

Commercial Zoning Districts

7.2 C1 – Downtown Commercial

1. Purpose

The purpose of the C1 – Downtown Commercial Zoning District, also known as the Central Business District, is to provide a diverse mixture of commercial, institutional and residential uses. The Central Business District prioritizes pedestrian mobility and is served by multiple modes of transportation. As an active, 24-hour street environment, the Central Business District is the cultural, economic and entertainment hub of the city.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C1 – Downtown Commercial Zoning District are in accordance with the following:

| C1 – DOWNTOWN COMMERCIAL | | | | | | | | | | | |
|---|--------------------------------------|-------------------|-------------------|------------------|------------------|--------------------------------|------------------------------|-------------------------------------|---------------------------------------|----------------|----------------|
| | Minimum Development Standards | | | | | | | | Parking Standards ⁴ | | |
| | Site Area (m ²) | Site Width (m) | Front Yard (m) | Side Yard (m) | Rear Yard (m) | Maximum Building Height (m) | Maximum Site Coverage (%) | Landscaped Area ⁵ (%) | Regular (Cat.) | Visitor (%) | Loading (#) |
| Permitted Uses | | | | | | | | | | | |
| Accessory Buildings, Structures & Uses ¹ | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Animal Care Service | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Catering Service | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Commercial Service Establishment | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Drug Store | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Financial Institution | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Health Clinic | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Health Club | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Home Based Business | 232 | 7.5 | - | - | - | - | - | - | - | - | - |

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| Office | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Payday Loan | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Personal Service Establishment | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Post Office | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Restaurant | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Retail Store | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Social Club | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Take-Out Food Service | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Utilities | - | - | - | - | - | - | - | - | - | - | - |
| Veterinary Clinic – Small Animal | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Discretionary Uses – Development Officer | | | | | | | | | | | |
| Business Complex | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Business Group | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Commercial Entertainment Establishment | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Food Kiosk | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Funeral Home | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Licensed Restaurant | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Private School | 232 | 7.5 | - | - | - | - | - | - | - | - | - |

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| Research & Development Facility | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Discretionary Uses - Council | | | | | | | | | | | |
| Above Grade Dwelling | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Athletic & Recreational Facility | 232 | 7.6 | - | - | - | - | - | - | - | - | - |
| Brewing & Distilling | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Cannabis Retail Store | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Child Care Centre | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Courthouse | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Drinking Establishment | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Excavating, Stripping and Grading ² | 232 | - | - | - | - | - | - | - | - | - | - |
| Food Bank | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Gas Bar | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Grocery Store | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Hostel | 232 | 7.6 | - | - | - | - | - | - | - | - | - |
| Hotel | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Licensed Commercial Entertainment Establishment | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Liquor Store | 232 | 7.5 | - | - | - | - | - | - | - | - | - |

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| Methadone Dispensary | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Multi-Unit High Rise Dwelling | 232 | 7.5 | - | - | - | - | - | 35 | - | - | - |
| Night Club | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Parking at Grade | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Parking Structure | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Pawn Shop ³ | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Place of Worship | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Post Secondary School | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Protective & Emergency Services | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Public Assembly | 232 | 7.6 | - | - | - | - | - | - | - | - | - |
| Residential Care Facility | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Residential Day Care Facility | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Shelter | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Shopping Centre | 232 | 7.5 | - | - | - | - | - | - | - | - | - |
| Theatre | 232 | 7.5 | - | - | - | - | - | - | - | - | - |

Notes on Development Standards for the table above (C1 – Downtown Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ A maximum of three (3) Pawn Shops will be permitted in this zoning district.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.