

555 – City Centre Mixed Use Zone (CCM)

CCM

Intent: To accommodate multi Storey Buildings and a wide range of Uses, for lands designated City Centre Core in the City Centre Neighbourhood Plan.

555.1 Permitted Uses

Permitted Uses Table for CCM Zone	
Principal Uses	
.1 Animal Hospital	.14 Health Care Office
.2 Apartment	.15 Indoor Recreation Facility
.3 Assembly	.16 Liquor Store
.4 Brewing and Vinting Outlet	.17 Media Studio
.5 Brew-Pub	.18 Microbrewery
.6 Child Care Centre	.19 Office
.7 Civic Use	.20 Personal Service Establishment
.8 Coffee Shop	.21 Pet Daycare
.9 Commercial School	.22 Printing Services
.10 Community Service	.23 Pub
.11 Congregate Housing	.24 Restaurant
.12 Courier and Delivery	.25 Retail
.13 Financial Institution	.26 Tourist Accommodation
Accessory Uses	
.27 Boarding	
.28 Home Child Care, Major	
.29 Home Occupation - Level 1	
.30 Lock-off Unit	

555.2 Site Specific Permitted Uses and Densities

n/a

555.3 Development Regulations

Development Regulations Table for the CCM Zone	
Column I	Column II
.1 Base Density (minimum - maximum)	a. Floor Space Ratio – 1.5 - 2.75
.2 Bonus Density (maximum)	a. Where a Density Bonus Amenity Contribution is provided to the City in accordance with Section 140, the maximum Floor Space Ratio may be increased by 2.25, up to a maximum of 5.0.
.3 Maximum Setbacks (Exterior Lot Line)	a. 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m; except, 0 m for the first Storey containing commercial Uses

.5 Minimum Setbacks (Interior Side Lot Line)	a. 6.0 m, except: i) 3.0 m for the first 3 Storeys; and ii) 0 m for the first Storey containing commercial Uses
.6 Minimum Setbacks (Rear Lot Line)	n/a
.7 Height	a. Minimum 3.0 Storeys
.8 Lot Coverage	a. 95%

555.4 Landscaping and Off-Street Parking

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

555.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common 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 outdoor amenity area means an area or areas:
 - a. available to 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 normally carried out outdoors.
- .2 Where 'Map 4 – Commercial Street Map' in the City Centre Neighbourhood Plan identifies ***required commercial***, the ground floor of the Street fronting Building is not permitted an Apartment or Congregate Housing Use fronting the applicable Street.