.1.1, a minimum **setback** of 1.1 metres shall be required between windows to a **Habitable Room** and the adjacent southerly **Lot Line**.

6.3.3.1.9.2.4

**Off-Street Parking**

A minimum of 0.80 **Parking Spaces** per **Dwelling Unit** (including all non-residential units).





6.3.3.2 **Special Central Business District 2 (CBD.2) Zones**

15006 6.3.3.2.1

**CBD.2-1**

97-101, 111-113 Farquhar St., 3-11, 14-34 Neeve St., 108-132, 129-133 Surrey St. E., 150-152 Wellington St. E.

As shown on Defined Area Map Number 37 of Schedule “A” of this **By-law**.

6.3.3.2.1.1 **Regulations**

6.3.3.2.1.1.1 **Minimum Lot Area**  
270 m<sup>2</sup>.

6.3.3.2.1.1.2 **Minimum Lot Frontage**  
9 metres.

6.3.3.2.1.1.3 **Minimum Front and Exterior Side Yard**  
The **Street Line** shall be the **Setback** line except along Wellington Street which will be 15 metres.

6.3.3.2.1.1.4 **Minimum Side Yard**  
1.5 metres.

6.3.3.2.1.1.5 **Minimum Rear Yard**  
10 metres.

6.3.3.2.1.1.6 **Access to Rear Yard**  
Vehicular access to the **Rear Yard** from a public **Street** shall be maintained (in the case of a conversion of an existing **Building** to a commercial **Use**) and shall be provided (in the case of new commercial construction) and such access shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.

6.3.3.2.2 **CBD.2-2**  
27-33 Cardigan St.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

6.3.3.2.2.1 **Permitted Uses**

All **Uses** permitted by Section 6.3.1.2 are permitted within the CBD.2-2 **Zone**, with the following limitations on location:

- Despite Section 6.3.1.2, residential units may be located at the

## G.2-2

main floor level (i.e. on the first **Storey** above the parking).

- Despite Section 6.3.1, a non-residential **Use** is not permitted above the main floor level (i.e. the first **Storey** above the parking).

### 6.3.3.2.2.2 Regulations

#### 6.3.3.2.2.2.1 Building Height

Despite Section 4.18, the maximum elevations for the top of any **Buildings** or **Structures** built in the CBD.2-2 **Zone** shall be as follows:

- a) Main roof and surrounding parapet – 356.6 metres above mean sea level.
- b) Mechanical and elevator penthouses or other rooftop appurtenances – 360.6 metres above mean sea level.

#### 6.3.3.2.2.2.2 Off-Street Parking

Despite Section 4.13.4, a minimum of 0.95 of a **Parking Space** is required for each residential unit constructed in the CBD.2-2 **Zone**.

#### 6.3.3.2.2.2.3 Size of Off-Street Parking Spaces

Despite Section 4.13.3.2, as amended, 90 percent of the required **Parking Spaces** in the CBD.2-2 **Zone** may have a minimum size of 2.75 metres by 6.1 metres. 10 percent of the required **Parking Spaces** in the CBD.2-2 **Zone** may have a minimum size of 2.6 metres by 4.1 metres.

#### 6.3.3.2.2.2.4 Distance from Habitable Room Window to Boundary

The minimum distance from a **Habitable Room** window to the northeasterly boundary of the CBD.2-2 **Zone** (railway and river side) is 4 metres.

#### 6.3.3.2.2.2.5 Minimum Landscaped Open Space

10 m<sup>2</sup> per **Dwelling Unit**.

### 6.3.3.2.3 CBD.2-3

41-47 Norwich St. E.

As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

#### 6.3.3.2.3.1 Permitted Uses

**Apartment Building** within the 2.5 **Storey** red brick **Structure** which existed on the property as of April 7<sup>th</sup>, 1986.

6.3.3.2.3.2 Regulations

6.3.3.2.3.2.1 Density

A maximum of 28 bedrooms until such time as services are available and adequate.

6.3.3.2.3.2.2 Minimum Floor Area per *Dwelling Unit*

- Bachelor or 1 bedroom unit – 37 m<sup>2</sup>
- Unit providing 2 or more bedrooms – 60.5 m<sup>2</sup>

6.3.3.2.3.2.3 Off-Street Parking

A minimum of 29 off-street ***Parking Spaces*** shall be provided in the CBD.2-3 ***Zone***.

6.3.3.2.3.2.4 Special Provision

A stone wall shall be permitted within the ***Front Yard*** area adjacent to Cardigan Street.

6.3.3.2.4 **CBD.2-4**

36 Neeve St

As shown on Defined Area Map Number 37 of Schedule “A” of this ***By-law***.

6.3.3.2.4.1 Permitted ***Uses***

Despite Section 6.3.1.2, no land shall be ***Used*** and no ***Building*** or ***Structure*** shall be erected in the CBD.2-4 ***Zone***, except for the following ***Use***:

- ***Office***

6.3.3.2.4.2 Regulations

6.3.3.2.4.2.1 Off-Street Parking

a) On-site parking – No more than 1 ***Parking Space*** shall be provided.

b) Off-site parking – 2 off-site ***Parking Spaces*** shall be provided on the property described as ***Lot 82***, Registered Plan 113, and known municipally as 72 Neeve Street.

19703 6.3.3.2.5

**CBD.2-5**

150-152 Wellington Street East

As shown on Defined Area Map Number 37 of Schedule “A” of this ***By-law***.

- 6.3.3.2.5.1      Permitted **Uses**  
In accordance with Section 6.3.1.1 of Zoning By-law (1995)-14864, as amended.
- 6.3.3.2.5.2      Regulations  
In accordance with the provisions of Section 4 (General Provisions) and Section 6.3.2 and Table 6.3.2 (Central Business District Regulations) of Zoning By-law Number (1995)-14864, as amended, with the following exceptions:
- 6.3.3.2.5.2.1      Maximum **Building Height**  
18 **Storeys**
- 6.3.3.2.5.2.2      **Front, Rear, Side and Exterior Side Yard Setbacks**  
0 metres
- 6.3.3.2.5.2.3      **Building Coverage**  
100%
- 6.3.3.2.5.2.4      Angular Plane  
Section 4.16 (Angular Planes) shall not be applicable.