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PART 5: MIXED-USE CORRIDOR ZONES

ZONE DESIGNATIONS:
MXG (General)
MXC (Commercial Corridor)
MXE (Employment Corridor)
MXT (Mixed-Use Transit Station Area)

1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 5 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

(a) **Holding Zone**
Where a zone designation is preceded by the Holding Symbol 'H' the uses permitted shall be in accordance with Part 11, Section 1. Development or redevelopment of lands having an 'H' zoning shall be deemed premature until the 'H' prefix is removed in accordance with Part 11, Section 1.2.

(b) **Accessory Buildings and Structures**
Refer to Part 1, Subsection 2.2

(c) **Patios and Decks**
Refer to Part 1, Subsection 2.3

(d) **Fencing and Privacy Screens**
Refer to Part 1, Subsection 2.4

(e) **Swimming Pools**
Refer to Part 1, Subsection 2.5

(f) **Parking Spaces and Driveways**
Refer to Part 2, Subsection 1

(g) **Parking Structures**
Refer to Part 2, Subsection 1

2. PERMITTED USES

The uses permitted in a Mixed-Use Corridor Zone shall be in accordance with Table 5.2.1.

Table 5.2.1

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
Retail Commercial				
Department Store				
Flea Market				
Large Building Supplies/Garden Store				
Large Furniture and Appliance Store				
Large Home and Auto Supplies Store				
Warehouse Club				
Supermarket/Grocery Store		✓		
Convenience/Specialty Foods Store	✓ **(a)**	✓	✓	✓
Farmers' Market				
Other Retail Stores	✓ **(a)**	✓	✓ **(l)**	✓
Service Commercial				
Standard Restaurant	✓	✓	✓	✓
Standard Restaurant with Dance Floor	✓**(r)**	✓**(r)**	✓	✓**(r)**
Fast Food Restaurant	✓	✓	✓	✓
Convenience Restaurant	✓	✓	✓	✓
Funeral Home		✓		
Dry Cleaning Depot, Laundromat, Laundry Service	✓ **(a)**	✓	✓	✓
Veterinary Services	✓ **(d)**	✓ **(d)**	✓ **(d)**	✓ **(d)**
Elevated Parking Facility	✓ **(i)**	✓ **(i)**	✓ **(i)**	✓ **(k)**
Other Service Commercial Uses	✓ **(a)**	✓	✓	✓
Outdoor Patio	✓ **(s)**	✓ **(s)**	✓ **(s)**	✓ **(s)**
Office				
All Office Uses	✓	✓	✓	✓
Community				
Community Institution	✓	✓	✓	
Hospitality				
Convention/Conference Centre		✓ **(b,c)**	✓ **(b)**	
Banquet Centre		✓ **(b,c)**	✓ **(b)**	
Caterer		✓	✓	✓
Automotive				
Car Wash per Part 1, 2.9	✓ **(b,c)**	✓ **(b,c)**	✓ **(b)**	
Motor Vehicle Service Station per Part 1, 2.10	✓ **(c)**	✓ **(b,c)**	✓	
Motor Vehicle Sales, Leasing, Rental, and Service	✓ **(e,f)**	✓ **(c,g)**	✓	
Motor Vehicle Repair Garage		✓ **(b,c)**	✓ **(b)**	
Taxi-cab Garage		✓ **(b,c)**		
Retail Propane Facility per Part 1, 2.7		✓ **(b,c)**	✓	
Industrial				
Industrial Uses permitted in a GE2 zone			✓ **(j)**	
Entertainment and Recreation				
Recreational Establishment	✓	✓	✓	✓

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
Entertainment Establishment	✓	✓	✓	✓
Night Club	✓ **(b,c,h)**	✓ **(b,c,h)**		
Residential				
Apartment Building	✓	✓ **(a)**		✓
Retirement Home	✓	✓		✓
Dwelling Units in a commercial/office building	✓	✓		✓
Stacked Townhouse (see Subsection 5)	✓ **(n)**	✓ **(n)**		✓ **(n)**
Back-to-Back Townhouse (see Subsection 5)	✓ **(o)**	✓ **(o)**		✓ **(o)**
Townhouse (see Subsection 5)	✓ **(p)**	✓ **(p)**		✓ **(p)**
Additional Residential Units	✓ **(r)**	✓ **(r)**		✓ **(r)**

Footnotes to Table 5.2.1

(a) Retail or service commercial uses permitted on the ground floor only

(b) Not permitted on a lot abutting a residential zone

(c) Not permitted on a lot containing residential dwelling units

(d) Facilities for the keeping of animals outside are not permitted.

(e) Not permitted on a lot exceeding 0.2 hectares or on a lot containing residential dwelling units

(f) Service bay doors shall be restricted to a maximum of two and are not permitted in a building elevation facing a residential zone.

(g) Not permitted on lots exceeding 0.2 hectares which abut a residential zone

(h) Maximum capacity shall not exceed 500 persons.

(i) Excluding a driveway entrance, the ground floor area of all parking structures within 15 metres of a public street shall be used for retail, service commercial, entertainment, or recreation uses.

(j) For industrial uses permitted in the MXE zone, the provisions of Part 3, Subsection 6.8 apply.

(k) Permitted only as an accessory use to a permitted use but not permitted as a principal use or commercial parking lot. Footnote (m) paragraph 1 does not apply.

(l) The following are the only other retail commercial uses permitted in an MXE zone: Office Furniture & Equipment, Computer Hardware & Software, Machinery & Equipment, Home Improvement Products.

(m) Additional regulations for the MXT zone:

All retail commercial, service commercial, hospitality, entertainment and recreational uses in an MXT zone are subject to a maximum floor area per use of 500 m^2.

Notwithstanding the uses permitted in Table 5.2.1, any use in an MXT zone that existed legally at the time of the passing of Zoning By-law 2020.213 (October 10, 2006) is deemed to conform to this By-law with respect to permitted uses.

(n) Buildings containing stacked townhouse units are not permitted within 25 metres of a public street having a deemed width of 26 m or greater.

(o) Buildings containing back-to-back townhouses are not permitted within 25 metres of a public street having a deemed width of 26 m or greater.

(p) Buildings containing townhouse units are not permitted within 55 metres of a public street having a deemed width of 26 m or greater.

(q) In buildings containing residential dwelling units, a Standard Restaurant, with Dance Floor is only permitted at grade where office uses or uses accessory to residential are located on the second storey.

(r) Subject to Part 1, Section 2.21, Subsection (u)

(s) Subject to Part 1, Section 2.21, Subsection (v)

3. PROHIBITED USES

In addition to Part 1, Subsection 2.22 “Prohibited Uses”, the following uses are also prohibited:

- Warehouse Club
- Hotel
- Propane Cylinder Handling Facility
- Bulk Propane Storage Depot
- Video Game/Pinball Machine Arcade
- Adult Entertainment Establishment
- Residential uses permitted in Table 5.2.1 shall be subject to Part 2, Subsection 2, “Prohibited Uses”

4. MXG, MXC, MXE, MXT ZONE REGULATIONS

4.1 LOT WIDTH, AREA, AND YARDS

Table 5.4.1

Regulation	Requirement
Lot width	25 m
Lot Area	1000 m^2
Yard abutting Plains Road west of the Queen Elizabeth Way	3 m minimum; 23 m maximum
Yard abutting any other street	3 m minimum; 4.5 m maximum **(a)**
Rear Yard	3 m
Side Yard	no minimum
Yard abutting a residential zone	Floors 1 to 3: 12 m Floors 4 and 5: 15 m Floor 6: 18 m
Building setback from a creek block	7.5 m
Yard abutting a Pipeline Easement	7 m

Regulation	Requirement
Yard abutting a railway right-of-way	none required
Separation Distance from a railway right-of-way	30 m for land uses sensitive to Railway rights-of-way
Yard abutting a PC or P zone	6 m

Footnote to Table 5.4.1:

(a) Maximum yard shall apply only to buildings located within 60 metres of a public street.

4.2 SEPARATION DISTANCE

Standard Restaurant: 15 m between the use and a residential zone
Fast Food Restaurant: 30 m between the use and a residential zone
Night Club: 45 m between the use and a residential zone

4.3 FLOOR AREA, FLOOR AREA RATIO, AND DENSITY

Table 5.4.2

Requirement	Zone			
	MXG	MXC	MXE	MXT
Maximum Floor Area Ratio for:				
Entertainment or Recreation buildings:	0.5:1	1.0:1	0.5:1	* * *
Industrial buildings:	* * *	* * *	0.5:1	* * *
Other buildings:	1.5:1	1.5:1	1.0:1	* * *
Maximum Floor Area per Retail or Service Commercial Use:	1800 m^2	5600 m^2	500 m^2	* * *
Minimum Floor Area Ratio for Buildings other than Entertainment, Recreational, or Industrial Buildings:	0.3:1	0.3:1	* * *	0.5:1
Minimum Density in a Residential Building	30 units/ha	30 units/ha	* * *	55 units/ha

Notwithstanding the above minimum floor area ratio provisions, any buildings or structures of less than 0.5:1 floor area ratio which legally existed as of the date of the passing of Zoning By-law 2020.205 (April 28, 2008) are deemed to conform to the floor area ratio regulations of this By-law for the life of the building or structure.

4.4 LANDSCAPE AREA AND BUFFER

Landscape Area:
Abutting a street: 3 m
Abutting a creek block or O3 zone: 3 m
Abutting a PC or P zone: 3 m
An outdoor patio may encroach into a required landscape area abutting a street.

Landscape Buffer:
Abutting a residential zone: 6 m

MXT Zone – Landscape Area

Abutting a street:	3 m
Abutting a creek block or O3 zone:	3 m
Abutting a PC or P zone:	3 m

An outdoor patio may encroach into a required landscape area abutting a street.

4.5 BUILDING HEIGHT

MXE Zone

Industrial/automotive uses:	2 storeys maximum
Other uses:	6 storeys maximum

MXG Zone

Automotive uses:	2 storeys maximum
Other uses:	2 storeys minimum, 6 storeys maximum

MXC Zone

Office/Apartment building:	2 storeys minimum, 6 storeys maximum
Automotive uses:	2 storeys maximum
Other uses:	2 storeys minimum, 6 storeys maximum

MXT Zone

All uses:	2 storey minimum, no maximum

In MXG , MXC, and MXT zones, the floor area of the second, third, and fourth storeys of a building containing more than one storey must be at least 50% of the floor area of the first storey.

Notwithstanding the above minimum height provisions, any buildings or structures of less than two storeys in height which legally existed as of the date of the passage of Zoning By-law 2020.205 (April 28, 2008) are deemed to conform to the building height regulations of this By-law for the life of the building or structure.

4.6 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”, except as amended by the following:

(b) The minimum number of parking spaces required for non-residential uses in MXG, MXC, and MXT zones is deemed to be the number generated by the standards outlined in Part 1, Table 1.2.6, less a factor of 5%; and

(c) For non-residential uses in MXG, MXC, and MXT zones, the number of parking spaces provided shall not be greater than 102% of the minimum standard outlined in Part 1, Table 1.2.6;

(d) Visitor Parking: Where a development is comprised of a mix of residential and non-residential uses, non-residential parking located on the same property as the residential use may be counted toward required visitor parking for the residential use, using the standards outlined in clause (c) above;

(e) Where the use is a mixed-use development, the parking requirement may be calculated using percent of peak period use as given in the detailed table outlined below, using the standards outlined in clauses (b) and (c) above. For purposes of this subsection, "mixed-use development" is defined as a development which contains any combination of office, retail/service commercial, restaurant, and/or overnight accommodation uses which shares parking on the same lot.

The initial step in determining the parking for a mixed-use development is to calculate the parking requirement for each use contained within the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period, (e.g.: noon) contained in the charts below. Each column is totaled for weekday and weekend. The maximum figure obtained from all time periods shall become the parking requirement for the specific mixed-use development.

Percent of Peak Period Occupancy (Weekday)				
Type of Use	**Morning**	**Noon**	**Afternoon**	**Evening**
Office/Financial Institution	100	90	95	10
Retail/Service Commercial	80	90	90	90
Restaurant	20	100	30	100
Percent of Peak Period Occupancy (Weekend)				
Type of Use	**Morning**	**Noon**	**Afternoon**	**Evening**
Office/Financial Institution	10	10	10	10
Retail	80	100	100	70
Restaurant	20	100	50	100

(f) Pedestrian Walkway: A 3 m walkway shall be provided from the street connecting the sidewalk to the principal entrance of the building and shall be unencumbered except that the walkway may cross a driveway.

(g) Notwithstanding (f), if a detached dwelling is converted to a service commercial or office use, a pedestrian walkway of 1.5 m shall be provided from the street connecting the sidewalk to the principal entrance of the building and shall be unencumbered except that the walkway may cross a driveway.

(h) Truck and Trailer Parking: Truck and trailer parking is prohibited except:

i. when the truck or trailer is being loaded or unloaded
ii. when the truck or trailer is for customers of the permitted principal use
iii. when the truck or trailer belongs to a property owner or tenant
iv. when the truck or trailer is being used for charitable purposes

4.7 OUTSIDE STORAGE

(a) Only merchandise displayed for retail sale may be stored outside, provided the merchandise is not stored in a truck, trailer, or other vehicle.

(b) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.

(c) Non-perishable waste stored outside on lands abutting a residential zone shall be kept within a solid screen enclosure subject to Part 1, Subsection 2.2.3.

4.8 OUTDOOR MANUFACTURING

Outdoor manufacturing in the MXE zone is prohibited.

4.9 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

4.10 DRIVE-THROUGH FACILITIES

(a) Restaurants:

(i) Where drive-through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.
(ii) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be set back 15 m from a residential zone.
(iii) Intercom ordering stations shall be set back 15 m from a residential zone.

(b) Other uses:

(i) Not permitted in building elevations facing a street.
(ii) Freestanding facilities shall be set back 15 m from a residential zone.

4.11 LOADING AND UNLOADING

(a) Loading/unloading shall not take place within 7.5 m of a residential zone.

(b) Loading/unloading docks shall be screened from view from a street or adjoining residential zone.

4.12 AMENITY AREA

- 15 m^2 per efficiency dwelling unit
- 20 m^2 per one-bedroom dwelling unit
- 35 m^2 per two or more bedroom dwelling unit
- Back-to-back townhouse: 25 m^2 per dwelling unit

4.13 DOORS

Every building located within 60 metres of a street with a deemed width of 26 metres or greater shall provide a pedestrian accessible door on the building elevation facing the street.

4.15 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this By-law that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.

5. TOWNHOUSE, STACKED TOWNHOUSE, AND BACK-TO-BACK TOWNHOUSE REGULATIONS

5.1 LOT WIDTH, AREA, YARDS, FLOOR AREA RATIO, BUILDING HEIGHT

Table 5.5.1

Regulation	Townhouse, Stacked Townhouse, and Back-to-Back Townhouse
Lot width	30 m; 25 m in an MXT zone only
Lot Area	1200 m^2
Front Yard/Street Side Yard	**(a)**
Side Yard	3 m
Rear Yard	6 m

Regulation	Townhouse, Stacked Townhouse, and Back-to-Back Townhouse
Yard abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone	12 m 9 m for a building of two storeys and 11.5 m or less in height; 12 m for a building of two or three storeys and greater than 11.5 m in height
Building setback from a creek block	7.5 m
Yard abutting a Pipeline Easement	7 m
Yard abutting a railway right-of-way	30 m
Density	30 units/ha; 55 units/ha in an MXT zone only
Floor Area Ratio (minimum)	0.3:1
Floor Area Ratio (maximum)	1.5:1
Yard abutting a PC or P zone	6 m
Minimum number of stacked townhouse units per stacked townhouse building	12 in an MXT zone only

Footnotes to Table 5.5.1:

(a) Abutting a street having a deemed width less than 26 m:
3 m, except that the entrance elevation for an attached or detached garage shall be set back 6 m from the street.

Abutting a street having a deemed width of 26 m or greater:
3 m, except that the entrance elevation for an attached or detached garage shall be set back 6 m from the street and the maximum yard shall be 10 m for 60% of the length of the building abutting the street line.

(b) Not required abutting any lands in an LN3 zone that front onto Barclay Road, Dean Street, or Ashley Avenue.

5.2 LANDSCAPE AREA AND BUFFER

Landscape Area:

Abutting a street:	3 m
Abutting a creek block or O3 zone:	3 m
Abutting a PC or P zone:	3 m

Landscape Buffer:

Abutting R1, R2, R3, LN3, LN4, LN5, LN6 zone:	6 m, except not required abutting lands within an LN3 zone that front onto Barclay Road, Dean Street or Ashley Avenue

5.3 PARKING

(a) Parking shall be provided in accordance with Part 1, Subsection 2.25 “Off-Street Parking and Loading Requirements”, and Part 5, Subsection 4.6, “Parking”.

(b) **Parking Spaces and Driveways**

For townhouses, back-to-back townhouses, and stacked townhouses driveways and parking lots shall be set back 3 m from a wall of a building containing windows of habitable rooms, except, where a parking space and driveway is for the exclusive use of the unit occupant the setback shall not apply.

(c) **Parking Structures**
An enclosed parking structure that extends more than 1.6 m above finished grade shall be subject to the same yard requirements as a principal building. An enclosed parking structure below grade and up to 1.6 m above grade shall be set back 3 m from a street line but shall not encroach into a required landscape buffer.

5.4 AMENITY AREA

Stacked or Standard Townhouse:	15 m^2 per efficiency unit 25 m^2 per one-bedroom unit 35 m^2 per two or more bedroom unit
Back-to-Back Townhouse:	25 m^2 per unit. As a component of this amenity area, each back-to-back townhouse development shall have a minimum of one common amenity area, with a minimum area of 100 m^2, or a total common amenity area of 6 m^2 per unit, whichever is greater, and may include decorative accessory structures such as a gazebo, arbor, pergola, as well as play equipment, but may not include other accessory buildings or structures, unitary equipment, mailboxes, or above-ground utility boxes.

5.5 PRIVACY AREA

Standard Townhouse:	20 m^2 per unit
Stacked Townhouse:	15 m^2 per unit
Back-to-Back Townhouse:	Each unit in a back-to-back townhouse development shall contain an individual balcony with an area of 5.5 m^2, separated from adjoining units by a wall or privacy screen and with a maximum projection of 1.8 m from the front wall of the back-to-back townhouse building.

5.6 FENCING

On lands abutting a residential zone fencing shall be installed along the common boundary with the residential zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

5.7 BUILDING HEIGHT

(a) Residential building height shall be provided in accordance with Part 1, Subsection 2.31 “Residential Building Height”.

(b) Maximum height: Notwithstanding Part 1, Table 2.31.1, and Subsections 4.5, “Building Height”, the maximum height shall be 3 storeys up to 14 m for stacked townhouses, back-to-back townhouses, and townhouses.

5.8 CONTIGUOUS LOTS

Where multiple contiguous lots are developed under a single comprehensive site plan all lots shall be deemed to be one lot for purposes of applying zoning regulations. A lot shall be used in a manner that complies with all of the regulations and prohibitions of this By-law that govern the lot itself and all of the regulations and prohibitions of this By-law that govern the entire development.