

DOWNTOWN COMMERCIAL ZONE 5 (C-5)

11.45 Application and Intent

The regulations of this zone shall apply to the use of land, buildings, and structures within the Downtown Commercial Zone 5, as shown on the maps attached to this Bylaw as Schedule "A". The intent of the zone is to permit a wide range of commercial uses, and apartment use, in parts of the Gibsons Landing Area designated in the "Mixed Use Residential/Commercial" category by the "Land Use Plan" of the Official Community Plan, for use on the uphill side of street.

11.46 Permitted Principal Uses

- (1) retail use, limited to not more than 1000.0 m² (10,763.0 ft²) of gross floor area in a single business conducting retail use or retail uses combined with other permitted commercial uses;
- (2) office use;
- (3) service commercial use, excluding drive-in restaurants and veterinary hospitals;
- (4) apartment use, where combined with a commercial use, and located above the ground floor of a building, with a separate entrance from ground level, and where each apartment dwelling unit has a gross floor area of not less than 55.0 m² (592.0 ft²);
- (5) parking lots, on surface or in a building or structure;
- (6) restaurant use; and,
- (7) tasting lounge.

11.47 Permitted Accessory Uses

- (1) game machines, limited to one machine per 55.0 m² (600.0 ft²) of gross floor area, and a maximum of three machines per single business site;
- (2) accessory off-street, parking and loading;
- (3) accessory buildings as permitted by Section 4.13-4.20;
- (4) other accessory uses customarily incidental and subordinate to a permitted principal use; and,

- (5) microbrewery, in conjunction with a tasting lounge, provided that the gross floor area of the microbrewery does not exceed 50% of the gross floor area of tasting lounge and microbrewery combined.

11.48 Minimum Lot Area

A lot in the C-5 zone must have a lot area of not less than 235.0 m² (2530.0 ft²).

11.49 Minimum Lot Width

A lot width in the C-5 zone must have a lot width of not less than 7.5 m (24.6 ft).

11.50 Minimum Lot Depth

A lot in the C-5 zone must have a lot depth of not less than 30.0 m (98.4 ft).

11.51 Setbacks

Except as otherwise permitted or required by Sections 4.3 and 4.13-4.20 and by Part 5, buildings and structures must be sited no closer to lot lines than the following:

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| (1) <u>front lot line</u> : | 0.0 m (0.0 ft); |
| (2) <u>interior</u> or <u>exterior side lot line</u> : | 0.0 m (0.0 ft), except where abutting or directly across a <u>street</u> , or <u>lane</u> from a <u>lot</u> zoned in an R or RM zone category, in which case <u>setback</u> on that side shall be provided of the width required on the residentially-zoned <u>lot</u> , but need not exceed 3.0 m (9.8 ft); and, |
| (3) <u>rear lot line</u> : | 3.0 m (9.8 ft), except where abutting a <u>lot</u> zoned in an R or RM residential category, in which case a <u>setback</u> of not less than 6.0 m (19.7 ft) shall be provided. |

11.52 Maximum Lot Coverage

A lot in the C-5 zone must have a total lot coverage not exceeding 90% of the lot area of the lot.

11.53 Maximum Height of Buildings

Except as otherwise permitted or required by Part 5, a principal building, in the C-5 zone must not exceed a building height of 7.5 m (24.6 ft).

11.54 Off-Street Parking and Loading Spaces

Off-street, parking and loading spaces must be provided and maintained as required by Part 6.

11.55 Landscaping

All portions of a lot not covered by buildings and paved surfaces must be landscaped and maintained as required by Sections 4.5 and 6.14.