

PART 13 MIXED-USE ZONES

1301 MU-1 Medium-Density Mixed-Use

(1) Intent

This zone provides for medium-*density* mixed-use developments up to 8 storeys in neighbourhood centres. Allows for *civic, commercial, residential*, and other *uses* that serve the local community.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
 - (i) community centres
 - (ii) *hospitals*
 - (iii) libraries
 - (iv) museums
 - (v) parks, squares and plazas
 - (vi) *post-secondary institutions*
 - (vii) *primary or secondary schools*
- (f) *Commercial*, limited to:
 - (i) *business and household service*
 - (ii) *commercial school*
 - (iii) *convenience retail*
 - (iv) *entertainment facility*
 - (v) *grocery store*
 - (vi) *intensive commercial recreation*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*
 - (ix) *liquor store, accessory liquor store and wine store*

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- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living unit*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*

Accessory uses, limited to:

- (l) *Accessory home occupation*
- (m) *Accessory institutional support services*
- (n) *Accessory retail, limited to liquor manufacturing*
- (o) *Accessory street vending*
- (p) *Lock-off units*

(3) Conditions of Use

- (a) A *lock-off unit* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O” to this Bylaw.
- (b) A *public service use* is only permitted if there is no storefront.
- (c) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

Not applicable in this zone.

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(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings* and *structures* together for all permitted *uses* must not exceed a *gross floor area* of 3.0 times the *lot area*, of which a minimum *gross floor area* of 0.25 times the *lot area* must be for employment-generating *uses*.
- (b) 100% of the *gross floor area* for all *residential uses* is limited to *residential rental tenure* where all *buildings* and *structures* together for all permitted *uses* exceed a *gross floor area* of 2.5 times the *lot area*.
- (c) The following table is provided for convenience and illustrative purposes only. In the event of any conflict or inconsistency between this table and provisions of this Bylaw, the text of the Bylaw shall prevail:

Location	Gross Floor Area times the Lot Area for all Permitted Uses	Residential Rental Tenure Limitation	Resulting Tenure Applicable to all Residential Uses
All lots	≤2.5	No	Any residential tenure
	>2.5 up to 3.0	Yes	Residential Rental Tenure

(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

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<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>Interior Side Lot Line not Abutting a Lane (metres)</i>	<i>Rear Lot Line not Abutting a Lane (metres)</i>
<i>All buildings and structures</i>	1.5	0.0	3.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) the setback from the *lot* line along a *street* or *lane* is 3.0 metres for a *building* that does not contain employment-generating *uses* in the first *storey* fronting the *lot* line;
 - (ii) the setback from the *interior side lot line* abutting a *lot* zoned for a *residential use* in Part 10 or 12 of this Bylaw is 3.0 metres; and
 - (iii) in accordance with Sections 514, 518, 519 and 523.
- (c) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face on the same *lot* or adjacent *lot* where the opposing *building* face contains windows or glazed doors to *habitable rooms* in an *apartment* or *townhouse use*.

(9) Location of Uses

- (a) Portions of *buildings* and *structures* fronting a *character street* or *mandatory commercial street frontage* must:
- (i) contain employment-generating *uses* within the first *storey* of the *building*; and
 - (ii) only locate *dwelling units* within the second *storey* or above of the *building*.
- (b) Where a *tourist accommodation use* fronts a *character street* or *mandatory commercial street frontage*, *sleeping units* or *dwelling units* must be located within the second *storey* or above of the *building*.

(10) Height

- (a) All *buildings* and *structures* must not exceed a *height* of eight *storeys*.

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(b) Despite Sub-section (10)(a):

- (i) if the *lot* is identified in Schedule “P” to this Bylaw and the *height* limit set out in Schedule “P” is seven *storeys* or less, all *buildings* and *structures* located on the *lot* must not exceed the *height* limit set out in Schedule “P”;
- (ii) all *buildings* and *structures* located within 7.6 metres from any property line abutting a *lot* zoned R-1 or R-2 must not exceed a *height* of three *storeys*; and
- (iii) all detached *accessory buildings* and *structures* must not exceed a *height* of three *storeys*.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) The number of *studio dwelling units* must not exceed 30% of the total *dwelling units* in all *buildings*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the MU-1 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the MU-1 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and

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- (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 13 MIXED-USE ZONES

1302 MU-2 High-Density Mixed-Use

(1) Intent

This zone provides for high-density mixed-use developments in large neighbourhood centres. Allows for *civic, commercial, residential*, and other *uses* that serve the local community.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
 - (i) community centres
 - (ii) courthouses
 - (iii) *hospitals*
 - (iv) libraries
 - (v) museums
 - (vi) parks, squares and plazas
 - (vii) *post-secondary institutions*
 - (viii) *primary or secondary schools*
- (f) *Commercial*, limited to:
 - (i) *business and household service*
 - (ii) *commercial recreation*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*

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- (ix) *liquor store, accessory liquor store, and wine store*
- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living unit*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Tourist accommodation*
- (l) *Townhouse*

Accessory uses, limited to:

- (m) *Accessory home occupation*
- (n) *Accessory institutional support services*
- (o) *Accessory retail, limited to liquor manufacturing*
- (p) *Accessory street vending*
- (q) *Lock-off unit*

(3) Conditions of Use

- (a) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O” to this Bylaw.
- (b) A *public service use* is only permitted if there is no storefront.
- (c) A *residential use* is only permitted where employment-generating *uses* occupy a minimum *gross floor area* of 0.25 times the *lot area*.
- (d) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

1302 MU-2 High-Density Mixed-Use

(4) Lot Size

Not applicable in this zone.

(5) Density

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *gross floor area* of:
 - (i) 3.5 times the *lot area* where the *lot* is a Neighbourhood Centre *lot* identified in Schedule “F” to this Bylaw, of which a *gross floor area* of 0.25 times the *lot area* must be occupied by employment-generating *uses*; and
 - (ii) 4.0 times the *lot area* where Sub-section (5)(a)(i) does not apply, of which a *gross floor area* of 0.25 times the *lot area* must be occupied by employment-generating *uses*.
- (b) Additional residential *density* is permitted up to a *gross floor area* of 1.5 times the *lot area*, for a maximum residential *gross floor area* of 4.75 times the *lot area* where Sub-section (5)(a)(i) applies and 5.25 times the *lot area* where Sub-section (5)(a)(ii) applies, where:
 - (i) all *dwelling units* provided above the *density* set out in Sub-sections (5)(a)(i) and (ii), as applicable, are *purpose-built rental housing*, of which at least 13.33% of the additional residential *density* is *below-market rental housing* or *non-market housing*; and
 - (ii) the additional residential *density* for *purpose-built rental housing*, including *below-market rental housing* or *non-market housing*, is provided and secured in accordance with Schedule “E” to this Bylaw.
- (c) As an alternative to providing all or part of the *below-market rental housing* or *non-market housing* under Sub-section (5)(b)(i), *cash-in-lieu* may be provided in accordance with Schedule “E” to this Bylaw, and the following shall apply:
 - (i) the *gross floor area* corresponding to the *cash-in-lieu* may be used for any permitted *residential use* or tenure; and
 - (ii) where *cash-in-lieu* is made for only a part of the *below-market rental housing* or *non-market housing*, the remaining *gross floor area* must be provided and secured as *below-market rental housing* or *non-market housing* in accordance with Schedule “E” to this Bylaw.
- (d) Despite Sub-section (5)(a), *density* for employment-generating *uses* is permitted without limitation.

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(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) All *buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>Interior Side Lot Line not Abutting a Lane (metres)</i>	<i>Rear Lot Line (metres)</i>
<i>All buildings and structures</i>	1.5	0.0	3.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) the setback from the *lot* line along a *street* or *lane* is 3.0 metres for a *building* that does not contain employment-generating *uses* in the first *storey* fronting the *lot* line;
 - (ii) the setback from the *interior side lot line* abutting a *lot* zoned for a *residential use* in Parts 10 and 12 of this Bylaw is 3.0 metres; and
 - (iii) in accordance with Sections 514, 518, 519 and 523.
- (c) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face on the same *lot* or adjacent *lot* where the opposing *building* face contains windows or glazed doors to *habitable rooms* in an *apartment* or *townhouse use*.

1302 MU-2 High-Density Mixed-Use

(9) Location of Uses

- (a) Portions of *buildings* and *structures* fronting a *character street* or *mandatory commercial street frontage* must:
 - (i) contain employment-generating *uses* within the first *storey* of the *building*; and
 - (ii) only locate *dwelling units* within the second *storey* or above of the *building*.
- (b) Where a *tourist accommodation use* fronts a *character street* or *mandatory commercial street frontage*, *sleeping units* or *dwelling units* must be located within the second *storey* or above of the *building*.

(10) Height

- (a) All *buildings* and *structures* must not exceed the *height* limits set out in Schedule “P” to this Bylaw, except where the *lot* is not identified in Schedule “P”, in which case no *building* or *structure height* limit applies.

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured *off-street parking* may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.

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- (b) The number of *studio dwelling units* must not exceed 30% of the total *dwelling units* in all *buildings* and *structures*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the MU-2 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the MU-2 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 13 MIXED-USE ZONES

1303 MU-3 Transit-Oriented Mixed-Use

(1) Intent

This zone provides for high-*density* mixed-use developments with no *height* limit in close proximity to rapid transit. Allows for *civic, commercial, residential*, and other *uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
 - (i) community centres
 - (ii) courthouses
 - (iii) *hospitals*
 - (iv) libraries
 - (v) museums
 - (vi) parks, squares and plazas
 - (vii) *post-secondary institutions*
 - (viii) *primary or secondary schools*
- (f) *Commercial*, limited to:
 - (i) *business and household service*
 - (ii) *commercial recreation*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*

1303 MU-3 Transit-Oriented Mixed-Use

- (ix) *liquor store, accessory liquor store, and wine store*
- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living unit*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*

Accessory uses, limited to:

- (l) *Accessory home occupation*
- (m) *Accessory institutional support services*
- (n) *Accessory retail, limited to liquor manufacturing*
- (o) *Accessory street vending*
- (p) *Lock-off unit*

(3) Conditions of Use

- (a) *A public service use* is only permitted if there is no storefront.
- (b) *A residential use* is only permitted where employment-generating *uses* occupy a minimum *gross floor area* of 0.5 times the *lot area*.
- (c) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

Not applicable in this zone.

1303 MU-3 Transit-Oriented Mixed-Use

(5) Density

- (a) All *buildings and structures* together for all permitted *uses* must not exceed a *gross floor area* of 5.0 times the *lot area*, of which a *gross floor area* of 0.5 times the *lot area* must be occupied by employment-generating *uses*.
- (b) Additional residential *density* is permitted up to a *gross floor area* of 1.5 times the *lot area*, for a maximum residential *gross floor area* of 6.0 times the *lot area*, where:
 - (i) all *dwelling units* provided above a *gross floor area* of 5.0 times the *lot area* are *purpose-built rental housing*, of which at least 13.33% of the additional residential *density* is *below-market rental housing* or *non-market housing*; and
 - (ii) the additional residential *density* for *purpose-built rental housing*, including *below-market rental housing* or *non-market housing*, is provided and secured in accordance with Schedule “E” to this Bylaw.
- (c) As an alternative to providing all or part of the *below-market rental housing* or *non-market housing* under Sub-section (5)(b)(i), *cash-in-lieu* may be provided in accordance with Schedule “E” to this Bylaw, and the following shall apply:
 - (i) the *gross floor area* corresponding to the *cash-in-lieu* may be used for any permitted *residential use* or tenure; and
 - (ii) where *cash-in-lieu* is made for only a part of the *below-market rental housing* or *non-market housing*, the remaining *gross floor area* must be provided and secured as *below-market rental housing* or *non-market housing* in accordance with Schedule “E” to this Bylaw.
- (d) Despite Sub-section (5)(a), *density* for employment-generating *uses* is permitted without limitation.

(6) Lot Coverage

- (a) All *buildings and structures* together for all permitted *uses* must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

1303 MU-3 Transit-Oriented Mixed-Use

(8) Setbacks

- (a) All *buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>All Other Lot Lines not Abutting a Street or Lane (metres)</i>
<i>All buildings and structures</i>	1.5	0.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) where there is no employment-generating *use* within the first four *storeys* of a *building*, the setback from all *lot* lines is 3.0 metres;
 - (ii) the setback from the *lot line* abutting a *lot* zoned for a *residential use* in Parts 10 and 12 of this Bylaw is 3.0 metres; and
 - (iii) in accordance with Sections 514, 518, 519 and 523.

(9) Location of Uses

- (a) Portions of *buildings* and *structures* fronting a *character street* or *mandatory commercial street frontage* must:
- (i) contain employment-generating *uses* within the first *storey* of the *building*; and
 - (ii) only locate *dwelling units* within the second *storey* or above of the *building*.
- (b) Where a *tourist accommodation use* fronts a *character street* or *mandatory commercial street frontage*, *sleeping units* or *dwelling units* must be located within the second *storey* or above of the *building*.

(10) Height

Not applicable in this zone.

1303 MU-3 Transit-Oriented Mixed-Use

(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured *off-street parking* may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) The number of *studio dwelling units* must not exceed 30% of the total *dwelling units* in all *buildings* and *structures*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the MU-3 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use of land* and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the MU-3 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 13 MIXED-USE ZONES

1304 MU-4 Urban Centre Mixed-Use

(1) Intent

This zone provides for high-*density* mixed-use developments with no *height* limit in the urban centre. Allows for *civic, commercial, residential*, and other *uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
 - (i) community centres
 - (ii) courthouses
 - (iii) *hospitals*
 - (iv) libraries
 - (v) museums
 - (vi) parks, squares and plazas
 - (vii) *post-secondary institutions*
 - (viii) *primary or secondary schools*
- (f) *Commercial*, limited to:
 - (i) *business and household service*
 - (ii) *commercial recreation*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*

1304 MU-4 Urban Centre Mixed-Use

- (ix) *liquor store, accessory liquor store, and wine store*
- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living unit*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*

Accessory uses, limited to:

- (l) *Accessory home occupation*
- (m) *Accessory institutional support services*
- (n) *Accessory retail, limited to liquor manufacturing*
- (o) *Accessory street vending*
- (p) *Lock-off unit*

(3) Conditions of Use

- (a) *A public service use* is only permitted if there is no storefront.
- (b) *A residential use* is only permitted where employment-generating *uses* occupy a minimum *gross floor area* of 1.0 times the *lot area*.
- (c) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

Not applicable in this zone.

1304 MU-4 Urban Centre Mixed-Use

(5) Density

- (a) All *buildings and structures* together for all permitted *uses* must not exceed a *gross floor area* of 5.5 times the *lot area*, of which a *gross floor area* of 1.0 times the *lot area* must be occupied by employment-generating *uses*.
- (b) Additional residential *density* is permitted up to a *gross floor area* of 1.5 times the *lot area*, for a maximum residential *gross floor area* of 6.0 times the *lot area*, where:
 - (i) all *dwelling units* provided above a *gross floor area* of 5.5 times the *lot area* are *purpose-built rental housing*, of which at least 13.33% of the additional residential *density* is *below-market rental housing* or *non-market housing*; and
 - (ii) the additional residential *density* for *purpose-built rental housing*, including *below-market rental housing* or *non-market housing*, is provided and secured in accordance with Schedule “E” to this Bylaw.
- (c) As an alternative to providing all or part of the *below-market rental housing* or *non-market housing* under Sub-section (5)(b)(i), *cash-in-lieu* may be provided in accordance with Schedule “E” to this Bylaw, and the following shall apply:
 - (i) the *gross floor area* corresponding to the *cash-in-lieu* may be used for any permitted *residential use* or tenure; and
 - (ii) where *cash-in-lieu* is made for only a part of the *below-market rental housing* or *non-market housing*, the remaining *gross floor area* must be provided and secured as *below-market rental housing* or *non-market housing* in accordance with Schedule “E” to this Bylaw.
- (d) Despite Sub-section (5)(a), *density* for employment-generating *uses* is permitted without limitation.

(6) Lot Coverage

- (a) All *buildings and structures* together for all permitted *uses* must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

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(8) Setbacks

- (a) All *buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>All Other Lot Lines not Abutting a Street or Lane (metres)</i>
<i>All buildings and structures</i>	1.5	0.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) where there is no employment-generating *use* within the first four *storeys* of a *building*, the setback from all *lot* lines is 3.0 metres;
 - (ii) the setback from the *lot line* abutting a *lot* zoned for a *residential use* in Parts 10 and 12 of this Bylaw is 3.0 metres; and
 - (iii) in accordance with Sections 514, 518, 519 and 523.

(9) Location of Uses

- (a) Portions of *buildings* and *structures* fronting a *character street* or *mandatory commercial street frontage* must:
- (i) contain employment-generating *uses* within the first *storey* of the *building*; and
 - (ii) only locate *dwelling units* within the second *storey* or above of the *building*.
- (b) Where a *tourist accommodation use* fronts a *character street* or *mandatory commercial street frontage*, *sleeping units* or *dwelling units* must be located within the second *storey* or above of the *building*.

(10) Height

Not applicable in this zone.

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(11) Building Size

Not applicable in this zone.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured *off-street parking* may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided.
- (c) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) The number of *studio dwelling units* must not exceed 30% of the total *dwelling units* in all *buildings* and *structures*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the MU-4 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the MU-4 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.