

Part 7: COMMERCIAL DISTRICTS

Division 2: Commercial – Neighbourhood 1 (C-N1) District

Purpose

- 701 (1) The Commercial – Neighbourhood 1 District is intended to be characterized by:
- (a) small scale commercial **developments**;
 - (b) **buildings** that are close to each other, the **street** and the public sidewalk;
 - (c) storefront commercial **buildings** oriented towards the **street**;
 - (d) **lanes** for motor vehicle access to parking areas and **buildings**;
 - (e) **buildings** that are in keeping with the scale of nearby residential areas;
 - (f) **development** that has limited **use** sizes and types; and
 - (g) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2) Areas of land greater than **1.2 hectares** should not be designated Commercial – Neighbourhood 1 District.

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Permitted Uses

- 702 (1) The following **uses** are **permitted uses** in the Commercial – Neighbourhood 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 – Neighbourhood 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
 - (b) **Convenience Food Store**;
 - (c) **Counselling Service**;
 - (d) **Financial Institution**;
 - (e) **Fitness Centre**;
 - (f) **Health Services Laboratory – With Clients**;
 - (g) **Home Based Child Care – Class 1**;

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- (h) [Home Occupation – Class 1;](#)
- (i) [Instructional Facility;](#)
- (j) [Library;](#)
- (k) [Medical Clinic;](#)
- (l) [Office;](#)
- (m) [Pet Care Service;](#)
- (n) [Print Centre;](#)
- (o) [Protective and Emergency Service;](#)
- (p) [Restaurant: Food Service Only – Small;](#)
- (q) [Retail and Consumer Service;](#)
- (r) [Specialty Food Store;](#) and
- (s) [Take Out Food Service.](#)

17P2009, 32P2009, 39P2010

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Discretionary Uses

- 703** (1) [Uses](#) listed in [subsection 702\(2\)](#) are [discretionary uses](#) if they are located in proposed [buildings](#) or proposed additions to existing [buildings](#) in the Commercial – Neighbourhood 1 District.
- (2) [Uses](#) listed in [subsection 702\(2\)](#) 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 – Neighbourhood 1 District:
- (a) [Addiction Treatment;](#)
 - (b) [Artist’s Studio;](#)
 - (b.1) [Assisted Living;](#)
 - (b.2) [Brewery, Winery and Distillery;](#)
 - (b.3) [Cannabis Counselling;](#)
 - (c) [Child Care Service;](#)
 - (d) [Computer Games Facility;](#)
 - (e) [Custodial Care;](#)
 - (f) [Drinking Establishment – Small;](#)
 - (g) [Dwelling Unit;](#)
 - (g.1) [Food Production;](#)

- (h) [Home Occupation – Class 2;](#)
- (i) [Liquor Store;](#)
- (j) [Live Work Unit;](#)
- (j.1) *deleted*
- (k) [Outdoor Café;](#)
- (l) [Place of Worship – Small;](#)
- (l.1) [Power Generation Facility – Small;](#)
- (m) [Residential Care;](#)
- (n) [Restaurant: Licensed – Small;](#)
- (n.1) [Restaurant: Neighbourhood;](#)
- (o) [Service Organization;](#)
- (p) [Sign – Class C;](#)
- (q) [Sign – Class E;](#)
- (r) *deleted*
- (s) [Social Organization;](#)
- (t) [Special Function – Class 2;](#) and
- (t.1) *deleted*
- (u) [Utility Building.](#)

68P2008, 10P2009, 4P2012, 4P2013, 5P2015, 22P2016, 28P2016, 49P2017, 25P2018

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Rules

704 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

705 The maximum area of a [parcel](#) is [1.2 hectares.](#)

Floor Area Ratio

706 The maximum [floor area ratio](#) for [buildings](#) is 1.0.

Building Height

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

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Building Location and Orientation

- 708 (1) The **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) The maximum **building setback** from a **property line** shared with a commercial **street** is 3.0 metres.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a commercial **street**.

Building Façade

- 709 (1) The length of the **building** façade that faces the commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear or side setback area** referenced in **sections 714** and **715** will not be included as part of the length of the **property line**.

Vehicle Access

- 710 (1) Unless otherwise referenced in subsections (2) and (3), where the **parcel** shares a **rear property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **corner parcel** shares a **property line** with a **lane**, those **parcel** may have vehicle access from either the **lane** or the **street**.
- (3) Where a **parcel** shares a **rear or side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences or other similar physical impediment between the parcel and the **lane**, all vehicle access must be from a **street**.

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Use Area

- 711 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
 - (a.1) **Assisted Living**;
 - (b) **Custodial Care**; and
 - (c) **Residential Care**;

Location of Uses within Buildings

- 712 (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 702 and 703, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

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Front Setback Area

- 713 There is no minimum requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of **3.0 metres**.

Rear Setback Area

- 714 (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 **3.0 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) an **LRT corridor** or **street**, the **rear setback area** must have a maximum depth of **3.0 metres**;
- (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of **3.0 metres**; and
- (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**.

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Side Setback Area

- 715 (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**;
- (b) a **residential district**, the **side setback area** must have a minimum depth of **3.0 metres**;
- (c) an **industrial district**, the **side setback area** must have a minimum depth of **1.2 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:
- (a) an **LRT corridor** or **street**, the **side setback area** must have a maximum depth of **3.0 metres**;
 - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of **3.0 metres**; and
 - (c) a **lane**, in all other cases, there is no requirement for a **side setback area**.

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Landscaping In Setback Areas

- 716 (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area**.
- (2) Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no requirement for a **soft** or **hard surfaced landscaped area** for that **setback area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from 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:
 - (i) for every **30.0 square metres**; or
 - (ii) 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 an **LRT corridor** or **parcel** designated with 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**.

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Minimum Required Motor Vehicle Parking Stalls

- 717 (1) For **development** on **parcels** 0.1 hectares or less, the minimum number of **motor vehicle parking stalls**:

- (a) deleted
- (b) for each **Dwelling Unit** is:
 - (i) 0.5 stalls per **unit** for resident parking; and
 - (ii) zero **visitor parking stalls**;
- (c) for each **Live Work Unit** is:
 - (i) 0.5 stalls per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls** per **unit**;
- (d) for an **Office** is:
 - (i) 2.0 stalls per **100.0 square metres** of **gross usable floor area**; and
 - (ii) where **Office uses** are located on the ground floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stall per **50.0 square metres** of total **gross usable floor area**, to a maximum reduction of 2.0 stalls;
- (e) for an **Information and Service Provider, Pet Care Service, Print Centre and Retail and Consumer Service** is:
 - (i) 2.0 stalls per **100.0 square metres** of total **gross usable floor area**; and
 - (ii) where **Retail and Consumer Service uses** are located on the ground floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stall per **50.0 square metres** of total **gross usable floor area**, to a maximum reduction of 3.0 stalls; and
- (f) for all other **uses** is the minimum requirement referenced in **Part 4**.

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(2) For **development** on **parcels** greater than **0.1 hectares**, but less than **0.4 hectares**, the minimum number of **motor vehicle parking stalls**:

- (a) for each **Dwelling Unit** is:
 - (i) 0.75 stalls per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls** per **unit**;
- (b) for each **Live Work Unit** is:
 - (i) 1.0 stalls per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls** per **unit**;
- (c) for a **Medical Clinic or Health Services Laboratory – with Clients** is the minimum requirement referenced in **Part 4**;
- (d) for **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small** is 1.70 stalls per **10.0 square metres** of **public area**; and
- (e) for all other **uses** is 3.0 stalls per **100.0 square metres** of **gross usable floor area**.

- (3) For **development** on **parcels** 0.4 hectares or greater, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
 - (i) 0.75 stalls per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls** per **unit**;
 - (b) for each **Live Work Unit** is:
 - (i) 1.0 stalls per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls** per **unit**;
 - (c) for a **Medical Clinic** or **Health Services Laboratory – with Clients** is the minimum requirement referenced in **Part 4**;
 - (d) for **Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small** is 1.70 stalls per **10.0 square metres of public area**; and
 - (e) for all other **uses** is 3.5 stalls per **100.0 square metres of gross usable floor area**.

15P2008, 39P2010

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Exclusive Use of Motor Vehicle Parking Stalls

718 **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in subsections 717(2)(e) and 717(3)(e) 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

- 719** (1) The minimum number of **bicycle parking stalls – class 1** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) no requirement where the number of **units** is less than 20; and
 - (b) 0.5 stalls per **unit** where the total number of **units** equals or exceeds 20.
- (2) The minimum number of **bicycle parking stalls – class 2** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) 2.0 stalls for **developments** of 20 **units** or less; and
 - (b) 0.1 stalls per **unit** for **developments** of more than 20 **units**.
- (3) The minimum required number of **bicycle parking stalls** for all other **uses** is the minimum requirement referenced in **Part 4**.

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Exclusive Use of Bicycle Parking Stalls

720 **Bicycle parking stalls – class 1** provided for **Dwelling Units** and **Live Work Units** are for the exclusive **use** of residents.

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