

## 22.23 Neighbourhood Commercial (ZC23) – East Cambie Area

### 22.23.1 Purpose

The **zone** provides for the daily shopping and **business** needs of residents in the vicinity.

### 22.23.2 Permitted Uses

- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**

### 22.23.3 Secondary Uses

- **n/a**

### 22.23.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

### 22.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

### 22.23.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 0.914 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.
4. There shall be no obstructions to the line of vision between the **height** of 0.9 m and 3.0 m measured from the top of any curb fronting a **lot** or if there is no such curb, the measurement shall be from the crown of the **road**, in the area bounded by the **lot lines** adjoining the streets and a line drawn to connect the **lot lines** 7.5 m distant from their point of intersection.

### 22.23.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

#### 22.23.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 22.23.9 Landscaping & Screening

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

#### 22.23.10 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 minimum aisle width shall be 6.71 m.

#### 22.23.11 Other Regulations

1. 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.