

10.6 C6 : Village Commercial

10.6.1 Purpose

The purpose is to provide a **zone** for the **development** of destination, pedestrian-oriented commercial centres that serve more than one neighbourhood.

10.6.2 Primary Uses

- amusement arcades, major
- animal clinics, minor
- artist studios
- automotive and recreation vehicle services
- business support services
- care centres, major
- clubs, private
- commercial schools
- congregate housing
- community recreation centres
- cultural exhibits, private
- custom indoor manufacturing
- emergency protective services
- farmers' market
- financial services
- food primary establishments
- funeral services
- gas bars
- government services
- health services
- hostels (*Bylaw 5788*)
- hotels
- hotels, apartment
- liquor primary establishments, minor
- motels
- non-accessory parking
- offices
- participant recreation services, indoor
- personal services
- parks, public
- recycled materials drop-off centres
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- service stations, minor
- spectator entertainment establishments
- temporary shelter services
- utility services, minor impact

10.6.3 Secondary Uses

- **amusement arcades, minor**
- **animal grooming** (*Bylaw 5339*)
- **apartment housing**
- **brewing or distilling, Class A**
- **care centres, minor**
- **group home, minor**
- **home based business, minor**

10.6.4 Subdivision Regulations

- Minimum **lot width** is 13.0m, except it is 40.0m if there is no **abutting lane**.
- Minimum **lot area** is 460m², except it is 1300m² if there is no **abutting lane**.

10.6.5 Development Regulations

- Maximum commercial **floor space ratio** is 2.0. In addition, a residential **floor space ratio** of 1.0 is permitted for a total **floor space ratio** of 3.0, except for **hotels** and **apartment hotels** the total **floor space ratio** shall be 4.0.
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, an additional **floor space ratio** of 0.2 is permitted. Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the **floor space ratio** permitted shall be determined through multiplying the additional 0.2 **floor space ratio** by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.
- Maximum **site coverage** is 75%.
- Maximum **height** is 15.0m, except for **hotels** or **apartment hotels** it is 25.0m.
- Minimum **front yard** is 0.0m, except non-accessory parking shall have a landscaped buffer in accordance with Section 6.
- Minimum **side yard** is 0.0m, except it is 2.0m for a **flanking street** or where the **site abuts** a residential zone.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

10.6.6 Other Regulations

- **Apartment housing, major care centres, seniors assisted housing, seniors residential care and seniors supportive housing** are only allowed above the **first storey** and require a separate at-grade access from the **commercial uses**. In the case of elevator equipped **buildings, uses** may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling, seniors assisted housing and seniors supportive housing** unit or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- **Financial services** shall have a maximum total **gross floor area** of 500m².
- Parking shall not be constructed in the **front yard** of the property. Where residential **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.

- For **seniors assisted housing, seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, temporary shelters, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. *(Bylaw 5788)*
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)