

550 – City Centre Commercial Zone (C5)

C5

Intent: To accommodate a wide range of Uses appropriate for the City Centre including retail, office, financial, service and residential Uses in conjunction with commercial Uses, in low-rise Buildings up to six Storeys

550.1 Permitted Uses (B/L 2454-2015, B/L 3159-2021)

Permitted Uses Table for C5 Zone	
Principal Uses	
.1 Animal Hospital	.16 Indoor Recreation Facility
.2 Apartment	.17 Liquor Store
.3 Assembly	.18 Media Studio
.4 Brew-Pub	.19 Mobile Food Vendor
.5 Child Care Centre	.20 Non-Permanent Commercial
.6 Civic Use	.21 Off-Street Parking
.7 Coffee Shop	.22 Office
.8 Commercial School	.23 Pub
.9 Community Service	.24 Personal Service Establishment
.10 Congregate Housing (B/L 3249-2022)	.25 Pet Daycare
.11 Drive Through Restaurant	.25A Printing Services
.12 Financial Institution	.26 Restaurant
.13 Funeral Parlour	.27 Restricted Commercial
.14 Garden Centre	.28 Retail
.15 Health Care Office	.29 Shopping Centre
	.30 Tourist Accommodation
Accessory Uses	
.31 Home Occupation – Level 1	
.32 Boarding (B/L 3249-2022)	

550.2 Site Specific Permitted Use

n/a

550.3 Development Regulations

Development Regulations Table for C5 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.75 b. Where underground parking is provided, Density may be increased by the ratio of underground parking to required off-Street parking, to a maximum additional FSR of 1.0
.2 Minimum Setbacks (Front Lot Line)	a. 0.0 m
.3 Minimum Setbacks (Rear Lot Line)	n/a

550 – City Centre Commercial Zone (C5)

C5

.4 Minimum Setbacks (Interior Side Lot Line)	a. Storeys containing Residential Uses – 4.5 m b. Storeys not containing Residential Uses –3.0m, except 0.0m where abutting a C or I zone
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 0.0 m
.6 Height (maximum)	a. 21.3 m or 6 Storeys, whichever is less
.7 Lot Coverage (maximum)	a. 95%

550.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

550.5 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .2 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.
- .3 The ground floor of Buildings in the C5 zone shall be designed to meet BC Building Code standards for commercial Uses.
- .4 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .5 An Apartment or Congregate Housing shall have all entrances, exits and lobbies entirely separated from those that access all other Uses. (B/L 3249-2022)
- .6 A Restricted Commercial Use shall be subject to the following conditions:
 - a. the use shall only take place in conjunction with a Shopping Centre;
 - b. customer access to and from the premises housing the Restricted Commercial use shall be restricted to an enclosed pedestrian mall; and
 - c. film viewers shall be placed in enclosed spaces within the premises housing the Restricted Commercial use of not less than 28 m², with at least one side of the enclosure remaining open and unobstructed for a distance of 2.0 m measured vertically from the Floor, and at least two other sides open for a distance of at least 75.0 cm measured in the same way.

550 – City Centre Commercial Zone (C5)

C5

- .7 Unenclosed storage shall be permitted for a Garden Centre use, subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. not be located within 3.0 m of an Exterior Lot Line;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
 - e. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .8 An Off-Street Parking Use shall not include parking for commercial vehicles.