

1.14 Downtown Centre Commercial Four Zone

(C4)

Zone Intent:

1.14.1 To provide for a mix of retail, office, *Tourist Commercial*, cultural, and civic facilities, and *Apartment* units within the downtown core.

Permitted Uses:

1.14.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
<i>Artist Studio</i> <i>Cannabis Retail Store</i> <i>Community Care Facility</i> <i>Drop-in Centre</i> <i>Funeral Parlour</i> <i>Gas Station</i> <i>Indoor Recreation Facility</i> <i>Liquor Primary Establishment</i> <i>Office</i> <i>Personal Services</i> <i>Recycling Depot</i> <i>Restaurant</i> <i>Retail</i> <i>Seasonal Outdoor Market</i> <i>Tourist Accommodation</i> <i>Veterinary Clinic</i>	<i>Apartment</i> <i>Mobile Vending</i>

Density

1.14.3 Density is a maximum of 50 units per ha and a *Floor Area Ratio* of 1.4.

1.14.4 If 100% of the *Residential* units in the development meet the definition of rental housing, and not less than 100% of the *Gross Floor Area* above a *Floor Area Ratio* of 1.4 is developed as *Residential* units, then density will be permitted up to a maximum 100 units per ha and a *Floor Area Ratio* of 2.8.

Siting

1.14.5 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
<i>Principal Use</i>	0 m	3.0 m	0 m	3.0 m
<i>Accessory Structure</i>	1.5 m	1.5 m	1.5 m	1.5 m

Height

1.14.6 The maximum *Heights* are as follows:

Structure	Maximum Height
<i>Principal</i>	12.0 m
<i>Accessory Structure</i>	5.0 m

1.14.7 Additional *Height* may be considered on a case-by-case scenario through development variance permit or amendment to the zoning bylaw, subject to review of OCP policies respecting *Height* and density bonusing.

Lot Coverage:

1.14.8 The maximum *Lot Coverage* is 75%.

Subdivision:

1.14.9 The subdivision regulations are as follows:

Criteria	Regulation
Minimum <i>Lot Area</i>	550 m ²

Conditions of Use

1.14.10 The following are conditions of use:

Conditions of Use
<ul style="list-style-type: none"> a) Required off-site parking and its access shall not be located in the front yard or front <i>Setback</i> if the Lot has a rear lane or street b) <i>Apartment</i> dwellings shall be located above the first storey of the building and shall be provided with a separate entrance from the exterior of the building c) All properties and parking areas shall be landscaped and screened in accordance with Section 3.11.

Site Specific Uses

1.14.11 Properties with pre-existing automotive commercial and service commercial businesses in the Downtown are deemed lawful non-confirming in current use to remain but may not expand without site-specific consideration of zoning.

1.14.12 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the properties listed by legal description, subject to all other applicable regulations in this zone:

Site Specific Uses
<p>Lot C, Block G, D.L. 304, Plan 10030 (Wharf Ave Shelter)</p> <ul style="list-style-type: none"> a) The following uses are permitted: <ul style="list-style-type: none"> i. Shelter <i>Residential</i>
<p>Parcel C, Block 11, D.L. 303 and 304, Plan 8643 (TELUS Living)</p> <ul style="list-style-type: none"> a) No building or structure shall be located within: <ul style="list-style-type: none"> i. 6.60 metres of the <i>Front Lot Line</i> above the third storey ii. 6.35 metres of the rear lot lone above the third storey iii. 16.50 metres of the north lot line above the third storey iv. 4.50 metres of the south lot line above the third storey b) The maximum <i>Lot Coverage</i> shall be 80% at grade and 40% above the third storey. c) No building shall exceed 6 storeys or 20 metres in <i>Height</i>. d) Off-street parking shall be provided at the following rates: <ul style="list-style-type: none"> i. 1.05 spaces per <i>Apartment</i> unit, including:

- ii. one (1) shared vehicle space reserved for the exclusive use by an organization which provides car-sharing services.
 - iii. 1 per 39 square metres for business, administration, professional offices, retail stores and personal service establishments, including:
 - iv. one (1) dedicated Electric Vehicle space with Level 2 charging capability.
 - v. A maximum of thirty percent (30%) of the required *Parking Spaces* may be designated “small car” with a size no less than 2.43 metres x 4.86 metres and with a minimum clearance of 2.1 metres overhead.
- e) All buildings must be constructed to meet the requirements of Step 3 of the BC Energy Step Code.
- f) 10% of *Apartment Dwelling Units* must be built as *Adaptable Dwelling Units* in accordance with the BC Building Code.

Lot 1, Block G, D.L. 303 and 304 and Block P, D.L. 303 Plan EPP97250 (Community Services)

- a) Subject to a Housing Agreement entered into with the District of Sechelt for affordable rental housing no *Principal Building* shall exceed 22.0 m in *Height*
- b) The maximum number of *Dwelling Units* is 34
- c) The required *Parking Spaces* for Office – General Commercial and Professional and Drop-in Centre uses shall be provided at a rate of 1 per 45 square metres of floor area.

Lot A, Block B, D.L. 303, Reference Plan LMP18610 (Watermark)

- a) The following uses are permitted:
 - i. *Apartment*
 - ii. Fitness centre
 - iii. Office
 - iv. Retail & mobile vending
 - v. Personal Service Business
 - vi. Veterinary clinic or dog grooming studio
 - vii. Civic use
 - viii. Live/Work Unit
- b) A minimum of 167 off-street *Parking Spaces* shall be provided, as follows:
 - i. Minimum 44 spaces for commercial and visitor purposes
 - ii. Minimum 20 spaces for electric vehicle charging stations, with a minimum of two of these charging stations allocated for visitor and commercial purposes
 - iii. Minimum 2 spaces for car share use
 - iv. Minimum 8 accessible spaces
 - v. Maximum 22 spaces for small cars
 - vi. A minimum of 15 scooter *Parking Spaces* shall be provided for residents.
 - vii. A minimum of 50 bicycle *Parking Spaces* shall be provided for residents and a minimum of 10 spaces provided for public use.