

SECTION 123 C1 – CITY CENTRE COMMERCIAL DISTRICT

(Bylaw C-1162-21, April 11, 2023)

(1) GENERAL PURPOSE

This District is to provide continuous narrow storefronts for diverse retail and commercial development in the City Centre that encourage street-level pedestrian activity and provide opportunity for above ground-floor residential development. All District sites and buildings shall contribute to a high-quality urban form and pedestrian environment distinguished by varied façades, elevated architectural design, and consistent signage.

(2) PERMITTED AND DISCRETIONARY USES

(a) Uses identified in this District as applicable to McLeod Avenue or First Avenue sub-areas shall use the boundaries defined in the figure below:



(b) First Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
<ul style="list-style-type: none"> • Eating and Drinking Establishment • Health Service • Park • Personal Service Establishment • Professional and Office Service • Retail Sales 	<ul style="list-style-type: none"> • Accessory Building • Accessory Use • Alcohol Sales • Cannabis Sales <small>(Bylaw C-1265-23, October 23, 2023)</small> • Child Care Facility* • Commercial School, Non-Industrial* • Hotel* • Parking Facility, Public • Public Utility Building • Recreation Establishment, Indoor*

(c) McLeod Avenue Sub-Area

(i) Permitted Uses	(ii) Discretionary Uses
<ul style="list-style-type: none"> • Eating and Drinking Establishment • Live-Work Dwelling • Multi-Unit Dwelling* • Park • Personal Service Establishment • Professional and Office Service* • Retail Sales 	<ul style="list-style-type: none"> • Accessory Building • Accessory Use • Alcohol Sales <small>(Bylaw C-1265-23, October 23, 2023)</small> • Cannabis Sales • Child Care Facility* • Commercial School, Non-Industrial* • Government Service* • Health Service* • Hotel* • Parking Facility • Private Clubs* • Public Libraries and Cultural Exhibits* • Public Utility Building • Recreation Establishment, Indoor*

(d) A Permitted or Discretionary Uses with an asterisk (*) shall not occupy the ground-floor of a Building unless:

- (i) the Site has a Front Yard abutting McLeod Avenue; and,
- (ii) the Site is west of Queen Street; and,
- (iii) the use is not a Multi-Unit Dwelling.

(e) Live-Work Dwellings shall be located on McLeod Avenue west of Queen Street.

(f) Commercial Schools shall not use or store heavy or industrial vehicles.

(g) Cannabis Sales is a prohibited use on all Sites in the District between Queen Street and King Street, as shown in the following map:



(h) Lots 1 through 30 and 34 through 40, Block 6, Plan 2387 AR, and Lots 31 through 33, Block 6, Plan 6238 MC shall be subject to environmental review for possible soil contamination that will inform any concern or need of Site remediation for a proposed Use prior to rendering a decision on a Development Permit.

(i) Alcohol Sales shall be limited to a maximum Floor Area of 275 m².

(Bylaw C-1265-23, October 23, 2023)

(3) DEVELOPMENT REGULATIONS

(a) Development Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined above in Section 2 (a) of this District.

(b) Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations and the following regulations shall apply to all development in this District.

(c) Site Standards:

	Site Standard
(i) Site Area (Minimum):	183.0 m ²
(ii) Site Width (Minimum):	6.0 m
(iii) Site Depth (Minimum):	30.0 m
(iv) Front Yard Setback:	Buildings shall be built to the property line, excepting that a Live-Work Dwelling shall be a minimum 3.0 m
(v) Side Yard Setback:	Buildings shall be built to the property line
(vi) Rear Yard Setback (Minimum):	6.0 m or ½ the Building Height.
(vii) Building Height (Maximum):	Four (4) Storeys, not to exceed 14.0 m (excluding roof top gardens); or, Six (6) Storeys, not exceeding 21.0 m on the east side of King Street between Highway 16A and Jespersen Avenue.
(viii) Gross Leasable Area (Maximum):	465 m ² for a single ground-floor use.
(ix) Site Coverage (Maximum):	95%
(x) Façade Height (Maximum):	8.0 m

(d) Notwithstanding Section 123.3(c) (vii), Building Height up to six (6) Storeys, not to exceed 25.0 m, may be considered at the discretion of the Development Officer with the consideration of transitions with adjacent Building designs and heights, adjacent uses, streetscape and the proposed Building design.

(e) Notwithstanding Section 123.3(c) (viii), Gross Leasable Area for ground-floor Retail uses abutting McLeod Avenue, between Queen Street and King Street, may include wrap-around units to accommodate larger individual tenant areas.

(f) A Multi-Unit Dwelling shall:

(i) Have a separate access to the Street;

- (ii) Not have Dwelling unit on the same floor as a non-Residential use; and,
- (iii) Provide an Amenity Area of 7.5 m² per Dwelling unit.

(g) A Live-Work Dwelling shall have:

- (i) a main floor elevation a minimum 1.0 m above the adjacent Street for privacy and “eyes on the street”; and,
- (ii) Individual Dwellings shall have entrances that are spaced appropriately and be combined with steps, terraces, or stoops.

(4) ADDITIONAL REGULATIONS

- (a) Additional Regulations identified specific to McLeod Avenue or First Avenue Sub-Areas shall use the boundaries defined in Section 2 (a) of this District.
- (b) Outdoor Storage shall be prohibited.
- (c) Garbage, recycling, and other containment areas shall be in a Rear Yard.
- (d) Off-Street Loading shall not be located within a Front Yard or any Yard adjacent to a Street.
- (e) Access to on-site vehicular Parking Stalls shall be from an Alley, and where there is no available Alley the access shall be from the adjacent Street utilizing the minimum vehicle crossing width design feasible over pedestrian areas.
- (f) At-grade surface parking lots fronting McLeod Avenue are prohibited.
- (g) At-grade surface parking lots associated with a development and fronting First Avenue are prohibited.
- (h) A Parking Facility shall be Hard Surfaced with asphalt for all Parking Stalls and internal vehicle circulation areas (i.e. aisles), and shall provide a minimum 1.0 m Landscaped area abutting a Street(s) to the satisfaction of the Development Officer.
- (i) Buildings shall contribute to high-quality urban form and pedestrian environment by:
 - (i) Building widths shall not exceed 15.3 m abutting Main Street, First Avenue, and McLeod Avenue between King Street and Queen Street; excepting that, this regulation may be voided for Mixed-Use Development where the Building is divided into increments of no more than 7.6 m in width by use of Façade articulation and/or using alterations in design and materials at the discretion of the Development Officer.
 - (ii) Buildings with individual commercial Units shall be defined clearly by articulated entrances that face the adjacent Street, are universally-accessible, and are clearly visible.
 - (iii) Building design shall address and emphasize Street intersections using massing, height, and interesting architectural features, and shall be strongly emphasized on corner parcels abutting the prominent intersections of McLeod Avenue with Main Street and McLeod Avenue with Queen Street.

- (iv) A Street-level Storey of a Building shall have a floor to ceiling height minimum of 3.6 m and a maximum of 4.5 m.
 - (v) Height of a new Building shall be compatible with an adjacent Building with taller buildings being encouraged on corners that are entrance points to primary blocks.
 - (vi) A Building step-back of a minimum 3.0 m shall be provided from the façade of the storey beneath commencing at a height of three-storeys, and it may contribute to required Amenity Area where it is functionable space.
 - (vii) Notwithstanding Section 123 3. (c) (iv) and (v), a Site abutting McLeod Avenue between Queen Street and King Street, or when abutting Main Street, may provide a maximum 2.0 m Setback to encourage outdoor seating or provide outdoor amenity space; and, where a sidewalk is less than two (2) metres in width to accommodate accessibility features.
 - (viii) New development adjacent to Lot 10, Block 6, Plan 2387 AR (Columbus Park) shall provide an active pedestrian entrance and frontage onto this space.
 - (ix) Lobbies for residential or non-ground-floor commercial in mixed-use Buildings shall not have a street frontage exceeding 6.0 m.
- (j) Building Façades and exterior design shall adhere to the following:
- (i) Façades of multi-tenant buildings shall be organized to provide a strong and consistent rhythm and unified exterior to the streetscape that avoid flat, undifferentiated patterns.
 - (ii) Architectural details shall be used to differentiate one face of a Building or sub-units from another, and the design shall be architecturally compatible with the adjacent Buildings or sub-units by variation in roof lines and the use of similar and complementary forms, materials, and scale.
 - (iii) Building design shall include forms of architectural detailing or features supporting a modern architectural character for McLeod Avenue and include elements such as cornices, parapets, pilasters, window fenestration, window features, and entrances.
 - (iv) Architectural details such as recesses, overhangs, signage, lighting, planters, banners, awnings, and shall be utilized to create articulation and visual interest on building façades.
 - (v) Building facades adjacent to a Street, walkway, Sidewalk or Alley shall provide windows that offer views of the entire Street, walkway, Sidewalk or Alley in the first and second Storeys.
 - (vi) A minimum of 60% of a Building façade, and Building sides adjacent to a Street, shall be glazed at Street-level using windows and doors, etc., for new developments or upon the renovation of existing Building exteriors.

- (vii) Window covering materials (paper, paint, tint, films, coating, wood or metal panels, etc.) shall not cover more than 20% of a storefront window except where provincial or federal regulations require opaque glazing in which case alternate methods that promote visual interest along Streets, sidewalks and walkways may be used to the satisfaction of the Development Officer.
- (viii) Highly reflective glass shall be prohibited at Street-level.
- (ix) All Building walls shall use materials consistent with the overall Building to provide visual interest and texture or, where appropriate, may be treated with mural artwork at the discretion of the Development Officer.
- (x) An Awning shall be provided on a Street-level Building façade per the following:
 - a. Overhead elements should be provided over portions of the adjacent sidewalk for pedestrian weather protection and these should be individualized for each storefront.
 - b. An Awning shall be designed to match the main structural elements of the Street-level facade and overall design of the storefront.
 - c. An Awning shall not extend across multiple storefronts and/or multiple buildings and should fit the width and shape of any storefront or window openings that it covers.
 - d. A dome or retractable Awning is not appropriate and shall be prohibited on McLeod Avenue.
- (k) Signs shall be in accordance with Land Use Bylaw Part 10, except that:
 - (i) Signs in the City Centre shall adhere to the following General Design Guidelines:
 - a. Building and tenant Signs shall be organized as distinct architectural elements, reinforcing rhythm and character of the building façades.
 - b. Building signage shall be in scale and integrated with the design of the building façades.
 - c. Buildings with multiple units shall use clearly delineated and consistent Sign design.
 - d. Buildings on corner lots shall have Signs that address both adjacent Streets.
 - e. Building signage shall reflect the character of the building function to assist in orientation and character.
 - f. Signage shall be pedestrian-oriented, using framing/structural materials consistent with the associated building and/or with the adjacent public realm streetscape elements.

- g. Single occupancy buildings shall have a maximum of one (1) corporate identification Sign per Building or view plane.
- (ii) Signage on McLeod Avenue shall be consistent with the area’s character and adhere to the following:
- a. Projecting Signs for all Street-level units shall:
 - i. use high-quality brackets coloured black or silver and mounted perpendicular to the Building; and,
 - ii. be wall mounted a minimum 2.7 m to a maximum 3.3 m height except for Live-Work Dwellings where the height shall be measured from the horizontal plane of the business.
 - b. Fascia Sign surface area shall not exceed 20% of a Street-level Building wall area.
 - c. A Fascia Sign using internally illuminated fluorescent boxes, or similar designs, shall not be permitted except for single commercial unit located on the east side of King Street between First Avenue and Jespersen Avenue.
 - d. A Fascia Sign at Street-level shall use appropriately legible font sizes on the eastside of King Street between First Avenue and Jespersen Avenue.
 - e. A Window Sign shall be a maximum 40% window coverage on the east side of King Street between First Avenue and Jespersen Avenue.
 - f. An A-Board Sign shall have a maximum area of 1.0 m² and a maximum height of 1.3 m, and shall have a minimum 1.0 m of unobstructed sidewalk space for pedestrians.
 - g. Building walls shall not be painted for signs or advertisements.
 - h. A Freestanding Sign is not permitted.
 - i. A Roof-mounted Sign is not permitted.
 - j. An Awning Sign shall not include product advertisements.
- (iii) Signage on First Avenue shall be consistent with the area’s character and adhere to the following:
- a. A Fascia Sign shall not exceed 20% of a Building façade’s total area per Storey.
 - b. A Fascia Sign at Street-level shall use appropriately legible font sizes.

- c. A Freestanding Sign shall have a maximum height of 7.5 m.
- d. A Window Sign shall be limited to not more than 40% of the window display area.
- e. A Wall Sign for onsite Uses shall be permitted on walls perpendicular to, but not fronting, First Avenue.
- f. A Neon Sign shall be permitted on First Avenue where the design and size is satisfactory to the Development Officer.
- g. An A-Board Sign shall maintain a minimum 1.0 m of unobstructed sidewalk space between the pedestrian realm and the building facade.