

## 9.2. Fringe Core Commercial Zone (C2)

### 9.2.1.

Amended by  
Bylaws No.  
1-92, 97-92,  
115-92, 142-92  
34-93, 141-94  
175-96, 44-97  
5-99, 118-2000  
169-2000  
164-2005  
68-2011  
63-2012  
3-2015

### Permitted Uses

The following uses are permitted in a (C2) Zone:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances."
- .2 Apartment dwellings.
- .3 Art galleries.
- .4 Artist's studios.
- .5 Arts schools.
- .6 Assisted housing in apartment dwellings.
- .7 Lodging houses.
- .8 Bakeries.
- .9 Places of worship.
- .10 Commercial schools.
- .11 Converted dwellings.
- .12 Convention centres.
- .13 Crisis residences.
- .14 Day nurseries.
- .15 Dwelling units.
- .16 Farmers' markets.
- .17 Financial institutions.
- .18 Fire stations.
- .19 General offices.
- .20 Grocery stores.
- .21 Group correctional homes.
- .22 Group correctional residences.
- .23 Group homes.
- .24 Group residences.
- .25 Health clubs.
- .26 Home furnishing stores.
- .27 Hotels.
- .28 Junior department stores.
- .29 Libraries.
- .30 Major department stores.
- .31 Medical clinics.
- .32 Medical offices.
- .33 Mini-group homes.
- .34 Museums.
- .35 Neighbourhood convenience stores.
- .36 Parking lots or structures.
- .37 Personal service stores.
- .38 Pharmacies.
- .39 Photocopy shops.
- .40 Photographers' studios.
- .41 Places of Assembly.
- .42 Place of Entertainment/Recreation.
- .43 Post-secondary schools.
- .44 Postal stations.
- .45 Private clubs.

- .46 Private parks.
- .47 Public halls.
- .48 Public parks.
- .49 Public transit facilities.
- .50 Restaurants: full service, take-out and fast food (including drive-through service).
- .51 Retail stores.
- .52 Retirement homes.
- .53 Secondary schools.
- .54 Second-hand shops.
- .55 Service or repair shops.
- .55 Shopping centres, comprised of a combination of any of the permitted uses in the C2 Zone.
- .57 Specialty retail stores.
- .58 Supermarkets.
- .59 Taxi establishments.
- .60 Telecommunications services.
- .61 Theatres.
- .62 Veterinary Clinic.
- .63 Accessory uses, buildings, and structures.
- .64 Uses permitted in Section 6.1.

9.2.2.  
Amended by  
Bylaws No.  
34-93 & 175-96  
187-2000

#### Regulations

Any use, building, or structure in a C2 Zone shall be established in accordance with the following:

- .1 Apartment Dwellings and Retirement Homes
  - .1 Lot Area (minimum)
    - .1 Apartment 26.0 m<sup>2</sup>/unit
    - .2 Assisted housing 20.0 m<sup>2</sup>/unit
    - .3 Retirement homes 25.0m<sup>2</sup>/bed
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 50%
  - .4 Building Height (maximum) 8 storeys
  - .5 Front Yard (minimum) Established Front Building Line
  - .6 Rear Yard (minimum)
    - .1 Abutting a Residential Zone 7.5 m, plus 1.5m/ storey for each storey above 5 storeys

	.2	Abutting any other Zone or lot line	7.5 m
.7		Side Yard (minimum)	
	.1	Interior	1.5 m/storey to a maximum of 12.0 m
	.2	Exterior	3.0 m
.8		Gross Floor Area (minimum)	
	.1	Apartments	37.0 m <sup>2</sup> /unit
	.2	Assisted housing	35.0 m <sup>2</sup> /unit
	.3	Retirement homes	20.0m <sup>2</sup> /bed
.9		Landscaped Open Space (minimum)	20%
.10		Amenity Space (minimum)	9.0 m <sup>2</sup> /unit
.11		Parking in accordance with	Section 6.18
.12		Buffering in accordance with	Section 6.10
.13		Planting Strips	Nil
.14		Loading in accordance with	Section 6.23
.15		Notwithstanding the above, where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.	

Amended by  
Bylaws No.  
44-97  
154-2004  
68-2011

.2		Dwelling Units	
	.1	A maximum of four dwelling units shall be located within existing buildings.	
	.2	The minimum gross floor area shall be 37.0 m <sup>2</sup> per unit.	
	.3	<b>DELETED</b>	
	.4	Parking shall be provided at 1.0 spaces per dwelling unit in addition to any other required parking in accordance with Section 6.18.	
	.5	All other development standards in accordance with Section 9.2.2.10 shall apply.	

Amended by  
Bylaw No.

.3		Converted Dwellings	
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44-97	.1	In accordance with Section 7.8.2	
	.4	Day Nurseries	
	.1	In accordance with Section 6.8.	
	.5	Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correction Residences	
	.1	In Accordance with Section 6.15 and 9.2.2.	
	.6	Parking Lots, Parking Structures	
	.1	In accordance with Section 6.18.	
Amended by Bylaw No. 164-2005	.7	Accessory Uses, Buildings, and Structures	
	.1	No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.	
	.2	In accordance with Section 6.3.	
	.8	Uses Permitted in Section 6.1.	
	.1	In accordance with Section 6.1.	
Amended by Bylaw No. 5-99	.9	Fire stations	
	.1	In accordance with Section 8.1.2	
Amended by Bylaw No. 187-2000	.10	All Other Permitted Uses	
	.1	Lot Area (minimum)	200.0 m <sup>2</sup>
	.2	Lot Width (minimum)	6.0 m
	.3	Lot Coverage (maximum)	75%
	.4	Building Height (maximum)	8 storeys
	.5	Front Yard (minimum)	Established Front Building Line
	.6	Rear Yard (minimum)	
	.1	Abutting an R Zone	7.5 m
	.2	Abutting any other Zone or lot line	3.0 m
	.7	Side Yard (minimum)	

.1	Interior	
.1	Abutting an R Zone	6.0 m
.2	Abutting any other Zone or lot line	3.0 m
.2	Exterior	3.0 m
.8	Landscaped Open Space (minimum)	10%
.9	Parking in accordance with	Section 6.18
.10	Open Storage	Prohibited
.11	Buffering in accordance with	Section 6.10
.12	Planting Strips in accordance with	Section 6.11
.13	Loading in accordance with	Section 6.23

#### 9.2.3. Exceptions

The following Zones apply to specific lands within a C2 Zone.

Amended by  
Bylaw No.  
25-91

**.1 DELETED**

Amended by  
Bylaws No.  
132-91 & 35-95  
168-2000

**.2 DELETED**

Amended by  
Bylaws No.  
15-92, 168-2000

**.3 DELETED**

Amended by  
Bylaw No.  
88-95

**.4 21 and 23/25 Wellington Street (C2-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-4 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	Interior Side Yard (minimum)	NIL
.2	Rear Yard (minimum)	1.2 m

.3 Off-Street Parking for all uses (minimum) NIL

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
88-95

**.5 38 Darling Street (C2-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-5 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Required parking shall have a minimum width of 2.6 metres and a minimum length of 5.6 metres.
- .2 Parking areas shall provide access to each parking space by means of a traffic aisle with a minimum width of 5.4 metres for two-way traffic aisles and 2.6 metres for driveways.

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
149-97, 168-2000

**.6 DELETED**

Amended by  
Bylaw No.  
169-2000

**.7 129 Wellington Street (C2-7)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-7 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C2-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 18 storeys

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
169-2000

**.8 150 Darling Street (C2-8)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C2-8 Zone may be used for all of the uses permitted in the C2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-8 Zone use any lot, or erect, alter or use any building

or structure except in accordance with the following provisions:

- .1 Building Height (maximum) 15 storeys

That all the provisions of the C2 Zone in Section 9.2.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
127-2005, 65-2018

**.9 Darling Street Parking Lot No. 3 (C2-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C2-9 Zone may be used for all of the uses permitted in the C2 Zone, plus the following uses:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C2-9 Zone use any lot, or erect, alter or use any building or structure for a Food Service Vehicle except in accordance with the following provisions:

- .1 Deleted
- .2 Notwithstanding Section 2.3.6.1 of this Bylaw, a Food Service Vehicle may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C2 Zone in Section 9.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
151-2024

**.10 53 Charlotte Street (C2-10)**

.1 Notwithstanding any provision of this by-law to the contrary, any lot within any C2-10 Zone may be used for all of the uses permitted in the C2 Zone, plus the following additional use:

- 1. Single Detached Dwelling

That all of the provisions of the C2 Zone in Section 9.2.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with provisions herein contained, shall continue to apply mutatis mutandis.