

## 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
<b>Principal</b>	
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
<b>Secondary</b>	
Secondary uses permitted in the CM1 District	310.3, 311.3
<b>Accessory</b>	
Accessory Buildings, Structures, and Uses	6.6, 311.3

### 311.3 Conditions of Use

Use	Conditions
<b>Principal Uses</b>	
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: <ul style="list-style-type: none"><li>• Ground-level commercial units fronting a street corner are not restricted to personal and business services, restaurant, and retail uses.</li><li>• Education services can include public schools and private schools.</li><li>• Nightclubs are a permitted assembly and entertainment use.</li></ul>
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	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
Storage Facility	Storage facilities must be located above the ground-level storey, with the exception of an associated lobby entrance.
<b>Secondary Uses</b>	
CM1 District Secondary Uses	CM1 District secondary uses are subject to the conditions of use in Section 310.3.
<b>Accessory Uses</b>	
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
<b>Height</b>		
Maximum Height		8 storeys
Minimum Height <sup>.1</sup>		2 storeys
<b>Minimum Lot Line Setbacks</b>		
Street Yard <sup>.2</sup>		2.0 m
Lane Yard <sup>.2</sup>		1.2 m
Interior Side Yard <sup>.3</sup>		0.0 m
Interior Rear Yard		3.0 m

- <sup>.1</sup> Minimum height requirements do not apply to service stations or uses permitted outside of an enclosed building as per Section 6.27.
- <sup>.2</sup> 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.
- <sup>.3</sup> 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

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