

## 6.23 CMX1 - NORTHPORT DOWNTOWN CORE DISTRICT

### 6.23.1 General Purpose

To establish and maintain a vibrant and healthy mixed use area in the Northport downtown core with attention to providing goods and services to the travelling public and tourists.

### 6.23.2 Permitted Uses

Accessory Buildings and Uses  
Animal Grooming Facilities  
Antique Stores  
Art Galleries  
Automotive Supply Stores  
Bakeries  
Banks and other Financial Institutions  
Business Management Services  
Clubs and Lodges  
Computer and Electronic Stores including repairs  
Convenience Stores  
Daycare Facilities  
Dentists Offices  
Department Stores  
Drugstores  
Dry Cleaners, Laundries and Pressers  
Engineers, Architects or Planners Offices

Facilities for Charitable, Philanthropic, Fraternal or Religious Organizations

Financial Services Offices  
Fitness Centres  
Food Stores  
Gasoline Service Stations  
General Service Offices  
Hostels  
Hotels and Motor Hotels  
Household Appliance and Furniture Stores  
Insurance Offices  
Lawyers and Notaries Offices  
Liquor, Wine and Beer Stores  
Medical Clinics  
Motor Vehicle Dealers  
Motor Vehicle Repair Shops  
Multiple Family Dwellings

Music and Dance Recital Studios  
 Musicians Studios  
 New and Used Book Stores  
 New and Used Apparel and Shoe Stores  
 Nightclubs, Cabarets, Bars and Pubs  
 One or Two Dwelling Units above a Commercial Use  
 Other Health Services  
 Paramedical Services Offices  
 Parking Lots  
 Personal Care Facilities  
 Personal Services Shops  
 Photographic Services  
 Physicians and Surgeons Offices  
 Places of Worship  
 Post Offices  
 Public Transportation Depot  
 Publishing and Allied Industries  
 Radio, Television and Appliance Repair Shops  
 Real Estate Offices  
 Restaurants but excluding Drive-In, Drive-Thru and Take-Out  
 Retail Stores  
 Self-service Laundries  
 Senior Citizen Housing  
 Shoe Repair Shops  
 Taxicab Dispatch Offices  
 Tourist Services  
 Video Rental Stores  
 Home Occupations  
 Tutoring Service  
 Bus Terminals  
 Car Washes

6.23.3 Bulk and Site Regulations

Minimum Lot Area	540 m <sup>2</sup>	(5812.7 ft <sup>2</sup> )
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	90%	
Minimum Setbacks:		
Front Yard	0 m	
Rear Yard	3 m	(9.8 ft)
Side Yard	0 m	
Maximum Building Height	14 m	(45.9 ft)

Maximum Number of Principal Building Storeys	4
Maximum Floor Area Ratio	3.0

6.23.4 Conditions of Use

Notwithstanding the provisions of 6.23.3,

(i) General Provisions

- (a) All business activity shall be conducted within a completely enclosed building, except for patios associated with restaurants and the like, display facilities, activities normally done at a gasoline pump and parking and loading facilities.
- (b) Residential uses shall be located above the first storey, except as provided in (e).
- (c) A shared public access to any residential dwelling units shall be provided separate from any other use from ground floor entrance.
- (d) Each residential suite shall have a private balcony not less than 5 m<sup>2</sup> (53.8 ft<sup>2</sup>) in area and with no dimension less than 1.5 m (4.9 ft).
- (e) Where multiple family dwelling units are located below the second storey, the Bulk and Site Regulations of the RM3 Higher Density Residential District shall apply.
- (f) Notwithstanding any other provision of this Bylaw, one parking space shall be provided for every residential dwelling unit.

(ii) Density Bonus for Mixed-Use Residential-Commercial Developments

The maximum height permitted may be increased up to six (6) storeys and up to 18 m (60 ft), and the maximum floor area ratio permitted may be increased up to 3.5 from that indicated in 6.23.3 where:

- (a) A minimum of one storey or sixteen one-half percent

(16.5%) of the gross floor area of the building is used for commercial purposes;

- (b) Greater than seventy-five percent (75%) of the required parking is provided underground or enclosed underneath the principle building;
- (c) Elevators are provided to all storeys in the building;
- (d) A minimum of ten percent (10%) of the dwelling units are designed as accessible;
- (e) A minimum of ten percent (10%) of the dwelling units are designated as affordable, as specified in a Housing Agreement and where the owners enter into a Housing Agreement with the City, and where this Agreement is filed with the Land Title Office; and
- (f) A common meeting room or amenity room containing a minimum of 22 m<sup>2</sup> (235 ft<sup>2</sup>) is provided.