

# PC54—Commercial and Industrial

## Factsheet 2 | City Centre Zone

The **City Centre Zone** is the primary commercial centre of the city. It offers vibrant, attractive, and high-quality public spaces, and provides for a wide variety and diverse range of activities, employment, and living opportunities.

The *City Centre Zone* encourages high-density residential developments such as apartments—mainly above ground floor—to provide wider housing choices and increase vibrancy of the *City Centre Zone*.

High-density development is enabled and encouraged while maintaining and improving amenity values especially in the public realm. There is opportunity for redevelopment and intensification as many sites within the *City Centre Zone* are currently not being used as intensively as they could be.

There are specific requirements along identified street frontages to create attractive frontages that contribute a vibrant and active streetscape and improve the quality and appeal of the *City Centre Zone*. New buildings and development are well-designed and reflect the high quality urban environment of the *City Centre Zone*.

Non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential and open space areas. To manage these potential effects buildings have to be set back from these boundaries and outdoor storage and parking areas need to be screened.

### ACTIVITIES

Main commercial, civic, community, and cultural centre, with a wide range of activities

- Retail (including large format)
- Commercial services
- Food and beverage
- Entertainment
- Visitor accommodation
- Healthcare/community/education/recreation
- Offices
- Residential

### BUILT FORM / CHARACTER

Large scale with high densities

- High density
- No maximum height
- Active frontage requirements along identified roads
- Attractive public spaces
- Design guide