

SECTION 8 – Mixed Use (MIX) Zones

The Mixed Use *zones* apply to lands designated Mixed Use in the Official Plan.

7.1 APPLICABLE ZONES

MIX-1: **Low Rise** Mixed Use One – the purpose of this *zone* is to accommodate a variety of *uses* within *mixed use buildings* and *mixed use developments* at a low density and scale ~~in Neighbourhood Nodes and certain other areas that are adjacent to properties zoned for low density residential uses.~~

MIX-2: **Medium Rise** Mixed Use Two – the purpose of this *zone* is to accommodate a variety of *uses* within *mixed use buildings* and *mixed use developments* at a medium density ~~on certain lands within Urban Corridors.~~

MIX-3: **Medium to High Rise** Mixed Use Three – the purpose of this *zone* is to accommodate a variety of *uses* within *mixed use buildings* and *mixed use developments* at a medium **to high** density ~~within Community Nodes and City Nodes.~~

MIX-4: **High Rise** Mixed Use Four - the purpose of this *zone* is to accommodate a variety of *uses* within *mixed use buildings* and *mixed use developments* at a high density.

7.2 PERMITTED USES

No *person* shall, within any MIX *zone*, *use* or permit the *use* of any *lot*; or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 8-1 below.

Table 8-1: Permitted Uses within the Mixed Use Zones

Use	MIX-1	MIX-2	MIX-3	MIX-4
<i>Adult Education School</i>	✓	✓	✓	✓
<i>Artisan's Establishment</i>	✓	✓	✓	✓
<i>Brewpub</i>	✓	✓	✓	✓
<i>Cluster Townhouse Dwelling</i>	✓ (1)	✓		
<i>Commercial Entertainment</i>	✓	✓	✓	✓
<i>Commercial School</i>	✓	✓	✓	✓
<i>Community Facility</i>	✓	✓	✓	✓
<i>Computer, Electronic, Data Processing, or Server Establishment</i>	✓	✓	✓	✓
<i>Craftsperson Shop</i>	✓	✓	✓	✓
<i>Cultural Facility</i>	✓	✓	✓	✓
<i>Day Care Facility</i>	✓	✓	✓	✓
<i>Dwelling Unit (2)</i>	✓	✓	✓	✓
<i>Financial Establishment</i>	✓	✓	✓	✓
<i>Fitness Centre</i>	✓	✓	✓	✓
<i>Health Clinic</i>	✓	✓	✓	✓
<i>Hospice</i>	✓	✓	✓	✓
<i>Hotel</i>	✓	✓	✓	✓
<i>Large Residential Care Facility</i>		✓ (2)	✓ (2)	✓ (2)
<i>Light Repair Operation</i>	✓	✓	✓	✓
<i>Lodging House</i>	✓	✓	✓	✓
<i>Multiple Dwelling</i>	✓ (1)	✓	✓ (1)	✓ (1)
<i>Office</i>	✓ (3)	✓ (3)	✓ (4)	✓
<i>Payday Loan Establishment</i>		✓	✓	✓
<i>Personal Services</i>	✓	✓	✓	✓
<i>Pet Services Establishment</i>	✓	✓	✓	✓
<i>Place of Worship</i>	✓	✓	✓	✓
<i>Post-Secondary School</i>		✓	✓	✓
<i>Print Shop</i>	✓	✓	✓	✓
<i>Research and Development Establishment</i>	✓	✓	✓	✓
<i>Restaurant</i>	✓	✓	✓	✓
<i>Retail</i>	✓ (5)	✓ (6)	✓ (7)	✓ (8)
<i>Secondary School</i>	✓ (98)	✓	✓	✓
<i>Small Residential Care Facility</i>	✓	✓	✓	✓
<i>Social Service Establishment</i>	✓	✓	✓	✓
<i>Veterinary Services</i>	✓	✓	✓	✓

Additional Regulations for Permitted Uses Table 8-1

- (1) A *cluster townhouse dwelling* and a *multiple dwelling* are only permitted on a *lot* containing a non-residential use. A *cluster townhouse dwelling* and a *multiple dwelling* shall not have a *street line façade*, except for access.
- (2) Shall be located within a *mixed use building*, and except for access, the *ground floor* shall contain at least one non-residential permitted *use* listed in Table 8-1 that abuts the entire length of the *street line façade*.
- (3) A total maximum *gross floor area* of 5,000 square metres is permitted.
- (4) A total maximum *gross floor area* of 10,000 square metres is permitted.
- (5) A maximum *gross floor area* of 3,500 square metres is permitted for each individual *freestanding retail outlet* to a total maximum *gross floor area* of 5,000 square metres.
- (6) A maximum *gross floor area* of 2,500 square metres is permitted for each individual *freestanding retail outlet* to a total maximum *gross floor area* of 5,000 square metres. A *food store* is only permitted within a *mixed use development* to a maximum *gross floor area* of 5,000 square metres.
- (7) A maximum *gross floor area* of 5,000 square metres is permitted for each *freestanding retail outlet*. A *food store* is permitted within a *freestanding retail outlet* or within a *mixed use development* to a maximum *gross floor area* of 10,000 square metres.
- (8) Shall be located within a *multi-unit building* or a *mixed use building*. A *free-standing retail outlet* shall only be located within an *existing building*. Retail uses shall be permitted to a maximum *gross floor area* of 42,000 square metres
- ~~(8)~~(9) A total maximum *gross floor area* of 6,000 square metres is permitted.

7.3 REGULATIONS

The regulations for *lots* in a MIX zone are set out in Table 8-2 below.

Table 8-2: Regulations for Mixed Use Zones

Regulation	MIX-1(1)	MIX-2 (1)	MIX-3 (1)	MIX-4
Minimum <i>lot width</i>	15 m	15 m	15 m	15 m
Minimum <i>front yard setback</i>	1.5 m	1.5 m	1.5 m	1.5 m
Minimum <i>exterior side yard setback</i>	1.5 m	1.5 m	1.5 m	1.5 m
<i>Maximum front yard setback and exterior side yard setback</i>				4.0 m
Minimum <i>rear yard setback</i>	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>interior side yard setback</i>	2 m	0 m	4 m	4 m
Minimum <i>yard setback abutting a residential zone</i>	7.5m	7.5m	7.5m	7.5m
Minimum <i>ground floor building height for any building with street line façade</i>	4.5 m	4.5 m	4.5 m	4.5 m
Minimum <i>building height</i>	7.5 m	11 m	11 m	11 m
Maximum <i>building height</i>	14 m (2a)	25m 20m(2a)	32-26m (2a)	(2a) (2b)
Maximum number of storeys	4 storeys	8 storeys 6 storeys	40 storeys *8 storeys	
Minimum number of storeys in the <i>base of a mid-rise building or tall building</i>		3 storeys	3 storeys	3 storeys
Maximum number of storeys in the <i>base of a mid-rise building or tall building</i>		6 storeys	6 storeys	6 storeys
Minimum <i>street line setback for mid-rise buildings and tall buildings</i>		3 m	3 m	3 m
Minimum setback for mid-rise buildings and tall buildings where the base abuts a low-rise residential zone		3 m	3 m	
Minimum <i>floor space ratio</i>	0.6(23)	0.6(23)	0.6(23)	1
Maximum <i>floor space ratio</i>	42	23	24	5
Maximum total retail gross floor area within a <i>multi-unit building, multi-unit development, mixed-use building, or mixed-use development.</i>	7,500 m ²	7,500 m ²	10,000 m ²	42,000 m ²
Minimum percent of non-residential <i>gross floor area</i>			20%(23)	20%(3)
Minimum percent of residential <i>gross floor area</i>			20%(23)	20%(3)
Minimum <i>ground floor street line façade width as a percent of the width of the abutting street line</i>	50%	50%	50%	70%

Minimum percent <i>street line façade openings</i> (34) (45)	50%	50%	50%	65%
Minimum landscaped area	15%	15%	15%	15%

Additional Regulations for Zone Regulations Table 8-2

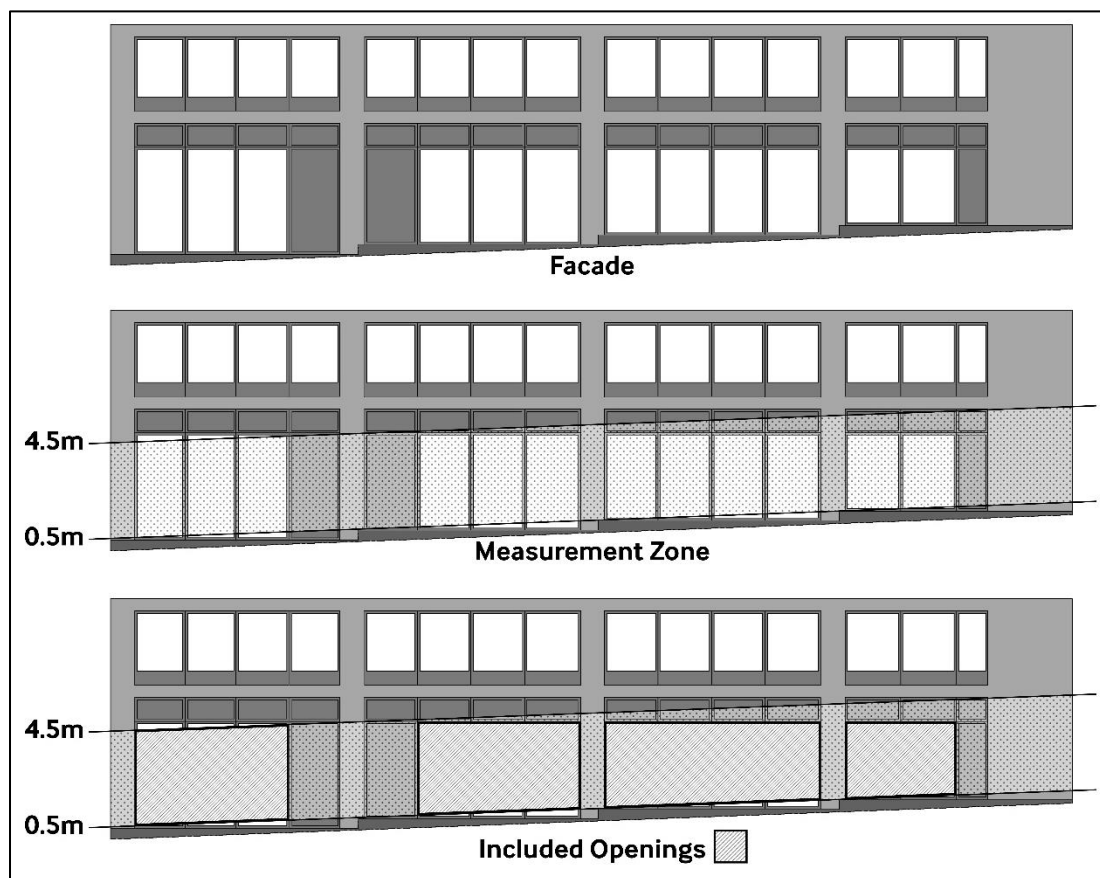
(1) The regulations within Table 8-2 shall not apply to *existing buildings* or *structures*.

(2) The maximum building height shall not exceed:

- a) 12 metres within 15 metres of a lot with a *low-rise residential zone*; and,
- b) 25 metres within 30 metres of a lot line with a *low rise residential zone*.

~~(+)~~(3) Individual *buildings* will not be required to achieve the minimum *floor space ratio*, minimum percent of non-residential gross floor area and minimum percent of residential gross floor area where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*, minimum percent of non-residential gross floor area and minimum percent of residential gross floor area.

(4) Measured between 0.5m and 4.5m above exterior finished *grade* along the entire width of the *street line façade*.

Illustration 8-1: Street Line Façade Openings Measurement

~~(2)~~(5) The maximum distance between *street line façade openings* and between exterior walls and *street line façade openings* shall be 8 metres.

7.4 VISUAL BARRIER

Where a *lot zoned* MIX abuts a *residential zone* and *new gross floor area* is added to the *lot*, a visual barrier shall be provided along the abutting *lot line* in accordance with Section 4.18 of this By-law.

7.5 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in any *yard* abutting a *street*, or within 7.5 metres of a *residential zone*. This shall not however prevent the display of goods or materials for *retail* purposes.

7.6 LOCATION OF PARKING SPACES AND LOADING SPACES

New parking spaces and/or *loading spaces* shall not locate in a *yard* abutting a *street*.