

Specialized Commercial NC, CC and RC Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Commercial Shopping Centre **Zones**. In these cases, specific Restricted Defined Commercial Shopping Centre Areas (Specialized Commercial Shopping Centre **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. NC-1, NC-2, CC-4, etc.).

The NC, CC and RC **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any Restricted Defined Area.

The following Specialized NC, CC and RC **Zones** are herein set out:

6.2.3.1 Special Neighbourhood Shopping Centre (NC) Zones

6.2.3.1.1 NC-1

475, 483, 485 Speedvale Ave. E.

As shown on Defined Area Map Number 44 of Schedule "A" of this **By-law**.

6.2.3.1.1.1 Permitted **Uses**

In addition to the **Uses** listed in Section 6.2.1.1 of this **By-law**, the following shall also be permitted:

- **Car wash, Automatic**

6.2.3.1.2 NC-2

142-146 Speedvale Ave. W.

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

6.2.3.1.2.1 Permitted **Uses**

Parking lot for **Use** in conjunction with the commercial Building in the adjacent NC **Zone**.

6.2.3.1.2.2 Regulations

6.2.3.1.2.2.1 Minimum **Setback** for **Parking Spaces**

- Edinburgh Road – The **Street Line** shall be the **Setback line**.
- Kimberly Drive – 7.5 metres from the Street Line.

6.2.3.1.2.2.2 **Buffer Strip**

Buffer Strips in the NC-2 **Zone** shall be in accordance with the following provisions only:

- 6.2.3.1.2.2.2.1 A screen fence, 1.2 metres in height and protected by **Vehicle** curb stops or barriers, shall extend from the northerly corner of the **Zone** to a point 7.5 metres from the Kimberly Drive **Street Line**.

6.2.3.1.3 NC-3

252 Eramosa Rd.

As shown on Defined Area Map Number 34 of Schedule "A" of this **By-law**.

6.2.3.1.3.1 Regulations

6.2.3.1.3.1.1 Minimum **Lot Frontage**
28 metres.

6.2.3.1.3.1.2 Minimum **Front Yard**
15 metres.

6.2.3.1.3.1.3 Minimum **Setback** for a **Vehicle Gas Bar**
4.5 metres from the **Street Line**.

6.2.3.1.3.1.4 Dimensions of **Parking Spaces**
Parking Spaces shall have minimum dimensions of 2.75 metres by 5.5 metres.

6.2.3.1.4 NC-4

(added/amended by 14933)

As shown on Defined Area Map Number 35 of Schedule "A" of this **By-law**.

6.2.3.1.4.1 Permitted **Uses**

Notwithstanding the **Uses** permitted in Section 6.2.1.1 of Zoning **By-law** Number (1995)-14864, the following **Uses** shall be permitted in the Specialized NC-4 **Zone**:

- **Convenience Retail**
- **Day Care Centre**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30 (added by 20093)
- **Laundry**
- **Library**
- **Office**
- **Personal Service Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Veterinary Service**
- **Accessory Uses**
- **Occasional Uses**

6.2.3.1.4.2 Regulations

In accordance with Section 4 (General Provisions) Section 6.2.2 and Table 6.2.2 (Commercial Centre Regulations) with the following additions and exceptions:

6.2.3.1.4.2.1 Off-Street Parking Requirements

In accordance with the parking ratios provided in Section 4.13 with the following additional regulations for **Restaurants**:

- i. **Restaurant Uses** shall not exceed 60% of the total **Gross Floor Area** of a mall.
- ii. Where a **Restaurant(s)** occupies 60% of the **Gross Floor Area** of a mall, a 15% variance from the total amount of required parking for the mall shall be permitted.

6.2.3.1.4.2.2

Off-Street Loading

- i. 1 off-street **Loading Space** which may also function as a **Parking Space** shall be permitted.
- ii. The required **Loading Space** shall have dimensions of 3.6 metres by 9.0 metres and shall be screened by landscaping from view of a public **Street**.

6.2.3.1.4.2.3

Buffer Strip

A 1.2 metre wide **Buffer Strip** shall be permitted which shall consist of sodding with landscaping and a 1.5 metre high solid screen wood privacy fence.

6.2.3.1.4.2.4

Parking in **Setback**

Parking may be permitted within 2.5 metres of the Eramosa Road **Street Line**.

6.2.3.1.4.2.5

Planting Area

With the exception of a single **Parking Space** which may be located within 2.5 metres of the Eramosa Road **Street Line**, a landscaped strip of land 3 metres in width shall be maintained adjacent to the **Street Line**, except for those areas required for entry ramps.

6.2.3.1.5 NC-5

(added/amended by (15378)
Changed to CC-13 **Zone**.

6.2.3.1.6 NC-6

(added/amended by (15044)
70 Stevenson St. S.

As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

6.2.3.1.6.1

Permitted **Uses**

The following **Uses** shall be permitted in the Specialized NC-6 (Neighbourhood Commercial Shopping Centre) **Zone**:

- Artist Studio
- **Dry Cleaning Outlet**
- Bank
- **Food Vehicle** in accordance with Section 4.30 (added by 20093)
- **Laundry**
- **Medical Clinic**
- **Medical Offices**
- **Personal Service Establishment**
- **Take Out Restaurant**
- **Restaurant**

- **Veterinary Service**
- **Video Rental Outlet**
- **Retail**
- Church
- **Warehouse**

- 6.2.3.1.6.2 Regulations
The Specialized NC-6 **Zone** shall be subject to the regulations of Section 4 (General Provisions), Section 6.2.2 (Shopping Centre Regulations) and Table 6.2.2 (Shopping Centre Regulations) with the following additions and exceptions:
- 6.2.3.1.6.2.1 Landscaping Strip
A 2.75 metre wide landscaping strip shall be provided along the front property line, except for those areas required for entry ramps.
- 6.2.3.1.6.2.2 **Rear Yard**
The **Rear Yard** for additions to the existing **Building** shall be a minimum of 0.6 metres and for a new **Building** it shall be a minimum of 3.0 metres.
- 6.2.3.1.6.2.3 **Buffer Strip**
A 1.5 metre high solid screen fence shall be required along the northerly and southerly **Side Lot Lines** beginning at a point 0.4 metres from the **Street Line**.
- 6.2.3.1.7 NC-7**
(added/amended by 17900)
As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.
- 6.2.3.1.7.1 Permitted **Uses**
In accordance with the provisions of Section 6.2.1.1 of Zoning **By-law** (1995) – 14864, as amended with the following exception:
- **Vehicle Sales Establishment** and **Vehicle Establishment** are prohibited at 1388 Gordon Street.
- 6.2.3.1.7.2 Regulations
In accordance with Section 6.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions.
- 6.2.3.1.7.2.1 Maximum **Gross Floor Area**
Despite Row 10, Table 6.2.2, the maximum **Gross Floor Area** shall be 1100 square metres.
- 6.2.3.1.7.2.2 Maximum **Front Yard**
7.5 metres and in accordance with Sections 4.24 and 4.6.

6.2.3.1.8 NC-8

(added/amended by (18140)

As shown on Defined Area Map Number 32 of Schedule "A" of this **By-law**.

6.2.3.1.8.1 Permitted **Uses**

In accordance with the provisions of Section 6.2.1.1 of Zoning **By-law** (1995) – 14864, as amended with the following exception:

- **Vehicle Gas Bar** is prohibited.

6.2.3.1.8.2 Regulations

In accordance with Section 6.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions.

6.2.3.1.8.2.1 Maximum **Building Height**

Despite Row 8, Table 6.2.2, the maximum building shall be 5 **Storeys** and 17 meters.

6.2.3.1.8.2.2 Minimum **Building Height**

The minimum **Building Height** shall be 3 **Storeys**.

6.2.3.1.8.2.3 Maximum **Lot Area**

Despite Row 2, Table 6.2.2, the maximum **lot area** shall be 30,200 m².

6.2.3.1.8.2.4 Maximum **Gross Floor Area**

Despite Row 10, Table 6.2.2, the maximum floor area shall be 6,600 m² for the entire **Development** and 1,500 m² for the commercial component of the **Development**.

6.2.3.1.9 NC-9

(added/amended by (18827)

As shown on Defined Area Map Number 78 of Schedule "A" of this **By-law**.

6.2.3.1.9.1 Permitted **Uses**

In accordance with the provisions of Section 6.2.1.1 of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

- Car wash facilities are prohibited
- Drive-thru facilities are prohibited

6.2.3.1.9.2 Regulations

In accordance with Section 4 (General Provisions), Section 6.2.2 and Table 6.2.2 (Commercial Centre Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

6.2.3.1.9.2.1 Maximum **Gross Floor Area**

4000 square metres

- 6.2.3.1.9.2.2 **Maximum and Minimum Building Height**
 In addition to the maximum **Building Height** provisions of Table 6.2.2, Row 8, any **Building** with a total **Building** envelope greater than 1500 square metres shall have a minimum **Building Height** of 2 storeys
- 6.2.3.1.9.2.3 **Development Regulations for Gas Bars**
- The **Development** of any gas bar shall occur in association with the **Development** of a **Building** with a minimum gross leasable floor area of 300 square metres
 - No gas bar shall be located between any **Building** and any **Street Line** or between any **Building** and the intersection of Victoria Road and Wideman Boulevard
- 6.2.3.1.9.2.4 **Maximum and Minimum Front and Exterior Side Yard**
- A **Building** shall be located at the corner of Victoria Road North and Wideman Boulevard at a maximum **Front Yard** and **Exterior Side Yard Setback** (build-to-line) of 6 metres and a minimum **Front Yard** and **Exterior Side Yard Setback** of 3 metres
 - A minimum of 30% total **Building** façade facing Victoria Road shall be provided at a minimum **Setback** of 3 metres and a maximum **Setback** (build-to line) of 6 metres from Victoria Road
- 6.2.3.1.9.2.5 **Minimum Off-Street Parking**
 The minimum off-street parking required for all **Uses** shall be 1 space per 23 square metres of **Gross Floor Area**.
- 6.2.3.1.9.2.6 **Building Entrances**
 A **Building** entrance facing Victoria Road shall be provided for the **Development** of any commercial **Building** on the site.
- 6.2.3.1.9.2.7 **Landscaped Buffer Strip**
 A minimum 6 metre wide landscaped **Buffer Strip** shall be provided along the easterly and northerly property lines.
- 6.2.3.1.10 NC-10**
 (added/amended by (xxxx)-19676)
 As shown on Defined Area Map Number 62 of Schedule "A" of this **By-law**.
- 6.2.3.1.10.1 **Permitted Uses**
 In accordance with the **Uses** listed in Section 6.2.1.1 of **By-law** Number (1995)-14864.
- 6.2.3.1.10.2 **Regulations**
 In accordance with Section 6.2.2 and Table 6.2.2 with the following additions and exceptions:
- 6.2.3.1.10.2.1 **Minimum Front Yard**
 0.6 metres (for the purpose of this **By-law** the **Front Lot Line** is considered to be along Starwood Drive).

- 6.2.3.1.10.2.2 **Maximum Front Yard**
3 metres (for the purposes of this **By-law** the **Front Lot Line** is considered to be along Starwood Drive).
- 6.2.3.1.10.2.3 **Street Entrances**
The **Street Entrances** shall be located facing Starwood Drive.

For the purpose of this **By-law**, a "**Street Entrance**" shall mean the principle entrance to a business which shall be located in a part of the **Building** facing a public **Street** which is at or within 0.2 metres above or below grade.
- 6.2.3.1.10.2.4 **Sight Line Triangles**
Despite Section 4.6.1, part of the **Building** can be located within the sight line triangle.
- 6.2.3.1.10.2.5 **Buffer Strips**
Notwithstanding any other provision to the contrary, **Buffer Strips** shall not be required.
- 6.2.3.1.11 NC-11**
(added/amended by (19676)
As shown on Defined Area Map Number 62 of Schedule "A" of this **By-law**.
- 6.2.3.1.11.1 **Permitted Uses**
In accordance with the **Uses** listed in Section 6.2.1.1 of **By-law** Number (1995)-14864.
- 6.2.3.1.11.2 **Regulations**
In accordance with Section 6.2.2 and Table 6.2.2 with the following exception:
- 6.2.3.1.11.2.1 **Buffer Strips**
Notwithstanding any other provisions to the contrary, **Buffer Strips** shall not be required.
- 6.2.3.1.12 NC-12(H)**
(added by (2022)-20741)
1354 Gordon St
As shown on Defined Area Map Numbers 32 and 42 of Schedule "A" of this **By-law**.
- 6.2.3.1.12.1 **Permitted Uses**
In addition to the **Uses** listed in Section 6.2.1.1 of this **By-law**, the following shall also be permitted:
- **Micro-Brewery** or **Brew Pub**

- 6.2.3.1.12.2 Regulations
In accordance with Section 4 (General Provisions), Section 6.2.2 and Table 6.2.2 (Commercial Shopping Centre Regulations); with the following exceptions:
- 6.2.3.1.12.2.1 Minimum **Side Yard**
- 6.2.3.1.12.2.1.1 Despite Table 6.2.2, Row 5, the minimum **Exterior Side Yard** shall be 5 metres.
- 6.2.3.1.12.2.1.2 Despite Table 6.2.2, Row 6, the minimum **Side Yard** shall be 10 metres.
- 6.2.3.1.12.2.2 **Building Height** and **Angular Plane**
- 6.2.3.1.12.2.2.1 Despite Table 6.2.2, Row 8, the maximum **Building Height** shall be 8 **Storeys**.
- 6.2.3.1.12.2.2.2 **Building Height** shall not exceed a 47-degree **Angular Plane** projected from the Gordon Street right-of-way centerline.
- 6.2.3.1.12.2.3 Net Density
Maximum residential net density shall be 172.4 units per hectare.
- 6.2.3.1.12.2.4 **Gross Floor Area**
- 6.2.3.1.12.2.4.1 Despite Table 6.2.2, Row 10, the maximum **Gross Floor Area** shall be 11,000 square metres.
- 6.2.3.1.12.2.4.2 A minimum 524 square metres of the **Building Gross Floor Area** shall be exclusively devoted to commercial **Uses** and further, shall be located on the ground floor.
- 6.2.3.1.12.2.5 **Common Amenity Area**
A minimum of 2,200 square metres or 20 square metres per **Dwelling Unit** of **Common Amenity Area** shall be provided, whichever is less.
- 6.2.3.1.12.2.6 **Building** Length
No **Building** shall exceed a maximum length of 75 metres.
- 6.2.3.1.12.2.7 Surface **Parking Area** Length
No surface off-street **Parking Area** shall exceed a maximum length of 33 metres, inclusive of **Parking Aisles**.
- 6.2.3.1.12.3 Holding Provision
Purpose:

To ensure that the development of the lands does not proceed until the Owner has met certain conditions to the satisfaction of the **City** with regard to the development of the site.

Condition:

1. The owner shall obtain approval from the City Engineer/General Manager of Engineering and Transportation Services with respect to the availability of adequate sanitary sewer capacity.