

Residential Neighbourhood Commercial Suffix (Section 141)

Purpose of the Zone

The purpose of the Residential Neighbourhood Commercial suffix is to:

- (1) *regulate development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced;*
- (2) *allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas;*
- (3) *provide conveniently located non-residential uses predominantly accessible to pedestrians, cyclists and transit users from the surrounding residential neighbourhood; and*
- (4) *impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.*

141. Where a lot is subject to the Residential Neighbourhood Commercial Suffix “-c”, then in addition to the regulations of the underlying zone, this section also applies.

- (1) The following non-residential uses are permitted subject to subsections (3) through (9) inclusive:
 - artist studio
 - convenience store
 - instructional facility
 - medical facility
 - personal service business
 - restaurant
 - retail food store
 - retail store
- (2) A restaurant use must:
 - (a) be ancillary to and located in the same building as another permitted non-residential use; and,
 - (b) not have any associated seating area within the building exceed 15 square metres;
- (3) Despite subsections (1) and (2), only the following non-residential uses are permitted within a residential use building containing a semi-detached or townhouse dwelling:
 - artist studio
 - instructional facility
 - medical facility
 - personal service business, limited to a hair styling salon or barber shop
 - retail food store
 - retail store
- (4) A permitted non-residential use may only be located on the ground floor, basement, or both of a residential use building;
- (5) Despite the definition of residential use building, a non-residential use is permitted within a residential use building, and where a non-residential use is included within a residential use building, the type of dwelling applicable to the building shall be determined based on the number of and configuration of the dwelling units;
- (6) The cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a semi-detached or townhouse dwelling, where the maximum of 100 square metres applies to each principal dwelling unit;

- (7) Despite section 101, no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the dwelling;
- (8) Section 85 does not apply, and an outdoor commercial patio is permitted subject to the following:
 - (a) it is located on a corner lot;
 - (b) it is located in the front yard, corner side yard, or both and is completely visible and accessible from a public street;
 - (c) it does not exceed an area of 10 square metres; and,
 - (d) it does not exceed an elevation higher than the existing average grade, unless located on a platform with a walking surface no higher than 0.3 metres above grade;
- (9) Storage and refuse collection must be completed enclosed within a building; and,
- (10) a building accessory to a non-residential use must be located in the rear, interior, or interior side yard. (By-law 2015-197)