

PART 4.113 – CR-M-2 ZONE, MENZIES COMMERCIAL RESIDENTIAL 2 DISTRICT

4.113.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Multiple dwelling
- b. Retail
- c. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

4.113.2 Location and Siting of Permitted Uses

- a. Retail must be located on the first storey in those parts of the building that are within 5.50 metres from Menzies Street.
- b. Residential uses are not permitted on the first storey in those parts of a building within 5.50 metres from Menzies Street.

4.113.3 Lot Area

- a. Lot area (minimum) 1244.00m²

4.113.4 Floor Space Ratio

- a. Floor space ratio (maximum) 2.00:1

4.113.5 Height, Storeys

- a. Principal building height (maximum) 14.10m
- b. Storeys (maximum) 4

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4.113.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 4.00m |
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Except for the following maximum projection into the setback:

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| • <u>balcony</u> | 1.80m |
| b. <u>Rear yard setback</u> (minimum) | 10.00m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.00m |

4.113.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

4.113.8 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

[NOTE: The property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N]

Bylaw 25-018 adopted July 10, 2025