

400 Adelaide Street North



For Lease

Price: \$800 per month

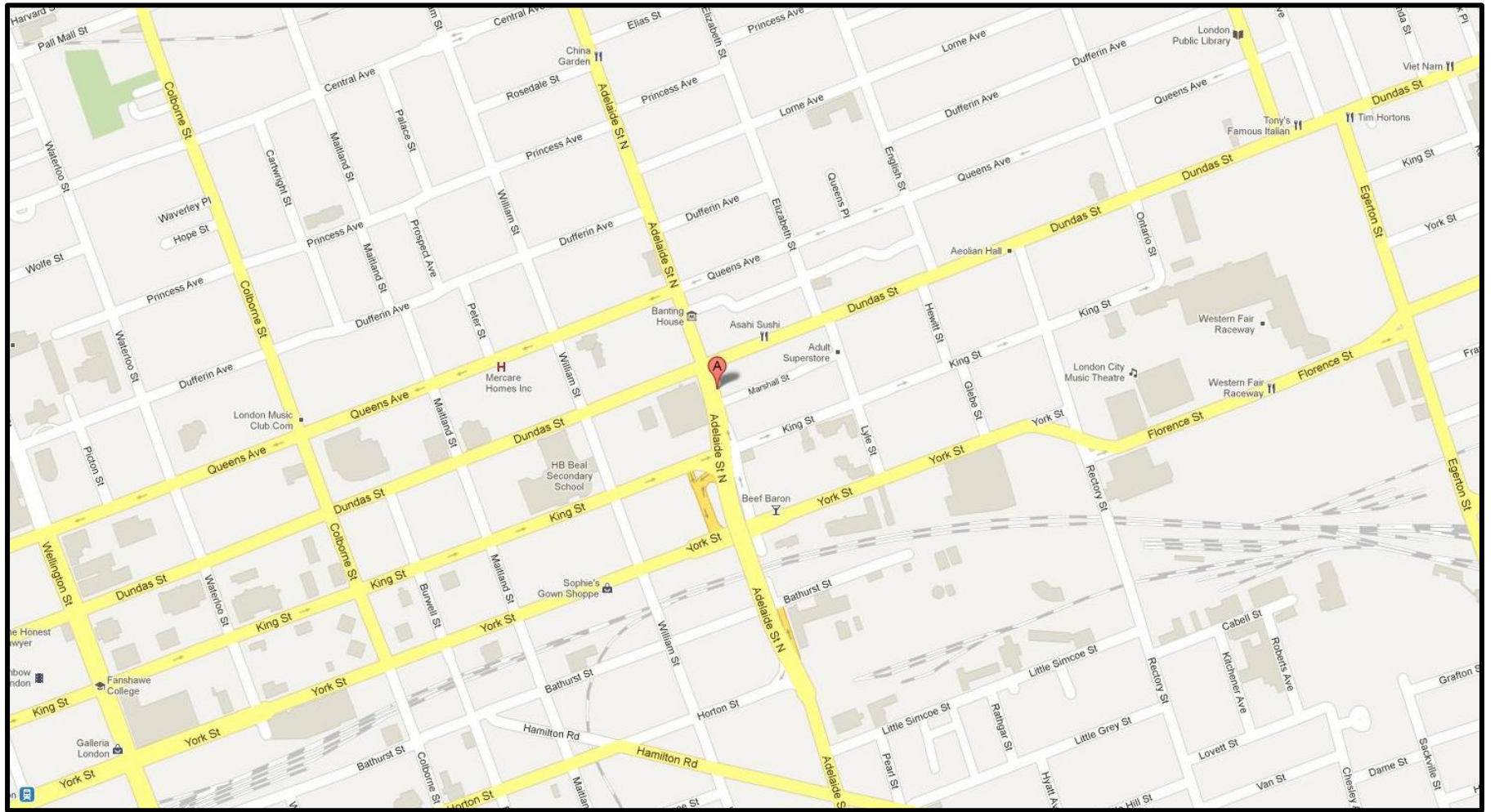
Area: 1500sf

Lease Type: Semi-Gross

Tenant pays separately metered utilities

Zoning: BDC (17)

Large, open space with display windows that promote the entire storefront. The location is ideal, in a busy area near the intersection of Dundas and Adelaide and directly across from the Police Station. This generous and affordable space is great for retail and broad zoning permits a variety of uses. The lease is semi-gross with the tenant paying separately metered utilities and two parking spaces are included in the monthly rent.





SECTION 25

BUSINESS DISTRICT COMMERCIAL (BDC) ZONE

25.1 GENERAL PURPOSE OF THE BDC ZONE

This Zone provides for and regulates a mix of retail, facility, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets or small business areas in rural areas. The uses in this zone, which are intended to provide for the shopping needs of nearby residents, and cater to certain specialty shopping needs, have been differentiated on the basis of their function, intensity and potential impacts. (Z-1-051390)

The BDC Zone variation provides for a wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations. In addition to the uses provided for under BDC an expanded range of uses may be permitted at appropriate locations through the use of other zone variations. (Z-1-051390)

25.2 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 BDC Zone variation for any use other than the following uses:

- 1) BDC

The following uses are permitted in the BDC Zone variation:

- a) [Animal hospitals](#);
- b) [Apartment buildings](#), with any or all of the other permitted uses on the first floor;(Z.-1-94236)
- c) [Bake shops](#);
- d) [Clinics](#);
- e) [Commercial recreation establishments](#);
- f) [Commercial parking structures](#) and/or [lots](#);
- g) [Converted dwellings](#);
- h) [Day care centres](#);
- i) [Dry cleaning and laundry depots](#);
- j) [Duplicating shops](#);
- k) [Emergency care establishments](#);
- l) [Existing dwellings](#);
- m) [Financial institutions](#);
- n) [Grocery stores](#);
- o) [Laboratories](#);
- p) [Laundromats](#);
- q) [Libraries](#);
- r) [Medical/dental offices](#);
- s) [Offices](#);
- t) [Personal service establishments](#);
- u) [Private clubs](#);
- v) [Restaurants](#).(Z.-1-96439); (Z.-1-081795)
- w) [Retail stores](#);



- x) [Service and repair establishments;](#)
- y) [Studios;](#)
- z) (Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 Order Issue Date: June 25, 1998)
- aa) [Video rental establishments;](#)
- bb) [Lodging house class 2](#) (Z.-1-93172)
- cc) [Cinemas;](#)(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- dd) [Brewing on Premises Establishment](#).(Z.-1-021027)
- ee) [Food Store;](#) (Z-1-051390)
- ff) [Animal Clinic;](#) (Z-1-051390)
- gg) [Convenience Store;](#) (Z-1-051390)
- hh) Post Office; (Z-1-051390)
- ii) [Convenience service establishments;](#) (Z-1-051390)
- jj) [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-1-051390)
- kk) [Bed and breakfast establishments;](#) (Z-1-051390)
- ll) [Antique store;](#) (Z-1-051390)
- mm) Police stations; (Z-1-051390)

2) BDC1

The following are permitted uses in the BDC1 Zone variation:

- a) Any use permitted in the [BDC](#) Zone variation;
- b) [Hotels;](#)
- c) [Restaurants](#) (Z-1-051390); (Z.-1-081795)
- d) [Taverns.](#)

3) BDC2

The following are permitted uses in the BDC2 Zone variation:

- a) Any use permitted in the [BDC](#) Zone variation;
- b) [Assembly halls;](#)
- c) [Churches;](#)
- d) [Community centres;](#)
- e) [Funeral homes;](#)
- f) [Institutions;](#)
- g) [Schools.](#)
- h) Fire halls. (Z-1-051390)

17) BDC(17)

a) Permitted Uses:

- i) Any use permitted in the BDC1 and BDC2 Zone variations;
- ii) [Dwelling units](#), [emergency care establishments](#), [lodging house](#) class 2 units and [accessory dwelling units](#) may only be permitted in 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;
- iii) [Theatres](#)

b) Prohibited Uses:

- i) Commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15 metres of Dundas Street;
- ii) Uses with [drive-through facilities](#).



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