

22 Covent Market Place



For Lease

Price: \$1345 per month

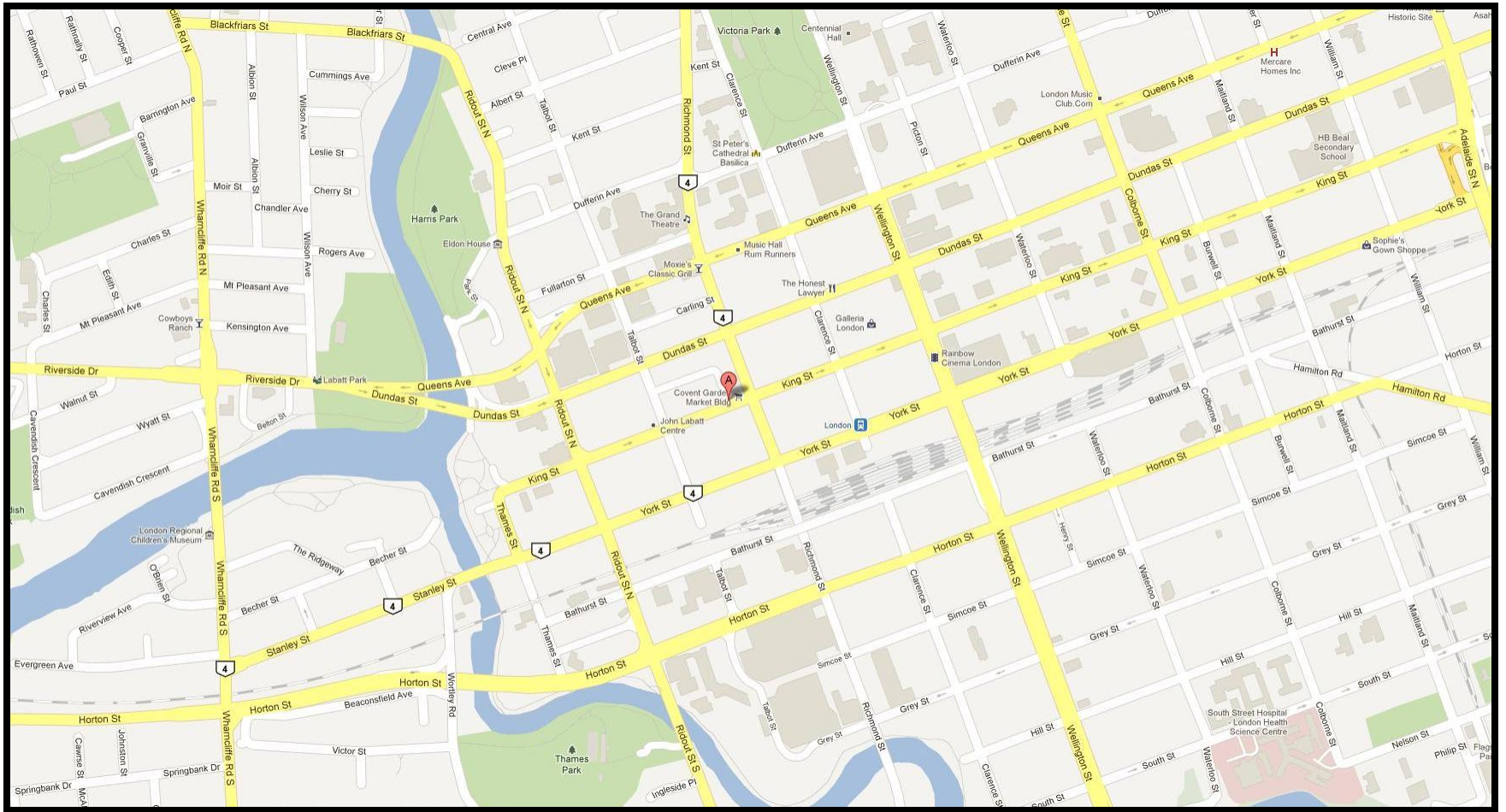
Area: 1200sf

Lease Type: Gross

Zoning: DA 1

Very nicely finished, walk-up office space on the second floor of a mixed use building. Centrally located in the John Labatt Centre block, this office space has a view overlooking the Covent Garden Market. The space was built out as one large office with atrium style windows and a sizeable open area. This space has recently been renovated, has great natural light, and shows really well. It is presently home to a personal training studio but has traditionally been an office use.







SECTION 20

DOWNTOWN AREA (DA) ZONE

20.1 GENERAL PURPOSE OF THE DA ZONE

This Zone provides for and regulates the City's most dominant and intensive commercial business area which serves the City and region. The permitted uses include a full range of commercial, service, and office uses with residential uses permitted above the first floor. Zone variations are established to emphasize the pedestrian-oriented shopping area and to regulate the scale of retail permitted.

The primary difference between the DA1 Zone and the DA2 Zone variation is that the DA1 Zone is applied to main retail shopping area centred along Dundas and Richmond Streets. The DA2 Zone variation is applied to the other peripheral areas of the Downtown and permits ground level office and residential uses.

20.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any DA Zone variation for any use other than the following uses:

1) DA1

The following are permitted uses in the DA1 Zone variation:

- a) (deleted by Z.-1-96435)
- b) [Retail stores;](#)
- c) [Supermarkets;](#)
- d) [Amusement game establishments](#) restricted to locations within shopping centres, entertainment complexes and hotels;
(Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- e) [Apartment buildings](#) with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263)(Z.-1-98618)
- f) [Apartment hotels](#) with rooms restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
(Z.-1-94263) (Z.-1-98618)
- g) [Art galleries;](#)
- h) [Assembly halls;](#)
- i) [Bake shops;](#)
- j) [Churches;](#)
- k) [Clinics;](#)
- l) [Commercial parking structures;](#)
- m) [Commercial recreation establishments;](#)
- n) [Convenience stores;](#)
- o) [Day care centres;](#)
- p) [Dry cleaning and laundry depots;](#)
- q) [Duplicating shops;](#)



- r) [Dwelling units](#) restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- s) [Emergency care establishments](#);
- t) [Film processing depots](#);
- u) [Financial institutions](#);
- v) [Funeral homes](#);
- w) [Group homes type 2](#);
- x) [Hotels](#);
- y) [Institutions](#);
- z) [Laboratories](#);
- aa) [Laundromats](#);
- bb) [Libraries](#);
- cc) [Medical/dental offices](#);
- dd) [Museums](#);
- ee) [Offices](#), with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- ff) [Patient testing centre laboratories](#);
- gg) [Personal service establishments](#);
- hh) [Printing establishments](#);
- ii) [Private clubs](#);
- jj) [Repair and rental establishments](#);
- kk) [Restaurants](#);
- ll) [Restaurants, outdoor patio](#);
- mm) [Schools](#);
- nn) [Senior citizen apartment buildings](#) with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- oo) [Service and repair establishments](#);
- pp) [Service trades](#);
- qq) [Studios](#);
- rr) [Taverns](#);
- ss) [Theatres and cinemas](#);
- tt) [Video rental establishments](#);
- uu) [Lodging house class 2](#); (Z.-1-93172)
- vv) [Place of Entertainment](#).
(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- ww) [Accessory dwelling units](#) restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z.-1-98618)
- xx) [Brewing on Premises Establishment](#);(Z.-1-021027)



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