

## 22.32 Neighbourhood Commercial (ZC32) – West Cambie Area *[Bylaw 8864, Jul 28/14]*

### 22.32.1 Purpose

The **zone** provides for a mix of **commercial** and related **uses** oriented to vehicular **access**.

### 22.32.2 Permitted Uses

- amusement centre
- animal grooming
- building or garden supply
- broadcasting studio
- child care
- education, commercial
- education, university
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service
- vehicle repair

### 22.32.3 A. Secondary Uses *[Bylaw 9256, Oct 24/16]*

- amenity space, community

### 22.21.3 B. Additional Uses *[Bylaw 9256, Oct 24/16]*

- retail liquor 2

Diagram 1 *[Bylaw 9256, Oct 24/16]*

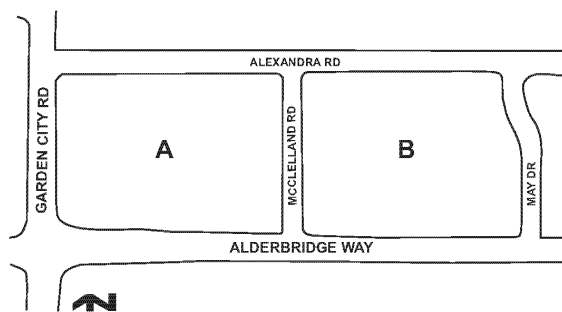
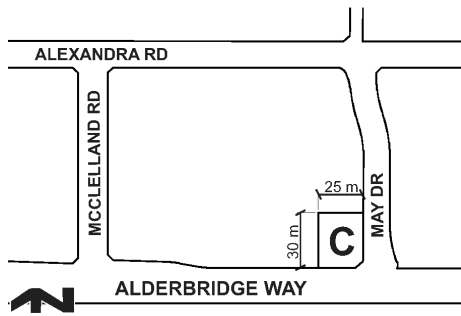


Diagram 2 [Bylaw 9256, Oct 24/16]



#### 22.32.4 Permitted Density

1. The maximum **floor area ratio** is 2.0 FAR for the area identified as “A” in Diagram 1, Section 22.32.2.
2. The minimum **floor area ratio** is 0.60 for the area identified as “A” in Diagram 1, Section 22.32.2.
3. The maximum **floor area ratio** is 1.0 FAR for the area identified as “B” in Diagram 1, Section 22.32.2.

#### 22.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

#### 22.32.6 Yards & Setbacks

1. The minimum **setbacks** to a public **road** shall be:
  - a) 2.0 m for Alderbridge Way;
  - b) 3.0 m for Garden City Road;
  - c) 1.0 m for Alexandra Road;
  - d) 5.0 m for May Drive; and
  - e) 3.0 m for McClelland Road. [Bylaw 9256, Oct 24/16]

#### 22.32.7 Permitted Heights

1. The maximum **height** for all **buildings** is 22.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

#### 22.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2 ha (4.94 ac.).

#### 22.32.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 22.32.10 On-Site Parking and Loading

1. On-site **vehicle** loading and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
  - a) On-site **vehicle** parking shall be provided at a minimum rate of 3.0 parking stalls per 100 m<sup>2</sup> of **gross leasable floor area** of a **building** in the areas identified as “A” and “B” separately, in Diagram 1, Section 22.32.2.

### 22.32.11 Other Regulations

1. The maximum **gross leasable floor area** for each individual **business** shall not exceed:
  - a) 9,900 m<sup>2</sup> for the area identified as “A” in Diagram 1, Section 22.32.2; and
  - b) 15,100 m<sup>2</sup> for the area identified as “B” in Diagram 1, Section 22.32.2.
2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a **building**).
3. The overnight parking of **recreational vehicles** is prohibited.
4. 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.
5. A **retail liquor 2** store is only permitted in the area identified as “C” in Diagram 2, Section 22.32.2 and shall have a **gross floor area** not exceeding 325 m<sup>2</sup>. [Bylaw 9256, Oct 24/16]

