

## **Section 23: Downtown Commercial Zone (DC)**

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### **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**

- |    |  |                      |
|----|--|----------------------|
| 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**

- 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**

- 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**

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