

Division 10: Commercial Zones

10.1 CBD (CENTRAL BUSINESS DISTRICT)

The purpose of the CBD zone is to encourage intensive retail, Office, residential, and cultural facilities in areas designated City Centre in the Official Community Plan and the Downtown Plan.

10.1.1 Principal Uses

- (a) Alcohol Manufacturer's Lounge;
- (b) animal grooming shop;
- (c) Artisan or Photography Studio;
- (d) Assembly Use;
- (e) Communications Facility;
- (f) Community Care Facility;
- (g) convention or civic centre;
- (h) Cultural Facility;
- (i) Education/Training Facility;
- (j) Entertainment Facility;
- (k) Financial Institution, Major, excluding drive-thrus;
- (l) Financial Institution, Minor, excluding drive-thrus;
- (m) funeral home;
- (n) Hotel;
- (o) laundry and dry cleaning;
- (p) Multi-Unit Residential Dwelling Units, subject to Section 10.1.8;
- (q) Neighbourhood Pub, Lounge, or club;
- (r) Nightclub/Cabaret;
- (s) Office;
- (t) off-Street parking facility;
- (u) Personal Services;
- (v) Place of Worship;
- (w) Recreation Facility, Indoor;
- (x) Restaurant or Café, excluding drive-thrus;
- (y) Retail Cannabis Sales, subject to Division 3, Section 3.13;
- (z) Retail Liquor Sales, subject to Division 3, Section 3.14;
- (aa) Retail Trade;
- (ab) Trade and Technology Centre
- (ac) transportation depot; and
- (ad) veterinary clinic, excluding outdoor kennels.

10.1.2 Accessory Uses

- (a) Food Truck or Trailer;
- (b) Fruit and Vegetable Stand;
- (c) Home-Based Business within Multi-Unit Residential Dwelling Unit, subject to Division 3, Section 3.3;
- (d) liquor primary licence accessory to permitted Principal Use; and
- (e) Mobile Food Concession.

10.1.3 Permitted Uses - Site Specific

- (a) 24 Housekeeping Units and a one-bedroom caretaker's suite in the case of Lot 6 and Lot 7, Blk. 42, D.L. 232, K.D.Y.D., Plan 194 (506 Columbia Street)
- (b) Automobile Service in the case of Lot A, D.L. 232, Plan 42371, K.D.Y.D. (137 Victoria Street West)
- (c) car wash and oil change facility in the case of that portion of Lot 3, Plan 24625, lying east of 6th Avenue and 140 m west of the east property line and 50 m south of the north property line (450 Lansdowne Street)
- (d) garden and nursery store in the case of Lots 1–3, Plan 193, Blk. 70, D.L. 234 (711 Victoria Street and 225 7th Avenue)
- (55-40) (e) 9 Multi-Unit Residential Dwelling Units located on the first Storey in the case of Lot A District Lot 232 Kamloops Division Yale District Plan KAP52559 (569 Seymour Street), Lot 10 Block 45 District Lot 232 Kamloops Division Yale District Plan 193 Except The North 85 Feet Thereof (344 6th Avenue), and The North 85 Feet Of Lot 10 Block 45 District Lot 232 Kamloops Division Yale District Plan 193 (575 Seymour Street).

10.1.4 Subdivision Regulations

Minimum Lot Area	246 m ²
Minimum Lot Width	7.5 m

10.1.5 Development Regulations

Maximum Lot Coverage	95% (at ground floor)
Minimum Front Yard Setback	0.0 m
• except Corner Lots	4.5 m (Corner Cut)
Minimum side or Rear Yard Setback	0.0 m
• except where Lot adjoins a residential zoned Lot with no intervening lane or Street	
- one- or two-Storey Buildings	3 m
- Buildings greater than two Storeys	6 m
• except for the portion of a Building where a vehicular or pedestrian door exits directly onto a lane or where rear loading access is provided without a loading stall	1.5 m

Floor Area Ratio	Subject to Section 10.1.7
Maximum Structure Height	4.5 m (above roof of principal Building)

(55-64) 10.1.6 **Regulations – Site Specific**

- (a) The maximum Floor Area Ratio shall be 6.15 in the case of Lot A, D.L. 232, K.D.Y.D., Plan KAP76439, Except Plan EPP81231 (360 Columbia Street).

10.1.7 **Floor Area Ratio Bonus**

In the CBD zone, the maximum Floor Area Ratio shall be 4.0, except as hereinafter set forth where it may be increased up to a maximum of 8.0:

- (a) In order to reflect the purpose of the CBD zone to encourage intensive development in the downtown, the Floor Area Ratio may be increased for each desired characteristic or amenity provided as follows:

Table 10	
Characteristic or Amenity	Increase Floor Area Ratio By
Hotels in excess of 60 sleeping or Housekeeping Units.	1
For each public or private recreational amenity, including swimming pools, tennis/racquetball/squash courts, and rooftop gardens (including urban agriculture), where amenity space is at least 5% of Lot Area, in excess of the standard 5% landscape requirement.	1
Significant public cultural or civic facilities such as performing arts centres, museums, or convention centres	2
Where additional units permitted through this Floor Area Ratio increase are provided in accordance with Division Three, Section 3.18	2
For each 5% of the Dwelling Units that are designed as “adaptable Dwelling Units” in accordance with the British Columbia Building Code, subject to the registration of a housing agreement with the City, an additional accessible parking stall must be provided for each adaptable Dwelling Unit, beyond the minimum requirements of this bylaw.	1
For each 5% of ground floor area utilized for publicly accessible open space, courtyards, or plazas in excess of the standard 5% requirement, such open space, etc., shall be directly accessible from the Street and shall not include corridors or walkways.	1

- (b) For the purpose of increasing Floor Area Ratio, each characteristic or amenity is to be counted only once except where the amenity is provided in the form of a percentage; and

- (c) Notwithstanding the above, increased Floor Area Ratio shall be accumulated only if the ground floor use fronting the following Streets is commercial to encourage pedestrian-oriented activity:
 - (i) on Lansdowne Street and Victoria Street between 1st Avenue and 6th Avenue; and
 - (ii) on Seymour Street between 1st Avenue and 6th Avenue; and
 - (iii) on 2nd Avenue, 3rd Avenue, 4th Avenue, and 5th Avenue between Lansdowne Street and Seymour Street.
- (d) Ancillary Multi-Unit Residential Uses are permitted in conjunction with ground floor commercial use.

10.1.8 Dwelling Units/Special Conditions

In the CBD zone, the regulations for Multi-Unit Residential Dwelling Units are as follows:

- (a) where a Building fronts Lansdowne Street or Victoria Streets between 1st Avenue and 8th Avenue; or where a Building fronts Seymour Street between 1st Avenue and 7th Avenue; or where a Building fronts 1st Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, 5th Avenue, or 6th Avenue between Lansdowne Street and Seymour Street:
 - (i) one or more Dwelling Units shall be permitted;
 - (ii) Dwelling Units shall be located above or below the first Storey; and
 - (iii) the first Storey shall only be used for commercial Uses or a combination of commercial and ancillary residential amenities.

10.1.9 Outdoor Storage

In the CBD zone, outdoor storage shall not be permitted.

10.1.10 Off-Street Parking

In the CBD zone, off-Street parking shall comply with Division 4 except that surface parking shall not be permitted between the Building and a front or side Street.

10.1.11 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing