

22.16 Hotel Commercial (ZC16) – Capstan Village (City Centre)

22.16.1 Purpose

The **zone** provides for **hotel** and other compatible **uses**.

22.16.2 Permitted Uses

- **hotel**
- **parking, non-accessory**

22.16.3 Secondary Uses

- **entertainment, spectator**
- **liquor primary establishment**
- **office**
- **neighbourhood public house**
- **restaurant**
- **retail, convenience**
- **retail, general**
[Bylaw 9092, Mar 10/14]
- **service, personal**

22.16.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.2.

22.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

22.16.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 6.0 m from Sea Island Way and No. 3 Road; and
 - b) 3.0 m from Corvette Way.
2. Entry canopies, **porches**, **balconies** and **bay windows** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.0 m.
3. There is no minimum **side yard** and **rear yard**.

22.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 30.5 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.16.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.16.10 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, except that the minimum manoeuvring aisle width is 6.7 m.

22.16.11 Other Regulations

1. 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.