

PART 5 – COMMERCIAL ZONES

Downtown Comprehensive Zone DTC

5.1 Intent

3166.02 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:

Principal Uses	Accessory Uses	Conditions of Use
<p>Residential Uses: Assisted Living Residential Facility* Community Care Facility* Dwelling, Multi Unit*</p> <p>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</p>	<p><i>Home-Based Business in a Multi-Unit Dwelling</i></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> are permitted above the <i>first storey</i> only</p> <p>* <i>Uses</i> on the <i>first storey</i> of a building with a <i>Residential Use</i> must provide service to persons off-site, not only to owners or occupiers of the building.</p> <p>* Off-street parking, access, and circulation (ex. entry, lobby, stairs, elevators, hallways, etc.), and other amenities and services associated with a <i>Residential Use</i> are permitted on the <i>first storey</i>, provided their combined area does not exceed 60% of the total <i>first storey</i> gross floor area.</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 units</i> .		
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 units</i>; (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 uses		
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 or Exterior Side Parcel Line Setback</i>		<p>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>.</p>		

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.
- 5.3.3 No more than 25% of the building frontage within the *first storey* of a *mixed-use development* shall be used for a *parking facility*.
- 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 m² OR 40% of the *building footprint* area, whichever is greater.
- 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.

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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