

Proposed Amendments to MX2 District

Amendments to Existing Regulations

Bylaw Section / Topic	Current Regulation	Proposed Regulation	Rationale/Comments
13.7.1 Purpose Statement	The purpose of the MX2 District is to encourage growth in Downtown's Warehouse District by facilitating mixed uses and flexible zoning standards, as well as promoting the rehabilitation of existing structures. The MX2 District is intended to facilitate a broad range of compatible industrial, commercial, cultural, entertainment and residential uses, including live/work units.	Reword to update and align with the aspiration for the Warehouse District as outlined in the City Centre and District Plan.	<ul style="list-style-type: none"> Encourage residential uses and smaller scale commercial / retail uses.
13.7.2 Permitted Use	All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below.	Include day care centres, preschools, commercial schools and independent schools as permitted, previously categorized as discretionary.	<ul style="list-style-type: none"> Aligns with other Downtown zoning districts, are community-oriented uses that serve a residential population and are appropriate in the Downtown.
13.7.3 Prohibited Uses	The Prohibited Uses in an MX2 district are listed within the respective zoning district.	<p>The following prohibited uses have been added:</p> <ul style="list-style-type: none"> • OUDs • TUDs • SDDs 	<ul style="list-style-type: none"> Aligns with other Downtown zoning districts prohibiting OUDs, TUDs and SDDs consistent with a Downtown context.
13.7.3 Prohibited Uses	Retail stores with a gross floor area exceeding 9,600 square metres.	Reducing the retail store size restriction to a gross floor exceeding 2,000 square metres	<ul style="list-style-type: none"> This size of retail store is consistent with the Warehouse District's aspirations and still provides ample space for the growing population of the area. The proposed regulation of retail scale in this area is meant to ensure the focus for larger-scale retail activity remains the B6 District and Downtown's 'Active Use Core' – focused along 2nd Avenue and 21st Street in particular.

13.7.4 Discretionary Uses	<p>The discretionary uses within the MX2 district are:</p> <ul style="list-style-type: none"> • Commercial Schools • Custodial care facilities – type I, II or III • Day care centres or preschools • Gas bars • Independent schools • Public garages • Service stations 	<p>The following uses should be removed from discretionary uses and included within permitted uses:</p> <ul style="list-style-type: none"> • Commercial Schools • Day care centres and preschools • Independent Schools 	<ul style="list-style-type: none"> • Aligns with other Downtown zoning districts to streamline permitted uses within the Downtown.
13.7.5 Notes to Development Standards	<ol style="list-style-type: none"> 1. Except for the minimum height standard and the prohibition of retail stores exceeding 9,600 square metres in gross floor area, there are no minimum or maximum size restrictions on buildings or sites. 2. All proposed developments containing residential uses require environmental reporting and remediation prior to a development permit being approved. 3. The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant. 4. An area that is limited to 250m² gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery - type I. 	<p>Reframe the retail store limit from 9,600 square metres to 2,000 square metres.</p> <p>Lounges and taverns will be permitted as standalone (not listed as prohibited or discretionary) rather than listed specifically within the notes to development standards</p>	<ul style="list-style-type: none"> • Lounges and taverns will be permitted as standalone (not listed as prohibited or discretionary) rather than listed specifically within the notes to development.

Proposed New Regulations

Bylaw Section / Topic Area	Current Regulation	Proposed Regulation	Rationale/Comments
13.7.2 Permitted Uses	There is currently no building height maximum.	Addition of a 27-metre building height maximum.	<ul style="list-style-type: none"> Aligns with the adjacent Corridor Station Mixed-Use building height maximum along Idylwyld Drive. Provides a height transition to adjacent lower-density residential neighbourhoods. Responds to the direction in the City Centre & District Plan for a diversity of housing options in the Downtown. Aligns with the character of the Warehouse District where current building heights in the Warehouse District are all below the proposed 27-metre building height, with the Rumley Building being the tallest at 25 metres.
NEW 13.7.5	None	Adding the provision for density bonusing where the height of a building may exceed the maximum building height where a density bonus has been granted, in accordance with the provisions contained in Appendix D – Density Bonus Provisions.	<ul style="list-style-type: none"> Provisions for density bonus are expanded to the MX2 District. This allows for greater density within the district, subject to the building providing provisions related to public benefit.
NEW 13.7.9 Loading Spaces	None	Add the provision of loading spaces with requirements to be varied when there are existing site access and layout constraints.	<ul style="list-style-type: none"> On-street loading is appropriate for many small-scale commercial/retail uses. Certain sites due to size and/or lane access are not appropriate for loading spaces and undesirable outcomes may result if required.
NEW 13.7.10 Use of setback area	None	Adding a provision where a building is set back from the street-facing property line, the space must be created for plazas, public space, patios,	<ul style="list-style-type: none"> Aligns with Downtown zoning districts.

		landscaping, public art, bicycle parking or a drop off area.	<ul style="list-style-type: none"> Provides for quality public realm contributions when a building is setback from the street
NEW 13.7.11 Division of the façade	None	Adds provision for buildings that exceed 12 metres in height to provide distinctive elements for the base, middle and top portions of a building.	<ul style="list-style-type: none"> Aligns with the B6 District Ensures taller buildings have distinct design considerations to assist in breaking down the scale of buildings.
NEW 13.7.12 Drive throughs	None	Prohibit drive-throughs within the MX2 district.	<ul style="list-style-type: none"> Aligns with proposed regulation in B6 District. Maintains access control and maintains the pedestrian compatibility in a pedestrian Downtown context.
NEW 13.7.14 Parking Structures	None	Requirements for architectural treatments on street facing façades of parking structures.	<ul style="list-style-type: none"> Aligns with Downtown zoning districts. Contributes to the quality and appearance of structures within the Downtown.