

SECTION 21 - CENTRAL BUSINESS DISTRICT COMMERCIAL (C2A) ZONE

21.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Central Business District Commercial (C2A) Zones.

21.2 PERMITTED USES

(a) COMMERCIAL USES

- Animal hospitals in wholly enclosed buildings
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Clinics
- Catering establishments
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Public Libraries
- Public parking garages
- Public parking lots
- Public transportation depots including bus stations and rail stations

- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Studios
- Supermarkets

- Taverns
 - Taxi establishments
 - Undertaking establishments
 - Vehicle sales and rental establishments
 - Video Outlet Sales and Rental Establishments
- (b) Dwelling units
- (c) Uses, buildings and structures accessory to any permitted commercial use.

21.3 REGULATIONS

Minimum Lot Area	no minimum
Minimum Lot Frontage	no minimum
Minimum Front Yard	no minimum
Minimum Interior Side Yard	no minimum except that where an interior side yard abuts a Residential Zone, the minimum interior side yard width shall be 2.5m
Minimum Exterior Side Yard	no minimum
Minimum Rear Yard	4.5m except where any part of the building is used for residential purposes, the minimum rear yard shall be 10m
Maximum Gross Floor Area	no maximum
Maximum Building Height	3 storeys
Parking Exceptions	all lands within the C2A Zone shall be exempted from the parking and loading requirements of this By-law with the exception of buildings containing dwelling units where the provisions of Subsection 18.2(d) shall apply.

21.4 REGULATIONS FOR DWELLING UNITS

The provisions of Subsection 18.2 shall apply.

21.5 REGULATIONS FOR ACCESSORY BUILDINGS

The regulations of Subsection 18.3 shall apply.

21.6 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE CENTRAL BUSINESS DISTRICT COMMERCIAL (C2A) ZONE

C2A-212 (156-1999) 54 Jarvis Street

These lands are zoned “Central Business District Commercial C2A-212 Zone” and all of the provisions that relate to lands zoned “Central Business District Commercial C2A Zone” by this By-law shall apply to those lands zoned “Central Business District Commercial C2A-212 Zone” except that in addition to the permitted uses set out in

Section 21.2(a), these lands may also be used for an amusement machine establishment.

C2A-274 (167-1992) 4002 Erie Road

These lands are zoned " Central Business District Commercial C2A-274 Zone" and all of the provisions that relate to lands zoned " Central Business District Commercial C2A Zone" by this by-law shall apply to those lands zoned " Central Business District Commercial C2A-274 Zone" except that in addition to the permitted uses as set out in Subsection 21.2 (a), an amusement machine establishment with not more than 10 amusement machines is permitted.

C2A-321(H) (22-04) 4020 Erie Road @ Oxford Avenue

These lands are zoned Central Business District Commercial C2A-321(H) and all of the provisions of By-law 129-90 as amended that relate to lands zoned Central Business District Commercial C2A Zone by this by-law shall apply to those lands zoned Central Business District Commercial C2A-321(H) Zone on Schedule A subject to the following special provisions.

- a) That notwithstanding the requirements of subsection 21.2 Permitted Uses the lands shall be limited to a commercial parking lot and an accessory building.
- b) That notwithstanding the requirements of subsection 6.20(I) no part of the parking area other than the point of ingress/egress shall be located closer to any residential zone than 1.8 metres and to any street line closer than 1.0 metres.
- c) That notwithstanding the requirements of subsection 6.20(J) and Schedule D parking stall length shall not be less than 5.8 metres and parking aisle width shall not be less than 5.8 metres.