

2.2 GENERAL COMMERCIAL DISTRICT (C2)

2.2.1 Intent

The intent of this district is to provide a wide range of city-serving commercial goods and services of a scale and intensity that meet the needs of multiple neighbourhoods, such as larger format retail, major office space, entertainment venues, and limited vehicle-oriented uses.

2.2.2 Permitted Uses

2.2.2.1 C2 District

Use	Conditions
Principal Use	
Principal uses permitted in the C1 District	2.1, 2.2.3
Gaming Establishment	2.2.3
Hospital	-
Parking Facility	2.2.3
Research and Development	2.2.3
Service Station	Part 6-4.2, 2.2.3
Secondary Use	
Secondary uses permitted in the C1 District	2.1
Storage Facility	2.2.3
Accessory Use	
Accessory Buildings, Structures, and Uses	Part 6-1.6, 2.2.3

2.2.3 Conditions of Use

Use	Conditions
Principal Uses	
C1 District Principal Uses	(1) C1 District principal uses are subject to C1 District conditions of use, with the exception of the following: <ul style="list-style-type: none"> (a) Ground-level commercial units fronting a street corner are not restricted to personal and business services, restaurant, and retail uses. (b) Education services can include public schools and private schools. (c) Nightclubs are a permitted assembly and entertainment use.
Gaming Establishment	(1) Gaming establishments must be located more than 400 m away from any payday loan or cheque cashing business.
Parking Facility	(1) Parking facilities are not permitted within a ground-level storey, with the exception of pedestrian and vehicle entrances and associated maneuvering areas.

Research and Development	(1) Principal research and development uses must be located above the ground-level storey with the exception of an associated lobby entrance.
Service Station	(1) Despite the definition of service station, the retail sale of petroleum based fuels is prohibited except at existing service stations engaged in the retail sale of petroleum based fuels on the effective date of this Bylaw.
Secondary Uses	
C1 District Secondary Uses	(1) C1 District secondary uses are subject to C1 District conditions of use.
Storage Facility	(1) Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Accessory Buildings, Structures, and Uses	(1) The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.

2.2.4 Built Form and Siting

2.2.4.1 General

Subject to Sections 2.2.4.2 and 2.2.4.3,

Regulations	C2
Height	
Maximum Height	8 storeys
Minimum Height	2 storeys
Minimum Lot Line Setbacks	
Street Yard	3.0 m
Lane Yard	1.2 m
Interior Side Yard, except as noted below	0.0 m
<i>If abutting R1 or R2 District lot</i>	3.0 m
<i>If exterior wall has windows or openings</i>	3.0 m
Interior Rear Yard	3.0 m

2.2.4.2 Height

- (1) Minimum height requirements do not apply to service stations or uses permitted outside of an enclosed building as per Part 6-1.5.
- (2) Additional storeys may be permitted where a lot includes a residential overlay zoning district subject to applicable overlay zoning provisions in Part 6-2.0.

2.2.4.3 Setbacks

- (1) Additional setback conditions may apply subject to Part 4-1.3.

2.2.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
 - (a) Part 4: General Regulations
 - (b) Part 5: Rental Housing and Bonus Incentives
 - (c) Part 6: Specific-Use Regulations
 - (d) Part 7: Parking, Loading, and Mobility