

9. Mixed Use Zones

9.1 Neighbourhood Commercial (CN)

9.1.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community, with secondary **apartment housing**.

9.1.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

9.1.3 A. Secondary Uses *[Bylaw 8616, Jul. 26/10]*

- boarding and lodging
- community care facility, minor
- home business
- housing, apartment

9.1.3 B. Additional Uses *[Bylaw 8616, Jul. 26/10]*

- retail liquor 2

9.1.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

9.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

9.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

9.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

9.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

9.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.1.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

9.1.11 Other Regulations

1. The maximum total **gross leasable floor area** of **convenience retail** and **general retail** is 1,200.0 m².
2. The maximum **gross leasable floor area** of **convenience retail** and **general retail** in any one tenancy is 200.0 m², except one may be up to 600.0 m².
3. The **gross leasable floor area** in this **zone** only shall be measured from the center lines of joint partitions and the outer limits of the **building**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
5. A **retail liquor 2** store is only permitted on the following listed **sites** and is limited to one per **lot**: [Bylaw 8616, Jul. 26/10]
 - a) 3031 Beckman Place [Bylaw 8616, Jul. 26/10]
P.I.D. 011-731-371 [Bylaw 8616, Jul. 26/10]
Lot 2 Section 26 Block 5 North Range 6 West New Westminster District [Bylaw 8616, Jul. 26/10]
Plan 78368 [Bylaw 8616, Jul. 26/10]
6. In the case of Section 9.1.11.5.a), the **retail liquor 2** store at 3031 Beckman Place shall have a **gross floor area** not exceeding 250.0 m². [Bylaw 8616, Jul. 26/10]