

10.3 General Commercial (C3)

10.3.1 Intent

To accommodate mixed use medium density development in three-Storey Buildings.

10.3.2 Permitted Use

C3 Zone	
a. Principal Use	i. Apartment ii. Artist Studio – Type A and Type B iii. Child Care iv. Commercial Athletic and Recreation v. Community Care vi. Hotel vii. Office viii. Personal Service ix. Retail Food Service x. Restaurant xi. Retail xii. Work-Live
b. Secondary Use	i. Home Occupation – Type A
c. Site Specific	i. One Liquor-Primary Establishment and one Licensee Retail Store on property legally described as: Block 9, Plan 72, District Lot 201, NWD, Lots 3,4,5,8 E 36' of Lot 9 & Lot 7, Exc S20' Exc W 33' ii. One Liquor-Primary Establishment on property legally described as: Lot B, District Lot 210, Group 1, NWD, Reference Plan 78768 iii. One Canada Post Corporation mail sorting depot on property legally described as: Lot 7, Block 10, Plan 72, District Lot 201, Group 1, NWD. iv. Assembly Use on the following properties legally described as: Lot 12, Block 11, Plan NWP72, District Lot 201, NWD, and Lot 11, Block 11, Plan NWP72, District Lot 201, NWD v. One Cannabis Retail Use on the property legally described as: Parcel "One", District Lot 201, Group 1, NWD, Reference Plan LMP 15045 (for 2816 St. Johns Street – Kiara) vi. One Cannabis Retail Use on the property legally described as: Strata Lot 2 District Lot 190 Group 1 New Westminster District Strata Plan NW1656, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of the Strata Lot As Shown on Form 1 (for 3034 St. Johns Street – Canoe) vii. One Cannabis Retail Use on the property legally described as: Easterly 50 Feet Lot 34 Block 1 District Lot 202 Group 1 New Westminster District Plan 55 Having a Frontage of 50 Feet on Clarke

Added by
BL3215

Added by
BL3250

Added by
BL3254

	Street By Full Depth of Lot and Adjoining Queen Street [sic] (for 2343 Clarke Street – Happy Hippie Cannabis)
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10.3.3 Development Regulations

C3 Zone	
a. Density (maximum)	i. n/a
b. Height (maximum)	i. 9.5m and 3 Storeys
c. Lot Coverage (maximum)	i. n/a
d. Front Lot Line Setbacks (minimum)	i. n/a
e. Side Lot Line Setbacks (minimum)	i. 1.5m except it shall be 0.0m where abutting a commercial zone and 3.0m for an exterior Lot line
f. Rear Lot Line Setbacks (minimum)	i. None required, except, where a Lot abuts or is separated by a Lane from a Residential zone, it shall be 3.5m

10.3.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

10.3.5 Parking

- (a) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (b) Refer to section 6.10 of this Bylaw for Bicycle Parking requirements.

10.3.6 Conditions of Use

- (a) The ground level Storey shall be occupied by permitted commercial or Office use.
- (b) Permitted commercial use shall be enclosed within a building, except for any outdoor area for Child Care Use or pop-up seasonal business.
- (c) An Apartment use is only permitted when all Off-Street Parking for the use is Underground Parking.

**Amended
by BL3317**

**Added by
BL3176**

10.3.7 Lot Size

For the minimum lot size for the C3 zone, please refer to the table in section 3.2.