

15.7 DT-MU Downtown Mixed Use District

Purpose

15.7.1 The general purpose of the DT-MU district is to provide for a wide variety of commercial mixed-use [developments](#) within the downtown to serve the surrounding community and promote walkability.

Regulations

15.7.2 [Permitted](#) and [discretionary uses](#) within the DT-MU district are outlined in Table 15.7.1.

15.7.3 Development standards for [principal uses](#) in the DT-MU district are outlined in **Error! Reference source not found..**



Use	Permitted	Discretionary
Dwelling, Apartment*	P	
Attached Garage	P	
Child Care Facility	P	
Commercial School	P	
Cultural and Community Facility	P	
Detached Garage	P	
Eating and Drinking Establishment	P	
Entertainment Establishment, Indoor	P	
Financial Service	P	
Funeral Home	P	
Health service	P	
Hotel	P	
Parking Facility	P	

Table 15.7.1 DT-MU Permitted and Discretionary Uses

Use	Permitted	Discretionary
Personal Service Shop	P	
Place of Worship	P	
Private Club	P	
Professional, Office, Government and Business Service	P	
Public Utility	P	
Retail, Cannabis	P	
Retail, General	P	
Retail, Liquor	P	
Workshop, Limited	P	
Assisted Living Facility		D
Automotive Repair, Service, Rental and Sales		D
Shopping Centre		D

*above ground floor retail use

Table 15.7.2 DT-MU Development Standards for Principal Uses

Regulation	Standard
Lot Dimension, Minimum	Width: 10.0m (32.8ft) Depth: 35.0m (114.8ft)
Parcel Area, Minimum	350.0m ² (3,767.37ft ²)
Parcel Coverage, Maximum	Total: 100%
Front Setback, Minimum	0.0m
Side Setback, Minimum	0.0m
Rear Setback, Minimum	3.0m (9.8ft)
Height	16.0m (52.5ft) 4 <u>storeys</u>

Development Regulations

15.7.4 No person shall construct a fence higher than 1.8m (6.0ft). Fencing shall not be permitted along the front and side property lines within the front setback area; and

15.7.5 If buildings are setback from the front property line, the front setback area shall provide landscaping treatment consistent with the public sidewalk treatment.

15.7.6 Architectural Controls

- a) Building facades shall provide visual interest through vertical articulation by a variety of measures such as change in colours or materials and use of projections and recesses;
- b) Blank facades shall be minimised;
- c) Ground floor shall provide multiple entrances. In addition, a minimum of 50% of the ground floor façade shall provide transparency to improve pedestrian interaction;

- d) A separate distinguishable entrance shall be provided for residential uses above ground floor commercial uses, if any;
- e) Buildings shall provide special architectural treatment such as change in roof line, height accentuation, special canopies or other similar mechanisms at corner locations;
- f) The design, siting, external finish, height, architectural appearance, and landscaping in general of all land and buildings, including any accessory buildings and structures, shall be to the satisfaction of the Development Authority;
- g) The Development Authority may require a uniform roof line, a uniform canopy or projections line, and a uniform height from sidewalk to display windows in the case of two or more adjacent buildings;
- h) The Development Authority shall ensure that signs are visually compatible with each other and that the individual signs do not detract from the appearance of the area or road; and
- i) Accessory buildings may only be permitted in the rear setback area, if any.

15.7.7 General retail stores shall not include buildings or yards used for the sale or storage of new or used motor vehicles or agricultural or heavy industrial machinery or equipment.