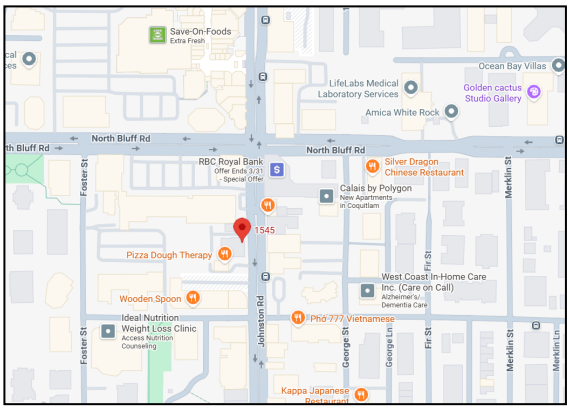
# Retail/Office Unit in White Rock

## For Lease

1545 Johnston Rd, White Rock




An extraordinary chance to secure a coveted retail/office unit for lease in the vibrant community of White Rock. Approx. 3,578 sqft space will be available from June 1, 2026, situated on Johnston Road, a bustling thoroughfare connecting to 152nd Street in Surrey. Just one intersection away from the popular Semiahmoo shopping center, ensuring high visibility and accessibility. Surrounded by a multitude of retail outlets and amenities, this location benefits from heavy foot traffic and easy access to public transportation, with a bus stop right in front. Under CR-1 zoning, accommodating a wide range of commercial usages. Currently, the space is tenanted by a presentation center. Perfect location for people who are looking for professional office or retail to operate business in such busy location. **Don't miss out, Call now!**

### Property Information

| | |
|---|---|
| Address: | 1545 Johnston Rd, White Rock |
| P.I.D.: | 011-293-926 |
| Legal; | LOT 4, BLOCK 7, PLAN NWP8146, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT |
| Zoning: | CR-1 |
| Unit Size: | Approx. 3,578 sqft |
| Built Year: | 1977 |

### Basic Rent

$27 per SF
$96,606 per annum,
$8,050.50 per month

### Additional Rent

$18.50 per SF (Projected)
$66,188.76 per annum,
$5,515.73 per month



**Over 30 Years Experiences**

**Raymond Leung 梁國權**
Personal Real Estate Corporation
**604-644-6482**

## Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

**Re/Max City Realty** #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
**Leung Real Estate Group** Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*




vivre





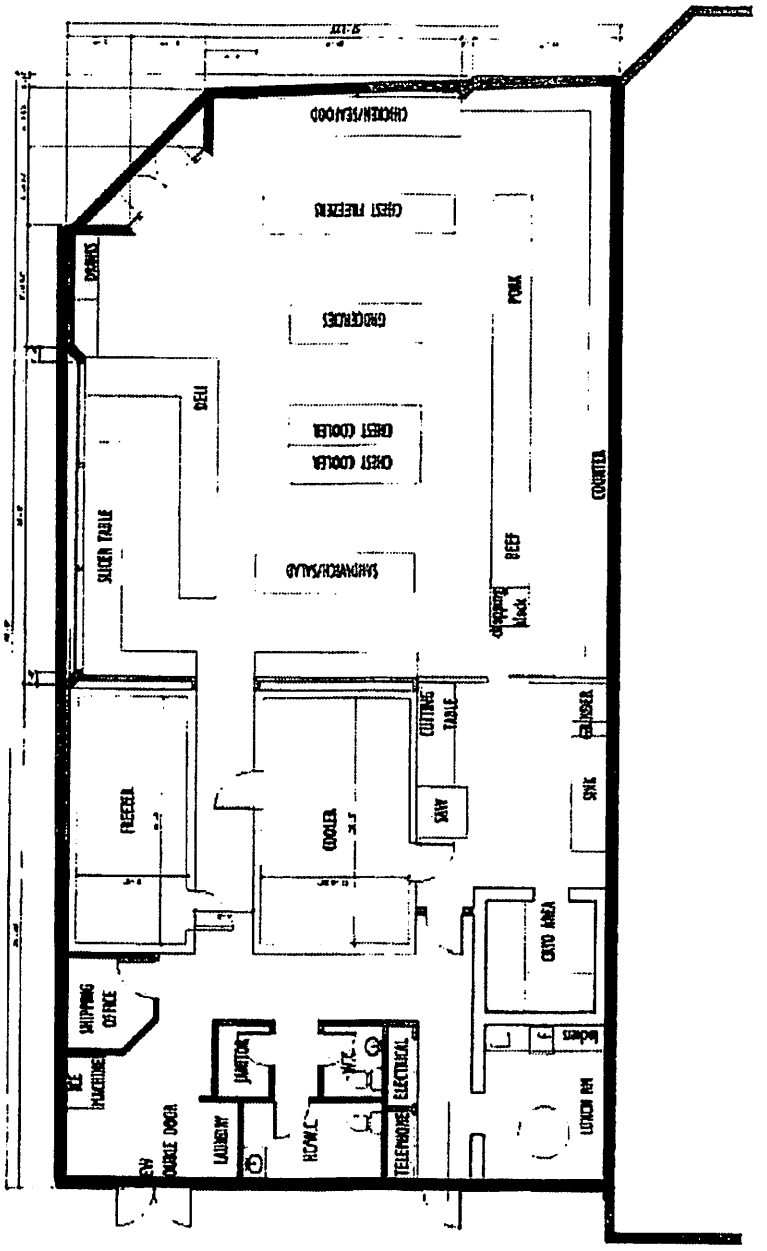


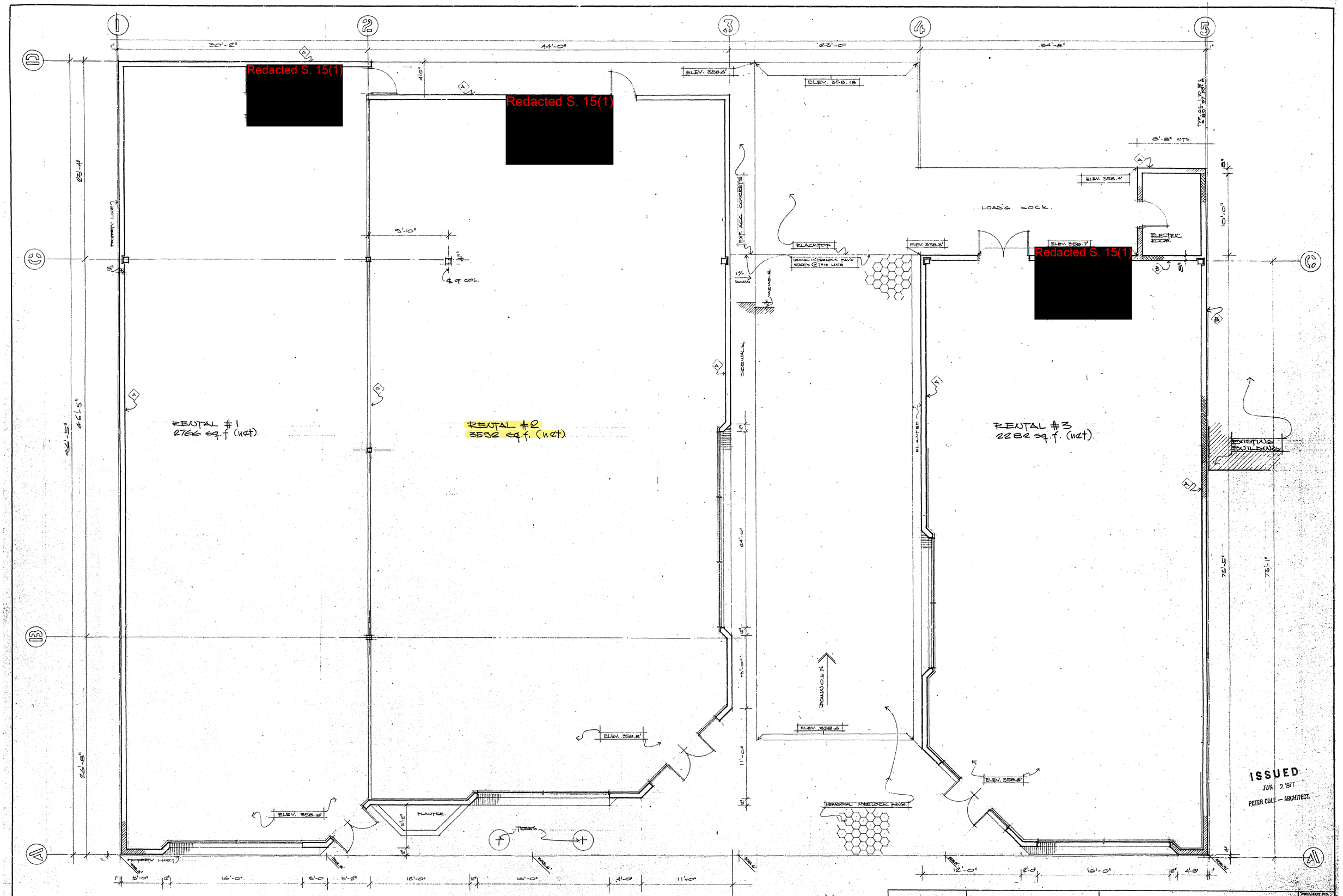






## SCHEDULE "A"


CHICKEN/SEAFOOD
CHEST FREEZERS
GROCERIES
CHEST COOLER
CHEST COOLER
SANDWICH/SALAD
DRAINS
DELI
SLICER TABLE
PORK
BEEF
COUNTER
CUTTING TABLE
GRINDER
SINK
SAW
FREEZER
COOLER
CATO AREA
SHIPPING OFFICE
ICE MACHINE
DOUBLE DOOR
LAUNDRY
JANITOR
HC/W.C.
W.C.
ELECTRICAL
TELEPHONE
LUNCH RM




**PETER COLE,** M.R.A.I.C., A.R.I.S.A.
ARCHITECT
405 – 540 BURRARD STREET
VANCOUVER 1, B.C.

COMMERCIAL DEVELOPMENT FOR 'LAMBDA' HOLDINGS
JOHNSTON RD, WHITEROCK, B.C.

FLOOR PLAN

PROJECT NO. 622

SHEET NO. A-1

DRAWN: ADAM POLZER
CHECKED:
SCALE: 1/4" = 1'-0"
DATE: MAY 30-77

DESTROY PRINTS BEARING PREVIOUS LETTERS

## 6.12 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City's pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community Plan.

6.12.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *subject to section 9 b), licensed establishments*, including *liquor primary*, *food primary*, *liquor store*, *agent store*, *u-brew*, *u-vin*, and *licensed manufacturer*;
3) *hotel;*
4) *civic use;*
5) *medical or dental clinic;*
6) *multi-unit residential use;*
7) *accessory home occupation* in conjunction with a *multi-unit residential use* and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
8) *use* accessory to a *retail service group 1 use* and limited to a storey above the portion of a building used for the *retail service group 1 use*.
9) *adult entertainment use* in accordance with the following provisions:
    a) the *adult entertainment use* has a valid business license;
    b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
    c) the *adult entertainment use* shall not be located within 500 metres of a school;
    d) despite Section 6.12.2 Lot Size, the minimum *lot* width of a *lot* accommodating an *adult entertainment use* shall not be less than 45 metres;
    e) a *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
    f) a *building* accommodating *an adult entertainment use* must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided as follows: 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.12.2 Lot Size:

1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

| | |
|---|---|
| *Lot* width | 18.0m (59.0ft) |
| *Lot* depth | 30.48m (100.0ft) |
| *Lot* area | 548.64m$^2$ (5,905.5ft$^2$) |

6.12.3 Lot Coverage:

1) *Lot coverage* per fee simple lot shall not exceed 65%.

2) Despite section 6.12.3(1), on a *lot* exceeding 3,035m$^2$ (0.75 acres) in area, the area of impermeable materials on the *lot* shall not exceed 90 percent of the total lot area, and the minimum horizontal (length or width) dimensions for any permeable areas included toward this calculation is 4.0m (13.1 ft).

3) For the purposes of section 6.12.3(2), the following materials are impermeable: asphalt, concrete, brick, and stone. Gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below are excluded from the area of impermeable materials.

6.12.4 Density:

The permitted maximum density is varied throughout this zone.

1) The maximum *gross floor area* shall not exceed 1.75 times the *lot area*.
2) Despite Section 6.12.4.1, maximum *gross floor area* may be increased if:

a) the owner of the *lot*
   i. provides a community amenity described in the City's *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended, or
   ii. elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of $430 per square metre of *gross floor area* above 1.75 times the *lot* area in accordance with an amenity agreement and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;

b) the *lot* size meets the minimums in the table below; and

| **Minimum Lot Area** | **Maximum density (*gross floor area)*** |
|---|---|
| 3,035m$^2$ (0.75 acres) | 2.3 times the *lot* area |
| 5,058m$^2$ (1.25 acres) | 3.5 times the *lot* area |
| 8,094m$^2$ (2.0 acres) | 4.0 times the *lot* area* |

*maximum density may exceed 3.5 times the *lot* area only for lots north of Russell Avenue

c) the uses within a principal building on a *lot* include:

   i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
   ii. a minimum of 10% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or
   iii. only non-residential uses.

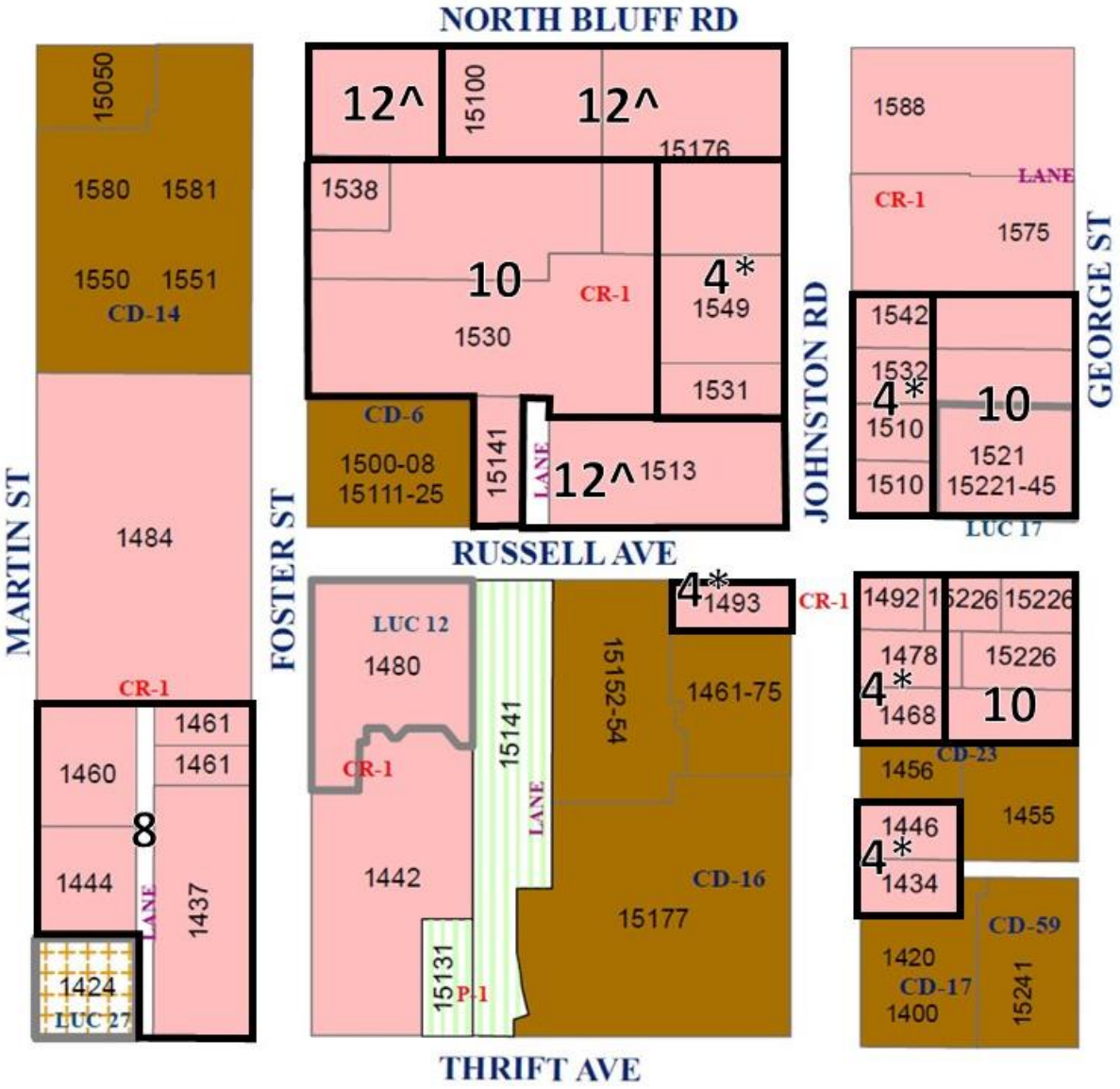
3) Despite Section 6.12.4.1 and 6.12.4.2, if a development permit allowing density above 1.75 times the lot area for a *lot* has been issued for the construction of a *principal*

*building* prior to December 31, 2020, the maximum *gross floor area* for that *lot* is the maximum *gross floor area* that applied at the time of development permit issuance.

6.12.5 Building Heights:

The permitted maximum building height is varied throughout this zone.

1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
2) Despite Section 6.12.5.1, maximum *heights* may be increased to a maximum of 13.7m (44.95ft) and a maximum of four (4) *storeys*, if the building is set back a minimum 7.0m from the *lot line* adjacent to Johnston Road, and the exterior wall of the top *storey* of a building facing Johnston Road is set back a minimum 2.0m from the exterior wall of the *storey* below it.
3) Despite Section 6.12.5.1, if a *lot* qualifies for the increased density described in section 6.12.4.2, the maximum permitted number of *storeys* for a *principal building* on the *lot* shall be in accordance with the number of *storeys* indicated by the following diagram, and in no case shall a *principal building* exceed a *height* of 40.0m (131.2ft).
4) Despite Section 6.12.5.1, if a development permit allowing a *principal building* with a maximum *height* over 10.7 metres for a lot has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *height* for that *lot* is the maximum *height* that applied at the time of development permit issuance.




For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site *community amenity space* (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.12.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in *storeys* on these *lots* without such *community amenity space* is ten (10) *storeys*.

The * symbol on the diagram above identifies where a fourth *storey* is permitted if the building complies with the additional setback requirements in section 6.12.5.2; The maximum height in *storeys* on these *lots* without such setbacks is three (3) *storeys* and 10.7m, per section 6.12.5.1.

6.12.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

| **Setback** | **Principal Building** | **Structures** |
|---|---|---|
| Front lot line (abutting Johnston Road) | 15.24m (50ft) from the street centreline | 0.0m (0.0ft) See s. 6.12.7 |
| Front lot line (not abutting Johnston Road) | 3.0m (9.84ft) | 0.0m (0.0ft) See s. 6.12.7 |
| Exterior side lot line (abutting Johnston Road) | 15.24m (50ft) from the street centreline | 0.0m (0.0ft) See s. 6.12.7 |
| Exterior side lot line (not abutting Johnston Road) | 3.0m (9.84ft) | 0.0m (0.0ft) See s. 6.12.7 |
| Interior side lot line | 0.0m (0.0ft) | 0.0m (0.0ft) |
| Rear lot line (abutting a street) | 3.0m (9.84ft) | Not permitted |
| Rear lot line (abutting a lane) | 0.0m (0.0ft) | Not permitted |
| Rear lot line (abutting another lot) | 0.0m (0.0ft) | Not permitted |

2) Where the *lot line* abuts another *lot* zoned CR-1 or CD and permitting a principal building that exceeds a height of 13.7 m (44.95ft), the portion of the *principal building* above 13.7m (44.95ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 13.7m (44.95ft) in height.

6.12.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.12.6 above, the following also applies:

1) *ancillary buildings* are not permitted.
2) *ancillary structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) despite sub-sections 6.12.6 and 6.12.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.12.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.12.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of Section 4.15.

6.12.10 Bicycle parking facilities shall be provided in accordance with the standards of Section 4.12.2 and in the quantities indicated in Section 4.12.3.

6.12.11 Adaptable Units:

In a building containing a multi-unit residential use, a minimum of 50% of the dwelling units shall be adaptable housing units that are constructed to comply with the Adaptable Housing standards prescribed in the *British Columbia Building Code*.

**"residential gross floor area"** means the sum total of floor areas of each storey in a building containing a one-, two- or three-unit residential use, excluding a basement, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

In SSMUH Residential zones, *residential gross floor area* means the sum total of floor areas of each *storey* in a *building* containing a *residential use*, excluding covered patios and decks up to $37m^2$; stairwell up to $13m^2$; crawlspace; carports and garages up to $46.50m^2$; and elevator shafts.

**"residential use"** means a *building* consisting of a *dwelling unit* for residential occupancy as the *principal use* for long term accommodation for periods in excess of one (1) month.

**"restaurant"** means a business establishment where food and beverages are prepared, served and consumed on the premises, including dining establishments issued a *food primary license* pursuant to the *Liquor Control and Licensing Act*, and includes facilities for ordering and pick-up for consumption off-site.

**"retail service group 1 use"** means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; is limited to: sale of automotive goods, health clubs, veterinary clinics, appliance repairs, appliance stores, art galleries, bakery shops, banks, barbers, billiard halls, book shops, bowling alleys, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, financial services offices excluding "money marts" or "pay-day cash services" (not permitted), fish markets, grocery stores, hairdressers, hardware, home furnishing stores, launderettes, meat markets, medical or dental clinic, music studios, passenger depots, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores excluding "pawnshops" (not permitted), shoemakers, social clubs, stationery stores, super markets, tailors, tattoo/body art studio, theatres, toy stores, trade schools and variety stores; excludes a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle or a use located other than in a permanent type *building*.

**"retail service group 2 use"** means a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; is limited to: building or home supply retail sales, business schools, car washes, curling rinks, drive-in facilities, drive-in *restaurants* and cafes, dry cleaners, gas bar, glass sales, health clubs, heating shops, light machinery sales, light marine sales, mortuaries, new automobile sales, nurseries, plumbing shops, recreation clubs, repair of automobiles, servicing of automobiles, sheet metal shops, skating rinks, social clubs, used automobile sales; excludes a use located other than in a permanent type *building*.

# 5.0 Specific Use Provisions & Regulations

## 5.1 Community Care Facilities

5.1.1 Child Care Centres:

1) An accessory child care centre shall be permitted as an accessory use to a one-unit residential use in all SSMUH Residential Zones, provided that:
    a) child care is provided for no more than eight (8) children;
    b) child care is provided within the personal residence of the licensee;
    c) the accessory child care centre has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
    d) the *accessory child care centre* has a valid *business license*; and
    e) the *accessory child care centre* meets the off-street parking requirements in Section 4.14.1.

2) A *child care centre* providing care for more than eight (8) children is permitted in the CR-1, CR-2, CR-3, CR-4, CR-5 zones and in all P zones, provided that:
    a) the *child care centre* has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
    b) the *child care centre* has a valid *business license*;
    c) the *child care centre* meets the off-street parking requirements in Section 4.14.1; and
    d) the outdoor play area required for the *child care centre* under the *Child Care Licensing Regulation* is located on the same lot as the child care centre.

5.1.2 Care Facilities:

1) A *care facility* used as a residence for no more than ten (10) persons, not more than six (6) of whom are persons in care, is permitted in all SSMUH Residential Zones with a *one-unit residential use* only provided that:
    a) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*;
    b) the care facility has a valid *business license*; and
    c) shall be located not closer than 300.0 metres (984.25 feet) from any other *care facility*.

2) A *care facility* used as a residence for more than six (6) persons in care is permitted in all P zones and in all CD zones specifically permitting a *care facility*, provided that:
    a) the *care facility* received approval for development permit if developed, redeveloped or expanded after September 2008;
    b) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*; and
    c) the *care facility* has a valid *business license*.

## 5.2 Community Services

5.2.1 *Community services* may be permitted in any CR or CS zone, any P zone, and any CD zone that permits a commercial use.

## 5.3 Accessory Home Occupation Use

5.3.1 An *accessory home occupation use* is permitted in all zones permitting a residential use, but only in accordance with the following provisions:

1) it shall be completely enclosed within the *building* used for the *residential use* to which it is *accessory*, and shall not occupy more than 40% of the *residential gross floor area* of a *dwelling unit*;
2) the wholesale or retail sale of any goods or materials from the *dwelling unit* is not permitted;
3) within all RM (multiple-unit zones), mixed commercial/residential zones, or SSMUH Residential Zones containing an *accessory bed and breakfast use* or a *short term rental*, no home occupation shall be permitted which involves clients directly accessing the *building*;
4) within SSMUH Residential Zones in which the parcel of land contains more than 2 dwelling units, one of which is a registered secondary suite, or an accessory dwelling unit, the only type of home occupation permitted in the *dwelling units* will be limited to a *home office* only. All other Accessory Home Occupation Use regulations will apply;
5) there shall be no exterior storage or display of goods or materials;
6) the *home occupation use* shall be clearly incidental to the *residential use* of the *building*;
7) there shall be no alteration to the exterior appearance of the property to indicate that a home occupation is being conducted except for one non-illuminated sign in accordance with the requirements of the City's Sign Bylaw;
8) the premises shall not be used for any assembly related uses or occupancies, or for any use that generates noise, vibration, dust, odours, vapours, heat, on-street parking or vehicular traffic other than that normally associated with a residential dwelling;
9) it shall be conducted only by the resident of the residential use to which it is accessory, and not more than one resident or non-resident employee;
10) all home occupation uses will be required to possess a valid *business license*;
11) no *business license* will be issued any applicant for home occupation use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner;
12) parking for the home occupation use shall be provided totally upon the site, in addition to that required for the principal residential use. No more than one additional off-street parking space for the home occupation will be permitted. Any additional spaces shall be provided totally enclosed within the structure.

## 5.4 Accessory Boarding Use

5.4.1 An *accessory boarding use* shall only be permitted in all SSMUH Residential zones, and shall:

a) be *accessory* to a *residential use*;
b) be completely enclosed within the *principal dwelling*;
c) be limited to a maximum of two *sleeping units* per *dwelling unit* and a maximum of four (4) boarding guests;
d) not provide separate cooking facilities for the *accessory boarding use*;
e) provide one additional on-site parking space per *sleeping unit*;
f) shall only be permitted in an owner-occupied *dwelling unit*;
g) shall only accommodate boarders or roomers for periods of 30 days or greater.

## 5.5 Accessory Registered Secondary Suite

5.5.1 An *accessory registered secondary suite* shall only be permitted in all SSMUH Residential Zones, and shall:

a) be an accessory to a *one-unit residential use*; *semi-detached residential building* or *rowhouse residential building* only;
b) be limited to one *accessory registered secondary suite* per *lot*;
c) conform with the BC Building Code requirements and limited to a maximum of 90 square metres *residential gross floor area* and not more than two (2) bedrooms;
d) provide one additional on-site parking space for occupants of the *accessory registered secondary suite*;
e) be inspected and registered through the City's Secondary Suite Registration process; and
f) only accommodate tenants for periods of ninety (90) days or greater.

## 5.6 Accessory Dwelling Unit

5.6.1 An *accessory dwelling unit* shall only be permitted in the zones where specifically permitted, and shall:

a) be an accessory to a *one-unit residential use*; *semi-detached residential building;* or *rowhouse residential building* only;
b) be allowed only where secondary access can be provided from a *lane*, or common access lane in a bare land strata development. If section 5.6.1.b) cannot be provided, then the following access applies:
    i) Entrances to *accessory dwelling units* must be connected to a *street* by an unobstructed, hard-surfaced path at least 1.0 m wide, with lighting that does not spill over onto neighbouring properties.
c) be allowed over garages or carports to allow *accessory dwelling units* in *ancillary building;*
d) be allowed a vestibule (entrance foyer and stairway) on the main (garage or carport) level to reflect situations where an *accessory dwelling unit* is situated above a garage;
e) require address numbers to be posted on the *accessory dwelling unit* building near the primary entrance, in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, directional address signs are required.

## 5.7 Accessory Bed & Breakfast Use

5.7.1 An *accessory bed & breakfast use* shall:

a) only be permitted in a *principal building* containing a *one-unit residential use*;
b) not provide separate cooking facilities or equipment for the *accessory bed & breakfast use*;
c) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
d) be limited to a maximum of three (3) *sleeping units*;
e) be limited to no more than six (6) guests at any given time;
f) provide one (1) *off-street parking space* for each *sleeping unit*, pursuant to Section 4.14;
g) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
h) have a valid *business license* (no *business license* will be issued any applicant for an *accessory bed & breakfast use* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner); and
i) only provide for the temporary accommodation of any number of guests for periods not to exceed thirty (30) days.

## 5.8 Short Term Rental

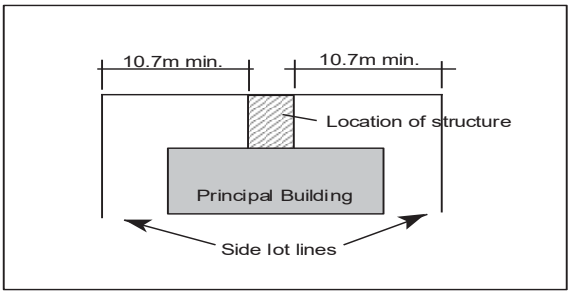
5.8.1 A short term rental use shall:

a) only be operated from an *accessory registered secondary suite* that complies with all applicable BC Building Code requirements;
b) only be operated by an *owner* (or immediate family member of the *owner*) of the subject property, where they are a full-time resident and occupant of the *one-residential use*. A tenant may not sublet the *accessory registered secondary suite* for this purpose;
c) only be operated if the owner has designated a responsible person whose name and contact information is prominently displayed in the short term rental premises at all times when the short term rental is operated, who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement, and who must be able to attend at the short-term rental premises within two hours of being requested to do so;
d) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
e) not permit any structural alteration or addition that changes the residential character and form of the *principal building*;
f) be limited to a maximum of two (2) *sleeping units* only;
g) be limited to no more than four (4) adult guests at any given time;
h) not be occupied by more than one booking or reservation at any given time;
i) not have any exterior signage advertising the *short term rental use*;
j) provide accessory off-street parking in accordance with the provisions of Section 4.14;
k) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;

l) have a valid business license, and display the business licence number in all advertising for the *short term rental*;
m) only provide for the temporary accommodation of guests for periods not to exceed ninety (90) days.

## 5.9 Community Gardens

1) A *community garden* shall be permitted in all P zones, in the CR-1, CR-2, CR-3, CR-4, CR-5 zones, and in all CD zones, provided that:
   a) for CD zones, there shall be no other buildings or structures for other uses present on the lot;
   b) any non-profit society or community organization operating the *community garden* shall have a valid *business licence* (no *business license* will be issued to an applicant for any *community garden* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner, including identifying the terms for when the community garden is to cease); and
   c) the cultivation of cannabis, or any invasive or illegal species does not occur as part of the community garden use.




4.13.3 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of any SSMUH Residential Zones only, in accordance with the following restrictions:

a) eaves and gutters, may project a maximum of 0.6m (2ft) into a required interior side yard setback, and 1.2m (4ft) into a required front, rear or exterior side yard setback, provided that where an exterior side yard setback required is less than 3.0m (9.84ft), the maximum projection permitted is 0.6m (2ft); and

b) mechanical equipment is prohibited from projecting into any required *front* and *side yard setback.*

4.13.4 The heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded for: elevator shafts and stair towers that do not provide direct access to the roof; for antennas; for church spires, belfries and domes; for chimneys; for flag poles; and, for monuments; but no such structure shall cover more than 20 percent of the *lot* or, if located on a *building*, no more than 10 percent of the roof area of the *building*.

4.13.5 Notwithstanding Paragraph 4.13.4, the heights of buildings and structures in all SSMUH Residential Zones, inclusive of stair towers and elevator shafts that do provide direct access to the roof, shall not exceed the maximum height prescribed under the applicable zone.

4.13.6 In the RM-1, RM-2 and RM-3 zones only, where solar panels or other green energy technologies are installed on or within a roof, the maximum height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for solar heating panels by not more than 2.2m (7.22ft).

## 4.14 Off-Street Parking Requirements

4.14.1 Unless otherwise indicated in this Bylaw, off-street parking spaces must be provided and maintained in accordance with the following standards:

| **Development Type or Use** | **Required Parking Spaces** |
|---|---|
| RESIDENTIAL USES | |
| One-unit residential<br>Two-unit residential<br>Three-unit residential<br>Townhouse | 2 per dwelling unit |

| | |
|---|---|
| Semi-detached residential building<br>Rowhouse residential building<br>House-Plex<br>(if located outside the 400m radius from a prescribed bus stop) | 1 per dwelling unit up to and including 3 dwelling units.<br><br>0.75 per dwelling unit over 3 dwelling units up to and including 6 |
| Semi-detached residential building<br>Rowhouse residential building<br>House-Plex<br>(if located within the 400m radius from a prescribed bus stop) | Not applicable |
| Accessory Registered Secondary Suite excluding within House-plex dwelling unit.<br>Accessory Dwelling Unit excluding House-plex dwelling units.<br>Short term rental | 1 per dwelling unit |
| Accessory bed & breakfast<br>Accessory boarding use | 1 per sleeping unit |
| Apartment | 1.2 per dwelling unit, plus 0.3 per dwelling unit for visitor parking, for a total of 1.5 spaces per dwelling unit |
| Community Care Facility | 1 per 5 units plus 1 for every 2 employees |
| Accessory Child Care Centre | 2 spaces for pick-up and drop-off plus 1 for every 2 employees |
| COMMERCIAL USES | |
| Commercial – retail | 1 per every 37m² of commercial (retail) floor area, except 1 per 74m² of commercial (retail) floor area for lots fronting onto Marine Drive |
| Commercial – office | 1 per every 37m² of commercial (office) floor area, except 1 per 74m² of commercial (office) floor area for lots fronting onto Marine Drive |
| Commercial – restaurant or licensed establishment | 1 per every 8 seats available for customer use, except 1 per every 16 seats for lots fronting onto Marine Drive |
| Hotel / Motel | 1 per sleeping unit |
| INSTITUTIONAL & CULTURAL USES | |
| Civic use, Recreational use | 1 per every 37m² of institutional floor area used for a civic or recreational use. For 1174 Fir Street only (lot 1, Block 30, Plan 11883), 6 parking spaces total for professional and semi-professional office use. |
| Assembly use | 1 per every 46m² of institutional floor area used for an assembly use |
| Elementary school | 1 per every 92m² of institutional floor area |
| Hospital | 1 per 5 patient beds |
| Child Care Centre | 1 per every 3 employees, plus 2 spaces for pick-up and drop-off |