

22.40 Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre) [Bylaw 9745, Oct 16/17]

22.40.1 Purpose

The **zone** provides for a mix of commercial and related **uses** oriented to vehicular access. This **zone** is for the property developed under Land Use Contract 040.

22.40.2 Permitted Uses

- contractor service
- education commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot
- veterinary service

22.40.3 Secondary Uses

- n/a

22.40.4 Permitted Density

1. The maximum **floor area** permitted on the **lot** is 8,766 m².
2. The maximum **floor area** permitted on the **first storey** is 4,190 m².
3. The maximum **floor area** permitted on the second and third **storeys** combined is 4,576 m².
4. The maximum **floor area ratio** is 0.60.

22.40.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

22.40.6 Yards & Setbacks

1. The minimum **setback** to the **lot line abutting** No. 3 Road and Alderbridge Way is 19.0 m.
2. The minimum **setback** to the **lot line abutting** Alexandra Road is 3.0 m.
3. The minimum **setback** to the **lot line abutting** Hazelbridge Way is 17.0 m.

22.40.7 Permitted Heights

1. The maximum **height** for **buildings** is 17.0 m, but containing no more than 3 **storeys**.

22.40.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 14,000 m².
2. The minimum **lot width** is 70.0 m.
3. The minimum **lot depth** is 145.0 m.

22.40.9 Landscaping & Screening

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

22.40.10 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 shall be a minimum of 210 **vehicle parking spaces** and a minimum of 5 on-site **loading spaces**.

22.40.11 Other Regulations

1. The following permitted **uses** shall be located on the **first storey** only:
 - a) **contractor service**
 - b) **education commercial**
 - c) **entertainment, spectator**
 - d) **government service**
 - e) **health service, minor**
 - f) **hotel**
 - g) **manufacturing, custom indoor**
 - h) **office**
 - i) **private club**
 - j) **recreation, indoor**
 - k) **restaurant**
 - l) **retail, convenience**
 - m) **retail, general**
 - n) **service, business support**
 - o) **service, financial**
 - p) **service, household repair**
 - q) **service, personal**

- r) **transportation depot**
- s) **veterinary service**

2. The following permitted **use** shall be located on the second and third **storeys** only:

- a) **office**

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

