

7.12 CR-1 ZONE – 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.

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| Uses Permitted | .1 The following uses and no others are permitted in the CR-1 Zone: |
| Principal Uses | <ul style="list-style-type: none">.1 Artisan Industrial.2 Assembly Use.3 Care Facility, Congregate.4 Care Facility, Extended.5 Care Facility, Major and Minor.6 Commercial Public Piazza.7 Community Service.8 Convenience Store.9 Eating Establishment, excluding drive-thru restaurants.10 Education Facility.11 Entertainment Use, excluding arcades and adult entertainment.12 Exhibition & Convention facility.13 Financial Institution, excluding drive-thru banks.14 Health Services.15 High Technology Research & Product Design.16 Hospital.17 Office.18 Multiple Unit Residential Dwellings.19 Parking Facility.20 Personal Service.21 Public Building or Facility.22 Recreational facility.23 Retail Store, excluding Adult Entertainment.24 Theatre.25 Tourist Accommodation |
| Accessory Uses | .2 The following uses and no others are permitted as accessory to the principal uses in the CR-1 Zone: <ul style="list-style-type: none">.1 Agriculture, Urban.2 Home Based Business, Type (Minor) |
| Lot Area | .3 The minimum lot area is 1,000 m ² (10,764 ft ²). |

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Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	15.0m (49.2ft)
Depth	30.0m (98.4ft)

Density

- .5 The maximum Floor Area Ratio (FAR) shall be 0.75.
- .6 Notwithstanding Section 7.12.5, pursuant to Section 482 of the *Local Government Act*, the maximum Floor Area Ratio may be increased to 3.0 if the owner of the land proposed to be developed pays to the District prior to the time of Building Permit issuance \$1,877.00 per additional unit [beyond the number of units that would be permitted under the base density] as a Community Amenity Contribution.
- .7 Notwithstanding Section 7.12.6 the maximum Floor Area Ratio may be increased to 3.0 for a housing development approved and funded by the B.C. Housing Commission under the Non-Profit Housing Program.

Minimum Unit Size

.8 Each dwelling unit shall have a minimum Net Floor Area of at least 55m² (592ft²).

Lot Coverage

.9 Maximum lot coverage is 100%.

Setback Requirements

.10 Minimum setback requirements are as follows for the first and second storey of all buildings and structures:

Front yard	0.0m
Rear yard (no lane)	0.0m
Interior Side yard	0.0m
Exterior Side yard	0.0m

.11 Minimum setback requirements are as follows for all storeys above the second storey for all buildings and structures:

Front yard	3.0m (9.8ft)
Rear yard	4.5m (14.8ft)
Interior Side yard	4.5m (14.8ft)
Exterior Side yard	4.5m (14.8ft)

Setback Exceptions

.12 For portions of a parking facility with lane access which do not project more than 2.0m (6.6ft) above natural grade, the site rear yard is 1.5m (4.9ft).

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.13 Where a lot line abuts a lower density residential use, a setback of 3.0m (9.8ft) is required.

Height

.14 Maximum building heights are as follows:

Principal building	20m (65.6ft)
Accessory buildings and structures	4.5m (14.8ft)

Other Regulations

- .15 All development in this zone must provide an active commercial or residential use at-grade along all street frontages.
- .16 All development fronting Beach Avenue or 13th Street must provide a functional commercial or non-residential use on the first floor, which must occupy a minimum of 80% of the street frontage.
- .17 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.
- .18 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.
- .19 Parking structures must be screened from view from the street.
- .20 Child care centres shall be located on the lot such that the facility:
 - a. has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and
 - b. has direct access to an open space and play area on the subject lot.