

9.3 Downtown Commercial (CDT1, CDT2, CDT3)

9.3.1 Purpose *[Bylaw 10376, Jun 20/22]*

The **zone** provides for a broad range of commercial, service, **business**, entertainment and residential needs typical of a **City Centre**. The **zone** is divided into 3 sub-zones, CDT1, CDT2 and CDT3. Each provides for a **density bonus** that would be used in order to help achieve the **City's affordable housing** and **market rental** housing objectives. CDT3 provides an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve the **City's** other objectives. *[Bylaw 10376, Jun 20/22]*

9.3.2 Permitted Uses

- amusement centre
- animal grooming
- banquet hall
- broadcasting studio
- child care
- community care facility, major
- community care facility, minor
- congregate housing
- education
- education, commercial
- education, university
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, major
- health service, minor
- hotel
- housing, apartment
- housing, town
- library and exhibit
- liquor primary establishment
- live/work dwelling
- manufacturing, custom indoor
- microbrewery, winery and distillery *[Bylaw 9490, Mar 21/16]*
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand

9.3.2 Permitted Uses con't

- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- transportation depot
- vehicle rental, convenience *[Bylaw 8582, Apr. 19/10]*
- veterinary service

9.3.3 A. Secondary Uses

- boarding and lodging
- home-based business
- home business

9.3.3 B. Additional Uses

- retail liquor 1 *[Bylaw 9258, Oct 24/16]*

9.3.4 Residential Rental Tenure *[Bylaw 10376, Jun 20/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** including more than 60 **dwelling units**: *[Bylaw 10376, Jun 20/22]*
 - a) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
 - b) in addition to Section 9.3.4.2a) above, if **affordable housing units** are provided on the **site** in compliance with Section 9.3.5.4, Section 9.3.5.5, and/or Section 9.3.5.8 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*

9.3.5 Permitted Density

1. For a Development Permit application in the CDT1 **zone**, not involving a rezoning, the permitted **density** is based on gross **site** area, before required **road** or **lane** dedications. *[Bylaw 9284, Mar 21/16]*
2. For downtown commercial **sites** zoned CDT1, the maximum **floor area ratio** is 3.0 together with an additional: *[Bylaw 10376, Jun 20/22]*
 - a) **0.10 floor area ratio** provided that it is entirely used to accommodate **amenity space**. *[Bylaw 10376, Jun 20/22]*
 - b) **0.20 floor area ratio** provided that it is entirely used to accommodate **community amenity space**. *[Bylaw 10376, Jun 20/22]*
 - c) **0.10 floor area ratio** if **market rental units** are provided pursuant to Section 9.3.4.2a). *[Bylaw 10376, Jun 20/22]*
3. For downtown commercial **sites** zoned CDT2 and CDT3, the maximum **floor area ratio** is 2.0 together with an additional: *[Bylaw 10376, Jun 20/22]*
 - a) **0.10 floor area ratio** provided that it is entirely used to accommodate **amenity space**. *[Bylaw 10376, Jun 20/22]*
 - b) **0.20 floor area ratio** provided that it is entirely used to accommodate **community amenity space**. *[Bylaw 10376, Jun 20/22]*
 - c) **0.10 floor area ratio** if **market rental units** are provided pursuant to Section 9.3.4.2a). *[Bylaw 10376, Jun 20/22]*
4. Notwithstanding Section 9.3.5.2, for an application that was received by the **City** prior to November 22, 2022, the reference to a maximum **floor area ratio** of “3.0” in relation to a **building** used for mixed commercial/residential **uses** or multiple-family residential purposes is increased to a higher **density** of “3.3” on **sites** zoned CDT1, if prior to the first occupancy of the **building** the **owner**: *[Bylaw 10376, Jun 20/22]*
 - a) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential floor area; and *[Bylaw 10297, Nov 15/21]*
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office. *[Bylaw 9760, Jan 22/18]*

5. Notwithstanding Section 9.3.5.2, the reference to a maximum **floor area ratio** of “3.0” in relation to a **building** used for mixed commercial/residential **uses** or multiple-family residential purposes is increased to a higher **density** of “3.45” on **sites** zoned CDT1, if prior to the first occupancy of the **building** the **owner**: *[Bylaw 10376, Jun 20/22]*
 - a) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 15% of the total residential **floor area**; and *[Bylaw 10297, Nov 15/21]*
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office. *[Bylaw 9760, Jan 22/18]*
6. Notwithstanding Section 9.3.5.4, the **density bonus** of “3.3” is further increased to a higher **density** of “3.33” on **sites** zoned CDT1 provided that the **owner**: *[Bylaw 10376, Jun 20/22]*
 - a) uses at least 1% of the **gross floor area** of the **building** for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or
 - b) at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the CDT1 **zone**, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.
7. Notwithstanding Section 9.3.5.5, the **density bonus** of “3.45” is further increased to a higher **density** of “3.48” on **sites** zoned CDT1 provided that the **owner**: *[Bylaw 10376, Jun 20/22]*
 - a) uses at least 1% of the **gross floor area** of the **building** for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or *[Bylaw 9760, Jan 22/18]*
 - b) at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the CDT1 **zone**, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw. *[Bylaw 9760, Jan 22/18]*
8. Notwithstanding Section 9.3.5.3, the reference to “2.0” is increased to a higher **density** of “3.0” in the CDT2 and CDT3 zones if: *[Bylaw 10376, Jun 20/22]*
 - a) for rezoning applications involving 60 or less **dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the CDT2 and CDT3 **zones**; or
 - b) for rezoning applications involving more than 60 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**: *[Bylaw 10297, Nov 15/21]*
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 15% of the total residential **floor area**; and *[Bylaw 10297, Nov 15/21]*
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
9. Notwithstanding Section 9.3.5.8, the **density bonus** of “3.0” is further increased to a higher **density** of “4.0” on **sites** zoned CDT3 provided that the **lot** is located in the Village Centre Bonus Area designated by the City Centre Area Plan and: *[Bylaw 10376, Jun 20/22]*

- a) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes;
 - b) the **owner** uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building area**) for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g. community recreation; **library and exhibit**, heritage); or
 - c) at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **CDT3 zone**, the **owner** pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.
10. The non-residential purposes referred to in Section 9.3.5.9a) shall provide, in whole or in part, for **convenience retail uses** (e.g. larger format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail uses**, or other **uses** important to the viability of the Village Centre and as determined to the satisfaction of the **City**. [Bylaw 10376, Jun 20/22]
11. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

9.3.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 90% for **buildings** and landscaped roofs over **parking spaces**.

9.3.7 Yards & Setbacks

- 1. The minimum **front yard** and **exterior side yard** is 6.0 m, but this may be reduced to 3.0 m if:
 - a) a proper interface is provided at the sidewalk level as approved by the **City**; and
 - b) no driveways or loading areas are located along the public **road**.
- 2. There is no minimum **interior side yard**.
- 3. The minimum **rear yard** is:
 - a) 0 m if there is an existing **lane** or a new **lane** is required; or
 - b) 3.0 m if there is no existing **lane** or a new **lane** is not required.
- 4. The minimum **setback** of a **building** to a publicly-accessible **open space** is 1.5 m.

9.3.8 Permitted Heights

- 1. The maximum **height** for **buildings** is 47.0 m geodetic.
- 2. The maximum **height** for **accessory structures** is 12.0 m.

9.3.9 Subdivision Provisions/Minimum Lot Size

- 1. There are no minimum **lot width**, **lot depth** or **lot area** requirements for **sites** zoned CDT1.
- 2. The minimum **lot width** for **sites** zoned CDT2 and CDT3 is 45.0 m.
- 3. The minimum **lot depth** for **sites** zoned CDT2 and CDT3 is 40.0 m.

4. The minimum **lot area** for **sites** zoned CDT2 and CDT3 is 2,500.0 m² if the **development** has a **floor area ratio** of 3.0 or more.
5. The minimum **lot area** for **sites** zoned CDT2 and CDT3 is 4,000.0 m² if the **development** has a **floor area ratio** of less than 3.0.

9.3.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.3.11 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

9.3.12 Other Regulations *[Bylaw 9258, Oct 24/16]*

1. A **retail liquor 1** store is only permitted on the following listed sites and is limited to one per **lot**:
 - a) 7311 Westminster Highway *[Bylaw 9699, Jun 19/17]*
Strata Plan LMS3174; and
 - b) 7551 Westminster Highway
P.I.D. 015-676-692
Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly: Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by Plan LMP38351; Section 5 Block 4 North Range 6 West New Westminster District Plan 84515.
2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

