

C7 – CORE BUSINESS

5.24 The purpose of this zone is to establish and maintain vibrant mixed use commercial core areas, with attention to providing goods and services to residents, the travelling public and tourists.

5.24.1 Permitted usesPrincipal Uses

Adult retail
Amusement establishment
Appliance repair
Artist's studio
Assembly
Automotive sales, repair and servicing
Bakery
Bank or other financial institution
Boat or recreational vehicle sales and repair
Club or lodge
Community care facility
Day care or other preschool
Gasoline service station
Hotel, Motor hotel and Hostel
Live-work
Lumber and Building Materials Retailers and Wholesalers
Medical service
Multiple family dwelling
Nightclub, Cabaret, Bar and Pub
Office
Parking lot
Pawn shop
Personal service
Place of worship

Principal Uses (continued)

Printing, publishing and allied industry
Professional service
Public market
Restaurant, including drive-through
Retail
School
Seniors housing
Shopping centre
Single family or two family dwelling (built prior to the adoption of this bylaw)
Small appliances and electronics, sales and repair
Social service centre
Theatre
Tourist Services
Transportation Dispatch and Depot
Tutoring Service

Accessory Uses

Home Occupation
Residential above commercial

Site-Specific Uses

Dwelling units at ground level
Glass shop
Liquor, wine, and beer store

5.24.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5812.7 ft ²)
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	90%	
Minimum Setbacks:		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(9.8 ft)
<i>Side yard</i>	0 m	

Maximum Height, Principal <i>Building</i>	14 m	(45.9 ft)
Maximum Number of Principal <i>Building Storeys</i>	4	
Maximum <i>Floor Area Ratio</i>	3.0	

5.24.3 Conditions of Use

- (a) All business *uses* shall be conducted within a completely enclosed *building* except for outdoor display, rental, sales or *storage yards*, restaurant patios, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.
- (b) In mixed-use residential and commercial *buildings*, residential *uses* shall be located above the first *storey*, except as provided in (d).
- (c) A shared public access to the residential *dwelling* unit(s) shall be provided separate from any other *use* from a ground floor entrance opening directly onto the public *street*.
- (d) Where multiple *family dwelling* units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) Notwithstanding any other provision of this Bylaw, only one-half (0.5) *parking space* for every residential *dwelling* unit is required above a commercial *use* in a mixed commercial-residential *building*.
- (f) No *club or lodge* shall have more than three machines on which mechanical, electrical automatic, digital or computerized games are played for amusement, recreation, competition or entertainment and for which a fee is charged for *use* or for which a coin or token must be inserted.
- (g) In *dwelling* units above or behind commercial *uses*, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.

5.24.4 Density Bonusing for Mixed-Use Residential-Commercial Developments:

The maximum height permitted may be increased up to six (6) *storeys* and up to 18 m (60 ft), and the maximum *floor area ratio* permitted may be increased up to 3.5 from that indicated in 5.24.2 where all of the following conditions are met:

- (a) A minimum of one *storey* or sixteen and one-half percent (16.5%) of the *gross floor area* of the *building* is used for commercial purposes;
- (b) Greater than seventy-five percent (75%) of the required parking is provided *underground* or enclosed underneath the principle *building*;
- (c) Elevators are provided to all *storeys* in the *building*;
- (d) A minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*;
- (e) A minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with

- the Land Title Office; and
- (f) A common meeting room or amenity room containing a minimum of 22 m² (235 ft²) is provided.

5.24.5 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
<i>Dwelling units at street level</i>	<i>4815 Argyle Street</i>	<i>Parcel A, Block 41, Plan VIP197B, Alberni Land District (Being a consolidation of Lots 8 & 9, See FB348042)</i>
<i>Glass shop</i>	<i>4650 Margaret Street</i>	<i>Lot A, District Lot 1, Alberni District, Plan VIP28247</i>
<i>Liquor, wine, and beer store</i>	<i>5170 Argyle Street</i>	<i>Lots 23 & 24, Block 86, District Lot 1, Alberni District, Plan 197</i>
	<i>4963 Angus Street</i>	<i>That portion of Lot B, District Lot 1, Alberni District, Plan 32610 north of Angus Street</i>
	<i>5086 Johnston Road</i>	<i>Lot 1, District Lot 1, Alberni District, Plan EPP13767</i>