

## 350 – COMMERCIAL ZONES

### 351 – C1 - Commercial Zone 1

AMENDING  
BYLAW

SECTION	REGULATION
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<b>351.01</b>	<b>Permitted Uses</b>
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#5175

- (a) accessory buildings and uses
- (b) bakeshop or confectionery
- (c) bank and credit union
- (d) business or commercial school, including art and music academy
- (e) child care
- (f) community care
- (g) dry cleaner
- (h) dwellings over commercial premises
- (i) electric appliance repair shop
- (j) home based business
- (k) liquor primary licensed premises
- (l) microbrewery, winery and distillery
- (m) office
- (n) painting and decorating shop
- (o) personal services
- (p) pet care establishment
- (q) photograph gallery
- (r) restaurant
- (s) store or shop for the conduct of retail sales but excluding gasoline service stations
- (t) tire repair shop
- (u) vehicle sales show room
- (v) veterinary medical clinic

**351.02 Conditions of Use**

#5175

- (1) Any building used primarily for any permitted use may not have more than 40% of the floor area devoted to incidental industry or storage purposes incidental to such principal use, provided further that not more than 5 employees shall be engaged at any time on the premises on any such incidental use
- (2) In any building containing a combination of residential and commercial uses, the gross residential floor area shall not exceed the gross commercial floor area in the building
- (3) For purposes of this subsection, the calculation of gross floor area shall be the same calculation as that described in Section 142.02 to determine parking requirements for each use in this zone
- (4) Liquor primary licenced premises are permitted on lands legally described as Lot 9, Block 34, District Lot 430, Plan 2103 and which is sited at ground level, as shown in the map in Section 351.12
- (5) Accessory buildings shall be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building containing the principal use.
- (6) The retail sales of bakeshop or confectionery items is limited to those made on the premises.
- (7) On Royal Avenue between Bay Street and Bruce Street:
  - (a) Bank or credit union, financial services, real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is an east and west block face, and the total block face includes the distance from street to street, excluding the lane). This is calculated in aggregate for all such uses on each block face.
  - (b) Notwithstanding section 351.02(7)(a), such uses may occupy a greater width of the building is located on the storey above the Royal Avenue sidewalk level

#5353

- (8) Notwithstanding section 120.01(6), in addition to the Principal Uses permitted in the C-1 Zone, one Cannabis Sales retail store may be permitted at 6609 Royal Avenue (legally described as PID 008-975-078; Lot A, Block 34, District Lot 430, Plan 11998).

**351.03 Site Area**

464.5 square metres minimum

**351.04 Site Width and Frontage**

- (1) 18.2 metres minimum frontage or width at any point, except 21.3 metres minimum for a flanking site

**351.05 Front Yard**

No front yard shall be required, except where one side of a street between two intersecting streets is partially in a single family dwelling residential zone, in which case the front yard regulations of that residential zone shall apply to commercial buildings constructed on that side of the street

**351.06 Rear Yard**

9.1 metres minimum, except:

- (a) where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building; or
- (b) 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building

**351.07 Side Yard**

None required, except where a site in this zone adjoins a single family dwelling residential zone without the intervention of a street or lane, a side yard adjoining the single family dwelling residential zone shall be provided of not less than the lesser of:

- (a) 10% of site frontage, and
- (b) 1.8 metres

**351.08 Building Height**

7.6 metres maximum

**351.09 Number of Storeys**

- (1) 2 storeys maximum
- (2) A third storey may be erected within the overall height limit measured in metres provided the ceiling of the lowest storey is not more than 0.3 metre above the frontage curb level

**351.10 Off-Street Parking**

#4712  
#5055

- (1) 1 parking space minimum for every 18.6 square metres of gross commercial floor area in the building, plus the lesser of:

#4712

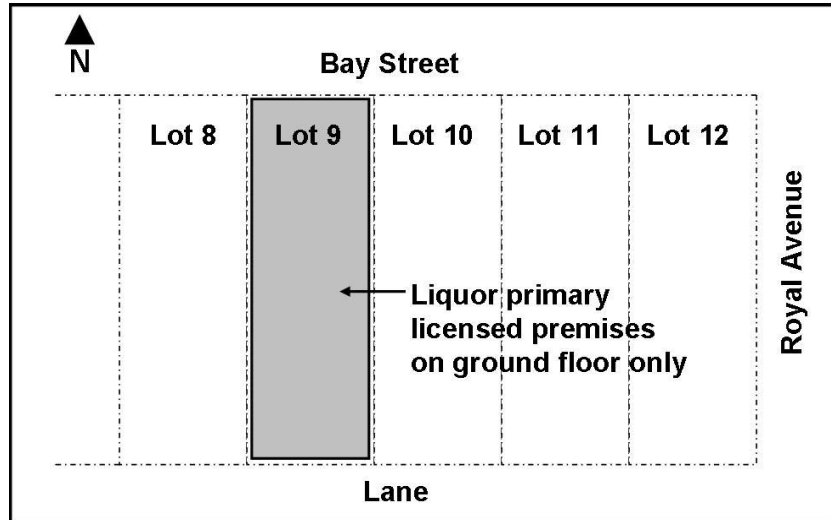
- (a) 1 parking space for every 83.6 square metres of gross residential floor area in the building, or
  - (b) 1 parking space for every dwelling in the building.
- (2) Applications for approval of provision of front yard parking on corner sites in this zone shall receive the approval of the Director of Engineering and Transportation with regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of more than 45.7 metres on the major street to be served.

**351.11 Regulations Applicable to the Outdoor Sale and Display of New and Used Cars in Connection with New Car Sales or Show Rooms**

- (1) Notwithstanding the provisions of 351.10, a minimum of one off-street parking space shall be provided for every 300 square metres of gross floor area in the principal building
- (2) An additional maximum of one new and/or used car display space shall be permitted for every 28 square metres of gross floor area in the principal building
- (3) Additional off-street parking in excess of the minimum requirements under Section 351.10 may be provided but in no case shall the total parking area exceed one parking space for every 9.5 square metres of gross floor area in the principal building
- (4) No new and/or used cars shall be parked or displayed for sale in any parking space provided under Section 351.10
- (5) The standards for the layout and construction for the outdoor display of new and/or used cars shall be as required in Sections 142 and 351.10
- (6) No sign shall be displayed on or in any vehicle displayed outdoors for sale other than a sign on or within the front windshield, said sign not to exceed 0.2 square metres in area for each vehicle

**351.12 Map**

Lot 9, Block 34, District Lot 430, Plan 2103



## 352 - C2 - Commercial Zone 2

AMENDING  
BYLAW

SECTION	REGULATION
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<b>352.01</b>	<b>Permitted Uses</b>
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#5175

- (a) accessory buildings and uses
- (b) amusement place
- (c) bakery
- (d) bakeshop or confectionery
- (e) bank or credit union
- (f) business or commercial school, including art and music academy
- (g) child care
- (h) community care
- (i) dry cleaner
- (j) dwellings over commercial premises
- (k) electric appliance repair shop
- (l) funeral home
- (m) home based business
- (n) liquor primary licensed premises
- (o) microbrewery, winery and distillery
- (p) office
- (q) personal services
- (r) pet care establishment
- (s) photograph gallery
- (t) printing shop
- (u) restaurant
- (v) store or shop for the conduct of retail business but excluding gasoline service stations
- (w) theatre excluding drive-in theatre
- (x) tire repair shop
- (y) vehicle sales show room
- (z) veterinary medical clinic

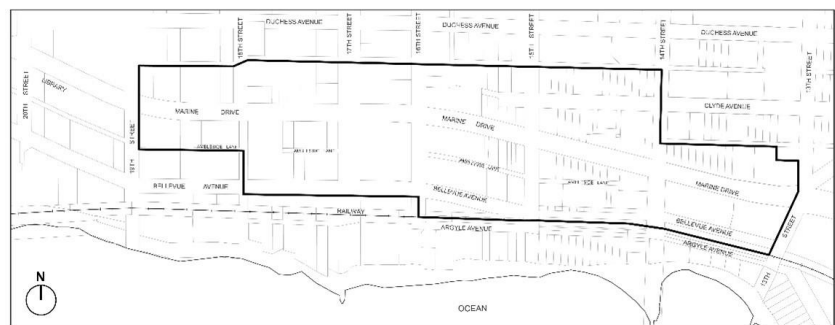
**352.02 Conditions of Use**

- (1) Accessory buildings shall be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building containing the principal use.
- (2) Liquor primary licensed premises are permitted on the sites legally described as: Lots A and C, Block 14, District Lot 237, Plan 15994; Lot B (Reference Plan 8882) Block 14, District Lot 237, Plan 3459 including those two parts of closed lane shown outlined red and green on Reference Plan 12866, both of Block 14, District Lot 237, Plan 3459; and Lot 16, Block 14, District Lot 237, Plan 3459; but sited only within the shaded area dimensioned and outlined in bold on the site map in Section 352.13
- (3) A printing shop may not employ more than 5 persons on the premises.
- (4) A bakery may not employ more than 5 persons on the premises.
- (5) The retail sales of bakeshop or confectionery items is limited to those made on the premises.
- (6) Amusement place may include a bowling alley and billiard hall but excludes amusement arcades, pin ball arcades and nightclubs.
- (7) On Marine Drive between 14th Street and 17th Street, and between 24th Street and 25th Street:
  - (a) Bank or credit union, beauty and wellness centre, business or commercial school, fitness and body care, health care office, pet care establishment, real estate office, and veterinary medical clinic combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block where there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.
  - (b) Notwithstanding section 352.02(7)(a), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the Marine Drive property line, or if on the storey above the Marine Drive sidewalk level.

#5175  
#5328

- #5175 (8) On Royal Avenue between Bay Street and Bruce Street:
- (a) Bank or credit union, financial services, real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is an east and west block face, and the total block face includes the distance from street to street, excluding the lane). This is calculated in aggregate for all such uses on each block face.
  - (b) Notwithstanding section 352.02(8)(a), such uses may occupy a greater width of the building is located on the storey above the Royal Avenue sidewalk level.
- #5175 (9) Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.
- #5328 (10) Within the area outlined on the Ambleside and Dundarave maps below:
- (a) Financial services use is not permitted where the premises has a sidewalk level frontage.
  - (b) Pharmacy use, including both principal and accessory pharmacy use, is limited to:
    - (i) Five locations within the Ambleside Area; and
    - (ii) One location within the Dundarave area.

Ambleside Map



Dundarave Map



**352.03 Site Area**

464.5 square metres minimum

**352.04 Site Width and Frontage**

18.2 metres minimum frontage or width at any point, except 21.3 metres minimum for a flanking site

**352.05 Front Yard**

None required

**352.06 Rear Yard**

- (1) 9.1 metres minimum, except:
  - (a) where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building;
  - (b) 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
- (2) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
  - (a) on a site other than the site of the main building; or
  - (b) partly within the building and partly on a site other than the site of the main building, or
  - (c) within the building

**352.07 Side Yard**

None required, but if provided, it shall be 1.52 metres minimum

**352.08 Building Height**

10.7 metres maximum

**352.09 Number of Storeys**

- (1) 2 storeys maximum
- (2) A third storey may be erected within the overall height limit provided the ceiling of the lowest storey is not more than 0.3 metre above the frontage curb level

**352.10 Off-Street Parking**

#5055

- (1) Minimum of:
  - (a) 1 parking space for every 37.5 square metres of commercial gross floor area, plus:
  - (b) 1 parking space for every dwelling, or
  - (c) 1 parking space for every 83.6 square metres of gross residential floor area, whichever is the lesser.
- (2) Applications for approval of provision of front yard parking on corner sites in this zone shall receive the approval of the Director of Engineering and Transportation having regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of not less than 45.7 metres on the major street to be served

**352.11 Pedestrian Arcades**

- (1) A pedestrian arcade, if provided, shall be at grade extending for the full depth of the site from the front site line to the rear site line with a minimum width of 3 metres
- (2) An arcade may be covered, but shall not be enclosed at either end

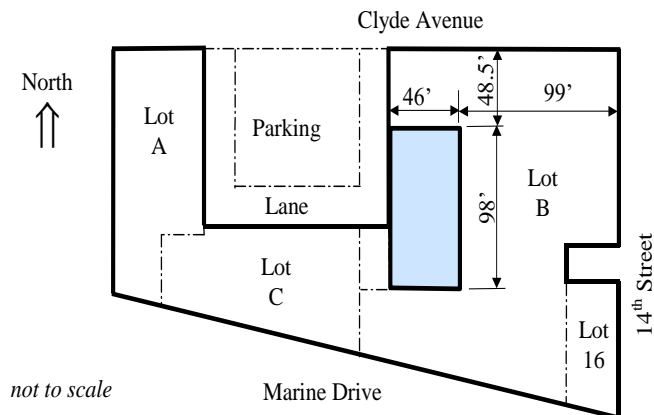
**352.12 Regulations Applicable to the Outdoor Sale and Display of New and Used Cars in Connection with New Car Sales or Show Rooms**

- (1) A minimum of one off-street parking space shall be provided for every 28 square metres of gross floor area in the principal building
- (2) An additional maximum of one new and/or used car display space shall be permitted for every 28 square metres of gross floor area in the principal building

- (3) Additional off-street parking in excess of the minimum requirements under Section 352.10 may be provided but in no case shall the total parking area exceed one parking space for every 93 square metres of gross floor area in the principal building
- (4) No new and/or used cars shall be parked or displayed for sale in any parking space provided under Section 352.10
- (5) The standards for the layout and construction for the outdoor display of new and/or used cars shall be as required in Sections 142 and 352.10;
- (6) No sign shall be displayed on or in any vehicle displayed outdoors for sale other than a sign on or within the front windshield, said sign not to exceed 0.2 square metre. in area for each vehicle

**352.13 Map**

Lots A and, Block 14, District Lot 237, Plan 15994; Lot B (Reference Plan 8882) Block 14, District Lot 237, Plan 3459 including those two parts of closed lane shown outlined red and green on Reference Plan 12866, both of Block 14, District Lot 237, Plan 3459; and Lot 16, Block 14, District Lot 237, Plan 3459



## 353 - C3 - Commercial Zone 3

AMENDING  
BYLAW

SECTION	REGULATION
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<b>353.01</b>	<b>Permitted Uses</b>
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- (a) bakery
- (b) bakeshop or confectionery
- (c) bank or credit union
- (d) business or commercial school, including music or art academy
- (e) child care
- (f) community care
- (g) dry cleaner
- (h) dwellings over commercial premises
- (i) electric appliance repair shop
- (j) funeral home
- (k) home based business
- (l) office
- (m) painting and decorating shop
- (n) personal services
- (o) pet care establishment
- (p) photograph gallery
- (q) printing shop
- (r) restaurant
- (s) store or shop for the conduct or retail business but excluding gasoline service stations
- (t) theatre excluding drive-in theatre
- (u) veterinary medical clinic

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**353.02 Conditions of Use**

- (1) No building may have more than 40% of the floor area devoted to a print shop, electrical appliance repair shop or a bakery or storage purposes incidental to that use, provided further that no more than 5 employees shall be engaged at any time on the premises for that use
- (2) The retail sales of bakeshop or confectionery items is limited to those made on the premises

**353.03 Site Area**

464.5 square metres minimum

**353.04 Site Width and Frontage**

18.2 metres minimum frontage or width at any point

**353.05 Site Coverage**

70% maximum for all of the buildings on the site

**353.06 Front Yard**

- (1) 1.5 metres minimum, except none required if a public plaza equal to a minimum 25% of the total frontage to a minimum depth of 3.7 metres is provided

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**353.07 Rear Yard**

- (1) 9.1 metres minimum, except where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building; or
- (2) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
  - (a) within building and partly on a site other than the site of the main the building;
  - (b) on a site other than the site of the main building; or
  - (c) partly within the building

**353.08 Side Yard**

None required, but if provided, it shall be 1.52 metres minimum

**353.09 Building Height**

- (1) 10.7 metres maximum, provided that an additional 0.9 metre is permitted for roof top appurtenances
- (2) For the purposes of this section, height is measured despite from the frontage and will be calculated from the average street level to the maximum height of the building

**353.10 Number of Storeys**

3 storeys maximum

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**353.11 Off-Street Parking**

#5055

- (1) 1 parking space minimum for every 55.7 square metres of gross commercial floor area in the building, plus the lesser of:
  - (a) 1 parking space for every 83.6 square metres of gross residential floor area in the building, or
  - (b) 1 parking space for every dwelling in the building.

**353.12 Pedestrian Arcades**

- (a) A pedestrian arcade shall be provided at grade or at such other elevation as to allow passage by the general public from front to rear of the site, extending for the full depth of the site from the front site line to the rear site line, with a minimum width of 3.7 metres
- (b) An arcade may be covered, but shall not be enclosed at either end

## 354 - C4 - Commercial Zone 4

AMENDING  
BYLAW

SECTION	REGULATION
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<b>354.01</b>	<b>Permitted Uses</b>
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- (a) accessory buildings and uses
- (b) bank or credit union
- (c) business or commercial school, including music or art academy
- (d) dwellings in combination with any of the other uses listed herein
- (e) home based business
- (f) office
- (g) personal services
- (h) pet care establishment
- (i) pharmacy
- (j) photograph gallery
- (k) printing shop
- (l) veterinary medical clinic

<b>354.02</b>	<b>Conditions of Use</b>
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- (1) No building may have more than 40% of the floor area devoted to a print shop or storage purposes for the print shop, provided further that not more than 5 employees shall be engaged at any time on the premises
- (2) Accessory buildings shall be located to the rear of the principal building and shall maintain the required minimum side yard and rear yard of the principal building containing the principal use
- (3) A printing shop may not employ more than 5 persons on the premises

<b>354.03</b>	<b>Site Area</b>
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464.5 square metres minimum

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**354.04 Site Width and Frontage**

18.2 metres minimum frontage or width at any point, except  
21.3 metres minimum for a flanking site

**354.05 Front Yard**

None required

**354.06 Rear Yard**

- (1) 9.1 metres minimum, except:
  - (a) where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the side line of the site adjoining the lane and the side line of the building;
  - (b) 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
- (2) 4.3 metres minimum, where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
  - (a) on a site other than the site of the principal building, or
  - (b) partly within the building and partly on a site other than the site of the principal building, or
  - (c) within the building

**354.07 Side Yard**

None required, but if provided, it shall be 1.52 metres minimum

**354.08 Building Height**

10.7 metres maximum

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**354.09 Number of Storeys**

- #4712
- (1) 2 storeys maximum
  - (2) A third storey may be erected within the overall height limit provided the ceiling of the lowest storey is not more than 0.3 metre above the frontage curb level

**354.10 Off-Street Parking**

- #5055
- (1) 1 parking space minimum for every 37.5 square metres of gross commercial floor area in the building, plus the lesser of:
    - (a) 1 parking space for every 84 square metres of gross residential floor area in the building, or
    - (b) 1 parking space for every dwelling in the building.

**354.11 Pedestrian Arcades**

- (1) A pedestrian arcade, if provided, shall be at grade extending for the full depth of the site from the front site line to the rear site line with a minimum width of 3 metres
- (2) An arcade may be covered, but shall not be enclosed at either end

**354.12 Regulations Pertaining to Dwellings**

- (1) Dwellings shall not occupy more than 70% of the total gross floor area of a building
- (2) A minimum of 1 parking space for each dwelling shall be provided
- (3) At least one 1 balcony or patio, having an area of at least 5 square metres shall be provided for each dwelling

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