

## SECTION 18

### GENERAL COMMERCIAL 3 ZONE (GC3)

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#### 18.1 Permitted Uses

All of those uses set out in [Section 16.1](#).  
 Multiple use apartment dwellings.  
 Public open space/parks.

#### 18.2 Zone Regulations

##### 18.2.1 All Uses Permitted in Section 16.1 with the Exception of Existing Dwellings, Residential Conversion of an Existing Commercial Building, Automobile Service Stations, Gas Bars, Multiple Use Apartment Dwellings and Group Homes *(41/2010)*

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (1) | Lot Area:         | (minimum) | <b>950m<sup>2</sup></b>  |
| (2) | Lot Frontage:     | (minimum) | <b>30m</b>   |
| (3) | Front Yard Depth: | (minimum) | <b>3m</b> except that where a building exceeds <b>10m</b> in height, a front yard of <b>3m</b> plus <b>1m</b> for every <b>3m</b> of building height or major portion thereof above <b>10m</b> shall be provided |

- |     |                        |           |   |
|-----|------------------------|-----------|---|
| (4) | Side Yard Widths:      | (minimum) | <ul style="list-style-type: none"> <li>i) <b>3m</b>, except as follows:           <ul style="list-style-type: none"> <li>where a side yard abuts a Residential Zone a minimum side yard of <b>5m</b> shall be provided;</li> </ul> </li> <li>ii) where a side yard is an exterior side yard a <b>6m</b> side yard shall be provided; or</li> <li>iii) where a building exceeds <b>10m</b> in height, a side yard of <b>3m</b> plus <b>1m</b> for every <b>3m</b> of building height or major portion thereof above <b>10m</b> shall be provided.</li> </ul> |
| (5) | Rear Yard Depth:       | (minimum) | <b>10m</b>  |
| (6) | Lot Coverage:          | (maximum) | <b>50%</b>  |
| (7) | Height:                | (maximum) | <b>45m</b>  |
| (8) | Landscaped Open Space: | (minimum) | <b>15%</b>  |
| (9) | Landscaped Strips:     | (minimum) | <b>3m</b> adjacent to a Residential Zone  |

### **18.2.2 Existing Dwellings**

- (1) The regulations set out in Section 7.2.1 shall apply.

### **18.2.3 Residential Conversion of an Existing Commercial Building**

- (1) The regulations set out in Section 14.2.2 shall apply.

### **18.2.4 Automobile Service Stations and Gas Bars**

- (1) The regulations set out in Section 15.2.2 shall apply.

### **18.2.5 Multiple Use Apartment Dwellings**

- (1) Lot Area: (minimum) **75m<sup>2</sup>** per dwelling unit, except that for each required parking space provided within the building or underground there may be a reduction of **25m<sup>2</sup>** from the required lot area

- (2) Lot Frontage: (minimum) **25m**
- (3) Front Yard Depth: (minimum) **9m**
- (4) Side Yard Widths: (minimum) **6m plus 1/4 of the building height**
- (5) Rear Yard Depth: (minimum) **10m**
- (6) Lot Coverage: (maximum) **35%**
- (7) Height: (maximum) **45m**
- (8) Landscaped Open Space: (minimum) **40%**

**18.2.6 Group Homes**

*(41/2010)*

- (1) The regulations set out in [Section 3.16](#) shall apply.

**18.3 Site and Area Specific Regulations**

**The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.**

|                              |                |                              |                |                               |                |
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**18.3.1 GC3-1** (See Zoning Map Part 38)**18.3.1.1 Permitted Uses**

- (1) May be used for a light industrial use or an automobile body shop.

**18.3.1.2 Site Zone Regulations**

- (1) Building Restriction: a light industrial use or an automobile body shop shall be limited to the existing buildings and there shall be no increase in the floor area of the buildings

**18.3.2 GC3-2** (See Zoning Map Part 38)**18.3.2.1 Permitted Uses**

- (1) May be used for a **3** unit multiple attached dwelling.

**18.3.2.2 Site Zone Regulations - 3 Unit Multiple Attached Dwelling**

- |     |                  |           |              |
|-----|------------------|-----------|--------------|
| (1) | Lot Frontage:    | (minimum) | <b>17.8m</b> |
| (2) | Rear Yard Depth: | (minimum) | <b>6.5m</b>  |

**18.3.3 GC3-3** (See Zoning Map Part 38)**18.3.3.1 Permitted Uses**

- (1) A combined personal service shop and a dwelling unit may be permitted.

**18.3.3.2 Site Zone Provisions - Combined Personal Service Shop and a Dwelling Unit**

- |     |                    |           |   |
|-----|--------------------|-----------|---|
| (1) | Lot Frontage:      | (minimum) | <b>12.2m</b>  |
| (2) | Side Yard Widths:  | (minimum) | <b>1.5m</b> along north and south sides   |
| (3) | Rear Yard Depth:   | (minimum) | <b>1.5m</b>   |
| (4) | Landscaped Strips: | (minimum) | - <b>1.5m</b> along the north, south and west lot lines adjacent to the building<br>- <b>0.6m</b> along the north side of the parking lot<br>- no landscaped strips along the south property line adjacent to the parking lot |

**18.3.4 GC3-4** (See Zoning Map Part 38)**(95/2003)****18.3.4.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Converted dwelling units.
- (3) Multiple use apartment dwellings.
- (4) Those uses set out in Section 16.1, excluding night clubs, automobile washing establishments, automobile repair establishments, automobile sales establishments, gas bars, taxi stands, and automobile service stations.
- (5) Those uses set out in Section 11.1.

**18.3.4.2 Site Zone Regulations-Converted Dwelling Unit**

- |     |                         |           |   |
|-----|-------------------------|-----------|---|
| (1) | Front Yard Depth:       | (minimum) | <b>5m</b>   |
| (2) | Landscaped Open Space:  | (minimum) | <b>20%</b>  |
| (3) | Garage Restriction:     | (minimum) | the existing garage may only be used for accessory purposes to the commercial uses or the dwelling unit use |
| (4) | Lighting:               | (minimum) | exterior lighting shall be of a non-glare nature and directed away from adjacent residential properties     |
| (5) | Floor Area Restriction: | (minimum) | <b>56m<sup>2</sup></b> for each dwelling unit   |
| (6) | Signs:                  | (minimum) | must be of a non-glare nature   |

**18.3.4.3 Site Zone Regulations – Multiple Use Apartment Dwellings**

- (1) The regulations set out in [Section 18.2.5](#) shall apply.

**18.3.4.4 Site Zone Regulations – Uses Permitted in Section 16.1**

- (1) The regulations set out in Section 16.2 shall apply.

**18.3.4.5 Site Zone Regulations – Uses Permitted in Section 11.1**

- (1) The respective regulations set out in Section 11.2 shall apply.
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**18.3.6 GC3-6** (See Zoning Map Part 38)

**18.3.6.1 Permitted Uses**

- (1) May be used for an automobile sales lot and automobile repair establishment which includes motor vehicle painting.

**18.3.6.2 Site Zone Regulations**

- (1) Redevelopment: if the said lands are redeveloped, and a new building is being utilized for the purpose of an automobile sales and repair establishment, then such new building shall comply with all requirements of [Section 18.2.1](#).
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**18.3.7 GC3-7** (See Zoning Map Part 38)*(OMB Approved - 77/2006)***18.3.7.1 Site Zone Regulations**

- (1) Planting Strips: Notwithstanding the requirements of Section 3.20 (2) - Planting Strips, there shall be no planting strip requirement along the south property line and along the west property line to within **3 metres** of the north property line.

**18.3.8 GC3-8** (See Zoning Map Part 38)*(133/2006)***18.3.8.1 Permitted Uses**

- (1) All of those uses set out in Section 16.1 and [18.1](#)  
 (2) May be used for a hospice.

**18.3.8.2 Site Zone Regulations**

- (1) As set out in Sections [18.2.1](#) and 3.45.

**18.3.9 GC3-9** (See Zoning Map Part 38)*(44/2018)***18.3.9.1 Permitted Uses**

- (1) All of those uses set out in Section [18.1](#)

**18.3.9.2 Site Zone Regulations**

- |     |  |           |                |
|-----|--|-----------|----------------|
| (1) | Lot Area:  | (minimum) | <b>0.46 ha</b> |
| (2) | Front Yard<br>(London Rd):                                     | (minimum) | <b>2.8m</b>    |
| (3) | Exterior Side Yard:<br>east side                               | (minimum) | <b>2.3m</b>    |
| (4) | Interior Side Yard:<br>west side                               | (minimum) | <b>2.4m</b>    |
| (5) | Lot Coverage:  | (maximum) | <b>42.2%</b>   |
| (6) | Landscaped Space:  | (minimum) | <b>24.1%</b>   |
| (7) | Planting strip adjacent<br>to a residential property:(minimum) |           | <b>2.4m</b>    |

|      |                                      |           |   |
|------|--------------------------------------|-----------|---|
| (8)  | Planting strip adjacent to a Street: | (minimum) | <b>2.8m along London Rd.<br/>2.3m along Christina St.</b> |
| (9)  | Balcony setback from property line:  | (minimum) | <b>1.3m</b>   |
| (10) | Main floor Commercial space:         | (minimum) | <b>185.8m<sup>2</sup></b>                                 |
| (11) | Parking Spaces:                      | (minimum) | <b>137 spaces</b>   |
| (12) | Visitors Parking:                    | (minimum) | <b>10 spaces</b>  |

### **18.3.10 GC3-10** (See Zoning Map Part 38)

*(176/2019)*

#### **18.3.10.1 Permitted Uses**

- (1) All of those uses set out in Section [18.1](#)

#### **18.3.10.2 Site Zone Regulations**

|      |  |           |                                     |
|------|--|-----------|-------------------------------------|
| (1)  | Lot Area:  | (minimum) | <b>0.29 ha</b>                      |
| (2)  | Side Yard Width (north side):                      |           | <b>6.4m</b>                         |
|      | Floors 1 to 5                                      | (minimum) | <b>6.4m</b>                         |
|      | Floors 6 to 19                                     | (minimum) | <b>12.5m</b>                        |
| (3)  | Side Yard Width (south side):                      |           |                                     |
|      | Floors 1 to 5                                      | (minimum) | <b>2.7m</b>                         |
|      | Floors 6 to 19                                     | (minimum) | <b>8.1m</b>                         |
| (4)  | Rear Yard Depth:                                   | (minimum) | <b>3.5m</b>                         |
| (5)  | Lot Coverage:                                      | (maximum) | <b>40%</b>                          |
| (6)  | Planting strip adjacent to a residential property: | (minimum) | <b>0.0m</b>                         |
| (7)  | Planting strip adjacent to a street:               | (minimum) | <b>1.0m</b>                         |
| (8)  | Main floor commercial space:                       | (minimum) | <b>58m<sup>2</sup></b>              |
| (9)  | Parking spaces:                                    | (minimum) | <b>1.2 spaces per dwelling unit</b> |
| (10) | Bicycle parking:                                   | (minimum) | <b>0.2 spaces per dwelling unit</b> |
| (11) | Visitor parking:                                   | (minimum) | <b>21 spaces</b>                    |

