

11.3 CMUC – Commercial Mixed Use: Centre

11.3.1 Purpose

To allow for a range of large scale commercial, residential, and **Mixed-Use Housing** development up to 16 **Storeys** in **Height** to provide employment opportunities, services, retail, entertainment, and housing in the City Centre areas.

(Bylaw 6012)



11.3.2 Permitted Uses

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
Housing		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Mixed Use Housing	●	
Commercial		
Accessory Parking		●
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
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 Vending		●
Short-term Rental Accommodation		●
Temporary Storage		●

Community		
Child Care Service	●	
Community Service	●	
Housing Care Centre	●	
Special Event		●
Supportive Housing	●	
Basic Services		
Emergency Services	●	
Essential Utility		●
Health Care Facility	●	

11.3.3 Density of Use

The maximum **Density** is 5.0 FAR.

11.3.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m² (0.5 ac)

Minimum **Lot Width**: 20 m

11.3.5 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*)

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

11.3.6 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.

Type	Maximum Height
Principal Building(s)	60 m (16 Storeys)
Accessory Building(s)	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)*

11.3.7 Development Regulations

- .1 **Lots** in this zone must not exceed the maximum **Site Coverage** indicated in the following table, and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated. *(Bylaw 6012)*

Maximum Site Coverage	Minimum Common & Private Amenity Area(s)
100%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
A minimum of 4 m ² per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks . <i>(Bylaw 6012)</i>	

- .2 Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 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 11.3.5:
- 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)*
- .6 **Small Scale Multi-Unit Housing, Medium Scale Multi-Unit Housing** and/or **Large Scale Multi-Unit Housing** can only be located on the same **Lot** or **Site** as a **Mixed-Use Housing Use** with a minimum of one principal commercial **Use** per **Site** on the following streets: *(Bylaw 6012)*
- i. 30th Ave between 35 St. and 27 St.