

PART 12 – URBAN AND NEIGHBOURHOOD CENTRE ZONES

12.1 WESTBANK URBAN CENTRE – MIXED USE CORRIDOR ZONE (WUC1)

.1 Purpose

To accommodate a high-density, walkable, vibrant and pedestrian scaled mixed-use precinct in the Westbank Urban Centre Mixed-Use Corridor as defined in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- | | |
|---|------------------------------------|
| (a) Agricultural market | (o) Hotel |
| (b) Apartment | (p) Library, museum or art gallery |
| (c) Alcohol production facility | (q) Live/work unit |
| (d) Broadcasting studio | (r) Neighbourhood pub |
| (e) Cabaret, bar or lounge | (s) Office |
| (f) Care facility, major in apartment form only | (t) Parks and Open Space |
| (g) Child care, major (centre/facility) | (u) Personal service establishment |
| (h) Commercial school | (v) Postal or courier service |
| (i) Community or assembly hall | (w) Printing or publishing |
| (j) Congregate housing | (x) Recreation services, indoor |
| (k) Education facility | (y) Restaurant |
| (l) Extended medical treatment facility | (z) Retail, convenience |
| (m) Entertainment facility, indoor | (aa) Retail, general |
| (n) Fire, police or ambulance service | (bb) Transportation station |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor
- (c) Vehicle Parking Areas or Structures

.4 Site Specific Uses, Buildings and Structures - Reserved

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (2,690.9 ft ²)
(b)	Minimum parcel frontage	7.5 m (24.6 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum base density:	2.6 FAR
(d)	Maximum density (with density bonusing):	6.5 FAR
(e)	Maximum parcel coverage	100% with consideration of public amenity space guidelines as per the City's Official Community Plan
(g)	Maximum building height (With density bonusing)	70.0 m (229.7 ft) to a maximum of 19 storeys, except it is: 5.0 m (16.4 ft) for accessory buildings and structures
(h)	Maximum building podium height :	12.0 m (39.4 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(i)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is:
		0.0 m (0.0 ft) for buildings and structures on Hoskins Road;
		2.0 m (6.6 ft) for buildings on Brown Road;
		3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway; and
		6.2 m (20.3 ft) for a garage, parkade door or gate having vehicular entry from the front.
ii.	Rear parcel boundary or private access easement, whichever is closer	0.0 m (0.0 ft), except it is:
		6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation as per the City's Official Community Plan
iii.	Interior side parcel boundary or private access easement, whichever is closer	0.0 m (0.0 ft), except it is:
		6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation as per the City's Official Community Plan
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is:
		0.0 m (0.0 ft) for buildings and structures on Hoskins Road;
		2.0 m (6.6 ft) for buildings on Brown Road;
		3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway; and
		6.2 m (20.3 ft) for a garage, parkade door or gate having vehicular entry from the exterior side.
v.	Podium stepback for buildings 5 storeys or greater	A 3.0 m (9.8 ft) stepback is required for any portion of the building above 3 storeys or 12.0 m (39.4 ft), whichever is less, and the stepback may occur above the second or third storey.

vi.	Building Tower for buildings 7 storeys or greater	20.0 m (65.6 ft) to towers on adjacent site;
		15.0 m (49.2 ft) between towers on the same site; and
		10.0 m (32.8 ft) to adjacent property line of potential future high rise site.
vii.	Corner lot setback	A 4.5 m (14.8 ft) long triangular setback shall be applied to the first storey only abutting the lot lines that meet at each corner of an intersection. No buildings or structural columns are permitted in the setback area.
viii.	Provincial Highway	Subject to Section 3.11
ix.	A1 Zone or ALR	Subject to 3.23.

.6 Other Regulations

- (a) All developments must contain a mix of residential and commercial or institutional uses listed as Principal Uses in this zone
- (b) Commercial or institutional uses are required along the entire **frontage** of the ground floor level (except lanes) for properties in the Mixed-Use Corridor fronting Brown Road as an identified high street, including the flanking side street on a corner lot, and residential uses or **hotel** uses are only permitted above the first storey. **Hotel** lobbies may be located at **grade** in combination with ground floor commercial or institutional **building** street **frontage**.
- (c) Where a lane is provided, vehicular access must be from the lane.
- (d) Residential building access shall be separate from other uses.
- (e) Common stairwells, elevators, and associated common **floor areas** that access the stairwells and elevators are exempt from requiring the upper floor setback requirements.
- (f) **Drive through** Requirements
 - i. Despite Section 12.1.2, **drive throughs** may only be permitted on specific parcels by site specific text amendment, and in accordance with Section 3.27 for specific **drive through** regulations.
- (g) Notwithstanding S. 3.8 of this Bylaw, and where a 0.0m setback applies, canopies and awnings may project 1.5 m (4.9 ft) from a building, provided that the projection has a clearance of 2.8m from the established building **grade** of a sidewalk. Installations must meet the requirements outlined in the City of West Kelowna Building Bylaw.

12.2 WESTBANK URBAN CENTRE – COMMERCIAL CORE ZONE (WUC2)

.1 Purpose

To support a higher-density urban core outside of the Mixed-Use Corridor consisting of a mix of uses providing a variety of services in the Westbank Urban Centre – Commercial Core as defined in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- | | |
|---|--|
| (a) Agricultural market | (q) High technology business |
| (b) Apartment | (r) Hotel |
| (c) Alcohol production facility | (s) Library, museum or art gallery |
| (d) Broadcasting studio | (t) Live/work unit |
| (e) Cabaret, bar or lounge | (u) Neighbourhood pub |
| (f) Care facility, major in apartment form only | (v) Office |
| (g) Child care, major (centre/facility) | (w) Parks and Open Space |
| (h) Commercial school | (x) Personal service establishment |
| (i) Community or assembly hall | (y) Postal or courier service |
| (j) Congregate housing | (z) Printing or publishing |
| (k) Education facility | (aa) Recreation services, indoor |
| (l) Extended medical treatment facility | (bb) Restaurant |
| (m) Entertainment facility, indoor | (cc) Retail, convenience |
| (n) Fire, police or ambulance service | (dd) Retail, general |
| (o) Food bank | (ee) Transportation station |
| (p) Funeral establishment | (ff) Vehicular parking areas or structures |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	7.5 m (24.6 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum base density	2.6 FAR
(d)	Maximum density (with density bonusing)	5.1 FAR
(e)	Maximum parcel coverage	100% with consideration of public amenity space guidelines as per the City's Official Community Plan
(g)	Maximum building height (with density bonusing)	56.0 m (183.7 ft) to a maximum of 15 storeys, except it is: 5.0 m (16.4 ft) for accessory buildings and structures
(h)	Maximum building podium height	12.0 m (39.4 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(i)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is: 0.0 m (0,0 ft) for buildings and structures on Elliott Road and Hoskins Road; 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway; and 6.2 m (20.3 ft) for a garage, parkade door or gate having vehicular entry from the front.
ii.	Rear parcel boundary or private access easement, whichever is closer	0.0 m (0.0 ft), except it is: 6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation as per the City's Official Community Plan
iii.	Interior side parcel boundary or private access easement, whichever is closer	0.0 m (0.0 ft), except it is: 6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation as per the City's Official Community Plan
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is: 0.0 m (0,0 ft) for buildings and structures on Elliot Road and Hoskins Road; 3.0 m (9.8 ft) for buildings and structures on Main Street that have vehicular access from a highway other than a Provincial Highway; and 6.2 m (20.3 ft) for a garage, parkade door or gate having vehicular entry from the exterior side
v.	Podium stepback for buildings 5 storeys or greater	A 3.0 m (9.8 ft) stepback is required for any portion of the building above 3 storeys or 12.0 m (39.4 ft), whichever is less, and the stepback may occur above the second or third storey.

vi.	Building Tower for buildings 7 storeys or greater	20.0 m (65.5 ft) to towers on adjacent site;
		15.0 m (49.2 ft) between towers on the same site; and
		10.0 m (32.8 ft) to adjacent property line of potential future high rise site.
vii.	Corner lot setback	A 4.5 m (14.8 ft) long triangular setback shall be applied to the first storey only abutting the lot lines that meet at each corner of an intersection. No buildings or structural columns are permitted in the setback area.
viii.	Provincial Highway	Subject to Section 3.11
ix.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Commercial or institutional uses are required along the entire **frontage** of the ground floor level (except lanes), including the flanking side street on a corner lot, and residential or **hotel** uses are only permitted above the ground floor. **Hotel** lobbies may be located at **grade** in combination with ground floor commercial or institutional **building** street **frontage**.
- (b) Residential building access shall be separate from other uses in the same **building**.
- (c) Where a lane is provided, vehicular access must be from the lane.
- (d) Common stairwells, elevators, and associated common **floor areas** that access the stairwells and elevators are exempt from requiring to meet the upper floor setback requirements.
- (e) **Drive through** Requirements
 - i. Despite Section 12.2.2, **drive throughs** may only be permitted on specific parcels by site specific text amendment, and in accordance with Section 3.27 for specific **drive through** regulations.
- (f) Notwithstanding S. 3.8 of this Bylaw, and where a 0.0 m setback applies, canopies and awnings may project 1.5 m (4.9 ft) from a building, provided that the projection has a clearance of 2.8 m (9.1 ft) from the established building **grade** of a sidewalk. Installations must meet the requirements outlined in the City of West Kelowna Building Bylaw.

12.3 WESTBANK URBAN CENTRE – RESIDENTIAL SHOULDER ZONE (WUC3)

.1 Purpose

To accommodate a range of multi-unit residential and some commercial or institutional uses in mixed use **buildings** in the Westbank Centre Residential Shoulder as defined in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- (a) **Apartment**
- (b) **Care facility, major** in townhouse or **apartment** form only
- (c) Child care, major (centre/facility)
- (d) Congregate housing
- (e) **Group home** in townhouse form only
- (f) Townhouse
- (g) **Education facility**

.3 Secondary Uses, Buildings and Structures

- (a) **Accessory uses, buildings and structures**
- (b) **Commercial school**
- (c) **Community or assembly hall**
- (d) Home based business, minor
- (e) Library, museum or art gallery
- (f) Live/work unit
- (g) Office
- (h) Personal service establishment
- (i) Restaurant
- (j) Retail, convenience
- (k) Retail, general

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	750 m ² (17,222.3 ft ²)
(b)	Minimum parcel frontage	20.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum base density	
i.	For buildings with 100% residential use	2.3 FAR
ii.	For mixed-use buildings	2.6 FAR
(d)	Maximum density (with density bonusing)	4.1 FAR
(e)	Maximum parcel coverage	75% with consideration of public amenity space guidelines as per the City's Official Community Plan
(g)	Maximum building height (with density bonusing)	44.0 m (144.4 ft) to a maximum of 12 storeys except it is: 5.0 m (16.4 ft) for accessory buildings and structures
(h)	Maximum building podium height	12.0 m (39.4 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(i)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is: 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation in the City's Official Community Plan
iii.	Interior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation in the City's Official Community Plan
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft), except it is: 6.2 m (20.3 ft) for a garage, parkade door or gate having vehicular entry from the exterior side
v.	Podium stepback for buildings 5 storeys or greater	A 3.0 m (9.8 ft) stepback is required for any portion of the building fronting a street above 3 storeys or 12.0 m (39.4 ft), whichever is less, and the stepback may occur above the second or third storey
vi.	Building Tower for buildings 7 storeys or greater	20.0 m (65.5 ft) to towers on adjacent site; 15.0 m (49.2 ft) between towers on the same site; and 10.0 m (32.8 ft) to adjacent property line of potential future high rise site
vii.	Provincial Highway	Subject to Section 3.11
viii.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Commercial uses are only permitted within the first four storeys of a **building** in conjunction with a residential use.
- (b) Residential building access shall be separate from other uses in the same **building**.
- (c) Where a lane is provided, vehicular access must be from the lane.
- (d) Common stairwells, elevators, and associated common **floor areas** that access the stairwells and elevators are exempt from requiring to meet the upper floor stepback requirements.

12.4 BOUCHERIE URBAN CENTRE ZONE (BUC1)

.1 Purpose

To accommodate a walkable, vibrant, and pedestrian scaled distinct secondary urban centre at a lesser density than the Westbank Urban Centre including a mix of multi-unit residential, mixed-use, commercial, institutional, recreational and community uses in the Boucherie Urban Centre as defined in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- | | |
|--|--|
| (a) Agricultural market | (q) High technology business |
| (b) Apartment | (r) Hotel |
| (c) Alcohol production facility | (s) Library, museum or art gallery |
| (d) Broadcasting studio | (t) Live/work unit |
| (e) Care facility, major in townhouse or apartment form only | (u) Neighbourhood pub |
| (f) Child care, major (centre/facility) | (v) Office |
| (g) Commercial school | (w) Parks and Open Space |
| (h) Community or assembly hall | (x) Personal service establishment |
| (i) Congregate housing | (y) Postal or courier service |
| (j) Education facility | (z) Printing or publishing |
| (k) Extended medical treatment facility | (aa) Recreation services, indoor |
| (l) Entertainment facility, indoor | (bb) Restaurant |
| (m) Fire, police or ambulance service | (cc) Retail, convenience |
| (n) Food bank | (dd) Retail, general |
| (o) Funeral establishment | (ee) Townhouse |
| (p) Group home, in townhouse form only | (ff) Transportation station |
| | (gg) Vehicular parking areas or structures |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Cabaret, bar or lounge
- (c) Home based business, minor

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	750 m ² (8072.9 ft ²)
(b)	Minimum parcel frontage	20.0 m (82.0 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum base density	
i.	For Wood Frame construction with 100% residential use	2.3 FAR
ii.	For mixed-use buildings	2.6 FAR
(d)	Maximum density (with density bonusing)	4.1 FAR
(e)	Maximum parcel coverage	100% (with consideration of public amenity space guidelines as per the City's Official Community Plan)
(g)	Maximum building height (with density bonusing)	44.0 m (144.4 ft) to a maximum of 12 storeys except it is: 5.0 m (16.4 ft) for accessory buildings and structures
(h)	Maximum building podium height	12.0 m (39.4 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(i)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation in the City's Official Community Plan
iii.	Interior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.0 m (19.7 ft) when abutting Low Density Residential Land Use Designation in the City's Official Community Plan
iv.	Exterior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is: 6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the exterior side
v.	Podium stepback for buildings 5 storeys or greater	A 3.0 m (9.8 ft) stepback is required for any portion of the building fronting a street above 3 storeys or 12.0 m (39.4 ft), whichever is less, and the stepback may occur above the second or third storey
vi.	Building Tower for buildings 7 storeys or greater	20.0 m (65.5 ft) to towers on adjacent site; 15.0 m (49.2 ft) between towers on the same site; and 10.0 m (32.8 ft) to adjacent property line of potential future high rise site
vii.	Provincial Highway	Subject to Section 3.11
viii.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Commercial or institutional uses are required along the entire **frontage** of the ground floor level (except lanes), including the flanking side street on a corner lot, on the following high streets as identified in the City's Official Community Plan:
 - i. Ross Road
 - ii. Cameron Road (South of Ross Road)
 - iii. Westgate Road
- (b) **Hotel** lobbies may be located at **grade** in combination with ground floor commercial or institutional building street **frontage** for the purpose of S.12.4.6.(a).
- (c) Residential building access shall be separate from other uses in the same **building**.
- (d) Where a lane is provided, vehicular access must be from the lane.
- (e) Common stairwells, elevators, and associated common **floor areas** that access the stairwells and elevators are exempt from requiring to meet the upper floor stepback requirements.
- (f) **Drive through** Requirements
 - i. Despite Section 12.4.2, **drive throughs** may only be permitted on specific parcels by site specific text amendment, and in accordance with Section 3.27 for specific **drive through** regulations.

12.5 NEIGHBOURHOOD CENTRE ZONE (NC1)

.1 Purpose

To accommodate walkable, pedestrian oriented mixed-use centres with a focus on residential uses with a range of small-scale commercial uses primarily serving the areas in which they are located, in a Neighbourhood Centre as defined in the City's Official Community Plan.

.2 Principal Uses, Buildings and Structures

- | | |
|--|---|
| (a) Agricultural market | |
| (b) Apartment | (n) Library, museum or art gallery |
| (c) Alcohol production facility | (o) Live/work unit |
| (d) Care facility, major in townhouse or apartment form only | (p) Neighbourhood Pub |
| (e) Child care, major (centre/facility) | (q) Office |
| (f) Commercial school | (r) Parks and Open Space |
| (g) Community or assembly hall | (s) Personal service establishment |
| (h) Congregate housing | (t) Recreation services, indoor |
| (i) Education facility | (u) Restaurant |
| (j) Entertainment facility, indoor | (v) Retail, convenience |
| (k) Fire, police or ambulance service | (w) Retail, general |
| (l) Food Bank | (x) Townhouse |
| (m) Group home, in townhouse form only | (y) Vehicle parking areas or structures |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structure

- (a) On Lots 1 – 4, DL 2689, ODYD, Plan KAP14269 (901, 911, 921 and 931 Anders Road): despite the height regulation outlined in this zone, the maximum height for a principal use, building or structure is:
 - i. 16.0 m (52.5 ft) to a maximum of 4 storeys, where the minimum parcel width is less than 48.0 m; and
 - ii. 24.0 m (78.7 ft) to a maximum of 6 storeys, where the minimum parcel width is 48.0 m or greater.

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	750 m ² (8072.9 ft ²)
(b)	Minimum parcel frontage	25.0 m (82.0 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	With surface parking	2.0 FAR
ii.	With a minimum of 80% non-surface parking	2.35 FAR
(e)	Maximum parcel coverage	75% with consideration of public amenity space guidelines as per the City's Official Community Plan
(f)	Maximum building height	24.0 m (78.7 ft) to a maximum of 6 storeys, except it is: 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	4.5 m (14.9 ft), except it is:
		7.5 m (24.6 ft) when abutting a Low Density Residential Land Use Designation as per the City's Official Community Plan
iii.	Interior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.0 m (19.7 ft) when abutting a Low Density Residential Land Use Designation as per the City's Official Community Plan
iv.	Exterior side parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft), except it is:
		6.2 m (20.3 ft) for a garage, carport, parkade door or gate having vehicular entry from the exterior side
v.	Upper floor stepback for buildings 4 storeys or greater	A 3.0 m (9.8 ft) stepback is required for any portion of the building <u>fronting a street</u> above 2 storeys or 9.0 m (29.5 ft), whichever is less, and the stepback may occur above the first or second storey
vi.	Provincial Highway	Subject to Section 3.11
vii.	A1 Zone or ALR	Subject to Section 3.23

.6 Other Regulations

- (a) Despite the **height** regulation outlined in this zone, stand alone commercial and institutional buildings must not exceed 12.0 m (39.4 ft) to a maximum of 2 storeys.
- (b) Despite the setback regulation outlined in this zone, for buildings 3 storeys or greater along Anders Road, a 3.0 m (9.8 ft) setback is required for any portion of the building fronting Anders Road above 2 storeys or 9.0 m (29.5 ft), whichever is less.
- (c) Where a property has access via a rear lane, access to the site is limited to the lane.
- (d) Upper floor setbacks only apply to **buildings** 4 storeys or greater. Common stairwells, elevators, and associated common **floor areas** that access the stairwells and elevators are exempt from requiring to meet the setback.

.7 Minimum Commercial and Institutional Floor Space Requirements

- (a) A minimum of 30% of the **Gross Floor Area** of the ground floor level of a multi-unit residential development must contain commercial or institutional space and front the street in all Neighbourhood Centres. The following minimum commercial floor space requirements have been identified:
 - i. Gellatly Neighbourhood Centre – 1,000 m²
 - ii. Goats Peak Neighbourhood Centre – 3,000 m²
 - iii. Lakeview Heights Neighbourhood Centre – 3,000 m²
 - iv. Rose Valley Neighbourhood Centre – 3,000 m²
 - v. Smith Creek and Shannon Lake – 3,000 m²
- (b) For stand alone townhouse developments, a commercial or institutional component must be included with the development proposal as a stand alone structure or within the same **building** at the ground level and be equivalent to 30% of the **Gross Floor Area** of the ground floor of the entire Townhouse development.
- (c) In the Gellatly Neighbourhood Centre, commercial uses are required on the entire **frontage** of the ground floor level of **buildings** fronting Gellatly Road.
- (d) Despite the minimum requirements outlined in S.12.5.7 (a), the minimums shall only apply until the commercial floor space requirements have been met in each Neighbourhood Centre.