

PART 15 COMMERCIAL ZONES

1501 C-1 Local Commercial

(1) Intent

This zone provides for appropriate land either within or abutting residential areas for the retailing of goods to satisfy the daily household or personal needs of the occupants of those residential areas. Limited *residential use* located within the *commercial structure* is permitted.

(2) Permitted Use

The following *uses* and no others are permitted in this zone:

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Commercial*, limited to:
 - (i) *commercial recreation*
 - (ii) *convenience retail*
 - (iii) *grocery store*
 - (iv) *office*
 - (v) *personal service*
 - (vi) *restaurant*
 - (vii) *retail – personal goods*
- (d) *Residential*

Accessory uses limited to:

- (a) *Accessory home occupation*
- (b) *Accessory street vending*

(3) Conditions of Use

- (a) *Commercial uses* must be enclosed within a *building*, except the outdoor display and sale of retail goods if located between the front of *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw.

1501 C-1 Local Commercial

(b) A residential use must be contained within a *building* for a permitted *commercial use*.

(4) Lot Size

Not applicable in this zone.

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 70%.

(7) Setbacks

(a) All *buildings* and *structures* must be sited no closer to *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
<i>All buildings or structures</i>	4.5	3.0	1.8	7.6

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 1.8 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

A *residential use* must only be located above the ground storey of a *building* containing a permitted *commercial use*.

(9) Height

Buildings and *structures* must not exceed a *height* of 7.6 metres.

(10) Building Size

Not Applicable in this Zone.

1501 C-1 Local Commercial

(11) Other Regulations

- (a) Each *dwelling unit* in a *building for residential use* must be provided with access to an on-site private or *common amenity area* or areas totaling not less than 5.0m² per *dwelling unit*.
- (b) All relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

This page is intentionally left blank

PART 15 COMMERCIAL ZONES

1502 C-2 General Commercial

(1) Intent

This zone provides for a wide range of general *commercial uses* including offices, entertainment and *tourist accommodation* facilities at medium *density*, and includes both small shopping plazas and larger neighbourhood shopping facilities. Provision is made for limited *apartment use*.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

- (a) *Apartment*
- (b) *Assembly*, limited to child-minding services
- (c) *Assembly Child care*
- (d) *Child care*
- (e) *Commercial*, limited to:
 - (i) *beverage container return centre*
 - (ii) *business and household service*
 - (iii) *commercial recreation*
 - (iv) *commercial school*
 - (v) *convenience retail*
 - (vi) *entertainment facility*
 - (vii) *grocery store*
 - (viii) *grocery store with wine on the shelf*
 - (ix) *liquor manufacturing*
 - (x) *liquor primary establishment*
 - (xi) *liquor store, accessory liquor store, and wine store*
 - (xii) *office*
 - (xiii) *personal service*
 - (xiv) *pet care service*
 - (xv) *restaurant*
 - (xvi) *retail – general*
 - (xvii) *retail – personal goods*
 - (xviii) *tourist accommodation*

1502 C-2 General Commercial

(f) *Non-accessory off-street parking*

(g) *Public service*

Accessory uses, limited to:

(a) *accessory home occupation*

(b) *accessory retail*, limited to *liquor manufacturing*

(c) *accessory street vending*

(3) Conditions of Use

(a) *Commercial uses*, except the following, must be enclosed within a *building*:

(i) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking spaces* required by this bylaw may not be usable for that period;

(ii) a *drive-through* window accessory to a *restaurant use*;

(iii) a *drive-through* teller or automated bank machine where accessory to a financial institution; and

(iv) the outdoor display and sale of retail goods if located between the front of a *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw.

(b) An *apartment use* is only permitted if all *off-street parking* for the *use* is *concealed parking*.

(c) A *public service use* is only permitted if there is no storefront.

(d) A *tourist accommodation use* is not permitted on a *lot* having an area less than 1390 m².

(4) Lot Size

Not applicable in this zone.

(5) Density

(a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.

(b) An *apartment use* must not occupy more than 50% of the total *gross floor area* on a *lot*.

1502 C-2 General Commercial

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 70%.

(7) Setbacks

(a) *Buildings* and *structures* for the *uses* set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
All <i>buildings</i> and <i>structures</i>	4.5	3.0	7.6	1.2

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

(a) A *tourist accommodation* is limited to *sleeping units* located above the first *storey* of a *building*.

(b) An *apartment use*:

(i) must be located above the first *storey* of a *building*;

(ii) must be located above all *storeys* used in that *building* for a permitted *commercial use*.

(9) Height

Buildings and *structures* must not exceed a *height* of 7.6 metres.

(10) Building Size

Not applicable in this zone.

1502 C-2 General Commercial

(11) Other Regulations

- (a) Where an *off-street parking use* is located adjacent to a *street*, the parking use must be bounded by a landscaped area not less than 0.6 metres in width.
- (b) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

PART 15 COMMERCIAL ZONES

1505 C-5 Community Commercial

(1) Intent

This zone provides for the development of a mixed *use*, medium and high *density* Neighbourhood Centre that accommodates *residential uses*, retail, *commercial*, professional services and a range of public amenities. The emphasis of this zone is to provide safe and convenient pedestrian and bicycle environments throughout the neighbourhood.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
 - (i) community centres
 - (ii) courthouses
 - (iii) libraries
 - (iv) museums
 - (v) parks, squares and plazas
 - (vi) public hospitals
 - (vii) *public school*
- (f) *Commercial*, limited to:
 - (i) *business and household service*
 - (ii) *commercial recreation*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*
 - (ix) *liquor store, accessory liquor store, and wine store*

1505 C-5 Community Commercial

- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*

Accessory uses, limited to:

- (a) *accessory home occupation*
- (b) *accessory retail, limited to liquor manufacturing*
- (c) *accessory street vending*
- (d) *lock-off units*
- (e) *accessory institutional support services*

(3) Conditions of Use

- (a) *Commercial uses, except the following, must be enclosed within a building:*
 - (i) *carnival rides, circuses and similar commercial promotional activities for a period not in excess of seven days, notwithstanding that off-street parking spaces required by this bylaw may not be usable for that period;*
 - (ii) *the outdoor display and sale of retail goods if located between the front of building and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw; and*
 - (iii) *a pickup window accessory to a restaurant use only accessible by pedestrians.*

1505 C-5 Community Commercial

(b) The following *uses* are only permitted when all *off-street parking* for the *use* is *concealed parking*:

- (i) *apartment*;
- (ii) *townhouse*;
- (iii) *employment living*;
- (iv) *assembly*;
- (v) *civic*; and
- (vi) *tourist accommodation*.

(c) A *public service use* is only permitted if there is no storefront.

(4) Lot Size

Not applicable in this zone.

(5) Density

(a) All *buildings* and *structures* together must not exceed a *gross floor area* of 2.5 times the *lot area*, except that the *gross floor area* may be increased:

- (i) to 3.5 times the *lot area* for *lots* west of LeBleu Street in the Maillardville Neighbourhood Plan area; and
- (ii) in accordance with the following table for *lots* in the Austin Heights Neighbourhood Plan area:

Density Step	Condition of Additional Density	Additional Gross Floor Area Ratio	Maximum Total Gross Floor Area Ratio
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	A financial contribution of 50% of the land value of the additional <i>density</i> , of which 50% will be towards amenities and 50% towards affordable housing as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	4.0 times the <i>lot area</i>

1505 C-5 Community Commercial

- (b) In lieu of a financial contribution as identified in Sub-section (5)(a)(ii), the *City* may require the provision of an amenity, equivalent in value to the financial contribution, for the additional *density* allowed.
- (c) For the purpose of Sub-section (5)(b), the following amenities are eligible for consideration in an application of *density* bonus:
 - (i) public facilities;
 - (ii) space for community or non-profit groups that serve the community; and
 - (iii) extraordinary public realm improvements.
- (d) When *density* has been maximized under the provisions set out in Sub-section (5)(a), *density* may be further increased by up to 1.0 *gross floor area* ratio when at least 20% of the additional *density* is used for *priority unit* types and the remainder of the additional *density* is used for *purpose-built* rental units.
- (e) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (f) An employment-generating *use* must occupy a minimum of 0.25 times the *lot area* of the base *gross floor area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 90%.

(7) Setbacks

- (a) All *buildings* and *structures* must be sited no closer to *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Front Lot Line or Public Right-of-Way, whichever is closest (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street or Lane (metres)</i>
All <i>buildings</i> and <i>structures</i>	3.0	3.0	3.0
All <i>buildings</i> and <i>structures</i> along a <i>Mandatory Commercial Street Frontage</i> as established in the Official Community Plan	1.5	1.5	1.5

1505 C-5 Community Commercial

- (b) Notwithstanding Sub-section (7)(a), where a *lot* is adjacent to a *lot* zoned for *residential use* or designated for *residential* in the Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.
- (c) No *building* or portion of *building* shall be located less than 10 metres from any opposing *building* face which contain windows or glazed doors to *habitable rooms* in an *apartment use*.

(8) Location of Uses

- (a) When located along a *Mandatory Commercial Street Frontage*, the first storey of a *building* shall contain active, pedestrian-oriented *commercial uses*.
- (b) When a *tourist accommodation use* is located along a *Mandatory Commercial Street Frontage*, *sleeping units* or *dwelling units* must be located above the first storey of the *building*.
- (c) A *lock-off unit* use is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(9) Height

Buildings and *structures* must not exceed the *heights* as indicated on Schedule "P".

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

- (a) Despite the definition of *lot* contained in Part 2 of this bylaw, a *lot* in the C-5 Zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of buildings on such parcels taken together comply with the provisions of the C-5 Zone; and
 - (ii) the parcels are the subject of a development permit providing for the parcels to be developed together as a single development; and
 - (iii) a covenant is registered against each parcel under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (11)(a)(i), and containing such other provisions as the *City* may require.

1505 C-5 Community Commercial

- (b) Each dwelling unit in a building for apartment or townhouse use must be provided with access to an on-site common amenity area or areas totaling not less than 5.0 m² per dwelling unit.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (d) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations, relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

PART 15 COMMERCIAL ZONES

1506 C-6 Casino Commercial

(1) Intent

This zone provides for entertainment facilities containing casino gaming operations and complementary *uses*.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

(a) *Assembly*, limited to:

- (i) auditoriums
- (ii) meetings rooms
- (iii) outdoor events, as limited under Sub-section 3(a)

(b) *Commercial*, limited to:

- (i) *casino gaming*, including the provision of *electronic gaming* devices or machines
- (ii) *restaurant*
- (iii) *liquor primary establishment*
- (iv) *tourist accommodation*

Accessory uses, limited to:

- (a) *accessory assembly child care*
- (b) *accessory child care*

(3) Conditions of Use

Commercial uses must be enclosed within a *building*, except outdoor events such as live music and other arts and cultural performances and displays, festivals, sports, trade shows, automobile shows and farmers markets.

(4) Lot Size

Not applicable in this zone.

1506 C-6 Casino Commercial

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.0 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 60%.

(7) Setbacks

(a) *Buildings* and *structures* for the *uses* set out below must be sited no closer than the corresponding setbacks from *lot lines* set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
All <i>buildings</i> and <i>structures</i>	7.6	3.0	7.6	1.2

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

Not applicable in this zone.

(9) Height

All *buildings* and *structures* together must not exceed a *height* of 55 metres.

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

(a) Where an *off-street parking use* is located along a *street*, the parking *use* must be bounded by a landscaped area not less than 0.6 metres in width.

(b) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

PART 15 COMMERCIAL ZONES

1507 C-7 High Density Commercial

(1) Intent

This zone provides for mixed *use*, high *density* development in City Centre and Transit Village Neighbourhoods. It can accommodate a wide variety of *commercial*, *residential*, *civic* and other *uses* that support the necessary quality-of-life for complete neighbourhoods. The emphasis of this zone is pedestrian-friendly building form and diverse *uses* that contribute to vibrant, active and transit-supportive centres.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

- (a) *Apartment*
- (b) *Assembly*
- (c) *Assembly child care*
- (d) *Child care*
- (e) *Civic*, limited to:
 - (i) community centres
 - (ii) libraries
 - (iii) museums
 - (iv) parks, squares and plazas
 - (v) public hospitals
 - (vi) *public schools*
- (f) *Commercial*, limited to:
 - (i) *business and household service*
 - (ii) *commercial recreation*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *liquor manufacturing*
 - (viii) *liquor primary establishment*
 - (ix) *liquor store, accessory liquor store, and wine store*

1507 C-7 High Density Commercial

- (x) *office*
- (xi) *personal service*
- (xii) *pet care service*
- (xiii) *restaurant*
- (xiv) *retail – general*
- (xv) *retail – personal goods*
- (xvi) *tourist accommodation*
- (g) *Congregate housing and care*
- (h) *Employment living*
- (i) *Non-accessory off-street parking*
- (j) *Public service*
- (k) *Townhouse*

Accessory uses, limited to:

- (a) *accessory home occupation*
- (b) *accessory retail, limited to liquor manufacturing*
- (c) *accessory street vending*
- (d) *lock-off units*
- (e) *accessory institutional support services*

(3) Conditions of Use

- (a) *Commercial uses* must be enclosed within a *building*, except the following:
 - (i) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking spaces* required by this bylaw may not be usable for that period;
 - (ii) the outdoor display and sale of retail goods if located between the front of *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw; and
 - (iii) a pickup window accessory to a *restaurant use* only accessible by pedestrians.
- (b) All *off-street parking* must be *concealed parking*.
- (c) A *townhouse use* is permitted only in conjunction with a multi-storey *apartment development*.
- (d) A *public service use* is only permitted if there is no storefront.

1507 C-7 High Density Commercial

(4) Lot Size

Not applicable in this zone.

(5) Density

- (a) All *buildings and structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.
- (b) An employment-generating *use* must occupy a minimum of 0.25 times the *lot area* of the base *gross floor area*, except in the City Centre as defined in the City Centre Area Plan, where an employment-generating *use* must occupy a minimum of 0.5 times the *lot area* of the base *gross floor area*.
- (c) The overall maximum base *density* of 2.5 times the *lot area* may be increased without limitation where the additional *density* accommodates employment-generating *uses*.
- (d) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows where the additional *density* accommodates *residential uses*:

Density Step	Condition of Additional Density	Additional Gross Floor Area Ratio	Maximum Total Gross Floor Area Ratio
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	A financial contribution of 50% of the land value of the additional <i>density</i> , of which 50% will be towards amenities and 50% towards affordable housing as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	4.0 times the <i>lot area</i>
Step 4	A financial contribution of 35% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	4.5 times the <i>lot area</i>
Step 5	A financial contribution of 25% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan (This step is only available for lands within the City Centre, as defined in the City Centre Area Plan)	Up to 0.5 times the <i>lot area</i>	5.0 times the <i>lot area</i>

1507 C-7 High Density Commercial

- (e) When additional *density* has been maximized under the provisions set out in Sub-section (5)(d), the *gross floor area* ratio may be further increased by up to 1.0 times the *lot area* when at least 20% of the additional *density* is used for *priority unit types* as identified in the Citywide Official Community Plan and the remainder of the additional *density* is used for *purpose-built rental* units.
- (f) In lieu of a financial contribution as identified in Sub-section (5)(d), the *City* may require the provision of an amenity, equivalent in value to the financial contribution, for the additional *density* allowed.
- (g) For the purpose of Sub-section (5)(f), the following amenities are eligible for consideration in an application of *density* bonus:
 - (i) public facilities;
 - (ii) space for community or non-profit groups that serve the community; and
 - (iii) extraordinary public realm improvements.
- (h) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (i) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address
018-588-833	567 Clarke Road
033-334-708	571 Clarke Road
003-334-724	577 Clarke Road
001-519-018	581 Clarke Road

- (j) On *lots* designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional *gross floor area* ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base *density* permitted under Sub-section (5)(a) and the *lot* maximizes bonus *density* permitted under Sub-section (5)(d).
- (k) All or part of the financial contribution identified in Sub-section (5)(d), Step 3 towards affordable housing will be waived if *below-market rental units* or *non market housing* rental units, each managed by a *third party housing partner*, are provided, in accordance with direction set out in the Citywide Official Community Plan. The amount of the financial contribution eligible to be waived will be equal to the value of the *below-market rental units* or *non market housing* rental units provided.

1507 C-7 High Density Commercial

- (l) All or part of the financial contribution identified in Sub-section (5)(d), Step 3 towards amenities may be waived under the following conditions:
 - (i) all of the financial contribution towards affordable housing has already been waived due to the provision of *below-market rental units* or *non market housing* rental units in accordance with Sub-section (5)(k); and
 - (ii) additional *below-market rental units* or *non market housing* rental units are provided, in accordance with direction set out in the Citywide Official Community Plan.

The amount of the financial contribution eligible to be waived will be equal to \$1.00 for every \$1.20 of the value of the additional *below-market rental units* or *non market housing* rental units provided.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

(7) Setbacks

- (a) All *buildings* and *structures* must be sited no closer to the *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Lot Lines along a Street or Lane or Public Right-of-Way, whichever is closest (metres)</i>	<i>All other Lot lines not abutting a Street or Lane (metres)</i>
<i>All buildings and structures</i>	3.0	3.0
<i>All buildings and structures with a commercial use or civic use within the first four storeys</i>	1.5	0.0

- (b) Notwithstanding Sub-section (7)(a), where a *lot* is adjacent to a *lot* zoned for *residential use* or designated for *residential* in the Citywide Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

- (a) When located along a *Character Street* or *Mandatory Commercial Street Frontage*, the first *storey* of a *building* shall contain active, pedestrian-oriented *commercial uses*.

1507 C-7 High Density Commercial

- (b) When a *tourist accommodation use* is located along a *Character Street* or *Mandatory Commercial Street Frontage*, *sleeping units* or *dwelling units* must be located above the first *storey* of the *building*.
- (c) When an *apartment use* is located along a *Character Street*, *Mandatory Commercial Street Frontage* or *Secondary Active Street Frontage*,
 - (i) *dwelling units* must be located above the first *storey* of the *building*; and
 - (ii) *dwelling units* must not be located below the *storeys* used in that *building* for a permitted employment-generating *use*.

(9) Height

Not applicable in this zone.

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

- (a) Despite the definition of *lot* contained in Part 2 of this bylaw, a *lot* in the C-7 Zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of buildings on such parcels taken together comply with the provisions of the C-7 Zone;
 - (ii) the parcels are the subject of a development permit providing for the parcels to be developed together as a single development; and
 - (iii) a covenant is registered against each parcel under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (11)(a)(i), and containing such other provisions as the *City* may require.
- (b) Each *dwelling unit* in a *building* for *apartment* or *townhouse* use must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (c) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (d) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations, relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.