

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Commercial Greenhouse						X	X		
Commercial Recreation Establishment	X	X	X		X	X	X	X	X
Commercial School	X	X	X		X	X			X
Commercial Use	X	X	X		X	X			X
Community Centre	X	X	X	X	X	X	X	X	X
Computer Service	X	X	X		X	X		X	X
Contractor's Establishment	X				X	X	X		X
Convenience Store	X	X	X	X	X	X	X	X	X
Courier Service	X		X		X	X	X		X
Custom Workshop	X	X	X		X	X			X

D, E

Day Nursery	X	X	X	X	X	X	X	X	X
Delicatessen	X	X	X	X	X	X		X	X
Department Store			X						X
Dry Cleaning Outlet	X	X	X	X	X	X		X	X
Dry Cleaning Plant			X		X	X		X	X

F

Factory Outlet									X
Farmer's Market	X	X	X			X	X		
Film, Television and Recording Studio	X	X	X		X	X			X
Financial Service	X	X	X		X	X		X	X
Flea Market					X	X	X		

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G									
Grocery Store	X	X	X		X	X		X	
H									
Health Club	X	X	X		X	X	X		X
High Technology Retail Store	X	X	X		X	X	X	X	X
Home Appliance Store	X		X		X	X	X	X	X(3)
Home Decorating Store	X		X		X	X	X	X	X(3)
Home Furnishing Store	X		X		X	X	X	X	X(3)
Home Improvement Store	X		X		X	X	X		X
Hotel	X	X	X		X	X	X		X
I, J, K									
Industrial Equipment Sales, Service and Rental									X
Industrial and/or Automotive Supply						X	X		X
Industrial Mall									X
Industrial Service									X
Industrial Use, Light									X
L									
Large Format Retail Uses									X(3)
Laundromat	X	X	X	X	X	X		X	X

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M, N									
Marina		X							
Marine Sales and Service		X				X	X		X
Medical/Dental Laboratory	X		X	X	X	X		X	X
Micro-Brewery	X	X	X						
Micro-Winery	X	X	X						
Mixed Commercial/Residential Building (1)	X	X	X		X	X			
Motel					X	X	X		X
O									
Outside Storage (1) (as an accessory use)						X	X		X
P, Q									
Parking Lot/Parking Garage (as a principal use)	X	X	X						X
Personal Service Establishment	X	X	X	X	X	X		X	X
Pet Shop	X	X	X		X	X		X	X
Photographic Service	X	X	X		X	X		X	X
Post-Secondary Institution	X	X							
Printing Establishment	X	X	X		X	X		X	X
Private Club	X	X	X		X	X			X

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R

Recreational Vehicle Sales, Service and Rental						X	X		
Research and Development Establishment	X	X	X		X	X		X	X
Restaurant	X	X	X		X	X	X	X	X
Restaurant - Take-Out	X	X	X	X	X	X		X	X
Retail Store	X	X	X		X	X		X	X(3)
Retail Warehouse			X		X	X	X		X(3)

S

Seasonal Use	X	X	X		X	X	X	X	X
Self-Service Storage Facility						X	X		
Semi-Permanent Covered Structure (as an accessory structure)				X	X	X	X	X	X
Service and Repair Shop	X	X	X	X	X	X			X
Shopping Centre			X						
Sub Post Office	X	X	X	X	X	X	X	X	X
Supermarket	X		X		X	X	X		
Swimming Pool Sales and Service							X		X

T

Taxi Dispatch Office	X	X	X		X	X		X	X
Taxi or Vehicle Sharing Service Facility						X	X		

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Testing or Research Laboratory									X
Theatre	X	X	X		X	X	X		X
Towing Service							X		
Transportation Depot			X			X	X		X
U									
Undertaker's Establishment (4)	X	X				X	X		X
Used Automobile Sales Establishment (1)					X	X	X		
V									
Veterinarian's Office	X			X	X	X		X	X
Vocational Training Centre	X	X	X		X	X	X	X	X
W, X, Y, Z									
Warehouse							X		X
Wholesale Establishment	X		X		X	X			X

Notes to Table 6.1:

- (1) This use is subject to additional provisions under the General Provisions (Section 3.0).
- (2) Total commercial space on any lot in the C2 and C3 Zones is limited to a gross leasable area of not more than 7,500.0 m².
- (3) Notwithstanding any other provision of this By-law, the C6 Zone shall be subject to the following special provisions:
 - a) The maximum gross leasable area of individual retail uses denoted shall be limited to 7,700.0 m².

- b) The maximum cumulative gross leasable area of all retail uses denoted shall be as follows:
 - i) 21,135.0 m² on lands zoned C6-1, of which 16,722.0 m² shall be allocated for a department store;
 - ii) on other lands zoned C6, the maximum cumulative gross leasable area of all retail uses 11,380.0 m².
 - c) Of the maximum cumulative gross leasable area prescribed in clause b) above, a maximum of 4,645.0 m² may be occupied by retail stores. Of this maximum, no more than 1,858.0 m² gross liable area may be occupied by retail stores on lands zoned C6-1 prior to two years after the first day on which a department store on lands zoned C6-1 is open to the public.
 - d) No warehouse use shall be permitted on a lot that has any frontage on Parkedale Avenue.
 - e) On any lot that abuts Parkedale Avenue, California Avenue, Crocker Crescent or Broome Road, parking areas shall be permitted in the front and exterior side yards, provided that no part of any front or exterior side yard parking area is located closer than 6.0 metres to the improved public street.
- (4) An accessory dwelling unit to an Undertaker's Establishment shall be permitted in accordance with the provisions in Subsection 3.1 of this By-law.
- (5) Where a building has been used in whole or in part for commercial purposes, the space occupied by the commercial use(s) may be converted to one or more residential dwelling units. Furthermore, existing legal residential dwelling units shall be recognized as being permitted. Vacant lands may be developed for residential dwelling units, provided all applicable zone provisions can be met, and direct access is provided from outside the building, rather than from a common hallway or stairway inside the building. Parking spaces for new residential developments shall be provided at the rates established in Subsection 3.34. Screening or buffering may be required to be installed on property being developed for new residential projects, where the potential for conflicts between residential and adjacent commercial uses exists, and screening or buffering is not in place on the adjacent commercial property. The requirement for the installation of screening or buffering shall be determined at Site Plan Approval stage.