

SECTION 9.0**COMMERCIAL ZONES****9.1****Core Commercial Zone (C1)**

9.1.1

Permitted Uses

Amended by
Bylaws No.
1-92, 97-92,
115-92, 142-92,
34-93, 141-94,
35-95, 175-96,
44-97, 6-98,
118-2000, 169-2000,
64-2000, 196-2005,
68-2011, 109-2013,
3-2015, 176-2017

The following uses are permitted in a Core Commercial (C1) Zone:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .2 Existing Apartment Dwellings.
- .3 Art galleries.
- .4 Artist's studios.
- .5 Arts schools.
- .6 Assisted housing in apartment dwellings.
- .7 Bakeries.
- .8 Places of Worship.
- .9 Commercial schools.
- .10 Convention centres.
- .11 Crisis residences.
- .12 Day nurseries.
- .13 Dwelling units in existing buildings.
- .14 Farmers' markets.
- .15 Financial institutions.
- .16 General offices.
- .17 Grocery stores.
- .18 Group correctional homes.
- .19 Group correctional residences.
- .20 Group homes.
- .21 Group residences.
- .22 Health clubs.
- .23 Home furnishing stores.
- .24 Hotels.
- .25 Junior department stores.
- .26 Libraries.
- .27 Major department stores.
- .28 Medical clinics.
- .29 Medical offices.
- .30 Mini-group homes.
- .31 Mixed Use Buildings, in accordance with Subsection 9.1.2.9
- .32 Museums.
- .33 Neighbourhood convenience stores.
- .34 Parking lots or structures.
- .35 Pawnbroker shops.
- .36 Personal service stores.
- .37 Pharmacies.
- .38 Photocopy shops.
- .39 Photographers' studios.
- .40 Places of Assembly.
- .41 Place of Entertainment/Recreation.
- .42 Post-secondary schools.
- .43 Postal stations.
- .44 Private clubs.

- .45 Private parks.
- .46 Public halls.
- .47 Private schools.
- .48 Public schools.
- .49 Public parks.
- .50 Public transit facilities.
- .51 Restaurants: full service, take-out, and fast food (including drive-through service).
- .52 Retail stores.
- .53 Retirement homes.
- .54 Secondary schools.
- .55 Service or repair shops.
- .56 Shopping centres, comprised of any of the permitted uses in the C1 Zone.
- .57 Specialty retail stores.
- .58 Supermarkets.
- .59 Taxi establishments.
- .60 Telecommunications centres.
- .61 Telecommunication services.
- .62 Theatres.
- .63 Veterinary Clinic.
- .64 Accessory uses, buildings, and structures.
- .65 Uses permitted in Section 6.1.

9.1.2

Regulations

Amended by
Bylaws No.
34-93, 175-96,
187-2000, 176-2017

Any use, building, or structure in a C1 Zone shall be established in accordance with the following:

- .1 Existing Apartment Dwellings and Retirement Homes
 - .1 Lot Area (minimum)

.1 Apartment	26.0 m ² /unit
.2 Assisted housing	20.0 m ² /unit
.3 Retirement home	25.0 m ² /bed
 - .2 Lot Width (minimum) 30.0 m
 - .3 Lot Coverage (maximum) 100%
 - .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
1.5 m/storey for each
storey above 5 storeys

- | | | |
|-----|--|------------------------------------|
| .2 | Abutting any other Zone or lot line | Nil |
| .7 | Side Yard (minimum) | |
| .1 | Interior | |
| .1 | Abutting a Residential Zone | 1.5 m/storey to a maximum of 12.0m |
| .2 | Abutting any other Zone or lot line | Nil |
| .2 | Exterior | Nil |
| .8 | Gross Floor Area (minimum) | |
| .1 | Apartments | 37.0 m ² /unit |
| .2 | Assisted housing | 35.0 m ² /unit |
| .3 | Retirement home | 20.0 m ² /bed |
| .9 | Landscaped Open Space (minimum) | 15% |
| .10 | Amenity Space (minimum) | 9.0 m ² /unit |
| .11 | Parking | |
| .1 | In accordance with | Section 6.18 |
| .2 | Notwithstanding Section 6.18.6, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof. | |
| .12 | Buffering in accordance with | Section 6.10 |
| .13 | Planting Strips | Nil |
| .14 | Loading in accordance with | Section 6.23 |
| .15 | Conversion of a non-residential or mixed use building to apartment dwellings and dwelling units shall be in accordance with Section 9.1.2.9. | |
| .16 | Notwithstanding the above, where Schedule A indicates a Zone symbol followed by information in parentheses that refers to the number of units and/or height maximums, the regulations on the said Schedule shall prevail. | |

Amended by
Bylaw No.
176-2017

Amended by
Bylaw No.
176-2017

Amended by
Bylaws No.
44-97, 154-2004,
and 196-2005

- .2 Dwelling Units in Existing Buildings
- .1 No dwelling unit shall be established in any portion of the ground floor area located adjacent to the front lot line and originally designed and/or used for non-residential purposes.
- .2 There shall be a maximum of four (4) dwelling units.
- .3 Gross Floor Area (minimum) 37 m²/unit
- .4 Parking shall be provided at 1.5 spaces/unit in addition to the required parking for non-residential uses and in accordance with Section 6.18.
- .5 All other development standards in accordance with Section 9.1.2.9 shall apply.

Amended by
Bylaws No.
44-97 and
196-2005

- .3 **DELETED**
- .4 Day Nurseries
- .1 In accordance with Section 6.8
- .5 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences
- .1 In accordance with Section 6.15 and 9.1.2.
- .6 Parking Lots or Parking Structures
- .1 In accordance with Section 6.18.
- .2 Notwithstanding Section 6.18.6, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.

Amended by
Bylaw No.
164-2005

- .7 Accessory Uses, Buildings, and Structures
- .1 In accordance with Section 6.3.
- .2 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.
- .8 Uses Permitted in Section 6.1.
- .1 In accordance with Section 6.1.

.9 Mixed Use Buildings

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C1 Zone in accordance with Schedule "M" may be used for a

Amended by
Bylaws No.
109-2013, 176-2017,
166-2021

mixed use building which shall include dwelling units and any use permitted in Section 9.1.1 excluding "Parking Lots or Structures" as a principal use or "Group Correctional Homes" and "Group Correctional Residences" as either a principal or secondary use.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

- | | | |
|-----|--|--|
| .1 | Lot Area (minimum) | Nil |
| .2 | Lot Width (minimum) | Nil |
| .3 | Lot Coverage (maximum) | 100% |
| .4 | Building Height (maximum) | 8 Storeys |
| .5 | Building Height (minimum) | 2 storeys |
| .6 | Building Stepback (minimum) | 1.5 metres above 6 storeys |
| .7 | Ground Floor Height (minimum) | 4.5 metres |
| .8 | Front Yard (minimum) | Established front building line or a maximum of 3 metres |
| .9 | Rear Yard (minimum) | |
| | .1 Abutting a Residential Zone | 7.5 m |
| | .2 Abutting any other Zone | Nil |
| .10 | Side Yard Interior (minimum) | |
| | .1 Abutting a Residential Zone | 7.5 m |
| | .2 Abutting a building with windows on the facing wall | 5.5m |
| | .3 Abutting any other Zone/wall | Nil |
| .11 | Side Yard Exterior (minimum) | Nil |
| .12 | Amenity Space (minimum) | 3.0 m ² /residential unit |
| .13 | Parking | |
| | .1 In accordance with Section 6.18 | |
| | .2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line. | |
| .14 | Landscaped Open Space | 15% which shall include: |

- .1 A minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building.

Amended by
Bylaw No.
187-2000

.10 All Other Permitted Uses

- .1 Lot Area (minimum) Nil
- .2 Lot Width (minimum) Nil
- .3 Lot Coverage (maximum) 100%
- .4 Building Height (maximum) 8 storeys
- .5 Front Yard (minimum) Nil
- .6 Rear Yard (minimum)
 - .1 Abutting an R Zone 7.5 m
 - .2 Abutting any other Zone or lot line Nil
- .7 Side Yard (minimum)
 - .1 Interior
 - .1 Abutting an R Zone 3.0 m
 - .2 Abutting any other Zone or lot line Nil
 - .2 Exterior Nil
- .8 Landscaped Open Space (minimum) Nil
- .9 Parking
 - .1 In accordance with Section 6.18
 - .2 Notwithstanding Section 6.18.6., all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.

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|-----|----------------------------|--------------|
| .10 | Open Storage | Prohibited |
| .11 | Loading in accordance with | Section 6.23 |

9.1.3 Exceptions

The following Zones apply to specific lands within a C1 Zone.

.1 53 Dalhousie Street (C1-1)

Amended by
Bylaws No.
69-2011, 49-2012

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-1 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

- .1 A printing establishment.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-1 Zone use any lot, or erect, alter or use any building or structure for a printing establishment, except in accordance with the following provisions:

- | | | |
|----|---|--------------------------------------|
| .1 | A printing establishment shall be in accordance with Section 9.1.2.8. | |
| 2 | Apartment Dwellings (maximum) | 65 units |
| | .1 Apartment dwellings permitted on the ground floor (maximum) | 4 units |
| | .2 Bedrooms (maximum) | 215 total |
| | .3 No portion of a ground floor apartment dwelling is permitted to be located adjacent to Queen Street or Dalhousie Street. | |
| | .4 Building Height (maximum) | 5 storeys or 18m (whichever is less) |
| .3 | Parking | |

Notwithstanding the requirements of Section 9.1.2.1.11 and Section 9.1.2.9.9, a minimum of 8 parking spaces shall be required.

That all remaining provisions of the C1 Zone in Section 9.1.2. 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.

.2 136-142 Dalhousie Street and 40-46 George Street (C1-2)

Amended by
Bylaw No.
2-92

Notwithstanding any provision of this Bylaw to the contrary, any lot within any

C1-2 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Any non-residential use or uses permitted in Section 9.1.1 shall only be located in the first storey.
- .2 Any non-residential use or uses permitted in Section 9.1.1 shall have a maximum gross floor area of 620.0 m².
- .3 A maximum of 14 dwelling units shall be located in the second and third storeys, and a maximum of three dwelling units each having direct entry from George Street may be located in the first storey.
- .4 The existing building facade shall be maintained.
- .5 The minimum gross floor area, excluding walls, partitions, and hallways, shall be 37.0 m²/dwelling unit.
- .6 No parking spaces shall be required for the dwelling units provided the total gross floor area of the building (excluding the basement) does not exceed 1,635.0 m².

That all the provisions of the C1 Zone in Section 9.1.2 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.

.3 108-110 Colborne Street and 9 Queen Street (C1-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-3 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

- .1 A maximum of eight dwelling units within the existing building.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.1, except in accordance with the following provisions:

- .1 Any use or uses permitted by Section 9.1.1, shall only be located in the first storey of the existing building.
- .2 Any dwelling unit shall only be located in the second storey of the existing building.
- .3 The minimum gross floor area, excluding walls, partitions, and hallways shall be 37.0 m²/dwelling unit.
- .4 No parking spaces shall be required for the dwelling units.

That all the provisions of the C1 Zone in Section 9.1.2 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.

.4 22-28 Dalhousie Street (C1-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-4 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

Amended by
Bylaws No.
25-91, and 35-95

- .1 Automobile gas bars;
- .2 Automobile service stations;
- .3 Neighbourhood convenience stores;
- .4 Public garages;
- .5 Automobile rental establishments.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.1 to 9.1.3.3.4 except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.5, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C1 Zone in Section 9.1.2 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.
25-91

.5 63 Wharfe Street (C1-5)

Amended by
Bylaw No.
25-91

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-5 Zone may be used for all the uses permitted in the C1 Zone, subject to Section 6.28.1.2 plus the following use:

- .1 A building supply centre.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-5 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.5.1, except in accordance with the following provisions:

- .1 In accordance with Section 9.1.2.

That all the provisions of the C1 Zone in Section 9.1.2 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.
25-91

.6 251 Colborne Street (C1-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-6 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Required off-street parking for any dwelling unit shall be provided and maintained at a rate of 0.45 parking spaces per dwelling unit.

That all the provisions of the C1 Zone in Section 9.1.2 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
Bylaws No.
173-92, 149-97,
and 93-2006

.7 DELETED

Amended by
Bylaws No.
120-94, 150-96,
And 22-2008

.8 97 Dalhousie Street (C1-8)

DELETED

Amended by
Bylaws No.
149-97, and 173-2008

.9 Dalhousie Street Parking Lot No. 1 (C1-9)

DELETED

Amended by
Bylaws No.
74-98, and 68-2011

.10 40 Icomm Drive (C1-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-10 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

- .1 Place of Entertainment/Recreation, which may include a gaming establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-10 Zone use any lot or erect, alter or use any building or structure for a gaming establishment, except in accordance with the following provisions:

- .1 Loading (minimum) 2 spaces in accordance with Section 6.23
- .2 A minimum of 800 gaming positions shall be provided, of which a minimum of 450 shall be gaming positions at table games.

That all the provisions of the C1 Zone in Section 9.1.2 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.

.11 Brantford and District Civic Centre and Waterfront Park (C1-11)

168-2000 Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-11 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 All the uses permitted in the OS1 Zone.

That all the provisions of the C1 Zone in Section 9.1.2 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.
168-2000

.12 110 Icomm Drive (C1-12)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-12 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Front Yard (minimum) 3.0 m
- .2 Off-Street Parking (minimum) 1 space/30.0m²
- .3 Loading Spaces (minimum) Two Type A
- .4 Any loading space may have direct access from Newport Street to permit ingress, egress, and manoeuvring without the means of a driveway.

That all the provisions of the C1 Zone in Section 9.1.2 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.

.13 Newport Street (C1-13)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-13 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-13 Zone use any lot, or erect alter or use any building or structure for a use permitted in Section 9.1.3.13.1, except in accordance with the following:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the C1 Zone in Section 9.1.2 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
Bylaws No.
168-2000, 148-2022

.14 Deleted

Amended by
Bylaws No.
65-2018, 65-2018,
148-2022

.15 Deleted

Amended by
Bylaw No.
185-2003

.16 1300 Clarence Street South (C1-16)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-16 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Automobile gas bars
- .2 Automobile washing facilities
- .3 Nursery garden centres

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-16 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Automobile gas bars and automobile washing facilities in accordance with Section 9.6.2
- .2 Open Storage
 - .1 Nursery Garden Centres in accordance with Section 6.12
 - .2 All other uses Prohibited

That all the provisions of the C1 Zone in Section 9.1.2 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.

.17 33-43 Erie Avenue and 100 Market Street South (F-C1-17)

Amended by
Bylaw No.
148-2022

.1 Notwithstanding any provision of this By-law to the contrary, no person within the F-C1-17 Zone erect any mixed use building, except in accordance with the follow provisions:

- .1 Off-Street Parking (minimum)
 - .1 Mixed Use Building
 - .1 Each dwelling unit shall provide a minimum of 0.7 parking spaces per dwelling unit and 1 space per 27 m² of commercial gross floor area.

- .2 Notwithstanding any provisions of the Bylaw to the contrary, for Part 1, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:
- | | | |
|----|---------------------------------|---|
| .1 | Landscaped Open Space (minimum) | 6.5% |
| .2 | Building Height (maximum) | 18 storeys |
| .3 | Front Yard (minimum) | 0 m |
| .4 | Building Stepback (minimum) | 1.5 m above 3 storeys, except for the east (front) elevation of the building measuring 11 m east from the northwest corner and 8 m west from the northeast corner |
| .5 | Loading Space (minimum) | |
| | .1 | A minimum of one loading space to be shared by the residential and commercial uses shall be provided |
- .3 Notwithstanding any provisions of the Bylaw to the contrary, for Part 2, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:
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|----|---------------------------------|--|
| .1 | Landscaped Open Space (minimum) | 10% |
| .2 | Building Height (maximum) | 22 storeys |
| .3 | Front Yard (minimum) | 0 m |
| .4 | Building Stepback (minimum) | 1.5 m above 3 storeys |
| .5 | Loading Space (minimum) | |
| | .1 | A minimum of one loading space to be shared by the residential and commercial uses shall be provided |
- .4 Notwithstanding any provisions of the Bylaw to the contrary, for Part 3, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:
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|----|---------------------------------|--|
| .1 | Landscaped Open Space (minimum) | 9.5% |
| .2 | Building Height (maximum) | 21 storeys |
| .3 | Front Yard (minimum) | 0 m |
| .4 | Building Stepback (minimum) | 1.5 m above 3 storeys |
| .5 | Loading Space (minimum) | |
| | .1 | A minimum of one loading space to be shared by the residential and commercial uses shall be provided |
- .5 Notwithstanding any provisions of the Bylaw to the contrary, for Part 4, as shown on Schedule B attached to and forming part of this By-law, no person within the F-C1-17 Zone shall erect any mixed use building, except in accordance with the follow provisions:
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|----|---------------------------------|-----|
| .1 | Landscaped Open Space (minimum) | 12% |
|----|---------------------------------|-----|

.2	Building Height (maximum)	18 storeys
.3	Front Yard (minimum)	1.5 m
.4	Building Stepback (minimum)	1.5 m above 3 storeys
.5	Loading Space (minimum)	
.1	A minimum of one loading space to be shared by the residential and commercial uses shall be provided	

That all the provisions of the C1 Zone in Section 9.1.2 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.

.18 166-176 Greenwich Street (F-C1-18 and C1-18)

Amended by
Bylaw No.
177-2022

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any F-C1-18 and C1-18 Zone may be used for all of the uses permitted in the C1 Zone.
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-C1-18 and C1-18 Zone use any lot, or erect, alter or use any building or structure for a Mixed Use Building, except in accordance with the following provisions:
- .1 For the purpose of this By-law, the lot line abutting Newport Street shall be deemed the front lot line, the lot line abutting Greenwich Street shall be deemed the exterior side lot line, the northerly lot line shall be deemed the interior side lot line, and the westerly lot line shall be deemed the rear lot line.
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|----|--|---|
| .2 | Building Height (maximum) | 11 Storeys |
| .3 | Ground Floor Height (minimum) | Notwithstanding Section 9.1.2.9.7 of this By-law to the contrary, the minimum ground floor height shall not apply to a parking structure. |
| .4 | Front Yard | |
| | .1 Minimum | Nil |
| | .2 Maximum | 3.0 m |
| .5 | Parking | |
| .1 | Notwithstanding Section 6.18.7.8 of this By-law to the contrary, the minimum parking requirement for a Mixed Use Building shall be 1.0 space/dwelling unit, plus a total of 36 spaces for non-residential uses. | |
| .2 | Notwithstanding Section 6.18.4.4 of this By-law, parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 2.25 metres. | |

- .6 Loading Notwithstanding Section 6.23.6.3 of this By-law to the contrary, a minimum of 1 Type A Loading Space shall be provided.
- .7 Planting Strip Nil

That all remaining provisions of the C1 Zone in Section 9.1.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis

.19 180-188 Greenwich Street (F-C1-19)

Amended by
Bylaw No.
177-2022

- .1 Notwithstanding any provision of this By-law to the contrary, any lot within any F-C1-19 Zone may be used for all of the uses permitted in the C1 Zone.
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-C1-19 Zone use any lot, or erect, alter or use any building or structure for a Mixed Use Building, except in accordance with the following provisions:
 - .1 For the purpose of this By-law, the lot line abutting Greenwich Street shall be deemed the front lot line, the lot line abutting Newport Street shall be deemed the exterior side lot line, the northerly lot line shall be deemed the rear lot line, and the easterly lot line shall be deemed the interior side lot line.
 - .2 Building Height (maximum) 10 storeys
 - .3 Ground Floor Height (minimum)

Notwithstanding Section 9.1.2.9.7 of this By-law to the contrary, the minimum ground floor height shall not apply to a parking structure.
 - .4 Front Yard
 - .1 Minimum Nil
 - .2 Maximum 3.0 m
 - .5 Parking
 - .1 Notwithstanding Section 6.18.7.8 of this By-law to the contrary, the minimum parking requirement for a Mixed Use Building shall be 1.0 space/dwelling unit, plus a total of 18 spaces for non-residential uses.
 - .2 Notwithstanding Section 6.18.4.4 of this By-law, parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 2.25 metres.

.6 Loading

Notwithstanding Section 6.23.6.3 of this By-law to the contrary, a minimum of 1 Type A Loading Space shall be provided.

.7 Planting Strip Nil

That all remaining provisions of the C1 Zone in Section 9.1.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.20 50 Market Street South, 22 Market Street South, and 78 Icomm Drive (H-F-C1-20)

Amended by
Bylaw No.
50-2024

.1 Notwithstanding any provision of this By-law to the contrary, no person shall within any H-F-C1-20 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 6.28 and Section 9.1 except in accordance with the following provisions:

.1 The lands zoned H-F-C1-20 may only be used in accordance with the permitted uses in the H-F-C1-20 Zone upon the removal of the Holding (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 The Applicant confirms that adequate infrastructure is available for water, sanitary, and stormwater servicing.
- .2 The Applicant provides confirmation of shoring requirements for each phase of development.
- .3 The Applicant must demonstrate through a Wind Study / Wind Tunnel Testing that wind conditions on-site will be further assessed and mitigated if required.

.2 Building Height (maximum) as identified on Schedule B, Map C1-20:

- Block 1: 26 storeys
- Block 2: 25 storeys
- Block 3: 13 storeys
- Block 4: 21 storeys

.3 Building Stepback (minimum) 0 metres above 6 storeys

.4 Ground Floor Height (minimum) All buildings provide a minimum ground floor height of 4.5 metres or above with the exception of townhouses on Street C, shown on Schedule B, Map C1-20, with a ground floor height of 3 metres.

.5 Front Yard (minimum) Established Front Building Line or a maximum of 0 metres.

- .6 Mixed Use Buildings Residential uses shall not be permitted on the ground floor of a mixed- use building with the exception of the townhouse units along Street C, shown on Schedule B, Map C1-20.
- .7 Planting Strip (minimum)
- | | | |
|----|---|-------|
| .1 | Abutting a Freeway or the Corridor Area | 0.0 m |
| .2 | Abutting Any other Street | 0.0 m |
- .8 Height Exceptions
- A stair tower, elevator shaft, water tank, skylight, mechanical penthouse, or other heating, cooling, or ventilating equipment, window washing equipment, or a fence, wall, or structure enclosing such elements shall be permitted, which exceeds the height regulations of the Zone, provided that:
- .1 The maximum height of such elements is 10.0 m;
- .2 The aggregate horizontal area of such elements, including the fence or other enclosure, does not exceed 100% of the area of the roof;
- .3 The width of such elements, including the fence or other enclosure, does not exceed 100% of the width of the wall of the main building facing any street line.
- .9 Access to Parking
- Parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 3.35 m on Floor 1, and 2.4 m on Floors 2 and above.
- .10 Off-Street Required Parking
- Residential: 0.7 space / dwelling unit
- Retail Store: 1.0 space / 30.0 m² GFA
- Post-Secondary (Institutional): 0 space / 70 m² GFA
- Medical Office or Medical Clinic: 1.0 space / 25 m² GFA
- .11 Type of Loading Space
- Any required loading space for Commercial uses greater than 1000 m² shall be Type A or Type B.

That all remaining provisions of the C1 Zone in Section 9.1.2 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.