

## 20.7 Downtown Commercial (ZMU7) – Brighthouse Village (City Centre)

### 20.7.1 Purpose

The **zone** provides for the downtown shopping, **personal service**, business, entertainment and residential demands of the **City**.

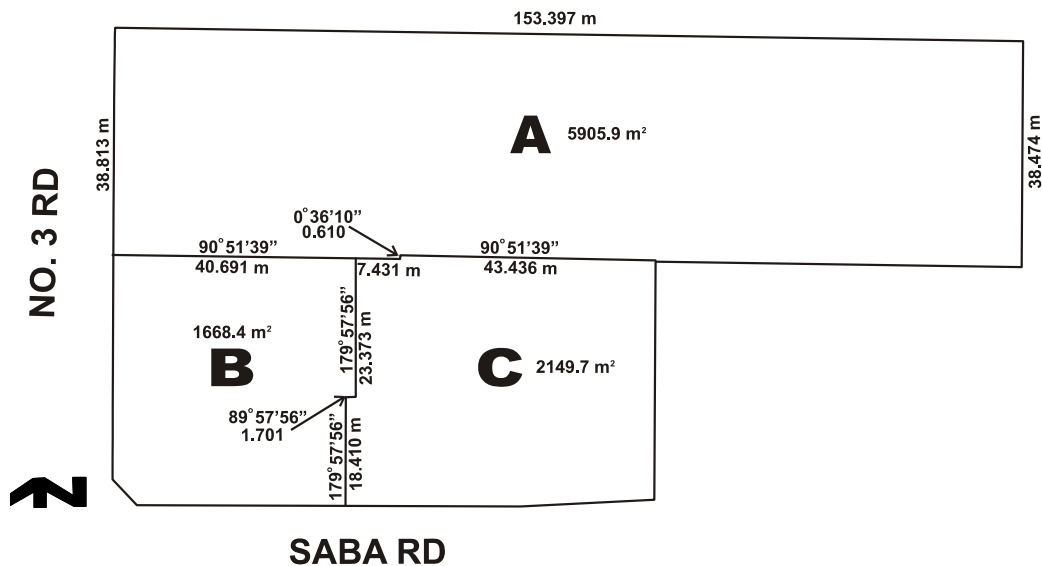
### 20.7.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- housing, town
- liquor primary establishment
- neighbourhood public house
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service business support
- service household repair
- service, financial
- service, personal
- studio
- veterinary service

### 20.7.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- home based business

Diagram 1



#### 20.7.4 Permitted Density

1. For the purposes of this **zone**, the **lot area** used in the calculation of **floor area ratio** (FAR) is based on block areas “A”, “B” and “C” referenced in Diagram 1, Section 20.7.2.
2. For the area identified as “A” in Diagram 1, Section 20.7.2, the maximum **floor area ratio** shall be 2.3, together with an additional 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. For the area identified as “B” in Diagram 1, Section 20.7.2, the maximum **floor area ratio** shall be 1.1.
4. For the area identified as “C” in Diagram 1, Section 20.7.2, the maximum **floor area ratio** shall be 6.6, together with an additional 0.12 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

#### 20.7.5 Permitted Lot Coverage

1. For the purposes of this **zone**, the **lot area** used in the calculation of the maximum **lot coverage** is based on block areas “A”, “B”, and “C” referenced in Diagram 1, Section 20.7.2.
2. For the area identified as “A” in Diagram 1, Section 20.7.2, the maximum **lot coverage** shall be 78% for **buildings**.
3. For the area identified as “B” in Diagram 1, Section 20.7.2, the maximum **lot coverage** shall be 62% for **buildings**.
4. For the area identified as “C” in Diagram 1, Section 20.7.2, the maximum **lot coverage** shall be 82% for **buildings**.

#### 20.7.6 Yards & Setbacks

1. The minimum **road setback** is:
  - a) 11.0 m from No. 3 Road; and
  - b) 3.0 m from Saba Road.
2. There are no other minimum **yards**.

#### 20.7.7 Permitted Heights

1. For the area identified as “A” in Diagram 1, Section 20.7.2, the maximum **height** shall be:
  - a) 15.0 m for on-site parking **structures**; and
  - b) 45.5 m for all other **buildings** and **accessory structures**.
2. For the area identified as “B” in Diagram 1, Section 20.7.2, the maximum **height** shall be:
  - a) 10.0 m for **buildings** and **accessory structures**.
3. For the area identified as “C” in Diagram 1, Section 20.7.2, the maximum **height** shall be:
  - a) 45.5 m for **buildings** and **accessory structures**.

### **20.7.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** shall be as shown in Diagram 1, Section 20.7.2.

### **20.7.9 Landscaping & Screening**

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

### **20.7.10 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

### **20.7.11 Other Regulations**

1. The following **uses** are permitted within the areas identified as “A”, “B” and “C” in Diagram 1, Section 20.7.2:
  - a) **animal grooming;**
  - b) **boarding and lodging;**
  - c) **broadcasting studio;**
  - d) **child care;**
  - e) **community care facility, minor;**
  - f) **education, commercial;**
  - g) **entertainment, spectator;**
  - h) **government service;**
  - i) **health service, minor;**
  - j) **home business;**
  - k) **home-based business;**
  - l) **liquor primary establishment;**
  - m) **neighbourhood public house;**
  - n) **office;**
  - o) **parking, non-accessory;**
  - p) **recreation, indoor;**
  - q) **restaurant;**
  - r) **retail, convenience;**
  - s) **retail, general;**
  - t) **service, business support;**
  - u) **service, financial;**

- v) **service, household repair;**
  - w) **service, personal;**
  - x) **studio; and**
  - y) **veterinary service.**
2. The following **uses** are permitted only within the areas identified as “A” and “C” in Diagram 1, Section 20.7.2:
- a) **boarding and lodging;**
  - b) **community care facility, minor;**
  - c) **home business;**
  - d) **home-based business;**
  - e) **housing, apartment; and**
  - f) **housing, town.**

*[Bylaw 9723, Jul 17/17]*

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.