

10.6 C6 : Village Commercial

10.6.1 Purpose

The purpose is to provide a **zone** for the **development** of destination, pedestrian-oriented commercial centres that serve more than one neighbourhood.

10.6.2 Primary Uses

- amusement arcades, major
- animal clinics, minor
- artist studios
- automotive and recreation vehicle services
- business support services
- care centres, major
- clubs, private
- commercial schools
- congregate housing
- community recreation centres
- cultural exhibits, private
- custom indoor manufacturing
- emergency protective services
- farmers' market
- financial services
- food primary establishments
- funeral services
- gas bars
- government services
- health services
- hostels
- hotels
- hotels, apartment
- liquor primary establishments, minor
- motels
- non-accessory parking
- offices
- participant recreation services, indoor
- personal services
- parks, public
- recycled materials drop-off centres
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- retail street sales
- second-hand dealerships
- seniors assisted housing
- seniors residential care
- seniors supportive housing
- service stations, minor
- spectator entertainment establishments
- temporary shelter services
- utility services, minor impact

10.6.3 Secondary Uses

- **amusement arcades, minor**
- **apartment housing**
- **brewing or distilling, Class A**
- **care centres, minor**
- **home based business, minor**

10.6.4 Subdivision Regulations

- Minimum **lot width** is 13.0m, except it is 40.0m if there is no **abutting lane**.
- Minimum **lot area** is 460m², except it is 1300m² if there is no **abutting lane**.

10.6.5 Development Regulations

- Maximum commercial **floor space ratio** is 2.0. In addition, a residential **floor space ratio** of 1.0 is permitted for a total **floor space ratio** of 3.0, except for **hotels** and **apartment hotels** the total **floor space ratio** shall be 4.0.
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, an additional **floor space ratio** of 0.2 is permitted. Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the **floor space ratio** permitted shall be determined through multiplying the additional 0.2 **floor space ratio** by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.
- Maximum **site coverage** is 75%.
- Maximum **height** is the lesser of 15.0m or 4.0 **storeys**, except for **hotels** or **apartment hotels** it is the lesser of 25.0m or 7 **storeys**.
- Minimum **front yard** is 0.0m, except non-accessory parking shall have a landscaped buffer in accordance with Section 6.
- Minimum **side yard** is 0.0m, except it is 2.0m for a **flanking street** or where the **site abuts** a residential **zone**.
- Minimum **rear yard** is 0.0m, except it is 6.0m where the **abutting** land is zoned or designated Residential.

10.6.6 Other Regulations

- **Apartment housing, major care centres, seniors assisted housing, seniors residential care and seniors supportive housing** are only allowed above the **first storey** and require a separate at-grade access from the **commercial uses**. In the case of elevator equipped **buildings, uses** may share elevators provided security measures are in place to restrict access to residential areas.
- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling, seniors assisted housing and seniors supportive housing** unit or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- **Financial services** shall have a maximum total **gross floor area** of 500m².
- Parking shall not be constructed in the **front yard** of the property. Where residential **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors assisted housing, seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**,

yards, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.