

**PART 4.62 - CR-NP ZONE, NORTH PARK COMMERCIAL RESIDENTIAL DISTRICT**

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|------------|---|---|
| Definition | 1 | In this Part, “commercial-residential building” means a <u>building</u> that contains both residential and commercial uses.   |
| Uses       | 2 | <p>The following uses are the only uses permitted in this zone:</p> <ul style="list-style-type: none"> <li>(a) <u>multiple dwellings</u>;</li> <li>(b) <u>multiple dwelling accessory uses</u>;</li> <li>(c) commercial-residential buildings;</li> <li>(d) bakeries;</li> <li>(e) banks and other financial institutions;</li> <li>(f) <u>churches</u> and places of worship;</li> <li>(g) carpet cleaning;</li> <li>(h) dye works;</li> <li>(i) dry cleaning;</li> <li>(j) <u>garage</u>;</li> <li>(k) printing and publishing establishments;</li> <li>(l) quick freeze locker plants;</li> <li>(m) <u>restaurants</u>;</li> <li>(n) trades that require artisan skills and that do not create a nuisance as a result of emitting odours, dust, smoke, gas, noise or effluent, including without limitation: <ul style="list-style-type: none"> <li>(i) leatherwork,</li> <li>(ii) jewellery,</li> <li>(iii) weaving,</li> <li>(iv) metal sculpture,</li> <li>(v) seamstress work,</li> <li>(vi) tailoring,</li> <li>(vii) ceramics,</li> <li>(viii) stained and beaded glasswork,</li> <li>(ix) graphic art;</li> </ul> </li> <li>(o) professional services;</li> <li>(p) offices, excluding those associated with taxi businesses;</li> <li>(q) wholesale sales;</li> <li>(r) retail sales;</li> </ul> |

- (s) service and repair of household goods, electrical devices and small motors;
  - (t) high tech;
  - (u) call centre;
  - (v) accessory uses to the uses set out in paragraphs (d) to (u).
- Height
- 3 The height of a building must not exceed 12 m nor 4 storeys.
- Floor Area
- 4 The floor area of a dwelling unit, measured from interior wall surfaces and excluding balconies, must be at least 33 m<sup>2</sup>.
- Floor space ratio
- 5 Floor space ratio must not exceed 1.5 to 1.
- Siting
- 6 (1) In a commercial-residential building
- (a) commercial, non-residential use may be located only
    - (i) on the first storey if the building does not contain more than 2 storeys,
    - (ii) on the first and second stories if the building contains more than 2 storeys and the third and any additional storey is used solely for residential purposes;
  - (b) multiple dwellings and multiple dwelling accessory uses may be located only above the first storey.
- (2) Permitted commercial uses set out in section 2(d) to (u) may be located in a one-storey building.
- (3) For non-residential use, a loading area must be located
- (a) within a building or in a rear yard;
  - (b) at least 3 m from a street.
- (4) For non-residential use, a lot must contain an access that is
- (a) at least 5 m wide;
  - (b) designed in accordance with sound engineering principles; and
  - (c) located between a street and that lot's loading area.

- (5) For non-residential use, shared access to 2 lots is permitted if the access is
- (a) at least 5 m wide;
  - (b) designed in accordance with sound engineering principles;
  - (c) located between a street and those lots' loading areas; and
  - (d) secured by an easement registered in the Land Title Office.
- Setbacks 7
- (1) The setback must be at least equal to the greater of the following amounts from a rear lot line:
    - (a) 6 m;
    - (b)  $\frac{1}{2}$  of the height of the rear wall of the building to which the setback applies.
  - (2) For the purpose of providing view lines on a corner lot, a building must not be located closer to an intersection of 2 streets than the diagonal line connecting points 3 m from the intersecting point.
  - (3) A setback is not required from
    - (a) a street;
    - (b) an internal boundary.
- Parking 8
- Off-street parking must be located on a lot farther from the front lot line than the front of the building located on the same lot and nearest to that front lot line.
- Loading area 9
- A lot that contains a non-residential use must contain a loading area that is at least 9 m long, 4 m wide, and 4.3 m high.