

400 – Specialized Commercial Zones

401 - CR1 - Commercial Restricted Zone 1

AMENDING
BYLAW

SECTION	REGULATION
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401.01	Permitted Uses
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- (a) accessory uses
- (b) assembly and wholesale of electrical lighting fixtures
- (c) child care
- (d) community care
- (e) hotel
- (f) motel
- (g) offices
- (h) underground recreation areas

#4873

For Lands described as Lot 46 District Lot 1039 Plan 2127 (located at 636 Clyde Avenue), the following additional uses are permitted:

- (a) Personal services including beauty parlour, fitness and body care
- (b) Education including business or commercial school, including tutoring, remedial training, music, dance or art academy
- (c) Retail use including the sale or rental of goods or services

401.02	Conditions of Use
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- (1) Accessory uses to offices, hotel and motel including coffee shop, restaurant and pharmacy where these uses are located in and occupy no more than 50% of the ground floor area.
- (2) Underground recreation areas within office buildings provided they are for the exclusive use of the owners, tenants or employees of the office building.

401.03 Site Area

- (1) Hotels and motels - 1,858 square metres minimum
- (2) All other uses - 929 square metres minimum

401.04 Site Width

- (1) Hotels and motels - 42.5 metres minimum
- (2) All other uses - 21.3 metres minimum

401.05 Floor Area Ratio

Hotels and motels - 0.8 maximum

401.06 Front Yard

- (1) 3 metres minimum
- (2) A corner site shall front on whichever street lies in a predominantly east to west direction.

401.07 Rear Yard

4.3 metres minimum, include 1/2 the width of the adjoining *lane* or alley where one exists

401.08 Side Yard

Only one side yard, measured from the west site line or boundary of the site, shall be required, 3.7 metres minimum

401.09 Building Height

13.7 metres maximum, including elevator hoistway enclosures and/or staircase enclosures, machine rooms, cooling towers, and similar roof structures

401.10 Number of Storeys

- (1) 3 storeys maximum
- (2) All roof structures shall be located within the confines of units positioned around elevator hoistway enclosures and/or staircase enclosures and shall be adequately screened from view. External stairs or ladders to machine rooms shall not be permitted

401.11 Off-Street Parking

- (1) Hotels and motels - 1 parking space for each bedroom or sleeping unit minimum
- (2) All other uses - 1 parking space minimum for every 37.2 square metres of gross floor area in the building, not including underground recreation areas

402 - CR2 - Commercial Restricted Zone 2

AMENDING
BYLAW

SECTION	REGULATION
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402.01	Permitted Uses
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- (a) full-service gasoline station
- (b) self-service fuel dispensing may also be provided, only if:
 - (1) each type and grade of automotive fuel available on the self-service basis is also available and provided on a full-service basis; and
 - (2) the full-service is available for a minimum period of 12 hours each day or during all hours that fuel dispensing is provided on site, whichever is less
- (c) accessory uses and buildings incidental to the above use including:
 - (1) a garbage enclosure,
 - (2) one only merchandiser,
 - (3) automobile rentals and the parking of car share vehicles for which parking space is provided in addition to the parking spaces required under Section 402.08, and
 - (4) excludes trailer rentals, truck rentals, car painting and body repair facilities and new or used car sales
 - (5) convenience store to a maximum 182 square metres gross floor area on property legally described as Lot E Block 15 District Lot 237 Plan 12317 (1305 Marine Drive)

#4680

402.02	Site Area and Frontage
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- (1) Full-service gasoline stations are permitted only on a corner site
- (2) The site shall have a minimum area of not less than 1,161.5 square metres and a frontage of not less than 38.1 metres on the major street to be served; except:

Where a full-service gasoline station is located in a shopping centre complex, such shopping centre complex shall have an area of not less than 1,858 square metres inclusive of the service station

402.03 Setbacks from a Street

- (1) 4.5 metre minimum to:
 - (a) gasoline pump island or any part thereof; and
 - (b) to a merchandiser or similar accessory structure
- (2) 1.5 metres minimum to canopies, except that canopy supports shall be located no closer than 4.5 metres from any street boundary
- (3) Where a site within this zone is:
 - (a) situated in a block (whether or not a lane intervenes) in which one or more lots are zoned for residential use, and
 - (b) located on the same side of a street as the residentially zoned lots;

all structures except pump islands shall maintain the required minimum front yard setback of that residential zone

402.04 Rear Yard

- (1) 9.1 metres minimum.
- (2) Where the site is flanked by a lane, the required rear yard may be provided from either rear line of the site or the side line of the site
- (3) Where some or all of the required number of off-street parking spaces and access aisles are provided between the front site line and the front line of the building, a minimum rear yard of 2.3 metres shall be required
- (4) The rear line of the site referred to above shall be determined to be the site line generally parallel to and farthest from the major street on which the full-service gasoline station is located

402.05 Side Yard

- (1) 1.52 metres minimum where this zone adjoins a residential zone
- (2) The principal building, garbage enclosures, merchandisers and other accessory uses shall maintain the required side yard setback

402.06 Building Height

7.6 metres maximum for any building including any pylon or chimney constructed as an integral part of a main building

402.07 Number of Storeys

2 storeys maximum for any building

402.08 Off-Street Parking

1 parking space minimum for every 37.5 square metres of gross floor area in the principal building plus merchandiser

402.09 Limitations of Storage, Display & Repair Work

- (1) Storage, sale and/or display of any goods, products or merchandise shall be confined to the interior areas of buildings provided, except:
 - (a) gasoline and oil products may be displayed and sold on the pump island, and
 - (b) auto equipment or accessories may be displayed on raised portland cement concrete walk areas of less than 56 square metres in area, immediately adjoining the perimeter of a building
- (2) All servicing and servicing equipment, other than that normally carried on a pump island, shall be kept entirely enclosed within a building
- (3) All automobile repair work shall be carried out entirely within a building

402.10 Crossovers/Sidewalk Crossings

#4712

- (1) Access to and egress from a gasoline station, full-service shall be limited to one-way traffic
- (2) Crossovers providing vehicular movement from the paved portion of a street to the boundary of the site shall be limited to 9.1 metres in width at the site line and a maximum width of 10.9 metres at the curb line
- (3) Crossovers shall be surfaced with portland cement concrete
- (4) Directional arrows shall be painted on the paved surface immediately inside the site line to indicate the direction of one-way traffic flow

402.11 Landscaping

An adjacent commercial building shall be protected from vehicles by means of a guard rail or curb within the gasoline station site

403 - CR3 - Commercial Restricted Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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403.01	Permitted Uses
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- (a) accessory uses
- (b) boat storage
- (c) public storage garages
- (d) vehicle parking

403.02	Conditions of Use
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- (1) Parking areas shall be used for parking or storage of vehicles and pleasure boats only
- (2) Any business of sale, display, repair or servicing of vehicles or pleasure boats shall not be carried on in this zone
- (3) One sign or banner may be erected on the site at each entrance or access to the site, indicating the following only:
 - (a) the name of the proprietor or operator,
 - (b) the purpose for which the site is operated; and
 - (c) the parking rate structure
- (4) No sign shall not exceed 1 square metre in total area
- (5) No sign shall exceed 2.4 metres in height
- (6) Boat storage is restricted to boats not exceeding 3.7 metres in height from keep to the top of super structure
- (7) For Lands located at 5776 Marine Drive and described as LOT 2 BLOCK 15 DISTRICT LOT 772 PLAN 12573 (PID: 008-847-321) the following outdoor uses are permitted, despite the above:
 - (a) boat and boat engine repairs and maintenance;
 - (b) storage of boats greater than 3.7 metres in height from keep to the top of super structure; and
 - (c) boat and boat engine sales and displays.

#4938

403.03 Front Yard

None required, except that where one side of a street between two intersecting streets is wholly or partially in a residential zone, the front yard regulations of the residential zone shall apply to any commercial building or structure

403.04 Rear Yard

7.6 metres minimum

403.05 Side Yard

None required, except that where this zone adjoins a residential zone without the intervention of a street or lane, a side yard of not less than 1.5 metres shall be provided

403.06 Building Height

7.6 metres maximum

403.07 Grading and Surfacing

All parking areas shall be graded and surfaced to provide adequate drainage and dust control

404 - CR4 - Commercial Restricted Zone 4

AMENDING
BYLAW

SECTION	REGULATION
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404.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) boat storage
- (c) public storage garages
- (d) vehicle parking
- (e) vehicle service garage including a vehicle sales show room, but excluding any gasoline station

404.02	Conditions of Use
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- (1) Parking areas shall be used for parking or storage of vehicles and pleasure boats only
- (2) Any business of sale, display, repair or servicing of vehicles or pleasure boats shall not be carried on in this zone
- (3) One sign or banner may be erected on the site at each entrance or access to the site, indicating the following only:
 - (a) the name of the proprietor or operator,
 - (b) the purpose for which the site is operated; and
 - (c) the parking rate structure
- (4) No sign shall not exceed 1 square metre in total area
- (5) No sign shall exceed 2.4 metres in height
- (6) Boat storage is restricted to boats not exceeding 3.7 metres in height from keel to the top of super structure

404.03	Site Area
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650.5 square metres square feet minimum

404.04	Site Width
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21.3 metres minimum at all points

404.05 Floor Area Ratio

0.4 maximum

404.06 Front Yard

12.1 metres minimum, along the westerly 10.7 metres of the frontage of a corner site

404.07 Rear Yard

9.1 metres minimum

404.08 Side Yard

1.52 metres minimum along any side site line adjoining a residentially zoned site

404.09 Building Height

4.5 metres maximum

404.10 Number of Storeys

1 storey maximum

404.11 Off-Street Parking

1 parking space minimum for every 19 square metres of gross floor area of every building

405 - CR5 - Commercial Restricted Zone 5

AMENDING
BYLAW

SECTION	REGULATION
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405.01	Permitted Uses
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- (a) self-service gasoline station
- (b) accessory uses and buildings to the above use including:
 - (1) a garbage enclosure,
 - (2) one only merchandiser,
 - (3) vehicle rentals and the parking of car share vehicles

405.02	Conditions of Use
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- (1) Self-service gasoline station is permitted on a corner site only
- (2) Additional parking must be provided for vehicular rentals and car share vehicles
- (3) Trailer rentals, truck rentals, car painting, vehicle body repair facilities and new and/or used car sales are prohibited

405.03	Site Area
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696.8 square metres minimum

405.04	Setbacks from a Street
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- (1) 4.5 metres minimum to:
 - (a) a gasoline pump island or any part thereof, or
 - (b) to a merchandiser or similar accessory structure
- (2) 1.5 metres minimum to canopies, except that canopy supports shall be located no closer than 4.5 metres from any street boundary

- (3) Where a site within this zone is:
 - (a) situated in a block (whether or not a lane intervenes) in which one or more lots are zoned for residential use, and
 - (b) located on that side of a street as the residentially zones lots;

all structures except pump islands shall maintain the required minimum front yard setback of that residential zone

405.05 Rear Yard

- (1) 9.1 metres minimum.
- (2) Where the site is flanked by a lane, the required rear yard may be provided from either rear line of the site or the side line of the site
- (3) Where some or all of the required number of off-street parking spaces and access aisles are provided between the front site line and the front line of the building, a minimum rear yard of 4.3 metres shall be required
- (4) The rear line of the site referred to above is the site line generally parallel to and farthest from the major street to be served by the self-service gasoline station

405.06 Side Yard

- (1) 4.5 metres minimum where this zone adjoins a residential zone.
- (2) The principal building, garbage enclosures, merchandisers and other accessory uses shall maintain the required side yard setback.

405.07 Building Height

7.6 metres maximum for any building, including any pylon or chimney constructed as an integral part of a main building

405.08 Number of Storeys

2 storeys maximum

405.09 Off-Street Parking

1 parking space minimum for every 37.5 square metres of gross floor area in the principal building plus merchandiser

405.10 Limitations of Storage, Display & Repair Work

Storage, sale and/or display of any goods, products or merchandise shall be confined to the interior areas of buildings provided, except auto equipment or accessories may be displayed on raised portland cement concrete walk areas of less than 56 square metres in area, immediately adjoining the perimeter of a building

405.11 Crossovers

- (1) Access to and egress from a gasoline station, full-service shall be limited to one-way directional traffic flow
- (2) Crossovers providing vehicular movement from the paved portion of a street to the boundary of the site shall be limited to 9.1 metres in width at the site line and a maximum width of 10.9 metres at the curb line
- (3) Crossovers shall be surfaced with portland cement concrete
- (4) Directional arrows shall be painted on the paved surface immediately inside the site line to indicate the direction of one-way traffic flow
- (5) 2 sidewalk crossovers are permitted only where frontage on the major street to be served is at least 30.4 metres

405.12 Landscaping

An adjacent commercial building shall be protected from vehicles by means of a guard rail or curb within the gasoline station site