

Part 7 Commercial Zones

7.10 City Centre Commercial Zone: C-1

Key Information

- 7.10.1 This Zone allows for an active, compact and mixed-use area, creating a focal point for the community with uses that serve the City and region as a whole.
- 7.10.2 This Zone allows Commercial, high density Residential, offices, institutional, cultural, entertainment, and recreational uses.

7.10.3	Permitted Uses
7.10.3.1	Accessory Building
7.10.3.2	Apartment
7.10.3.3	Business Incubator
7.10.3.4	Business Support Services
7.10.3.5	Commercial Entertainment Facility
7.10.3.6	Commercial School
7.10.3.7	Commercial Service Facility
7.10.3.8	Communication Facility
7.10.3.9	Cultural Facility
7.10.3.10	Day Care Facility
7.10.3.11	Educational Institution – Post-Secondary
7.10.3.12	Educational Institution – Primary and Secondary
7.10.3.13	Funeral Home
7.10.3.14	Government Services
7.10.3.15	Health and Medical Services
7.10.3.16	Home Occupation Minor
7.10.3.17	Hospital
7.10.3.18	Hostel

- 7.10.3.19 Hotel
- 7.10.3.20 Indoor Recreation Facility
- 7.10.3.21 Information Service Provider
- 7.10.3.22 Lease Bay Building
- 7.10.3.23 Liquor, Beer, and Wine Sales
- 7.10.3.24 Merchandise Sales and Rentals
- 7.10.3.25 Microbrewery
- 7.10.3.26 Mixed-Use Building
- 7.10.3.27 Outdoor Display or Sale of Goods
- 7.10.3.28 Parking Structure
- 7.10.3.29 Professional Office
- 7.10.3.30 Public Assembly
- 7.10.3.31 Restaurant
- 7.10.3.32 Service Organization
- 7.10.3.33 Shopping Centre
- 7.10.3.34 Show Home
- 7.10.3.35 Specialty Food Services
- 7.10.3.36 Supportive Living Accommodation

7.10.4 Discretionary Uses

- 7.10.4.1 Above-Ground Storage Tanks for motor fuel products including propane and used oil
- 7.10.4.2 Cannabis Retail Sales
- 7.10.4.3 Dangerous Goods Occupancy
- 7.10.4.4 Detention and Correction Services
- 7.10.4.5 Drinking Establishment (Adult Entertainment Permitted)
- 7.10.4.6 Drinking Establishment (Adult Entertainment Prohibited)
- 7.10.4.7 Dynamic Fascia Sign
- 7.10.4.8 Dynamic Freestanding Sign

7.10.4.9	Gaming or Gambling Establishment
7.10.4.10	Home Occupation Major
7.10.4.11	Late Night Club
7.10.4.12	Motor Vehicle Sales, Service, or Repair, excluding the sales, servicing, and repair of Recreational Vehicles
7.10.4.13	Open Space
7.10.4.14	Parking Lot
7.10.4.15	Service Station
7.10.4.16	Temporary Care Facility, except within the Gaetz-Ross Heritage Overlay areas
7.10.4.17	Transportation Services

Regulations

7.10.5 Dimensions	
Category	Regulations
Building Height	Minimum first storey height: 4.5m Minimum Building Height measured from Grade to the cornice (eave) line: 8.5m Maximum: N/A
Site Area	Minimum: 278.0m ²
Front Yard Setback	Commercial minimum: 0.0m, unless subject to subsection 3.200.3. Residential maximum: 3.0m
Side Yard Setback	Minimum: 0.0m, unless subject to subsection 3.200.3. If the Side Yard Abuts a lane, minimum: 1.5m If the Side Yard Abuts an R-L, R-W, or R-N Zoned site, minimum: 3.0m
Rear Yard Setback	Minimum: 1.5m subject to subsection 3.200.3.
Landscaped Area	Subject to regulations listed in subsection 7.10.9.

Frontage	Minimum: 7.5m
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- 7.10.6 Mixed-Use Buildings will be subject to the Commercial regulations set out in subsection 7.10.5
- 7.10.7 Dwelling Units are not allowed on the Main Floor of any Building in the downtown core area as outlined in Figure 7.10-1.
- 7.10.8 Development consisting of a Service Station, Parking Lot, Parking Structure, or Utility Facility must include a 1.5m landscaping buffer parallel to and Abutting the Front Boundary, and Corner Sites must have an additional 1.5m landscaping buffer parallel to the flanking Road.

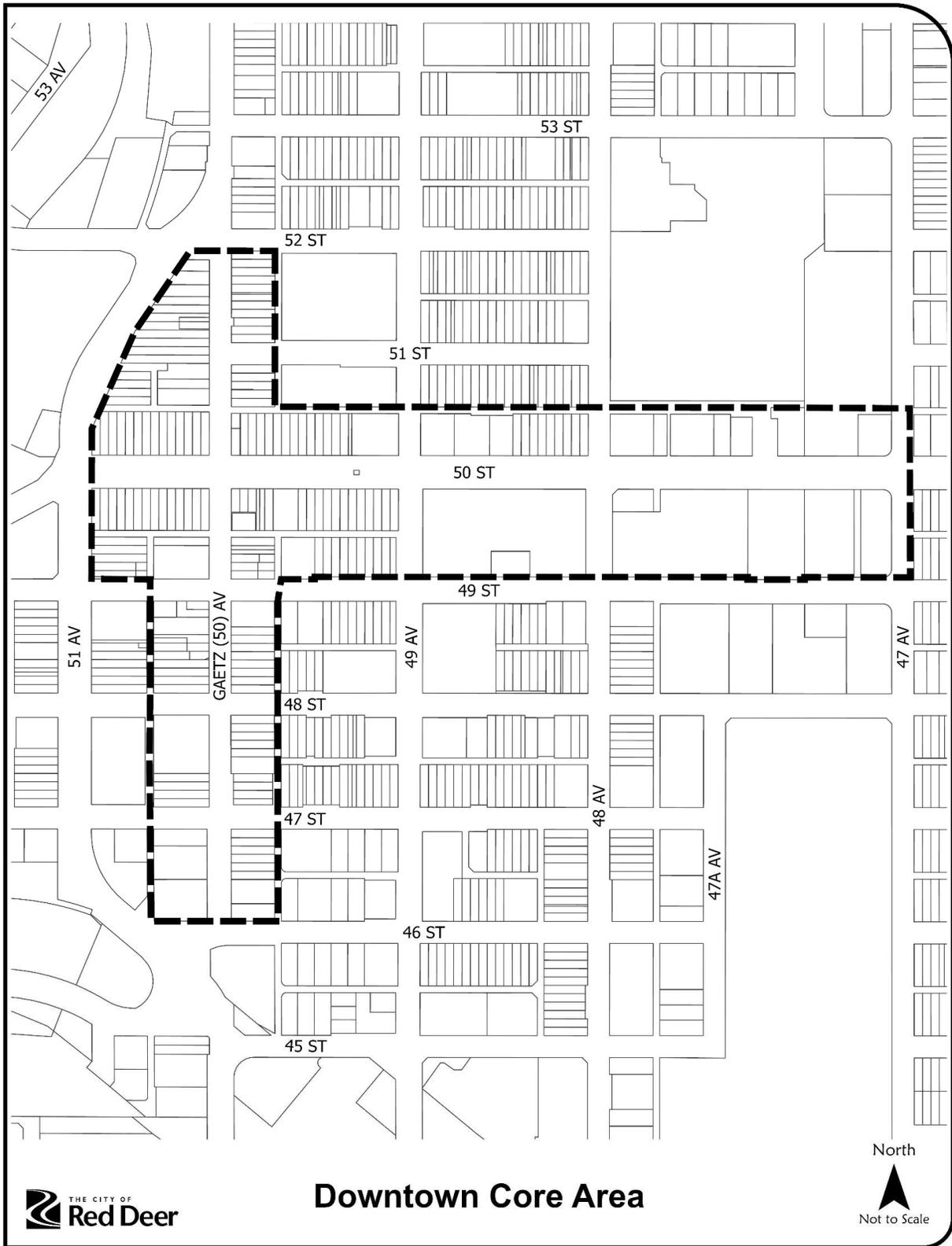


Figure 7.10-1: Downtown Core Area

7.10.9 Design Criteria

7.10.9.1 Building Elevations Facing the Road

- 7.10.9.1.1 Building elevations facing the Road must be parallel to the Road and Abut the Sidewalk.
- 7.10.9.1.2 For Corner Site or Sites with multiple Road Frontages, at least 2 Building elevations facing the Road must be parallel to the Road and Abut the Sidewalk.
- 7.10.9.1.3 Buildings facing the Road must not have horizontal walls exceeding 5.0m without including a distinct architectural element.
- 7.10.9.1.4 The Main Floor of any Commercial or Mixed-Use Building with an elevation facing the Road must be a minimum of 50% windows.
- 7.10.9.1.5 All Building elevations visible from adjacent Roads must design elements oriented to the Road.

7.10.9.2 Parking, Loading, and Delivery Zones

- 7.10.9.2.1 Where a lane Abuts the Site, access to Parking, loading, and delivery zones on the Site must be provided from the lane.
- 7.10.9.2.2 Surface Parking between the Road and the Building is not permitted, except on 1 side of the Building if the Site is bordered by Roads on 3 sides.

7.10.9.3 Driveways

- 7.10.9.3.1 Driveways must minimize impacts to existing Sidewalks, trees, and boulevards.
- 7.10.9.3.2 Developments must use existing Driveways wherever possible.

7.10.9.4 Fencing and Screening

- 7.10.9.4.1 Fencing for vacant Sites, construction Sites, and around waste containers is subject to Development Authority approval.
- 7.10.9.4.2 Screening must be used so waste containers are not visible from the surrounding Roads.

7.10.9.4.3 Mechanical equipment, including roof units, must be concealed by:

7.10.9.4.3.1 screening compatible with the architectural character of the Building;
or

7.10.9.4.3.2 incorporating it within the Building.

7.10.9.5 **Additional Regulations for Commercial and Mixed-Use Buildings:**

7.10.9.5.1 Buildings facing a Road must be constructed:

7.10.9.5.1.1 to the Boundary of the Site;

7.10.9.5.1.2 to the Setback from the Boundary as per subsection 3.200.3;

7.10.9.5.1.3 to the Setback for an Amenity Space to the pedestrian environment as per subsection 3.200.3;

7.10.9.5.2 For Sites with Frontage on 3 or more Roads, at least 2 Building elevations must be built to the regulations in subsection 7.10.9.5.1.

7.10.9.5.3 Building Entrances

7.10.9.5.3.1 Display windows must be adjacent to each front entrance of a retail use.

7.10.9.5.3.2 Overhead weather protection must be provided for pedestrians at each Building entrance along Building fronts.

7.10.9.5.3.3 Building cantilevers and attached awnings and canopies must not project more than 3.0m from any front Building Façade.

7.10.9.5.3.4 Buildings constructed to the front Boundary of the Site must have front entrances that are angled and recessed 0.9m to 1.5m from the front Building Façade.

7.10.9.5.3.5 Residential and Commercial entrances must be differentiated architecturally in Mixed-Use Buildings to avoid confusion.

7.10.9.6 **Additional Regulations for Residential Buildings**

7.10.9.6.1 The Main Floor must not be located higher than 1.5m above the Grade of the front Sidewalk.

7.10.9.6.2 Retaining walls, railings, fences, or hedges in the minimum Front Yard must not exceed 1.0m in height.

7.10.9.6.3 Front Building elevations must incorporate architectural design elements such as balconies, verandas, canopies, and window Projections.

7.10.9.6.4 **Landscaping**

7.10.9.6.4.1 The Front Yard must include 1 tree per 7.5m of Site Frontage. Trees must be minimum 0.06m diameter (deciduous) or minimum 2.5m height (coniferous).

7.10.9.6.4.2 Residential Developments that have Residential uses on the Main Floor must have a 1.5m wide landscaping buffer parallel to and Abutting the Front Boundary.

7.10.9.6.4.3 Corner Sites must have an additional 1.5m wide landscaping buffer parallel to the flanking Road.

7.10.9.7 **Setbacks**

7.10.9.7.1 The minimum Rear Yard or Side Yard Setback of 1.5m does not apply to a Site if the landowner:

7.10.9.7.1.1 has transferred the title of the land to The City that would otherwise be required as additional Setback.

7.10.9.7.1.2 has entered a License to Occupy agreement with The City if the Setback or any part of it is occupied by a Building.

7.10.9.8 Building Heights

7.10.9.8.1 For Buildings greater than 12 storeys, the Development Authority is the Municipal Planning Commission.

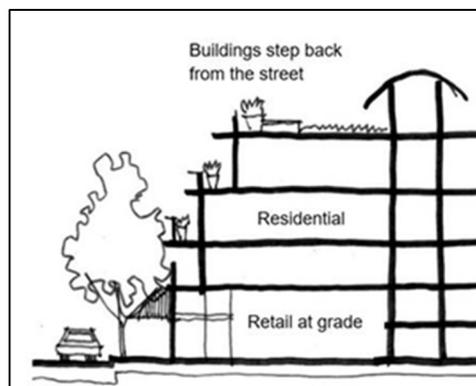
7.10.9.9 Heritage Buildings and Development Adjacent to Heritage Buildings

7.10.9.9.1 Subsection 7.10.9.9 applies to heritage Buildings and properties listed under the Historical Preservation Overlay or Historical Significance Overlay in this Bylaw and located within the C-1 Zone.

7.10.9.9.2 New Development must complement adjacent heritage Buildings and the heritage character of the Immediate Road Context.

7.10.9.9.3 The height of new Buildings must be divided up so the Façade of the Building matches the scale of existing heritage Buildings in the area. The tallest part of the new Building must step back from the Road.

7.10.9.9.4 The redevelopment of heritage Buildings, including heritage Buildings incorporated into new Developments, must align with the Standards and Guidelines for the Conservation of Historic Places in Canada.



Example of a Building with step backs from the Road affecting floors above ground level

7.11 City Centre West Commercial Zone: C-1A

Key Information

- 7.11.1 This Zone allows for a unique mix of land uses including offices, Commercial, Industrial, institutional, cultural, and Residential Developments, serving the City and the region as a whole.

7.11.2 Permitted Uses

- 7.11.2.1 Accessory Building
- 7.11.2.2 Apartment
- 7.11.2.3 Business Incubator
- 7.11.2.4 Business Support Services
- 7.11.2.5 Commercial Entertainment Facility
- 7.11.2.6 Commercial Service Facility
- 7.11.2.7 Cultural Facility
- 7.11.2.8 Day Care Facility
- 7.11.2.9 Health and Medical Services
- 7.11.2.10 Hostel
- 7.11.2.11 Hotel
- 7.11.2.12 Indoor Recreation Facility
- 7.11.2.13 Information Service Provider
- 7.11.2.14 Lease Bay Building
- 7.11.2.15 Liquor, Beer, and Wine Sales
- 7.11.2.16 Merchandise Sales and Rentals
- 7.11.2.17 Outdoor Display or Sale of Goods
- 7.11.2.18 Professional Office
- 7.11.2.19 Public Assembly
- 7.11.2.20 Restaurant
- 7.11.2.21 Show Home
- 7.11.2.22 Specialty Food Services

7.11.2.23	Supportive Living Accommodation
7.11.3	Discretionary Uses
7.11.3.1	Communications Facility
7.11.3.2	Dangerous Goods Occupancy
7.11.3.3	Drinking Establishment (Adult Entertainment Prohibited)
7.11.3.4	Funeral Home
7.11.3.5	Gaming or Gambling Establishment
7.11.3.6	Home Occupation Major
7.11.3.7	Home Occupation Minor
7.11.3.8	Late Night Club
7.11.3.9	Manufacturing
7.11.3.10	Mixed-Use Building
7.11.3.11	Motor Vehicle Sales, Service, or Repair
7.11.3.12	Outdoor Storage
7.11.3.13	Parking Lot
7.11.3.14	Parking Structure
7.11.3.15	Temporary Care Facility
7.11.3.16	Transportation Services
7.11.3.17	Warehouse in an existing Building

Regulations

7.11.4	Dimensions	
Category	Regulations	
Building Height	Minimum first storey height: 4.5m Minimum Building Height: 8.5m measured from Grade to the cornice (eave) line Maximum: N/A	

Site Area	Minimum: 900.0m ²
Front Yard Setback	Commercial minimum: 0.0m Residential maximum: 3.0m
Side Yard Setback	Minimum: 0.0m If the Side Yard Abuts a lane or Road, minimum: 1.5m If the Side Yard Abuts a Residential Site, minimum: 3.0m
Rear Yard Setback	Minimum: 1.5m
Landscaped Area	Minimum: 15% Site Area
Frontage	Minimum: 20.0m

7.11.5 Mixed-Use Buildings will be subject to the Commercial regulations set out in subsection 7.11.4.

7.11.6 **Design Criteria**

7.11.6.1 All Building elevations visible from Roads must feature design elements oriented to the Road.

7.11.6.2 Waste containers must not be visible from the surrounding Roads.

7.20 Multi-Neighbourhood Commercial Zone: C-2

Key Information

- 7.20.1 This Zone allows Commercial centres along arterial and collector Roads that border Residential areas, providing for accommodations, entertainment, daily services, offices, Dwelling Units as secondary functions, and uses that serve the surrounding neighbourhoods.

7.20.2 Permitted Uses

- 7.20.2.1 Accessory Building
- 7.20.2.2 Business Incubator
- 7.20.2.3 Business Support Services
- 7.20.2.4 Commercial Entertainment Facility
- 7.20.2.5 Commercial School
- 7.20.2.6 Commercial Service Facility
- 7.20.2.7 Day Care Facility
- 7.20.2.8 Drive-Through
- 7.20.2.9 Government Services
- 7.20.2.10 Health and Medical Services
- 7.20.2.11 Indoor Recreation Facility
- 7.20.2.12 Information Service Provider
- 7.20.2.13 Lease Bay Building
- 7.20.2.14 Liquor, Beer, and Wine Sales
- 7.20.2.15 Merchandise Sales and Rentals
- 7.20.2.16 Outdoor Display or Sale of Goods
- 7.20.2.17 Professional Office
- 7.20.2.18 Restaurant
- 7.20.2.19 Shopping Centre
- 7.20.2.20 Show Home

7.20.3 Discretionary Uses

- 7.20.3.1 Above-Ground Storage Tanks for motor fuel including propane and used oil
- 7.20.3.2 Apartment
- 7.20.3.3 Communication Facility
- 7.20.3.4 Cultural Facility
- 7.20.3.5 Dangerous Goods Occupancy
- 7.20.3.6 Drinking Establishment (Adult Entertainment Prohibited)
- 7.20.3.7 Dynamic Fascia Sign
- 7.20.3.8 Dynamic Freestanding Sign
- 7.20.3.9 Gaming or Gambling Establishment
- 7.20.3.10 Home Occupation Minor
- 7.20.3.11 Hostel
- 7.20.3.12 Hotel
- 7.20.3.13 Liquor, Beer, and Wine Sales
- 7.20.3.14 Microbrewery
- 7.20.3.15 Mixed-Use Building
- 7.20.3.16 Motor Vehicle Sales, Service, or Repair, but excluding agricultural or Industrial motor vehicles or machinery
- 7.20.3.17 Outdoor Storage
- 7.20.3.18 Parking Lot
- 7.20.3.19 Parking Structure
- 7.20.3.20 Public Assembly
- 7.20.3.21 Service Station
- 7.20.3.22 Supportive Living Accommodations
- 7.20.3.23 Specialty Food Services
- 7.20.3.24 Transportation Services

Regulations

7.20.4 Dimensions	
Category	Regulations
Building Height	Maximum: 3 storeys, with an overall maximum height of 15.0m measured from Grade
Site Area	Lease Bay Building maximum: 3.0ha Shopping Centre minimum: 1.0ha Shopping Centre maximum: 3.0ha Supportive Living Accommodation minimum: 324.0m ²
Front Yard Setback	Minimum: 3.0m Apartment minimum: 4.5m
Side Yard Setback	Minimum: 3.0m Supportive Living Accommodation minimum: <ul style="list-style-type: none"> • Interior Side Yard 1.5m • Exterior Side Yard 2.4m
Rear Yard Setback	Minimum: 3.0m If the Side Yard Abuts a lane, minimum: 1.5m Apartment minimum: 7.5m Supportive Living Accommodation minimum: 7.5m
Landscaped Area	Minimum: 15% Site Area Apartment minimum: 30% of Site Area, including 20% of the Front Yard area, for the proposed Development Supportive Living Accommodation minimum: 30% Site Area
Frontage	Minimum: 0.0m Apartment minimum: 18.0m Supportive Living Accommodation minimum: 12.0m

- 7.20.5 Mixed-Use Buildings will be subject to the Commercial regulations set out in subsection 7.20.4
- 7.20.6 Professional Office floor area must be a maximum of 930m².

7.30 Neighbourhood Commercial Zone: C-3

Key Information

- 7.30.1 This Zone allows local convenience centres for residents, allows business services, Dwelling Units, and medical offices as secondary functions, and allows uses that serve adjoining neighbourhoods.

<p>7.30.2 Permitted Uses</p> <p>7.30.2.1 Accessory Building</p> <p>7.30.2.2 Business Incubator</p> <p>7.30.2.3 Commercial Schools</p> <p>7.30.2.4 Commercial Service Facility</p> <p>7.30.2.5 Day Care Facility</p> <p>7.30.2.6 Health and Medical Services</p> <p>7.30.2.7 Information Service Provider</p> <p>7.30.2.8 Lease Bay Building</p> <p>7.30.2.9 Merchandise Sales and Rentals, excluding all uses where the primary focus is adult oriented merchandise</p> <p>7.30.2.10 Professional Office</p> <p>7.30.2.11 Restaurant</p>
<p>7.30.3 Discretionary Uses</p> <p>7.30.3.1 Above-Ground Storage Tanks for motor fuel products including propane and used oil</p> <p>7.30.3.2 Commercial Entertainment Facility</p> <p>7.30.3.3 Communication Facility</p> <p>7.30.3.4 Cultural Facility</p> <p>7.30.3.5 Dangerous Goods Occupancy, where required, in association with a dry-cleaning business</p> <p>7.30.3.6 Drinking Establishment (Adult Entertainment Prohibited)</p> <p>7.30.3.7 Home Occupation Minor</p>

7.30.3.8	Indoor Recreation Facility
7.30.3.9	Liquor, Beer, and Wine Sales
7.30.3.10	Mixed-Use Building
7.30.3.11	Motor Vehicle Sales, Service, or Repair but excluding agricultural or Industrial motor vehicles or machinery
7.30.3.12	Public Assembly
7.30.3.13	Service Station
7.30.3.14	Show Home
7.30.3.15	Specialty Food Services
7.30.3.16	Transportation Services

Regulations

7.30.4 Dimensions	
Category	Regulations
Building Height	Maximum 3 storeys, with an overall maximum height of 15.0m measured from Grade, unless in Developed Areas (see Figure 3.190-1), where the maximum Building Height must be within 1 storey of the existing Principal Building with the least number of storeys on an Abutting Residential Site
Site Area	Minimum: 0.0m Maximum: 4047.0m ²
Front Yard Setback	Minimum: 0.0m, subject to regulations listed in subsection 3.200.3
Side Yard Setback	Minimum: 0.0m If the Side Yard Abuts a lane, minimum: 1.5m If the Side Yard Abuts a Residential Site, minimum: 3.0m
Rear Yard Setback	Minimum: 3.0m If the Rear Yard Abuts a lane, minimum: 1.5m
Landscaped Area	Minimum: 15% Site Area

Frontage	Minimum: 7.5m
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- 7.30.5 Professional Office floor area must be a maximum of 930m².
- 7.30.6 Dwelling Units are only allowed above the Main Floor in Mixed-Use Buildings.
- 7.30.7 **Design Criteria**
 - 7.30.7.1 Display windows must be installed next to each front entrance of a retail space.
 - 7.30.7.2 Buildings must be designed:
 - 7.30.7.2.1 with the minimum Front Yard Setback, except when more space is required for amenities such as an eating patio, outdoor display, or benches; or
 - 7.30.7.2.2 within the average Front Yard Setback of the Immediate Road Context to fit the character of the surrounding area.

7.40 Major Arterial Commercial Zone: C-4

Key Information

- 7.40.1 This Zone facilitates large Commercial Developments with good visibility and accessibility along, or adjacent to, major Roads such as Gaetz Avenue and 67 Street.
- 7.40.2 This Zone promotes the intensification of land use and mixed-use Development, transit-oriented Development, serving the City and the region as a whole.

7.40.3	Permitted Uses
7.40.3.1	Accessory Building
7.40.3.2	Business Incubator
7.40.3.3	Business Support Services
7.40.3.4	Commercial Entertainment Facility
7.40.3.5	Commercial School
7.40.3.6	Commercial Service Facility
7.40.3.7	Drive-Through
7.40.3.8	General Contractor Services
7.40.3.9	Government Services
7.40.3.10	Health and Medical Services
7.40.3.11	Hostel
7.40.3.12	Hotel
7.40.3.13	Indoor Recreation Facility
7.40.3.14	Information Service Provider
7.40.3.15	Lease Bay Building
7.40.3.16	Liquor, Beer, and Wine Sales
7.40.3.17	Merchandise Sales and Rentals
7.40.3.18	Mixed-Use Building
7.40.3.19	Motor Vehicle Sales, Service, or Repair

- 7.40.3.20 Outdoor Display or Sale of Goods
- 7.40.3.21 Professional Office
- 7.40.3.22 Public Assembly
- 7.40.3.23 Restaurant
- 7.40.3.24 Service Station
- 7.40.3.25 Show Home
- 7.40.3.26 Specialty Food Services
- 7.40.3.27 Supportive Living Accommodation

7.40.4 Discretionary Uses

- 7.40.4.1 Above-Ground Storage Tanks for motor fuel products including propane and used oil
- 7.40.4.2 Animal Services
- 7.40.4.3 Apartment
- 7.40.4.4 Billboard Sign
- 7.40.4.5 Cannabis Retail Sales
- 7.40.4.6 Communication Facility
- 7.40.4.7 Cultural Facility
- 7.40.4.8 Dangerous Goods Occupancy
- 7.40.4.9 Day Care Facility
- 7.40.4.10 Drinking Establishment (Adult Entertainment Prohibited)
- 7.40.4.11 Drinking Establishment (Adult Entertainment Permitted)
- 7.40.4.12 Dynamic Fascia Sign
- 7.40.4.13 Dynamic Freestanding Sign
- 7.40.4.14 Funeral Home
- 7.40.4.15 Gaming or Gambling Establishment
- 7.40.4.16 Greenhouse
- 7.40.4.17 Home Occupation Minor
- 7.40.4.18 Microbrewery

7.40.4.19	Outdoor Storage
7.40.4.20	Parking Lot
7.40.4.21	Parking Structure
7.40.4.22	Recycling Depot
7.40.4.23	Self-Storage Facility
7.40.4.24	Transportation Services
7.40.4.25	Warehouse

Regulations

7.40.5 Dimensions	
Category	Regulations
Building Height	<p>Maximum: 4 storeys with an overall maximum height of 20.0m measured from Grade</p> <p>Supportive Living Accommodation or Apartment maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade</p>
Site Area	<p>Minimum: 0.1ha</p> <p>Maximum: 4.5ha</p> <p>Supportive Living Accommodation minimum: 324.0m²</p>
Front Yard Setback	<p>Minimum: 0.0m</p> <p>Maximum: 15.0m</p> <p>Apartment minimum: 4.5m</p> <p>Supportive Living Accommodation minimum: 3.0m</p>

Side Yard Setback	<p>Minimum: 0.0m</p> <p>If the Side Yard Abuts a lane or Road, minimum: 1.5m</p> <p>If the Side Yard Abuts a Residential Site, minimum: 3.0m</p> <p>Apartment minimum: 3.0m</p> <p>Supportive Living Accommodation minimum:</p> <ul style="list-style-type: none"> • Interior Side Yard: 1.5m • Exterior Side Yard: 2.4m
Rear Yard Setback	<p>Minimum: 0.0m</p> <p>If the Rear Yard Abuts a Residential Site, minimum: 3.0m</p> <p>Supportive Living Accommodation or Apartment minimum: 7.5m</p>
Landscaped Area	<p>Minimum: 15% Site Area</p> <p>Apartment minimum: 30% of Site Area including 20% of the Front Yard area for the proposed Development</p> <p>Supportive Living Accommodation minimum: 30% Site Area</p>
Frontage	<p>Minimum: 30.0m</p> <p>Apartment minimum: 18.0m</p> <p>Supportive Living Accommodation minimum: 12.0m</p>

7.40.6 Mixed-Use Buildings will be subject to the Commercial regulations set out in subsection 7.40.5

7.40.7 Professional Office floor area must be a maximum of 4,645m².

7.40.8 **Design Criteria**

7.40.8.1 Buildings must face the Road.

7.40.8.2 Building walls facing a Road must feature design elements at approximately 6.0m – 8.0m intervals.

7.40.8.3 The Development Authority may require a Rear Yard Setback based on the Site’s access, Site Parking, loading, and servicing and the effect on neighboring Sites.

7.50 Mixed-Use Commercial Zone: C-5

Key Information

7.50.1 This Zone allows for a variety and mix of Commercial and Residential uses along collector Roads, encouraging community-oriented Commercial Buildings that have living spaces above the Main Floor, and providing uses that serve surrounding neighbourhoods.

7.50.2 Permitted Uses

- 7.50.2.1 Accessory Building
- 7.50.2.2 Apartment
- 7.50.2.3 Business Incubator
- 7.50.2.4 Business Support Services
- 7.50.2.5 Commercial Entertainment Facility
- 7.50.2.6 Commercial School
- 7.50.2.7 Commercial Service Facility
- 7.50.2.8 Cultural Facility
- 7.50.2.9 Day Care Facility
- 7.50.2.10 Government Services
- 7.50.2.11 Health and Medical Services
- 7.50.2.12 Home Occupation Minor
- 7.50.2.13 Indoor Recreation Facility
- 7.50.2.14 Information Service Provider
- 7.50.2.15 Lease Bay Building
- 7.50.2.16 Liquor, Beer, and Wine Sales
- 7.50.2.17 Merchandise Sales and Rentals, excluding uses where the primary focus is adult oriented merchandise
- 7.50.2.18 Mixed-Use Building
- 7.50.2.19 Outdoor Display or Sale of Goods
- 7.50.2.20 Professional Office

7.50.2.21	Public Assembly
7.50.2.22	Restaurant without Drive-Through
7.50.2.23	Shopping Centre
7.50.2.24	Show Home
7.50.2.25	Specialty Food Services
7.50.2.26	Townhouse
7.50.3	Discretionary Uses
7.50.3.1	Above Ground Storage Tanks for motor fuel products including propane and used oil
7.50.3.2	Animal Services
7.50.3.3	Communications Facility
7.50.3.4	Dangerous Goods Occupancy
7.50.3.5	Drinking Establishment (Adult Entertainment Prohibited)
7.50.3.6	Drive-Through
7.50.3.7	Dynamic Fascia Sign
7.50.3.8	Dynamic Freestanding Sign
7.50.3.9	Home Occupation Major
7.50.3.10	Hostel
7.50.3.11	Hotel
7.50.3.12	Microbrewery
7.50.3.13	Motor Vehicle Service or Repair
7.50.3.14	Parking Lot
7.50.3.15	Parking Structure
7.50.3.16	Service Station
7.50.3.17	Supportive Living Accommodation
7.50.3.18	Transportation Services

Regulations

7.50.4 Dimensions	
Category	Regulations
Building Height	<p>Apartments, Mixed-Use, Commercial or civic Building: maximum 4 storeys with an overall maximum height of 20.0m measured from Grade</p> <p>Townhouse: maximum 3 storeys with an overall maximum height of 15.0m measured from Grade</p>
Site Area	<p>Minimum: 0.0m²</p> <p>Supportive Living Accommodation minimum: 324.0m²</p> <p>Townhouse minimum: 125.0m² per Dwelling Unit</p>
Front Yard Setback	<p>Minimum: 0.0m</p> <p>Maximum: 3.0m</p> <p>Apartment minimum: 4.5m</p> <p>Supportive Living Accommodation minimum: 3.0m</p> <p>Townhouse minimum:</p> <ul style="list-style-type: none"> • Living part of Dwelling Unit: 3.0m • Attached Garage part of Dwelling Unit: 6.0m

<p>Side Yard Setback</p>	<p>Minimum: 0.0m</p> <p>If the Side Yard Abuts a lane or Road, minimum: 1.5m</p> <p>If the Side Yard Abuts a Residential Site, minimum: 3.0m</p> <p>Apartment minimum: 3.0m</p> <p>Supportive Living Accommodation minimum:</p> <ul style="list-style-type: none"> • Interior Side Yard: 1.5m • Exterior Side Yard: 2.4m <p>Townhouse minimum:</p> <ul style="list-style-type: none"> • Boundary with party wall: 0.0m • Interior Side Yard without entrance: 1.5m • Interior Side Yard with entrance: 2.4m • Exterior Side Yard: 2.4m
<p>Rear Yard Setback</p>	<p>Minimum 0.0m</p> <p>If the Rear Yard Abuts a Residential Site: 3.0m</p> <p>Supportive Living Accommodation or Apartment minimum: 7.5m</p> <p>Townhouse minimum: 7.5m, or 6.0m for Townhouse with a rear attached Garage</p>
<p>Landscaped Area</p>	<p>Minimum: 15% Site Area</p> <p>Apartment or Townhouse minimum: 30% of Site Area, including 20% of the Front Yard area for the proposed Development</p> <p>Supportive Living Accommodation minimum: 30% of Site Area</p>
<p>Frontage</p>	<p>Minimum: 0.0m</p> <p>Apartment minimum: 18.0m</p> <p>Supportive Living Accommodation minimum: 12.0m</p> <p>Townhouse minimum: 15.0m, or 6.1m per Dwelling Unit if all Dwelling Units are developed at Grade</p>

- 7.50.5 Mixed-Use Buildings will be subject to the Commercial regulations set out in subsection 7.50.4.
- 7.50.6 Professional Office floor area must be a maximum of 930m².
- 7.50.7 **Design Criteria**
- 7.50.7.1 The Development Authority may vary the minimum Front Yard Setback for Buildings fronting collector Roads to allow for Amenity Space.
 - 7.50.7.2 The Development Authority may require a Rear Yard Setback based on the Site's access, Site Parking, loading, and servicing and the effect on neighboring Sites.
 - 7.50.7.3 Building walls facing a Road must feature design elements at approximately 6.0m – 8.0m intervals.
 - 7.50.7.4 Residential and Commercial entrances in Mixed-Use Buildings must be differentiated architecturally to avoid confusion.
 - 7.50.7.5 Display windows must be adjacent to each front entrance of a retail space on the Main Floor.
 - 7.50.7.6 Ground floor windows may have window Signs.
 - 7.50.7.7 If a higher density, mixed-use Development is Adjacent to a less intensive Zone, the more compatible use and Building type must be sited near the Zone edge.
- 7.50.8 **Surface Parking**
- 7.50.8.1 Surface Parking must be:
 - 7.50.8.1.1 located behind the Building; and
 - 7.50.8.1.2 integrated with pedestrian connections to Sidewalks and trails.
 - 7.50.8.2 Surface Parking must not be located between a Road and a Building.
 - 7.50.8.3 Underground Parking is encouraged.