

MIXED-USE NEIGHBOURHOOD COMMERCIAL (C2)

Zone

8.4 Mixed-Use Neighbourhood Commercial (C2) Zone

Permitted Uses

8.4.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Mixed-Use Neighbourhood Commercial (C2) zone for any purpose other than one or more of the following permitted uses:

8.4.1.1 Primary Uses:

- BAKE SHOP, including OUTDOOR BAKE SHOP PATIO
- BUSINESS INCUBATOR
- CAFÉ, including OUTDOOR CAFÉ PATIO
- COMMERCIAL SERVICE
- FINANCIAL SERVICE
- MAJOR OFFICE
- MEDICAL CLINIC
- NANOBREWERY
- OFFICE
- OLD GOLD SHOP
- PERSONAL BREWING ESTABLISHMENT
- PERSONAL SERVICE SHOP
- PET SERVICES (CLASS A)
- RESTAURANT, including OUTDOOR RESTAURANT PATIO
- RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO
- RETAIL STORE (includes DRUG STORE, FOOD STORE, SPECIALTY FOOD STORE, VARIETY STORE)
- TECH OFFICE
- VETERINARY CLINIC

8.4.1.2 Primary Uses:

- ASSISTED LIVING FACILITY above the FIRST STOREY in a MIXED USE BUILDING
- DWELLING UNITS above the FIRST STOREY in a MIXED USE BUILDING
- LONG TERM CARE FACILITY above the FIRST STOREY in a MIXED USE BUILDING

8.4.1.3 Complementary Uses:

- ALTERNATIVE EDUCATION CENTRE
- ARTIST STUDIO (CLASS A)
- AUTOMOBILE GAS STATION
- AUTOMOBILE SERVICE CENTRE
- CAR WASH
- CHILD CARE CENTRE
- COMMERCIAL RECREATION
- COMMERCIAL SCHOOL
- COMMERCIAL WELLNESS
- COMMUNICATION PRODUCTION

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- CULTURAL FACILITIES
- DATA CENTRE
- ELECTRONIC GAMING CENTRE
- GOVERNMENT USES
- INSTITUTION
- MAKERSPACE (CLASS A)
- MUNICIPAL RECREATION FACILITY
- PRIVATE SCHOOL
- PUBLIC MARKET
- PUBLIC SCHOOL
- SPIRITUAL USE
- TEMPORARY FARMERS MARKET
- TRAINING FACILITY
- TRANSPORTATION SERVICE

8.4.2 Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be permitted.

Performance Standards

8.4.3 The following regulations in Table 8H shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Neighbourhood Commercial (C2) zone:

Table 8H: Regulations – MIXED-USE NEIGHBOURHOOD COMMERCIAL (C2)	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
BUILDING FLOOR AREA (minimum)	2,000 square metres
BUILDING FLOOR AREA (maximum)	10,000 square metres
Complementary Uses (maximum)	Complementary uses specified in section 8.4.1.3 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

8.4.4 Within a LOW RISE RESIDENTIAL LOT LINE setback, there shall be a LANDSCAPED BUFFER abutting the LOW RISE RESIDENTIAL LOT LINE.

8.4.5 The LANDSCAPED BUFFER in section 8.4.4 shall be a minimum average depth of three metres (3m), and at no point less than one-point-five metres (1.5m).

8.4.6 The LANDSCAPED BUFFER in section 8.4.4 shall contain plant materials that form a visual screen and are not less than one-point-five metres (1.5m) in height.

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8.4.7 Notwithstanding anything to the contrary, the BUILDING FLOOR AREA regulations in Table 8H shall exclude BUILDING FLOOR AREA for:

- ASSISTED LIVING FACILITY
- DWELLING UNIT
- LONG TERM CARE FACILITY
- MAJOR OFFICE
- MEDICAL CLINIC
- OFFICE
- TECH OFFICE

8.4.8 Notwithstanding anything to the contrary, the BUILDING FLOOR AREA of an individual RETAIL unit shall not exceed 1,000 square metres, except for:

- a.) one (1) FOOD STORE shall be permitted to a maximum BUILDING FLOOR AREA of 8,000 square metres; and
- b.) one (1) DRUG STORE shall be permitted to a maximum BUILDING FLOOR AREA of 2,500 square metres.

8.4.9 Notwithstanding Table 8H, the maximum BUILDING FLOOR AREA shall be 10,000 square metres for the lands zoned Mixed-Use Neighbourhood Commercial (C2) within 425 metres of:

- a.) the Union Street East and Moore Avenue South intersection
- b.) the Albert Street and Bearinger Road intersection

8.4.10 The following regulations in Table 8I shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Mixed-Use Neighbourhood Commercial (C2) zone constructed after the effective date of this BY-LAW:

Table 8I: Regulations – MIXED-USE NEIGHBOURHOOD COMMERCIAL (C2)					
	C2-20	C2-30	C2-40	C2-60	C2-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			

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Table 8I: Regulations – MIXED-USE NEIGHBOURHOOD COMMERCIAL (C2)					
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT				

8.4.11 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Neighbourhood Commercial (C2) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A	Area B	All Other	
Residential	Use	(See Note)	0.80	0.90	PDU*
Residential	Visitor		0.10	0.10	PDU*
			0.90	1.00	PDU*
Non-Residential	Use		2.80	3.50	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

8.4.12 Notwithstanding anything to the contrary, PARKING SPACES required for DWELLING UNITS shall be located within STRUCTURED PARKING.

8.4.13 STRUCTURED PARKING shall be permitted on the FIRST STOREY provided that:

- a.) A minimum twenty five percent (25%) of the FIRST STOREY shall be comprised of one or more of the following uses:
 - commercial uses specified in sections 8.4.1.1 and 8.4.1.3

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- institutional uses specified in sections 8.4.1.1 and 8.4.1.3
 - entrance / foyers
 - lobby, reception area, seating area, and the like
 - circulation spaces, such as hallways, elevators, and the like
 - hydro transformer room
- b.) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the uses specified in section 8.4.13.a.).
- c.) For an INTERIOR LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 8.4.13.a.) shall abut the entire FRONT BUILDING FAÇADE.
- d.) For a CORNER LOT, the BUILDING FLOOR AREA devoted to the uses specified in section 8.4.13.a.) shall abut the entire FRONT BUILDING FAÇADE and the entire FLANKAGE BUILDING FAÇADE.
- 8.4.14 Notwithstanding anything to the contrary, a DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or FLANKAGE BUILDING FAÇADE.
- 8.4.15 Repealed by by-law 2019-032.
- 8.4.16 Notwithstanding anything to the contrary, the regulations of the Residential Four (R4) zone shall apply to EXISTING DETACHED BUILDINGS.