

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

The following Specialized RC **Zones** are herein set out:

6.2.3.3 Special Regional Shopping Centre (RC) Zones

6.2.3.3.1 RC-1

(added/amended by 15006)

As shown on Defined Area Map Number 17 of Schedule "A" of this **By-law**.

6.2.3.3.1.1 Regulations

6.2.3.3.1.1.1 Interpretation

In addition to the terms defined in this **By-law**, the following term shall have the corresponding meaning for the purpose of determining the parking ratio and floor area of the RC-1 **Zone**:

"Gross Leasable Floor Area" means the total floor area of a **Building** that is designed and intended for exclusive **Use** and occupancy by a tenant or owner measured from the centre line of interior partitions and from the outside face of exterior walls.

6.2.3.3.1.1.2 Minimum Off-Street Parking

Within the RC-1 **Zone**, the minimum off-street parking ratio shall be 4.9 per 90 m² of **Gross Leasable Floor Area**.

6.2.3.3.1.1.3 Maximum **Gross Leasable Floor Area**

Within the RC-1 **Zone**, the maximum **Gross Leasable Floor Area** shall be 60,000 m².