

## Division 4: Commercial – Community 1 (C-C1) District

### Purpose

- 738 (1)** The Commercial – Community 1 District is intended to be characterized by:
- (a) small to mid-scale commercial developments;
  - (b) developments located within a community or along a commercial **street**;
  - (c) one or more commercial **uses** within a **building**;
  - (d) motor vehicle access to sites;
  - (e) pedestrian connections from the public sidewalk to and between the **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that limit the effect of commercial **uses** on nearby **residential districts**; and
  - (g) opportunities for residential and office **uses** to be in the same **building** as commercial **uses**.
- (2)** Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

### Permitted Uses

- 739 (1)** The following **uses** are **permitted uses** in the Commercial – Community 1 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Community 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Catering Service – Minor**;

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- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;**
- (k) **Instructional Facility;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Retail and Consumer Service;**
- (w) **Specialty Food Store;**
- (x) **Supermarket;**
- (y) **Take Out Food Service;**
- (z) **Vehicle Rental – Minor; and**
- (aa) **Veterinary Clinic.**

## Discretionary Uses

- 740** (1) **Uses** listed in subsection 739(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 1 District.
- (2) **Uses** listed in subsection 739(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3) The following **uses** are **discretionary uses** in the Commercial – Community 1 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;**
  - (d) **Auto Service – Minor;**
  - (e) **Billiard Parlor;**
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Computer Games Facility;**
  - (i) **Custodial Care;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Drinking Establishment – Medium;**
  - (l) **Drive Through;**
  - (m) **Dwelling Unit;**
  - (n) **Gas Bar;**
  - (o) **Home Occupation – Class 2;**

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- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- (r.1) **Market – Minor;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Place of Worship – Small;**
- (v) **Power Generation Facility – Small;**
- (w) **Residential Care;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Seasonal Sales Area;**
- (aa) **Service Organization;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- (dd) *deleted*
- (ee) **Social Organization;**
- (ff) **Special Function – Class 2;**
- (ff.1) *deleted*
- (gg) **Utility Building; and**
- (hh) **Vehicle Sales – Minor.**

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10P2009, 4P2012

## Rules

**741** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

**742** The maximum area of a **parcel** is 3.2 hectares.

### Floor Area Ratio

**743** The maximum **floor area ratio** for **buildings** is 1.0.

### Building Height

**744** The maximum **building height** is 10.0 metres.

### Building Orientation

- 745** (1) When a **parcel** shares one or more **side property lines** and fronts on the same commercial **street** as a **parcel** designated C-N1 or C-COR1 Districts, the maximum **building setback** from the **property line** shared with a commercial **street** must not exceed 3.0 metres.
- (2) **Motor vehicle parking stalls** and **loading stalls** must not be located between the **building** and the commercial **street**.

### Use Area

- 746** (1) Unless otherwise provided in subsections (2), (3), and (4), the maximum **use area** in the Commercial – Community 1 District is 1400.0 square metres.
- (2) The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.
- (3) The maximum **use area** for a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
  - (a.1) **Assisted Living**;
  - (b) **Custodial Care**; and
  - (c) **Residential Care**.

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### Rules for Location of Uses within Buildings

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- 747** (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care** must not be located on the ground floor of a **building**.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and

- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 739 and 740, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

#### Front Setback Area

- 748** (1) Unless otherwise referenced in subsection (2), the **front setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares one or more **side property lines** with, and fronts on the same commercial **street** as, a **parcel** designated Commercial – Neighbourhood 1 or Commercial – Corridor 1 District, the **front setback area** must not exceed a depth of 3.0 metres.

#### Rear Setback Area

- 749** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 5.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **rear property line** with a **lane, LRT corridor, or street**, the **rear setback area** must have a minimum depth of 3.0 metres.

#### Side Setback Area

- 750** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **side setback area**, unless otherwise referenced in subsection (2);
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 5.0 metres; and

- (d) a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **side property line** with, and fronts on the same commercial **street** as, a **parcel** designated Commercial – Neighbourhood 1 or Commercial – Corridor 1 District, the **side setback area** from that **property line** must not exceed a depth of 3.0 metres.
- (3) Where the **parcel** shares a **side property line** with a **lane**, **LRT corridor**, or **street**, the **side setback area** must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 751 (1) Where a **setback area** shares a **property line** with, and fronts on the same **street** as, a **parcel** designated Commercial – Neighbourhood 1 and Commercial – Corridor 1 District, the **setback area** must be **hard surfaced landscaped area**.
- (2) Where a **setback area** shares a **property line** with an **LRT corridor**, or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (iii) for every 30.0 square metres; or
    - (iv) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;

- (b) may have a sidewalk along the length of the **building**; and
- (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

#### **Minimum Required Motor Vehicle Parking Stalls**

**752** The minimum number of **motor vehicle parking stalls**:

- (a) is the requirement referenced in Part 4 for the following **uses**:
  - (i) **Drinking Establishment – Small**;
  - (ii) **Drinking Establishment – Medium**;
  - (iii) **Fitness Centre**;
  - (iv) **Health Services Laboratory – with Clients**;
  - (v) **Library**;
  - (vi) **Medical Clinic**;
  - (vii) **Place of Worship – Small**;
  - (viii) **Restaurant: Food Service Only – Small**;
  - (ix) **Restaurant: Food Service Only –Medium**;
  - (x) **Restaurant: Licensed – Small**; and
  - (xi) **Restaurant: Licensed – Medium**;
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 stalls per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls** per **unit**,
- (c) for each **Live Work Unit** is:
  - (i) 1.0 stall per **unit**, for resident parking; and
  - (ii) 0.5 **visitor parking stalls** per **unit**, and
- (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.



### Reductions of Minimum Motor Vehicle Parking Requirement

- 753** (1) The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where:
- (a) a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**; and
  - (b) the number of stalls required was determined by using the provisions referenced in subsection 752(d).
- (2) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced by 5.0 per cent where:
- (a) a **building** is located within 150.0 metres of a **street** where a **frequent bus service** operates; and
  - (b) the reduction for stalls referenced in subsection (1) was not applied.
- (3) The minimum number of **motor vehicle parking stalls** required for an **Office** or **Information and Service Provider** is reduced:
- (a) by 1.0 **motor vehicle parking stalls** per six (6) **bicycle parking stalls – class 1** provided in excess of the minimum number of **bicycle parking stalls** required in accordance with Part 4; and
  - (b) by 1.0 **motor vehicle parking stalls** per two (2) lockers provided in a shower and change room facility.

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### Exclusive Use of Motor Vehicle Parking Stalls

- 754** **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in subsection 752(d), must not be signed or in any way identified as being other than for the use of all users on the **parcel**.

### Required Bicycle Parking Stalls

- 755** (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** or **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 0.5 stalls per **unit** when the total number of **units** equals or exceeds 20;
  - (b) an “Enclosed Mall” is 2.0 per cent of the minimum number of **motor vehicle parking stalls**; and

- (c) all other **uses** is the minimum requirement reference in Part 4.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
  - (a) each **Dwelling Unit** or **Live Work Unit** is:
    - (i) 2.0 stalls for **developments** of 20 **units** or less; or
    - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
  - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.
- (3) In this section, “Enclosed Mall” means a **building** containing two or more retail stores that are accessible by an enclosed common corridor.

#### **Exclusive Use of Bicycle Parking Stalls**

**756** **Bicycle parking stalls - class 1** provided for **Dwelling Units** and **Live Work Units** is for the exclusive use of residents.