

## 22.33 High Rise Office Commercial (ZC33) – City Centre [Bylaw 9066, Jul 27/15]

### 22.33.1 Purpose

The **zone** provides for high-**density**, transit-supportive, non-residential, central **business** district **development** in an area affected by aircraft noise. The **zone** provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve **City** objectives.

### 22.33.2 Permitted Uses

- education, commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, secondhand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

### 22.33.3 Secondary Uses

- vehicle sale/rental [Bylaw 9507, Mar 14/16]

### 22.33.4 Permitted Density

1. The maximum **floor area ratio** of the **site** is 2.0.
2. Notwithstanding Section 22.33.4.1, the reference to a maximum **floor area ratio** of “2.0” is increased to a higher **density** of “3.0” provided that the **lot** is located in the Village Centre Bonus Area designated by the **City Centre** Area Plan and the **owner** uses the additional 1.0 **density bonus floor area ratio** only for **office** purposes.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

### 22.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings** and landscaped roofs over **parking spaces**.

### 22.33.6 Yards & Setbacks

1. The minimum **setback** of a **building** to a public **road** is 1.7 m for the **first storey** of a **building**, and 0.1 m for all other **storeys** of a **building**.

### 22.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 22.33.8 Landscaping & Screening

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

### 22.33.9 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.

### 22.33.10 Other Regulations

*[Bylaw 9723, Jul 17/17]*

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.
2. **Vehicle sale/rental** is limited to an indoor area to a maximum of 400 m<sup>2</sup> and to the following **site** only:  
8477 Bridgeport Road  
P.I.D. 029-611-598  
Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan  
EPP37734 *[Bylaw 9507, Mar 14/16]*
3. For the purposes of this **zone**, **vehicle sale/rental** is limited to the sale, rental, display and storage of automobiles inside a **building** and the following **uses** are prohibited: **vehicle** maintenance services, sales of automotive parts, **outdoor storage** of **vehicles** for sale, and **outdoor storage** of **vehicles** for rental. *[Bylaw 9507, Mar 14/16]*