

310. INTERIM NEIGHBOURHOOD COMMERCIAL DISTRICT (CM1)

310.1 Intent

The intent of this district is to provide pedestrian-oriented, local-serving commercial uses of a scale and intensity that meet the day-to-day needs of the surrounding neighbourhood, such as corner stores, small grocers, and coffee shops.

310.2 Permitted Uses

310.2.1 CM1 District

Use	Conditions
Principal	
Active Mobility Hub	-
Animal Care	310.3
Artist Studio	-
Child Care Facility	-
Education Services	310.3
Emergency Shelter	6.25
Financial Institution	310.3
Health Care Facility	-
Live-Work Units	310.3
Office	310.3
Personal and Business Services	-
Public Assembly and Entertainment	310.3
Recreation and Fitness	-
Recycling Centre	-
Restaurant	310.3
Retail	310.3
Visitor Accommodation	310.3
Secondary	
Commercial Kitchen	-
Community Garden	-
Energy Generation	-
Mobile Retail and Restaurant	-
Accessory	
Accessory Buildings, Structures, and Uses	6.6, 310.3

310.3 Conditions of Use

Use	Conditions
All Permitted Uses	
All CM1 District Uses	1. Ground-level commercial units fronting a street corner are restricted to personal and business services, restaurant, and retail uses. 2. Ground-level windows and/or fenestration of any ground-level commercial units must not be permanently covered, concealed, and/or obstructed in any way, including, without limitation, by the use of spandrel glass to screen non-structural building components, glazing, frosting, and/or tinting. 3. No parking shall be permitted above the surface of the finished grade between the front lot line and the building face.
Principal Uses	
Animal Care	Permitted uses exclude: • cremation services; and • the keeping or boarding of animals overnight, with the exception of animals receiving medical care.
Education Services	1. Principal education service uses must be located above the ground-level storey with the exception of an associated lobby entrance. 2. Permitted uses exclude public schools and private schools.
Financial Institution	A payday loan or cheque cashing business must be located more than 400 m away from any payday loan or cheque cashing business or from a gaming establishment.
Live-Work Units	1. Live-work units are not permitted in the portion of the building within the minimum required commercial building height. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Office	Principal office uses must be located above the ground-level storey with the exception of an associated lobby entrance.
Public Assembly and Entertainment	Permitted uses exclude nightclubs.
Retail	1. Each liquor store must be located not less than 1.0 km away from another liquor store. 2. Each cannabis store must be located not less than 1.0 km away from another cannabis store.

Use	Conditions
Restaurant	New drive-thru or drive-in restaurants are restricted to sites with existing drive-thru or drive-in restaurants.
Visitor Accommodation	1. Visitor accommodation must be located above the ground-level storey, with the exception of an associated lobby entrance. 2. The maximum length of stay is no more than 90 consecutive days.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

310.4 Built Form and Siting

Regulations	CM1
Height	
Maximum Height	4 storeys
Minimum Height ^{.1}	1 storey
Minimum Lot Line Setbacks	
Street Yard ^{.2}	2.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

- ^{.1} Minimum height requirements do not apply to active mobility hubs or uses permitted outside of an enclosed building as per Section 6.27.
- ^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.
- ^{.3} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 2.0 m.

310.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

311. INTERIM GENERAL COMMERCIAL DISTRICT (CM2)

311.1 Intent

The intent of this district is to provide a wide range of city-serving commercial goods and services of a scale and intensity that meet the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues, and limited vehicle-oriented uses.

311.2 Permitted Uses

311.2.1 CM2 District

Use	Conditions
Principal	
Principal uses permitted in the CM1 District	310.3, 311.3
Gaming Establishment	311.3
Hospital	-
Parking Garage	311.3
Research and Development	311.3
Service Station	311.3
Storage Facility	311.3
Secondary	
Secondary uses permitted in the CM1 District	310.3, 311.3
Accessory	
Accessory Buildings, Structures, and Uses	6.6, 311.3

311.3 Conditions of Use

Use	Conditions
Principal Uses	
CM1 District Principal Uses	CM1 District principal uses are subject to the conditions of use in Section 310.3, with the exception of the following: • Ground-level commercial units fronting a street corner are not restricted to personal and business services, restaurant, and retail uses. • Education services can include public schools and private schools. • Nightclubs are a permitted assembly and entertainment use.
Gaming Establishment	Gaming establishments must be located more than 400 m away from any payday loan or cheque cashing business.
Parking Garage	Parking garage use is not permitted within a ground-level storey, with the exception of pedestrian and vehicle entrances and associated maneuvering areas.

Use	Conditions
Research and Development	Principal research and development uses must be located above the ground-level storey with the exception of an associated lobby entrance.
Service Station	1. New gasoline service stations are restricted to sites with existing gasoline service stations, with the exception of service stations that solely provide alternative, non-petroleum fuels, such as electric charging and hydrogen. 2. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 3. Fuel service pumps or pump islands shall be located no less than 4.5 m from any property line, with the exception of electric vehicle charging infrastructure. 4. For gasoline service stations, repair services, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
Storage Facility	Storage facilities must be located above the ground-level storey, with the exception of an associated lobby entrance.
Secondary Uses	
CM1 District Secondary Uses	CM1 District secondary uses are subject to the conditions of use in Section 310.3.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

311.4 Built Form and Siting

Regulations		CM2
Height		
Maximum Height		8 storeys
Minimum Height ^{.1}		2 storeys
Minimum Lot Line Setbacks		
Street Yard ^{.2}		2.0 m
Lane Yard ^{.2}		1.2 m
Interior Side Yard ^{.3}		0.0 m
Interior Rear Yard		3.0 m

- ^{.1} Minimum height requirements do not apply to service stations or uses permitted outside of an enclosed building as per Section 6.27.
- ^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.
- ^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

311.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities