

PART 4.15–CR-3M ZONE, COMMERCIAL RESIDENTIAL APARTMENT MODIFIED DISTRICT

- Permitted Uses 1 The following uses are permitted:
- (a) the uses permitted in the R-2 Zone, Two Family Dwelling District, subject to and in accordance with the regulations contained in that zone or incorporated into it by reference from the R1-B Zone, Single Family Dwelling District;
 - (b) multiple dwellings and multiple dwelling accessory uses;
 - (c) commercial-residential buildings, as defined in Section 2;
 - (d) provided they are located in a one-storey building or the ground floor of a commercial-residential building:
 - (i) business offices;
 - (ii) professional businesses;
 - (iii) retail stores;
 - (iv) restaurants;
 - (v) theatres
 - (vi) clubs for social or recreational purposes;
 - (vii) bakeries, if all of the products baked or prepared are sold or intended to be sold by retail from the premises;
 - (viii) laundrettes, provided they are used or intended for use solely by the public for the purpose of laundering clothes or other fabrics upon payment of a fee or other charge;
 - (ix) attended coin-operated drycleaning plants where
 - (a) facilities for the drycleaning of clothes and other fabrics are provided;
 - (b) the facilities consist entirely of coin-operated machines;
 - (c) members of the public are invited or admitted for the purpose of using the facilities;
 - (d) at least one person having charge of the management or control of the facilities is in attendance at all times when the facilities are open to the public;

- (x) drycleaning or clothes pressing establishments, or both which:
 - (a) do not occupy in excess of 278m² of floor space, and
 - (b) are used or intended to be used for the purpose of dealing directly with the members of the public served thereby.

(e) high tech;

(f) call centre.

Commercial-Residential Building	2	In this Part, “commercial-residential” <u>building</u> means a <u>building</u> , the ground floor of which is used solely for one or more of the uses set out in paragraph 1(d), and the floors above the ground floor are used solely for residential purposes.
Density	3	The maximum <u>floor space ratio</u> for each <u>lot</u> shall be 1.0:1, provided that in calculating the <u>floor space ratio</u> , the <u>total floor area</u> shall include the <u>areas</u> of all floors, the ceiling above which is above <u>grade</u> , but shall not include floors used for off-street parking where that parking is required by this bylaw.
Street Right-of-Way	4	No “commercial-residential” or commercial building shall be erected or used unless the <u>street</u> rights-of-way adjoining the <u>lot</u> are at least 15m wide.
Minimum Apartment Size	5	Each <u>dwelling unit</u> shall have a floor area of at least 33m ² measured from the interior wall surfaces, excluding balconies.
Height	6	The <u>height</u> of a <u>building</u> shall not exceed 10.7m or 3 <u>storeys</u>
Street Setbacks for Building With Non-Residential Uses	7	No part of any <u>building</u> containing non-residential uses that is not located wholly below the finished ground level (except roof projections, upper floor bay windows, entrance canopies, steps, balconies and lawful signs) shall be nearer to any <u>street</u> than a horizontal distance of: <ul style="list-style-type: none"> (a) 3m for a <u>street</u> front for the first <u>storey</u> and 6m for upper <u>storeys</u>; or (b) 2.4m for other <u>streets</u>.

Interior Side Setbacks For Buildings With Non-Residential Uses	8	<p>No part of any <u>building</u> containing non-residential uses that is not located wholly below the finished ground level shall be nearer to any side <u>boundary</u> with another <u>lot</u> than the horizontal distance outlined below:</p> <p>(a) if the adjacent <u>lot</u> is used or intended for solely residential uses, the distance shall be one-quarter of the building <u>height</u> or 2.5m whichever is greater; or</p> <p>(b) for other <u>lots</u> the distance shall be 2.4m or greater or nil.</p>
Rear Setbacks for Buildings with Non-Residential Uses	9	<p>No part of any <u>building</u> containing non-residential uses that is not located wholly below the finished ground level (except roof projections, entrance canopies or steps) shall be nearer to any rear <u>boundary</u> than a horizontal distance of 6m.</p>
Street Setbacks for Apartment Buildings	10	<p>No part of a <u>multiple dwelling</u> that is not located wholly below the finished ground level (except roof projections, bay windows, entrance canopies, steps, balconies and lawful signs) shall be nearer to any <u>street</u> than a horizontal distance of:</p> <p>(a) 6m for a <u>street</u> frontage;</p> <p>(b) one-half the <u>building height</u> or 2.4m whichever is greater, for other <u>streets</u>.</p>
Interior Setbacks for Apartment Buildings	11	<p>No part of any <u>multiple dwelling</u> that is not located wholly below the finished ground level (except roof projections, entrance canopies or steps) shall be nearer to any <u>boundary</u> with another <u>lot</u> than a horizontal distance of one-half the <u>building height</u> or 3m, whichever is greater.</p>
Outside Storage	12	<p>(1) Except within a <u>building</u> as permitted by law, no commodity, merchandise, stock in trade or other material or thing related to any commercial use shall be stored or displayed at any place within the <u>setback area</u>.</p> <p>(2) Subsection (1) does not apply to outdoor seating for a <u>restaurant</u> or displays for florists and green grocers.</p>
Parking	13	<p>Parking, other than an enclosed parking space, shall be sited within the <u>rear yard</u> subject to the landscaping requirements for side <u>street setbacks</u>.</p>

Landscaping of Front And Side Street Setbacks	14	All that portion of the <u>lot</u> lying between any <u>building setback</u> line and the <u>street</u> or <u>streets</u> bounding the <u>lot</u> shall be graded and landscaped, provided that this section shall not apply to any portion of the <u>lot</u> that is used or intended to be used only for the movement of motor vehicles.
Off-site Parking	15	Required parking may be provided on a different <u>lot</u> from the <u>lot</u> on which the <u>building</u> to which they appertain is located, provided that: (a) the <u>lot</u> on which the parking spaces are located is not more than 125m distant from the <u>lot</u> on which the <u>building</u> is located; (b) the <u>lot</u> on which the parking spaces are located lies within the same CR-3M zoned area as the <u>lot</u> on which the <u>building</u> is located; (c) the <u>lot</u> on which the parking spaces are located has registered against its title an easement providing for the parking requirements, in favour of the <u>lot</u> on which the <u>building</u> is located; and (d) there is registered a covenant in favour of the City restricting the use of the easement area on the servient tenement to parking purposes for as long as the provisions of this Part have application to the dominant tenement.

Note: For parking requirements, see Schedule "C"