

## 22. Site Specific Commercial Zones

### 22.1 Hotel Commercial (ZC1) – Aberdeen Village (City Centre)

#### 22.1.1 Purpose

The **zone** provides for **hotel** and other compatible **uses**.

#### 22.1.2 Permitted Uses

- **child care**
- **hotel**
- **parking, non-accessory**

#### 22.1.3 Secondary Uses

- **amusement centre** [Bylaw 8684, Jan 17/11]
- **education, commercial**
- **entertainment, spectator**
- **liquor primary establishment**
- **office**
- **private club**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, personal**

#### 22.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.0, except for **non-accessory parking** which has no maximum **floor area ratio**.
2. **Uses** other than **hotel** shall not in aggregate exceed 50% of the **gross floor area** and shall not exceed a **floor area ratio** of 0.90.

#### 22.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

#### 22.1.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **setback** from a **side lot line** and **rear lot line abutting** a residential **zone** is:
  - a) 3.0 m for a one **storey building**;
  - b) 7.5 m for a two **storey building**; and
  - c) 25.0 m for a three **storey** or more **building**.

#### 22.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 45.0 m.

2. The maximum **height** for **accessory structures** is 12.0 m.

#### 22.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 22.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### 22.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement is 1.0 space per 65.0 m<sup>2</sup> of **gross floor area** of **building** save and except those portions used for parking.

#### 22.1.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).

2. For the purpose of this **zone** only, "**lot**" means **abutting** parcels of land on a legally recorded **subdivision** plan or description filed in the Land Title Office within said **zone**.

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.