

COMMERCIAL POLICY REVIEW IMPLEMENTATION
Proposed Zoning Associated with Review Commercial Policy Framework

Zoning Provision	Mixed Use Node	Intensification Area	Neighbourhood Centre	Service Commercial
Permitted Uses	Amusement Arcade Apartment Building Apartments above a permitted use Art Gallery Artisan Studio Auto-Oriented Department Store Bake Shop Carwash, Automatic Carwash, Manual Catalogue Sales Outlet Club Commercial Entertainment Commercial School Computer Establishment Convenience Store Day Care Centre Dry Cleaning Outlet Financial Establishment Florist Food Store Funeral Home Garden Centre – accessory Group Home Hardware Store Home for the Aged Hotel Laundry Library Liquor Store Lodging House Maisonette Medical Clinic Medical Office Nursing Home Office (less than 10,000 sq ft.) Office Supply	Amusement Arcade Apartment Building Apartments above a permitted use Art Gallery Artisan Studio Auto-Oriented Department Store Bake Shop Carwash, Automatic Carwash, Manual Catalogue Sales Outlet Club Commercial Entertainment Commercial School Computer Establishment Convenience Store Data Processing Establishment Day Care Centre Dry Cleaning Outlet Financial Establishment Florist Food Store Funeral Home Garden Centre – accessory Group Home Hardware Store Home for the Aged Hotel Laundry Library Liquor Store Lodging House Maisonette Medical Clinic Medical Office Medical Treatment Facility Nursing Home	Apartment Building Apartments above a permitted use Art Gallery Artisan Studio Bake Shop Carwash, Automatic Carwash, Manual Catalogue Sales Outlet Club Commercial School Computer Establishment Convenience Store Day Care Centre Dry Cleaning Outlet Financial Establishment Florist Food Store Funeral Home Group Home Hardware Store Home for the Aged Laundry Library Liquor Store Lodging House Maisonette Medical Clinic Medical Office Nursing Home Office (less than 10,000 sq ft.) Optical Dispensary Personal Service Establishment Pharmacy Photofinishing Place	Agricultural Produce Market Amusement Arcade Amusement Park Artisan Studio Auction Centre Auto-Oriented Department Store Bake Shop Building Supply Car Wash – Automatic Car Wash – Manual Catalogue Sales Outlet Catering Service Cleaning Establishment Club Commercial School Commercial Entertainment Computer Establishment Contractor’s Yard Convenience Store Courier Service Day Care Centre Dry Cleaning Outlet Factory Sales Outlet Financial Establishment Flea Market Florist Funeral Home Garden Centre Group Home Hardware Store Hotel Kennels Laundry Liquor Store Lodging House Medical Clinic Medical Office

	<p>Optical Dispensary Personal Service Establishment Pharmacy Photofinishing Place Postal Service Print Shop Public Hall Recreation Centre Religious Establishment Rental Outlet Repair Service Restaurant Restaurant, Take out Retail Establishment Retail Warehouse Retirement Residential Facility School Stacked Townhouse Tavern Taxi Establishment Telecommunications Services Tradesperson Shop Transportation Terminal Vehicle Gas Bar Veterinary Establishment Video Rental Outlet</p>	<p>Office Office Supply Optical Dispensary Personal Service Establishment Pharmacy Photofinishing Place Postal Service Print Shop Public Hall Recreation Centre Religious Establishment Rental Outlet Repair Service Research Establishment Restaurant Restaurant, Take out Retail Establishment Retail Warehouse Retirement Residential Facility School Social Service Establishment Stacked Townhouse Tavern Taxi Establishment Telecommunications Services Tradesperson Shop Transportation Terminal Vehicle Gas Bar Veterinary Establishment Video Rental Outlet</p>	<p>Postal Service Print Shop Religious Establishment Rental Outlet Repair Service Restaurant Restaurant, Take out Retail Establishment Retirement Residential Facility School Social Service Establishment Stacked Townhouse Tavern Taxi Establishment Vehicle Gas Bar Veterinary Establishment Video Rental Outlet</p>	<p>Monument Sales Establishment Office (less than 10,000 sq. ft) Office Supply Parking Facility Personal Service Establishment Pharmacy Photofinishing Place Postal Service Print Shop Public Hall Recreation Centre Rental Outlet Religious Establishment Repair Service Research Establishment Restaurant Restaurant – take out Retail Sales limited to:</p> <ul style="list-style-type: none"> • Electrical/lighting supplies • Electronic/audio-visual equipment • Home furnishings and appliances • Home improvement products including draperies, linens, fabrics, paint and wallpaper • Pool and patio supplies • Paper products / party supplies • Pet food supplies <p>Small Motor Equipment Sales Storage Facility Tavern Taxi Establishment Tradesperson’s Shop Transportation Depot Transportation Terminal Trucking Operation Vehicle Body Shop Vehicle Establishment Vehicle Gas Bar Vehicle Parts Establishment Vehicle Specialty Repair Shop</p>
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Conditions	<ul style="list-style-type: none"> Limits on total retail floor area Limits to four (4) large freestanding retail uses per node. 		<ul style="list-style-type: none"> Uses in blue are to only be permitted in conjunction with non-residential uses Limit size to 50,000 square feet Limit size an individual retail use to 35,000 sq. ft. 	<ul style="list-style-type: none"> Uses in red are to be prohibited adjacent to a residential zone.
Special Provisions	The intent is to review each special condition and where possible replace with a standard range of permitted uses.			
Urban Design	The intent is to develop commercial urban design zoning provisions in conjunction with the overall review of the City's Zoning By-law as opposed to through the Commercial Review process.			
Parking	The intent is to establish a 'plaza' parking standard that is reasonable but less onerous than current standards AND to establish a maximum parking standard to discourage the oversupply of parking through the City's Zoning By-law update as opposed to through the Commercial Review process.			

Tuesday October 04, 2005