

22.42 Restaurant Commercial (ZC42) – Alderbridge Way (City Centre) [Bylaw 9747, Oct 16/17]

22.42.1 Purpose

The **zone** provides for a **restaurant** and a secondary **drive-through restaurant**. This **zone** is for the property developed under Land Use Contract 079.

22.42.2 Permitted Uses

- **restaurant**

22.42.3 Secondary Uses

- **restaurant, drive-through**

22.42.4 Permitted Density

1. The maximum **floor area** permitted is 800 m².
2. The maximum **floor area ratio** is 0.27.

22.42.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 25% for **buildings**.

22.42.6 Yards & Setbacks

1. The minimum **setback** to the **lot line abutting** Alderbridge Way is 6.0 m.
2. The minimum **setback** to the **lot line abutting** Hazelbridge Way is 1.5 m.
3. The minimum **setback** to the **lot line abutting** Alexandra Road is 50.0 m.
4. There is no minimum **interior side yard** requirement.

22.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m. but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m

22.42.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2,800 m².
2. The minimum **lot width** is 26.0 m.
3. The minimum **lot depth** is 86.0 m.

22.42.9 Landscaping & Screening

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

22.42.10 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 42 **vehicle parking spaces** and one on-site **loading space**.

22.42.11 Other Regulations

1. The customer **floor area** of a **restaurant** shall be limited to a total of 222 m².
2. 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.