

# CR-2 ZONE – Integrated Residential – Mixed Use

### 7.13 CR-2 ZONE – INTEGRATED RESIDENTIAL – MIXED USE

**Intent:** To provide a zone to accommodate mixed commercial and medium density residential use buildings and related amenity spaces on serviced urban lots.

**Uses Permitted**

.1 The following uses and no others are permitted in the CR-2 Zone:

**Principal Uses**

- .1 Care Facility, Congregate
- .2 Care Facility, Extended
- .3 Care Facility, Major and Minor
- .4 Convenience Store
- .5 Eating Establishment, excluding drive-thru restaurants
- .6 Health Services
- .7 Multiple Unit Residential Dwellings
- .8 Office
- .9 Personal Service
- .10 Retail Store, excluding Adult Entertainment
- .11 Tourist Accommodation

**Accessory Uses**

.2 The following uses and no others are permitted as accessory uses in the CR-2 Zone:

- .1 Agriculture, Urban
- .2 Bed and Breakfast
- .3 Home Based Business, Type I (Minor)

**Lot Area**

.3 The minimum lot area is 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>).

**Lot Dimensions**

.4 The minimum lot dimensions on subdivision are:

Width	18.0 m (59.1 ft)
Depth	30.0 m (98.4 ft)

**Density**

.5 The maximum Floor Area Ratio (FAR) is 0.75.

**Minimum Unit Size**

.6 The minimum Net Floor Area for each dwelling is 55 m<sup>2</sup> (592 ft<sup>2</sup>).

**Lot Coverage**

.7 The maximum lot coverage is 50%. Lot coverage may be increased to 60% if permeable parking surfaces are provided.

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**Setback Requirements** .8 Minimum setback requirements for the first and second storeys of all buildings and structures:

Front yard	2.5 m (8.2 ft)
Rear yard	6.0 m (19.7 ft)
Interior Side yard	3.0 m (9.8 ft)
Exterior Side yard	4.5 m (14.8 ft)

.9 Minimum setback requirements for the third and higher storeys of all buildings and structures:

Front yard	5.5 m (18.0 ft)
Rear yard	6.0 m (19.7 ft)
Interior Side yard	3.0 m (9.8 ft)
Exterior Side yard	4.5 m (14.8 ft)

.10 Minimum setback requirements the accessory buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard (no lane)	6.0 m (19.7 ft)
Rear yard (dedicated lane)	1.5 m (4.9 ft)
Interior Side yard	1.5 m (4.9 ft)
Exterior Side yard	4.5 m (14.8 ft)

**Height**

.11 The maximum building height is 16.0 m (52.5 ft).

Principal building	16.0 m (52.5 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

**Other Regulations**

- .12 All development in the CR-2 Zone shall provide active commercial or residential uses at-grade along all street frontages.
- .13 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.
- .14 Where access to a rear lane is available the only vehicle access permitted is from the rear lane.
- .15 Parking structures must be screened from view from the street.
- .16 Care facilities for children shall be sited to ensure:
  - .1 Pedestrian access from a street independent of the vehicle access to the parking spaces serving the dwelling units; and
  - .2 Direct access to an open space and play area on the subject lot.