

## ▲ 11.2 CMUB – Commercial Mixed Use: Business

### 11.2.1 Purpose

To allow for a range of medium scale commercial, residential and **Mixed-Use Housing** development up to 6 **Storeys** in **Height** to provide employment opportunities, services, retail, and housing at the community level. *(Bylaw 6012)*



### 11.2.2 Permitted Uses

- .1 **Uses** permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<b>Housing</b>		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Mixed-Use Housing	●	
Small Scale Multi-Unit Housing	See 11.2.2.2	
<b>Commercial</b>		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Food and Beverage Service	●	
Grocery Store	●	
Health Service	●	
Home Based Business		●
Hotel	●	
Housing Sales Centre		●
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Major Indoor Entertainment	●	
Minor Indoor Entertainment	●	
Office	●	
Outdoor Sales and Service	●	
Outdoor Vending		●

Use	Principal	Accessory
<i>Commercial continued</i>		
Shopping Centre	●	
Short-term Rental Accommodation		●
Temporary Storage		●
Vehicle Support Service	●	
<i>Industrial</i>		
Indoor Self Storage		●
<i>Community</i>		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	
Minor Utility Services		●

2. Notwithstanding 11.2.2.1, **Small Scale Multi-Unit Housing** is a permitted **Use** on **Lots** that are: *(Bylaw 6012)*
- i. Zoned **CMUB – Commercial Mixed-Use: Business**;
  - ii. Located south of 43 Ave; and
  - iii. Are less than 1,000 m<sup>2</sup> in **Lot Area**.

### 11.2.3 Density of Use

The maximum **Density** is 3.5 **FAR**.

### 11.2.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m<sup>2</sup> (0.5 ac)

Minimum **Lot Width**: 30 m

### 11.2.5 Siting of Buildings

**Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. *(Bylaw 6012)*

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>
<b>Street</b>	1.0 m
<b>Laneway or Alley</b>	1.5 m
<b>Housing-based Lot</b>	1.5 m
<b>Non-housing-based Lot</b>	0.0 m
<b>Party Wall</b>	0.0 m

### 11.2.6 Size of Buildings

- .1 **Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

<b>Type</b>	<b>Maximum Height</b>
<b>Principal Building(s)</b>	30 m (6 <b>Storeys</b> )
<b>Accessory Building(s)</b>	4.5 m

- .2 For the purposes of calculating **Height** in this zone, parking levels below **Finished Grade** will not count as a **Storey**, and up to 2 levels of parking above **Finished Grade** will not count as a **Storey**. (Bylaw 6012)
- .3 For the purposes of calculating **Height** in this zone, rooftop accesses and enclosed storage areas that service rooftop **Common Amenity Areas** will not count as a **Storey**. (Bylaw 6012)

### 11.2.7 Development Regulations

1. **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the left-hand column of the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the right-hand column.

<b>Minimum Landscaping Area</b>	<b>Minimum Common &amp; Private Amenity Area(s)</b>
20%	5 m <sup>2</sup> / bachelor <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom
A minimum of 4 m <sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b> . (Bylaw 6012)	

2. Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 80 m.

3. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*
4. Despite the **Setbacks** specified in Subsection 11.2.5:
  - i. **Surface Parking Lots** and loading, storage, and waste collection areas must not be located between a **Principal Building** and a **Street**. *(Bylaw 6012)*
  - ii. *(Deleted - Bylaw 6012)*
5. *(Deleted – Bylaw 6012)*