

Section 23: Downtown Commercial Zone (DC)

23.1 General

- a) No person shall use any lot or erect, alter or use any building or structure in any Downtown Commercial (DC) Zone except in accordance with the applicable provisions of Sections 2, 3 and 23.
- b) In addition to Section 23.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

23.2 Permitted Uses

- a) Animal Care Establishment;
- b) Apartment Building;
- c) Apartment Building, Public;
- d) Brew Pub;
- e) Day Care;
- f) Drive-Thru Facility;
- g) Dwelling, Accessory
- h) Existing Motor Vehicle Gas Station;
- i) Existing Motor Vehicle Repair Garage;
- j) Food Vehicle;
- k) Hotel;
- l) Medical Clinic;
- m) Office;
- n) Personal Service Business;
- o) Place of Assembly/Banquet Hall;
- p) Place of Worship;
- q) Private Club;
- r) Public Use;
- s) Recreation Facility;
- t) Restaurant, Fast Food;

- u) Restaurant, Full-Service;
- v) Restaurant, Take-Out;
- w) Retail Store;
- x) Service Commercial;
- y) Social Service Facility;
- z) Studio;
- aa) Veterinary Clinic; and
- bb) Uses, structures and buildings accessory thereto

23.3 Zone Requirements

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|----|--|----------------------|
| a) | Minimum Lot Frontage | no minimum |
| b) | Minimum Lot Frontage where used for Residential Purposes | 6 metres |
| c) | Minimum Lot Area | no minimum |
| d) | Minimum Front Yard | no minimum |
| e) | Minimum Interior Side Yard | no minimum |
| f) | Minimum Interior Side Yard abutting a Residential Zone | no minimum |
| g) | Minimum Corner Side Yard | no minimum |
| h) | Minimum Rear Yard | no minimum |
| i) | Maximum Height | 26 metres |
| j) | Maximum Gross Floor Area | 100% of the lot area |

23.4 Parking Requirements

- a) With the exception of buildings containing dwelling units, all lands zoned Downtown Commercial shall be exempt from the parking and loading requirements of this By-law.

- b) Buildings containing residential dwelling units will be subject to the residential parking provisions of Section 3 of this By-law.

23.5 Additional Zone Requirements – Apartment Building, Apartment Building, Public

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|----|-------------------------------|------------------|
| a) | Minimum Lot Frontage | 18 metres |
| b) | Minimum Lot Area per Unit | no minimum |
| c) | Minimum Front Yard | no minimum |
| d) | Minimum Interior Side Yard | no minimum |
| e) | Minimum Corner Side Yard | no minimum |
| f) | Minimum Rear Yard | no minimum |
| g) | Maximum Lot Coverage | no minimum |
| h) | Maximum Height | 26 metres |
| i) | Minimum Landscaped Area | 25 percent |
| j) | Minimum Floor Area for a Unit | 50 square metres |

23.6 Additional Zone Requirements – Dwelling, Accessory

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|----|--|-----------------------------|
| a) | Max Percent of Total Gross Floor Area | 200 percent of the lot area |
| b) | Minimum Floor Area | 50 square metres |
| c) | There is no maximum amount of accessory residential units in the same building provided required parking can be provided under Section 3 for each dwelling unit. | |
| d) | An accessory residential unit is only permitted above downtown commercial uses. | |

23.7 Additional Zone Requirements – Attached Accessory Use

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|----|---------------------------------------|------------|
| a) | Max Percent of Total Gross Floor Area | 50 percent |
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