

SECTION 8 MIXED USE

No person shall use any lot or construct, alter or use any building or structure in any Mixed Use Zone, except in accordance with Section 8.1 to 8.8 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.19 of this By-law.

8.1 Zone Names and Symbols

Zone Symbol	Zone Name
M1	Medium Density Mixed Use
M2	Medium / High Density Mixed Use
M3	High Density Mixed Use

8.2 Permitted Uses

Uses	Zone		
Animal Care Establishment	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Apartment Building	M1	M2	M3
Car Wash	M1 <sup>(e) (f)</sup>		
Cultural Facility	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Day Care	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Dwelling Unit, Apartment	M1	M2	M3
Dwelling, Detached		M2	
Dwelling, Duplex		M2	
Dwelling, Fourplex	M1	M2	M3
Dwelling, Quadruplex		M2	
Dwelling, Semi-Detached		M2	
Dwelling, Triplex	M1	M2	M3
Emergency Service Facility	M1	M2	M3
Hospital	M1	M2	M3
Hotel / Motel	M1	M2	M3
Long Term Care Facility	M1	M2	M3

Uses	Zone		
Office	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Motor Vehicle Gas Station	M1 <sup>(e)</sup>		
Motor Vehicle Repair Garage	M1 <sup>(e)</sup>		
Place of Assembly/Banquet Hall	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Place of Worship	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Private Road Development	M1	M2	M3
Recreation Facility, Indoor	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Restaurant	M1 <sup>(c)</sup>	M2 <sup>(c) (d)</sup>	M3 <sup>(c) (d)</sup>
Retail Store	M1 <sup>(b)</sup>	M2 <sup>(a)</sup>	M3 <sup>(a)</sup>
School, Elementary	M1	M2	M3
School, Secondary	M1	M2	M3
Service Commercial	M1 <sup>(c)</sup>	M2 <sup>(c) (d)</sup>	M3 <sup>(c) (d)</sup>
Social Service Facility	M1	M2 <sup>(g)</sup>	M3 <sup>(g)</sup>
Theatre	M1	M2 <sup>(d)</sup>	M3 <sup>(d)</sup>
Townhouse	M1	M2	M3
University/College	M1	M2	M3

**8.2.1 Footnotes for Section 8.2 Permitted Uses**

- a) Use is only permitted on the first storey and in a building containing residential dwelling unit(s)
- b) Permitted only in first storey
- c) Permitted above the first storey only in conjunction with the same first storey use
- d) Permitted to a maximum 500 m<sup>2</sup> glfa. Does not apply to Funeral Homes
- e) Not permitted on the same lot with residential uses
- f) Open bay non-automated car washes shall not be permitted.
- g) Permitted to a maximum 1400 m<sup>2</sup> glfa.

### 8.3 Provisions for Stand Alone Residential Buildings in Mixed Use (M1) Zone

Permitted Uses	Lot Area per Dwelling Unit <sup>(e)</sup>		Min. Lot Frontage <sup>(e)</sup>	Yards				Max. No. of Attached Dwelling Units <sup>(e)</sup>	Max. Building Height	Min. Landscaped Open Space
	Min.	Max.		Min. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard			
Dwelling, Triplex	100 m <sup>2</sup>	250 m <sup>2</sup>	16 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	11 m	25%
Dwelling, Fourplex	100 m <sup>2</sup>	250 m <sup>2</sup>	18 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	-	11 m	25%
Townhouse	100 m <sup>2</sup>	250 m <sup>2</sup>	6 m <sup>(b)</sup>	3 m to dwelling / 6 m to garage	6 m	1.2 m <sup>(f)</sup>	3 m to dwelling / 6 m to garage	6	11 m	25%
Private Road Development <sup>(a)</sup>	100 m <sup>2</sup>	250 m <sup>2</sup>	12 m	3 m to dwelling / 6 m to garage	See Section 5.7		3 m	8	11 m	25%
Apartment Building / Long Term Care Facility	100 m <sup>2</sup>	250 m <sup>2</sup>	20 m	6 m	Height of building	3 m	6 m	-	20 m	20%

## 8.4 Provisions for Stand Alone Residential Buildings in Mixed Use (M2) Zone

Permitted Uses	Lot Area per Dwelling Unit <sup>(e)</sup>		Min. Lot Frontage <sup>(e)</sup>	Yards					Max. No. of Attached Dwelling Units <sup>(e)</sup>	Max. Building Height	Min. Amenity Space <sup>(d)</sup>
	Min.	Max.		Min. Front Yard	Max. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard			
Dwelling, Detached	-	165 m <sup>2</sup>	8 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Semi-Detached	100 m <sup>2</sup>	165 m <sup>2</sup>	6.5 m <sup>(b)</sup>	3 m to dwelling/6 m to garage	5 m to dwelling	1.2 m	1 m <sup>(f)</sup>	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Duplex	100 m <sup>2</sup>	165 m <sup>2</sup>	8 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Triplex	100 m <sup>2</sup>	165 m <sup>2</sup>	16 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Fourplex	100 m <sup>2</sup>	165 m <sup>2</sup>	18 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Quadruplex	100 m <sup>2</sup>	165 m <sup>2</sup>	6 m <sup>(b)</sup>	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m <sup>(f)</sup>	1 m <sup>(f)</sup>	3 m to dwelling / 6 m to garage	-	11 m	10 %
Townhouse	100 m <sup>2</sup>	165 m <sup>2</sup>	6 m <sup>(b)</sup>	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m <sup>(f)</sup>	3 m to dwelling / 6 m to garage	6	11 m	10%
Private Road Development <sup>(a)</sup>	100 m <sup>2</sup>	165 m <sup>2</sup>	12 m	3 m to dwelling / 6 m to garage	5 m to dwelling	See Section 5.7		3 m	8	11 m	-

Permitted Uses	Lot Area per Dwelling Unit <sup>(e)</sup>		Min. Lot Frontage <sup>(e)</sup>	Yards					Max. No. of Attached Dwelling Units <sup>(e)</sup>	Max. Building Height	Min. Amenity Space <sup>(d)</sup>
	Min.	Max.		Min. Front Yard	Max. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard			
Apartment Building / Long Term Care Facility	45 m <sup>2</sup>	165 m <sup>2</sup>	20 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m to dwelling	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	-	-	-

## 8.5 Provisions for Stand Alone Residential Buildings in Mixed Use (M3) Zone

Permitted Uses	Lot Area per Dwelling Unit <sup>(e)</sup>		Min. Lot Frontage <sup>(e)</sup>	Yards					Max. No of Attached Dwelling Units <sup>(e)</sup>	Max. Building Height	Min. Amenity Space <sup>(d)</sup>
	Min.	Max.		Min. Front Yard	Max. Front Yard	Min. Rear Yard	Min. Interior Side Yard	Min. Exterior Side Yard			
Dwelling, Triplex	75 m <sup>2</sup>	115 m <sup>2</sup>	16 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Dwelling, Fourplex	75 m <sup>2</sup>	115 m <sup>2</sup>	18 m	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m	3 m to dwelling / 6 m to garage	-	11 m	10%
Townhouse	75 m <sup>2</sup>	115 m <sup>2</sup>	6 m <sup>(b)</sup>	3 m to dwelling / 6 m to garage	5 m to dwelling	1.2 m	1 m <sup>(f)</sup>	3 m to dwelling / 6 m to garage	6	11 m	10%
Private Road Development <sup>(a)</sup>	75 m <sup>2</sup>	115 m <sup>2</sup>	12 m	3 m to dwelling / 6 m to garage	5 m to dwelling	See Section 5.7		3 m	8	11 m	
Apartment Building / Long Term Care Facility	-	115 m <sup>2</sup>	20 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m to dwelling	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	-	-	-

## **8.6 Footnotes for Section 8.3, 8.4 and 8.5 Provisions for Stand Alone Residential Buildings in Mixed Use (M1), (M2) and (M3) Zones**

- a) Private Road Development in the M1, M2 and M3 Zones shall permit the dwelling types permitted in the applicable zones.
- b) Minimum lot frontage shall be per dwelling unit.
- c) Per ground floor dwelling unit.
- d) A minimum amenity space, at or above grade shall be provided on each lot, at a total equal to or greater than 10% of the ground floor area of the building. Each amenity space shall have a dimension of not less than 1.5 m in width, and shall not be permitted to extend into any required yard.
- e) Accessory dwelling units shall not be included in the calculation of lot area or lot frontage, nor shall accessory dwelling units be included in the maximum number of attached dwelling units.
- f) Common walls shall be centred on the common lot line (See Section 2.4).

## 8.7 Provisions for Non-Residential Buildings and Mixed Use (Residential and Non-Residential) Buildings in the Mixed Use (M1), (M2), (M3) Zones

Zone	Max. Lot Area	Max. Lot Frontage	Yards							Max. Building Height	Min. Landscape Buffer Abutting a Residential Zone	Max. Total Non-Residential glfa on a lot	Max. Residential Density
			Front		Min. Interior Side	Exterior		Min. Rear	Min. Yard Abutting a Residential Zone				
			Min.	Max.		Min.	Max.						
M1	4000 m <sup>2</sup>	30m	3 m	24 m	1.2 m	3 m	24 m	3 m	7.5 m or ½ height of the building, whichever is greater	20 m	3 m	1,860 m <sup>2</sup> <sub>(a) (b)</sub>	100 units / ha <sup>(c)</sup>
M2	4000 m <sup>2</sup>	30 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	7.5 m or ½ height of the building, whichever is greater	-	-	(b)	198 units / ha <sup>(c)</sup>



Zone	Max. Lot Area	Max. Lot Frontage	Yards							Max. Building Height	Min. Landscape Buffer Abutting a Residential Zone	Max. Total Non-Residential glfa on a lot	Max. Residential Density
			Front		Min. Interior Side	Exterior		Min. Rear	Min. Yard Abutting a Residential Zone				
			Min.	Max.		Min.	Max.						
M3	4000 m <sup>2</sup>	30 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	1.2 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	5 m	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1 m in building height	7.5 m or ½ height of the building, whichever is greater	-	-	(b) (c)	--

## **8.8 Footnotes for Section 8.7 Provisions for Non-Residential and Mixed Use (Residential and Non-Residential) Buildings in the Mixed Use (M1), (M2) and (M3) Zones**

- a) i) where non-residential glfa is between 930 and 1395 m<sup>2</sup>, residential dwelling units shall be provided on the same lot at a density range of between 20 and 35 units per hectare
- ii) where non-residential glfa is between 1396 and 1860 m<sup>2</sup>, residential dwelling units shall be provided on the same lot at a density range of between 13 and 32 units per hectare
- b) i) in new mixed use buildings, or conversion of residential buildings to mixed use, the maximum combined non-residential glfa shall not exceed 50% of residential floor area on the lot, to a maximum 930 m<sup>2</sup> glfa.
- ii) Where non-residential buildings are converted to mixed use to add dwelling unit(s), the provisions for maximum combined non-residential glfa do not apply.
- c) Accessory dwelling units shall not be included in the calculation of density.