

9.10 B5B - Inner-City Commercial Corridor - Mixed Use District

9.9.1 Purpose

The purpose of the B5B District is to recognize the historic Broadway Commercial area and facilitate mixed use development including a range of commercial, institutional and residential uses in medium to high density form.

9.9.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8.2 Permitted Uses							
(1) Hotels and motels	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(2) Restaurants and lounges	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(3) Bakeries	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(4) Dry cleaners	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(5) Theatres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(6) Commercial recreation uses	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(7) Photography studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(8) Retail stores	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(9) Personal service trades and health clubs	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(10) Offices and office buildings	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(11) Medical clinics	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(12) Medical, dental and optical laboratories	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(13) Financial institutions	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(14) Private schools and educational institutions	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(15) Repair services restricted to the repair of household goods and appliances	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(16) Places of worship	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(17) Public halls and community centres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(18) Private clubs	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(19) Libraries, art galleries and museums	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(20) Funeral homes	7.5	225	0 ₁	0 ₂	0 ₃	-4	-

B5B District	Minimum Development Standards (in Metres)							
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)	
10.8.2 Permitted Uses (continued)								
(21) Radio or television studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(22) Motion picture or recording studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(23) Duplicating or copying centres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(24) Dwelling units in conjunction with and attached to any other permitted use	-	-	0 ₁	0 ₂	0 ₃	-4	-	
(25) Multiple-unit dwellings	15	450	0 ₁	0 ₂	0 ₃	-4	5	
(26) Commercial parking lots	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(27) Storage garages	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(28) Banquet halls	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(29) Catering halls and catering kitchens	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(30) Neighbourhood recycling and collection depots	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(31) Parking stations	7.5	225	0 ₁	Refer to Section 6.0				
(32) Shopping centres	15	450	0 ₁	0 ₂	0 ₃	-4	-	
(33) Veterinary clinics	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(34) Commercial printers	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(35) Public elementary & high schools	15	450	0 ₁	0 ₂	0 ₃	-4	-	
(36) Boarding apartments	15	450	0 ₁	0 ₂	0 ₃	-4	5	
(37) Boarding houses	7.5	225	0 ₁	0 ₂	0 ₃	-4	5	
(38) Custodial care facilities - Type I & II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(39) Small animal grooming	7.5	225	0 ₁	0 ₂	0 ₃	-4	-	
(40) Accessory buildings and uses	-	-	0 ₁	0 ₂	0 ₃	-4	-	

9.9.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8.3 Discretionary Uses							
(1) Special needs housing	15	560	0 ₁	0 ₂	0 ₃	-4	5
(2) Child care centres and pre-schools	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(3) Adult day care centres - Type I & II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(4) Custodial care facilities - Type III	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(5) Night clubs and taverns	7.5	225	0 ₁	0 ₂	0 ₃	-4	-

9.9.4 Notes to Development Standards

1. (a) *Building Base*: a minimum of 70% of the aggregate width of the front building line shall be located within 1.0 metre of the front property line.
- (b) *Building Cap*: a minimum front yard shall be provided of 3.0 metres from the front property line up to three storeys from the front property line shall be provided for every storey above the three storey building cap, however, the minimum setback of the building cap shall not exceed 6.0 metres from the front property line.
2. (a) *Building Base*: where a B5B District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.
- (b) *Building Cap*: setback increased by 0.3 metres for each additional story above the building base to a maximum of 3.0 metres.
3. (a) *Building Base*: where a B5B District abuts an R District, a rear yard shall be provided of at least 3.0 metres.
- (b) *Building Cap*: where a B5B District abuts an R District, the rear setback shall be increased by 0.6 metres for each additional story above the building base to a maximum of 7.5 metres.
4. *Building Base*: shall be a minimum of 7.5 metres and a maximum of 12.0 metres. Exceptions may be made for corner sites where the architectural feature is included that may encourage massing and designs that accentuate the visual prominence of the site.

9.9.5 Signs

The regulations governing signs in a B5B District are contained in **Appendix A - Sign Regulations**.

9.9.6 Parking

The regulations governing parking and loading in a B5B District are contained in **Section 6.0**.

9.9.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 7:1.
- (2) In the B5B District, above grade parking floor areas shall not be exempt from the calculation of the gross floor space ratio.
- (3) Notwithstanding Section (2), above grade parking floor areas which are needed to provide 1.25 parking spaces per dwelling unit and parking floor areas which are needed to provide parking at the rate of one parking space for every 24 square metres of gross leasable floor area for all other uses shall be exempt from the calculation of Gross Floor Space Ratio.
- (4) Floor areas used for below grade parking shall be deducted from the exemption outlined in Section (3), at the rate outlined in said Section.

9.9.8 Landscaping

- (1) On sites used for service stations, public garages, car washes, commercial parking lots, parking stations or multiple-unit dwellings a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided.

In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

9.9.9 Garbage Pickup Area

- (1) A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department. The required loading and pick up spaces may be combined where considered appropriate by the Development Officer.