

SECTION 123 C1 – CITY CENTRE COMMERCIAL DISTRICT

(1) GENERAL PURPOSE

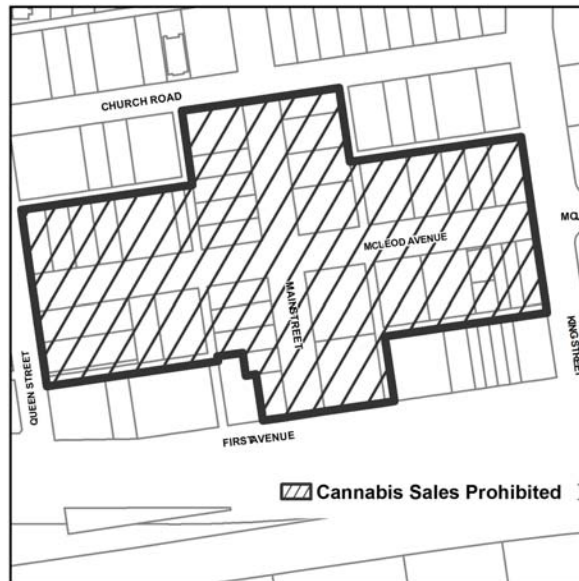
This District is to provide continuous storefront retail development on the ground floor frontage, to encourage pedestrian activity, and to provide opportunity for residential development above the ground floor in the City Centre. Other civic, cultural and institutional uses are encouraged in this District.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Eating and Drinking Establishment • Government Service • Health Service • Mixed Use Development • Personal Service Establishment • Professional and Office Service • Public Libraries and Cultural Exhibits • Retail Sales • Theatre 	<ul style="list-style-type: none"> • Accessory Building • Accessory Use • Alcohol Sales, Major • Alcohol Sales, Minor • Bus Depot • Cannabis Sales (Bylaw C-1027-17, June 13, 2018) • Child Care Facility • Commercial School, non-industrial • Food Truck (Bylaw C-891-14; May 25, 2015) • Hotel • Motel • Parking Facility • Private Club • Public Utility Building • Recreation Establishment, Indoor • Religious Assembly, on Plan 2387 AR, Block 7, Lot 3-4 • Special Care Facility

(Bylaw C-865-13, Feb. 10, 2014)
 (Bylaw C-942-15, Jan. 29, 2016)
 (Bylaw C-1057-18, March 18, 2019)
 (Bylaw C-1104-19, May 29, 2020)

Notwithstanding the list of Discretionary Uses for this District, Cannabis Sales is a prohibited use on all Sites in the District between Queen Street and King Street, as shown in Figure 1.

Figure 1: Cannabis Sales Restrictions



(Bylaw C-1027-17, June 13, 2018)

(2) DEVELOPMENT REGULATIONS

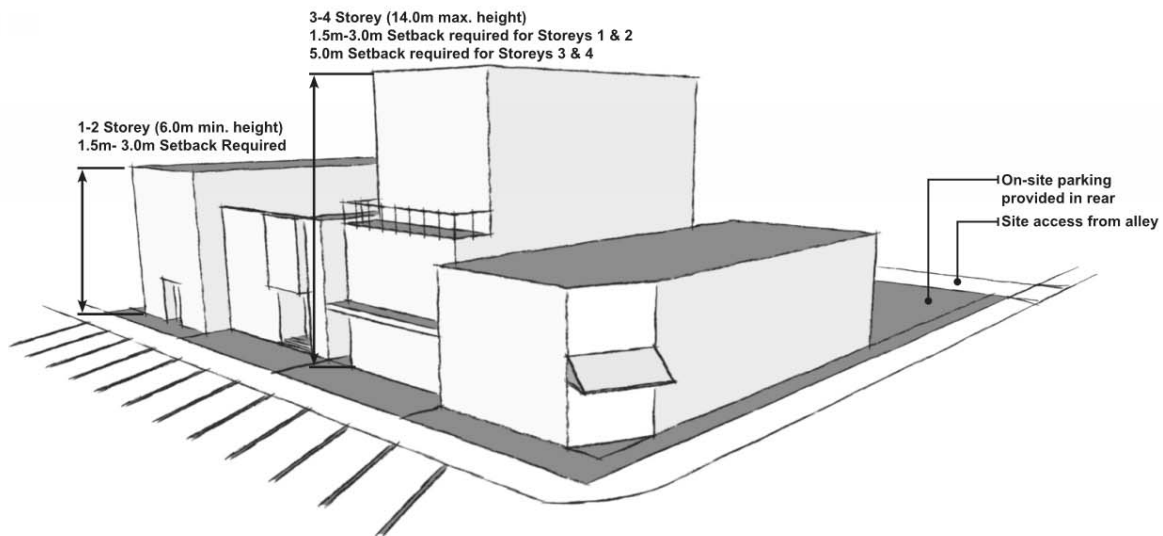
In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all development in this District. Figure 2: City Centre streetscape, illustrates the Pedestrian Oriented development intended for this District.

(Bylaw C-1027-17, June 13, 2018)

	Site Standard
Site Area (Minimum):	<ul style="list-style-type: none"> • 183.0 m²
Site Width (Minimum):	<ul style="list-style-type: none"> • 6.1 m
Site Depth (Minimum):	<ul style="list-style-type: none"> • 30.0 m
Front Yard Setback:	<ul style="list-style-type: none"> • 1.5 m (Minimum) • 3.0 m (Maximum), not including recessed entrance • 5.0 m stepback for the third and fourth Storeys for any Buildings in excess of 2 Storeys. This stepback will allow for greater sun exposure at street level, and maintain a human scale of Development. This additional stepback may be used as an Amenity Area for Development of upper floors.
Side Yard Setback:	<ul style="list-style-type: none"> • None when firewall provided • 3.0 m or half the Building Height, whichever is greater, to a maximum of 6.0 m for Side Yard adjacent to a Residential District • 1.2 m for Building Height not exceeding 10.5 m • 3.0 m for Building Height exceeding 10.5 m

	Site Standard
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> 6.0 m or ½ the Building Height
Building Height (Maximum):	<ul style="list-style-type: none"> Four Storeys, not to exceed 14.0 m
Gross Leasable Area (Maximum):	<ul style="list-style-type: none"> 464.5 m² for a single retail use
Site Coverage (Maximum):	<ul style="list-style-type: none"> 95%
Façade Height (Maximum):	<ul style="list-style-type: none"> 6.0 m

Figure 2: City Centre streetscape



(Bylaw C-1027-17, June 13, 2018)

(3) ADDITIONAL REGULATIONS

- (a) Not less than 40% of the area of the ground floor façade of a Building adjacent to a Street shall be devoted to display windows or entrances to the Building; the horizontal distance between display windows or entrances shall not exceed 3.5 m.
- (b) Development in this District shall be Pedestrian Oriented in nature and human in scale.
- (c) Built structures should suggest the pattern of individually owned shops with relatively narrow frontages (6.0-15.0 m) rather than one large structure. Building fronts must utilize design elements which divide their expanse.

- (d) No outdoor storage is permitted.
- (e) No loading, parking or similar use shall be located in the Front Yard or any Yard adjacent to a Street, except for an Alley.
- (f) Development on Corner Sites is subject to Section 29 of this Bylaw. Buildings on Corner Sites must address all facing Streets, Adjacent Buildings, and Buildings on opposing corners. Buildings should acknowledge this special Site condition by creating visual focal points at the corner such as a circular bay window, a large roof dormer, a front entry porch facing the corner or an overall Building form that faces the corner rather than one Street in particular. Buildings should 'turn the corner'.
- (g) Wherever feasible, vehicular access shall be from the flanking Street or abutting Alley. In the event there is no abutting Alley, the vehicular access shall be designed in a manner that has minimal impact on abutting Streets and pedestrians.
- (h) In the event that the side of the Building flanks a Street, walkway, Sidewalk or Alley, that side of the Building shall include windows in the first and second Storey which provides a view of the entire Street, walkway, Sidewalk or Alley.
- (i) For Sites Adjacent or Abutting Highway 16A, the Development Officer may require:
 - (i) Additional Landscaping, notwithstanding the regulations contained in Part 9 – Landscaping Regulations, may be required by the Development Officer to reflect the General Purpose of this District, and to provide high quality landscaping of setbacks, patios and recessed entrances; and
 - (ii) That Development incorporate a higher design standard, by including architectural features such as:
 - a. Multiple colours;
 - b. Differing, but complementary finishes and textures;
 - c. Articulation of walls and recessing of entrances;
 - d. Canopies; and
 - e. Varying roof lines.
- (j) Notwithstanding the list of Discretionary Uses for this District, Child Care Facilities and Mixed Use Developments are prohibited on Lots 1 through 12, 13A, and 23 through 40, Block 6, Plan 2387 AR, Lot 41, Block 6, Plan 084

0760, Units 1 through 4, Plan 102 1946, and Lots 31 through 33, Block 6, Plan 6238 MC due to soil contamination.

(Bylaw C-1025-17, March 5, 2018)

(k) Commercial Schools shall be limited to those that do not use or store heavy or industrial vehicles.

(l) In Mixed Use Developments:

(i) Only commercial Uses shall occupy the ground floor;

(ii) Commercial Uses shall match those listed as a Permitted or Discretionary Use within this District;

(iii) Dwellings shall have a separate access to the Street; and

(iv) Dwellings shall not be located on the same floor as a non-residential use.

(v) An Amenity Area of 7.5 m² per Dwelling shall be provided.

(m) Notwithstanding Sections 123(3)(a) & (h) above, Uses that require opaque glazing per provincial or federal requirements shall provide alternate methods to promote visual interest along Streets, sidewalks and walkways to the satisfaction of the Development Officer.

(Bylaw C-1027-17, June 13, 2018)