

9.10. Community Centre Commercial Zone (C10)

9.10.1. Permitted Uses

The following uses are permitted in a C10 Zone:

Amended by
Bylaws No.
115-92, 142-92,
141-94, 35-95,
149-97, 118-2000,
164-2005, 68-2011,
109-2013, 3-2015,
65-2018

.1 A shopping centre, comprised of a combination of the following uses:

- .1 Amusement arcades.
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
- .3 Arts schools.
- .4 Automobile gas bars.
- .5 Bakeries.
- .6 Commercial schools.
- .7 Day nurseries.
- .8 Financial institutions.
- .9 General offices.
- .10 Grocery stores.
- .11 Health clubs.
- .12 Home furnishing stores.
- .13 Medical clinics.
- .14 Medical offices.
- .15 Mixed use Buildings, in accordance with Subsection 9.10.2.7.
- .16 Neighbourhood convenience stores.
- .17 Personal service stores.
- .18 Pharmacies.
- .19 Photocopy shops.
- .20 Photographers' studios.
- .21 Place of Entertainment/Recreation.
- .22 Places of Worship.
- .23 Private parks.
- .24 Public halls.
- .25 Deleted.
- .26 Restaurants: full service, take-out, and fast food (including drive-through service).
- .27 Retail stores.
- .28 Service and repair shops.
- .29 Specialty retail stores.
- .30 Supermarkets.
- .31 Veterinary Clinic.

.2 Day nurseries.

.3 Accessory uses, buildings, and structures.

.4 Uses permitted in Section 6.1

9.10.2 Regulations

Any use, building, or structure in a C10 Zone shall be established in

accordance with the following:

- .1 Shopping Centres
 - .1 Lot Area (minimum) 2.0 ha
 - .2 Lot Width (minimum) 100.0 m
 - .3 Lot Coverage (maximum) 30%
 - .4 Building Height (maximum) 10.0 m
 - .5 Front Yard (minimum) 9.0 m
 - .6 Rear Yard (minimum) 6.0 m
 - .7 Side Yard (minimum)
 - .1 Interior 6.0 m
 - .2 Exterior 9.0 m
 - .8 Gross Leasable Floor Area (maximum) 10,200.0 m²
 - .9 Landscaped Open Space (minimum) 10%
 - .10 Parking in accordance with Section 6.18
 - .11 Loading in accordance with Section 6.23
 - .12 Open Storage Prohibited
 - .13 Planting strip in accordance with Section 6.11
 - .14 Buffering in accordance with Section 6.10
 - .15 Automobile Gas Bar
 - .1 Yard (minimum)
 - .1 Gasoline pump island and gasoline pump island kiosk 6.0 m
 - .2 Gasoline pump island canopy 1.0 m
- .2 Day Nurseries
 - .1 In accordance with Section 6.8

Amended by
Bylaws No.
149-97, 65-2018

- .3 Deleted
 - .1 In accordance with Section 6.34
- .4 Uses Permitted in Section 6.1
 - .1 In accordance with Section 6.1
- .5 Amusement Arcades
 - .1 No amusement arcade shall be located on any lot which is closer than 300.0 m from the lot lines of any property used for a public school or separate school, or private school.

Amended by
Bylaw No.
164-2005

- .6 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3
 - .2 No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.

Amended by
Bylaw No.
109-2013

- .7 Mixed Use Buildings

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C10 Zone in accordance with "Schedule M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.10.1 excluding "Automobile gas bars".

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C10 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

- .1 Lot Area (minimum) NIL
- .2 Lot Width (minimum) NIL
- .3 Lot Coverage (maximum) 100%
- .4 Building Height (maximum) 6 Storeys
- .5 Building Height (minimum) 2 storeys
- .6 Building Stepback (minimum) NIL
- .7 Ground Floor Height (minimum) 4.5 metres
- .8 Front Yard (minimum) NIL

- .9 Rear Yard (minimum)
 - .1 Abutting a Residential Zone 7.5m
 - .2 Abutting any other Zone NIL
- .10 Side Yard Interior (minimum)
 - .1 Abutting a Residential Zone 7.5m
 - .2 Abutting a building with windows on the facing wall 5.5m
 - .3 Abutting any other Zone/wal NIL
- .11 Side Yard Exterior (minimum) NIL
- .12 Amenity Space (minimum) 3.0m²/
Residential unit
- .13 Parking
 - .1 In accordance with Section 6.18
 - .2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line.
- .14 Landscaped Open Space (minimum) 15% which shall include:
 - .1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building

9.10.3. Exceptions

The following Zones apply to specific lands within a C10 Zone.

.1 265 King George Road - Northridge Plaza (C10-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-1 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

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|----|-------------------------------------|------------------------|
| .1 | Landscape Open Space (minimum) | 5.0% |
| .2 | Gross Leasable Floor Area (maximum) | 9,930.0 m ² |

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
25-91, 17-96,
149-97, 65-2018

.2 Southwest Corner Fairview Drive and West Street (C10-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-2 Zone may be used for all of the uses permitted in the C10 Zone, plus the following uses:

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|----|-------------------------|
| .1 | Junior department store |
| .2 | Food Service Vehicles |

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- | | | | |
|----|--|---|------------------------|
| .1 | Gross Leasable Floor Area (maximum): | | |
| | .1 | Total | 18,580.0m ² |
| | .2 | Junior department store | 9,610.0m ² |
| .2 | Regulations for Food Service Vehicles: | | |
| | .1 | Deleted | |
| | .2 | Food Service Vehicles are restricted to the location shown on Schedule "B" Map C10-2. | |
| | .3 | Notwithstanding Section 2.3.6.1 of this Bylaw, Food Service Vehicles may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act. | |

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.3 222 Fairview Drive (C10-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within

any C10-3 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 1400.0m²
- .2 The lands shall conform to all regulations shown on Schedule B, Map C10-3.

That all the provisions of the C10 Zone in Section 9.10.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
81-97

.4 573 Colborne Street East (C10-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-4 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Leasable Floor Area (maximum) 11,400.0m²
- .2 Planting Strip NIL

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
111-2005

.5 Northeast Corner of Colborne Street West and the BSAR (C10-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-5 Zone may be used for all of the uses permitted in the C10 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-5 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The designated front lot line shall abut Colborne Street West.
- .2 Notwithstanding Section 6.22.1 of this Bylaw, the minimum

exterior side yard shall be 9.0 metres.

That all the provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
51-2008, 68-2011

.6 Northeast corner of Blackburn Drive and Diana Avenue (C10-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C10-6 Zone shall be used only for a shopping centre, comprised of a combination of the following uses:

- .1 Amusement arcades
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
- .3 Arts schools.
- .4 Bakeries.
- .5 Commercial schools.
- .6 Day nurseries.
- .7 Financial institutions.
- .8 General offices.
- .9 Grocery stores.
- .10 Health clubs.
- .11 Home furnishing stores.
- .12 Medical clinics.
- .13 Medical offices.
- .14 Neighbourhood convenience stores.
- .15 Personal service stores.
- .16 Pharmacies.
- .17 Photocopy shops.
- .18 Photographers' studios.
- .19 Place of Entertainment/Recreation.
- .20 Places of Worship.
- .21 Private parks.
- .22 Public halls.
- .23 Refreshment carts.
- .24 Restaurants: full service, take-out, and fast food (including drive-through service).
- .25 Retail stores.
- .26 Service and repair shops.
- .27 Specialty retail stores.
- .28 Supermarkets.
- .29 Libraries

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C10-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

- .1 Front Yard (minimum) 2.7 m
- .2 Side Yard (minimum)
 - .1 Interior 1.57 m
 - .2 Exterior 4.6 m
- .3 For the purposes of this Bylaw, the front lot line shall be deemed to be along Blackburn Drive.
- .4 Notwithstanding Section 6.18, the required number of parking spaces will be calculated at a rate of 5.2/100m² of gross floor area.
- .5 Notwithstanding Section 6.11, the planting strip along Blackburn Drive will be a minimum of 2.7 metres.
- .6 Restaurant (drive through only)
 - .1 Restaurants with drive through service be setback a minimum of 45.0 metres from Diana Avenue.
 - .2 Restaurants with drive through service be setback a minimum 15.0 metres from Blackburn Drive.
- .7 Loading dock
 - .1 No loading dock be permitted in the rear yard.
- .8 Landscaping and Buffering
 - .1 Upgraded landscaping and buffering be provided along the interior side yard and rear yard pursuant to the Site Plan Control provisions of the Planning Act.

That all remaining provisions of the C10 Zone in Section 9.10.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.