

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 | <ol style="list-style-type: none"> 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 | <p>Permitted uses exclude:</p> <ul style="list-style-type: none"> • cremation services; and • the keeping or boarding of animals overnight, with the exception of animals receiving medical care. |
| Education Services | <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 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

(B/L No. 14746-25-06-10)