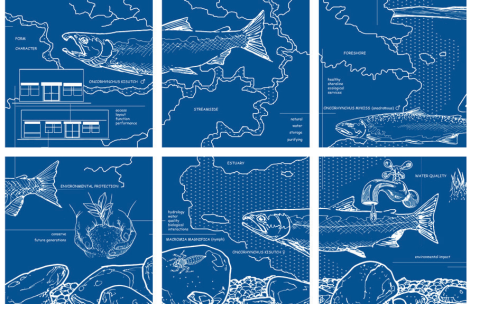


Downtown Commercial



Zoning Bylaw
REVIEW



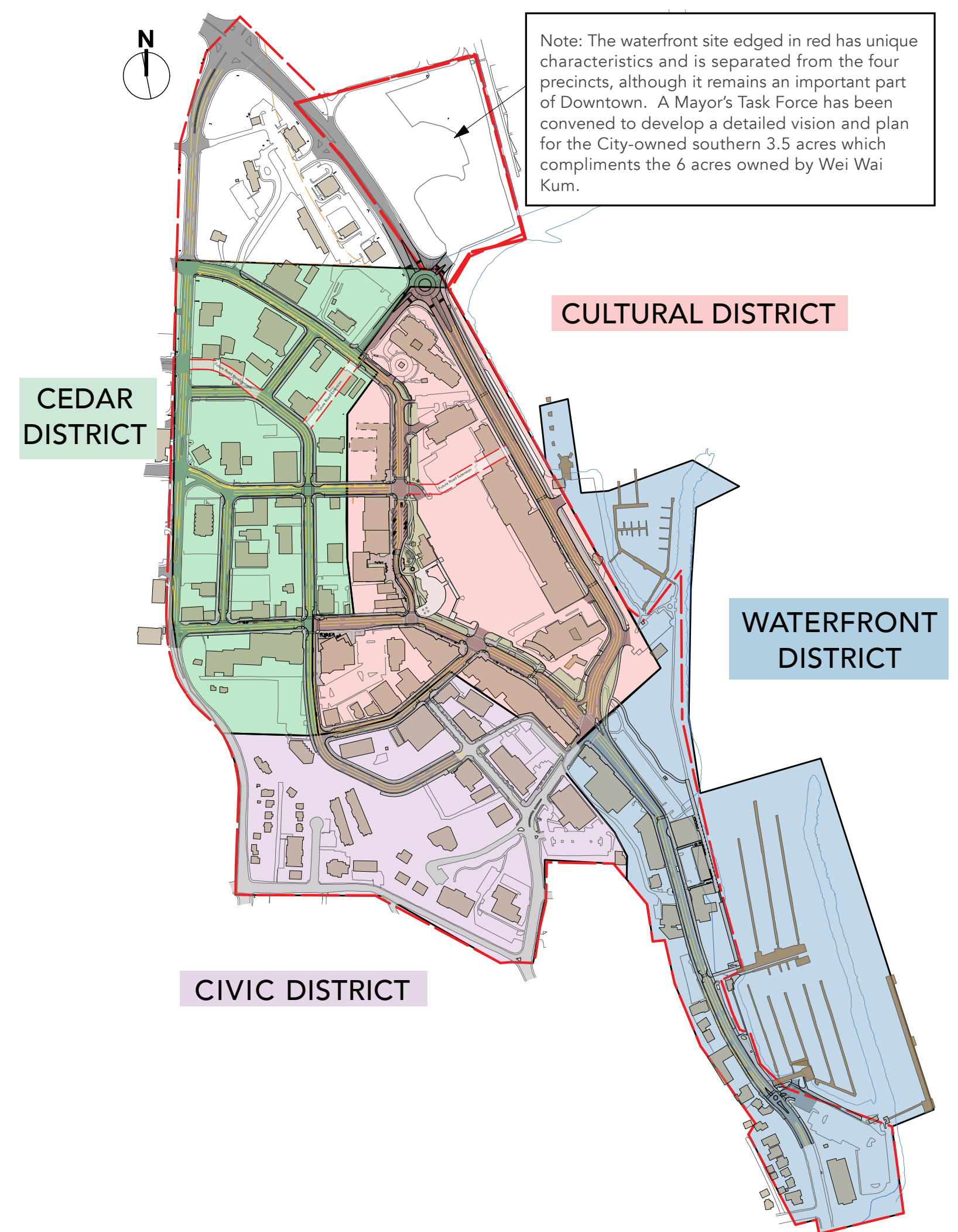
RELEVANT SOCP & DOWNTOWN PLAN POLICIES

Downtown as the vibrant, mixed use, heart of our community:

- The downtown is the primary place of celebration, working and shopping in Campbell River.
- The downtown, waterfront, and Village Centres will contain most growth and reinforce an easily identifiable local character.

Distinct Downtown Districts

The “Refresh Downtown” Plan seeks to make Downtown “development ready” and divides downtown into four distinct character districts, each with its own unique features, businesses, land uses and design elements.

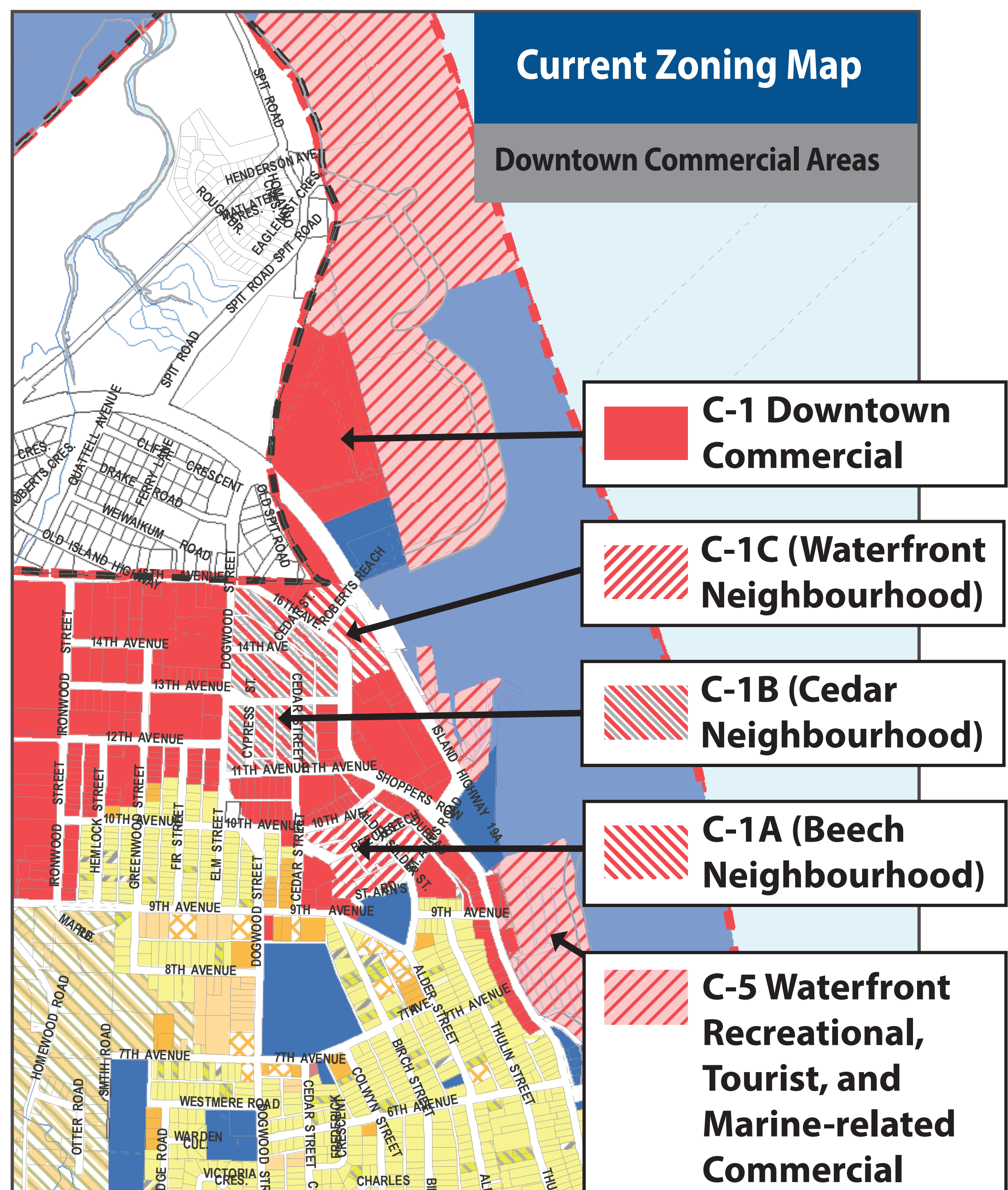


CURRENT USES & ISSUES

There are 4 commercial zones that apply specifically to the downtown (as well as a waterfront zone that occurs downtown and elsewhere).

The main differences between downtown zones and other commercial zones are:

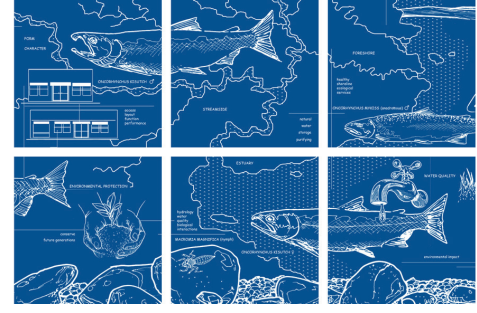
- In the special downtown parking area, buildings can be built right to the front lot line
- In C-1, C-1A, C-1B, and C-1C:
 - » Buildings downtown can be higher than elsewhere - approximately 8-12 storeys vs. 3-5 storeys
 - » The density of large lots downtown (greater than 10,000 ft²) is higher than elsewhere - 5.0 FAR vs. 2.5 FAR
- Downtown zones do not allow uses like auto and truck repair, freight, light industrial, landscape supplies, and equipment sales
- Downtown zones do allow parkades, bus depots, libraries, but most other commercial zones don't



What do you think?



Zoning Bylaw
REVIEW



LAND USES DOWNTOWN

What land uses do you think should be PERMITTED and ENCOURAGED in the downtown?

add your
ideas!

What land uses do you think should be PREVENTED or RESTRICTED in the downtown?

add your
ideas!

What land uses or mix of uses do you think make downtown DIFFERENT from other commercial areas (e.g., Campbellton, Willow Point, Merecoft)?

add your
ideas!

