PART 5 – COMMERCIAL ZONES

Downtown Comprehensive Zone — DTC

5.1 Intent

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5.1.1 The intent of the Downtown Comprehensive (DTC) *zone* is to permit a broad range of *residential* and non-*residential uses* including *mixed-use developments* up to 6 *storeys* in *height* in the downtown area.

5.2 Permitted Uses

5.2.1 The *uses* permitted in the DTC *zone* are as follows:

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Principal Uses	Accessory Uses	Conditions of Use
Residential Uses: Assisted Living Residential Facility* Community Care Facility* Dwelling, Multi Unit* **Non-Residential Uses:** *Commercial Daycare* *Community Use* *Craft Beverage Production* *Cultural Use* *Education Facility* *Financial Institution* *Funeral Service Facility* *Mobile Food Vending* *Hospital* *Office* *Parking Facility* *Public Market* *Recreation Facilities, Indoor* *Repair Service, General* *Retail & Personal Service** *Restaurant* *Social Service* *Tourist Accommodation*	*Home-Based Business in a Multi-Unit Dwelling*	* Where the *Retail & Personal Service use* is a store selling previously owned or used goods, outside display of goods is limited to a maximum of 3.7 m^2. * *Dwelling units* or *sleeping units* are permitted above the *first storey* only * *Uses* on the *first storey* of a *building* with a *Residential Use* must provide service to persons off-site, not only to *owners* or *occupiers* of the *building*. * Off-street parking, access, and circulation (ex. entry, lobby, stairs, elevators, hallways, etc.), and other amenities and services associated with a *Residential Use* are permitted on the *first storey*, provided their combined area does not exceed 60% of the total *first storey* gross floor area.

*Conditions of use apply

5.3 Development Regulations

5.3.1 Development in the DTC *zone* is subject to the following:

Development Criteria	Regulations		
Maximum *Parcel Coverage*	95%		
Minimum *Floor Area Ratio*	1.0:1		
Maximum *Floor Area Ratio*	**Base Density**	**Bonus Density I**	**Bonus Density II**
	3:1	3.3:1	3.6:1
Development Criteria	**Regulations**		
Amenities Required for Bonus Density I	A density bonus of up to 0.3 above the base density is permitted if the developer enters a *housing agreement* with the *City*, to require that a minimum of 30% of the *dwelling units* in the entire development are rental or *affordable housing* units.		
Amenities Required for Bonus Density II	A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met: (i) The developer enters a *housing agreement* with the *City* to require that a minimum of 75% of the *dwelling units* in the entire development are rental units or *affordable housing* units; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking *structure* incorporated into the design of the *building*; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements.		
Principal Building	**Regulations**		
Maximum *Height*	20 m (6 *habitable storeys*) for *Mixed-Use Development* 14 m (4 *habitable storeys*) for other *uses*		
Minimum *Height*	2 *storeys*		
Minimum *Parcel Line Setback* — *Front*	1 m; 0 m on Station Street and Craig Street		
Minimum *Parcel Line Setback* — *Rear*	0 m		
Minimum *Parcel Line Setback* — *Side, Interior*	0 m		
Minimum *Parcel Line Setback* — *Side, Exterior*	1 m; 0 m on Station Street and Craig Street		
Maximum *Front* or *Exterior Side Parcel Line Setback*	3 m No more than 25% of the front or exterior side of a *building* shall be set back further than the maximum *setback*.		

Accessory Buildings and Structures		Regulations
Maximum *Height*		4 m
Minimum *Parcel Line Setback*	Front	15 m
	Rear	0 m
	Side, Interior	0 m
	Side, Exterior	5 m

5.3.2 A *multi-unit dwelling* strata development with more than 74% *parcel coverage*, to which this section applies, may be rebuilt in its existing location if it is damaged to the extent of 75% or more of its value above the foundation, provided that its *floor area* is not increased and the number of *dwelling units* in the building is not increased.

3166.02 5.3.3 No more than 25% of the building frontage within the *first storey* of a *mixed-use development* shall be used for a *parking facility*.

3166.02 5.3.4 The *first storey* of a building must have non-*residential uses*, not including required parking for those uses, totaling a minimum floor area of 200 m^2 OR 40% of the *building footprint* area, whichever is greater.

3166.02 5.3.5 If all the required parking spaces for a building, excluding *off-street loading* spaces, are provided within the *building footprint* the minimum area for non-*residential uses* on the *first storey* under 5.3.4 is reduced to 25% of the *building footprint* area.

5.4 Subdivision Regulations

5.4.1 *Subdivision* in the DTC *zone* is subject to the following:

Subdivision Criteria	Regulations
Minimum *Parcel* Area	700 m^2
Minimum *Parcel Frontage*	20 m

5.5 Site Specific Uses

5.5.1 The following *uses* shall be permitted on a site-specific basis only:

Site-specific Uses	Location
Automotive Repair Shop	462 Duncan Street – Lot 3, Block 1, Section 17, Range 6, Quamichan District, Plan VIP 854
Car Wash	71 Trunk Road – Lot A, Block 2, Section 17, Range 6, Quamichan District, Plan VIP 2070
Motorcycle Repair and Sales	277 Government Street – Lot 7, Block 12, Section 17, Range 6, Quamichan District, Plan VIP 2070