

PART 5 – COMMERCIAL ZONES

Downtown Comprehensive Zone

DTC

5.1 Intent

- 5.1.1 The intent of the Downtown Comprehensive (DTC) zone is to permit a broad range of commercial and *residential uses* including *mixed-use development* 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:

Principal Uses	Accessory Uses	Conditions of Use
<i>Assisted Living Residential Facility*</i> <i>Community Care Facility*</i> <i>Commercial Daycare</i> <i>Community Use</i> <i>Craft Beverage Production</i> <i>Cultural Use</i> <i>Dwelling, Multi-Unit*</i> <i>Education Facility</i> <i>Financial Institution</i> <i>Funeral Service Facility</i> <i>Mobile Food Vending</i> <i>Hospital</i> <i>Office</i> <i>Parking Facility</i> <i>Public Market</i> <i>Recreation Facilities, Indoor</i> <i>Repair Service, General</i> <i>Retail & Personal Service*</i> <i>Restaurant</i> <i>Social Service</i> <i>Tourist Accommodation</i>	<i>Home-Based Business in a Multi-Unit Dwelling</i>	<p>* <i>Multi-Unit Dwellings</i> are permitted above the <i>first storey</i> only</p> <p>* Where the <i>Retail & Personal Service</i> use is a store selling previously owned or used goods, outside display of goods is limited to a maximum of 3.7 m².</p> <p>* <i>Dwelling units</i> or <i>sleeping units</i> in an <i>Assisted Living Residential Facility</i> or <i>Community Care Facility</i> are permitted above the <i>first storey</i> only</p> <p>* <i>Uses</i> on the <i>first storey</i> of a building with an <i>Assisted Living Residential Facility</i>, <i>Community Care Facility</i> or <i>Multi-Unit Dwelling</i> must provide service to persons off-site, not only to owners or <i>occupiers</i> of the <i>building</i>.</p>

*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 <i>Parcel Coverage</i>		95%		
Minimum <i>Floor Area Ratio</i>		1.0:1		
Maximum <i>Floor Area Ratio</i>		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 <i>housing agreement</i> with the <i>City</i> , to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are rental or <i>affordable housing</i> units.		
Amenities Required for Bonus Density II		<p>A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met:</p> <ul style="list-style-type: none"> (i) The developer enters a <i>housing agreement</i> with the <i>City</i> to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i>; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements. 		
Principal Building		Regulations		
Maximum <i>Height</i>		20 m (6 <i>habitable storeys</i>) for <i>Mixed-Use Development</i> 14 m (4 <i>habitable storeys</i>) for other <i>uses</i>		
Minimum <i>Height</i>		2 <i>storeys</i>		
Minimum <i>Parcel Line Setback</i>	<i>Front</i>	1 m; 0 m on Station Street and Craig Street		
	<i>Rear</i>	0 m		
	<i>Side, Interior</i>	0 m		
	<i>Side, Exterior</i>	1 m; 0 m on Station Street and Craig Street		
Maximum <i>Front</i> or <i>Exterior Side Parcel Line Setback</i>		3 m No more than 25% of the front or exterior side of a <i>building</i> shall be set back further than the maximum <i>setback</i> .		
Accessory Buildings and Structures		Regulations		

Maximum <i>Height</i>		4 m
Minimum <i>Parcel Line Setback</i>	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.

5.4 Subdivision Regulations

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

Subdivision Criteria	Regulations
Minimum <i>Parcel Area</i>	700 m ²
Minimum <i>Parcel Frontage</i>	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
<i>Automotive Repair Shop</i>	462 Duncan Street – Lot 3, Block 1, Section 17, Range 6, Quamichan District, Plan VIP 854
<i>Car Wash</i>	71 Trunk Road – Lot A, Block 2, Section 17, Range 6, Quamichan District, Plan VIP 2070
<i>Motorcycle Repair and Sales</i>	277 Government Street – Lot 7, Block 12, Section 17, Range 6, Quamichan District, Plan VIP 2070