

## 22.43 Commercial (ZC43) – Bridgeport Road (City Centre) [Bylaw 9748, Nov 27/17]

### 22.43.1 Purpose

The **zone** provides for **commercial uses**. This **zone** is for the properties developed under Land Use Contract 126.

### 22.43.2 Permitted Uses

- contractor service
- entertainment, spectator
- equipment, minor
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, general
- service, business support
- service, household repair

### 22.43.3 A. Secondary Uses

- n/a

### 22.43.3 B. Additional Uses

- commercial vehicle parking and storage
- fleet service
- parking, non-accessory
- vehicle rental, convenience

### 22.43.4 Permitted Density

1. The maximum **floor area ratio** is 0.35, except that a **lot** with a **lot area** of less than 450 m<sup>2</sup> shall not be used as the **site** of a **building**.

### 22.43.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

### 22.43.6 Yards & Setbacks

1. The minimum **front yard** is 7.5 m.
2. There is no minimum **interior side yard**, except that for the following listed **site**, the minimum eastern **interior side yard** is 3.0 m:
  - a) 8380 Bridgeport Road  
P.I.D. 001-209-744  
Lot 82 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425.
3. The minimum **exterior side yard** is 7.5 m
4. The minimum **rear yard** is 3.0 m.

### 22.43.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

### 22.43.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 695 m<sup>2</sup>.

2. The minimum **lot width** is 15.0 m
3. There is no minimum **lot depth** requirement.

#### **22.43.9 Landscaping & Screening**

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

#### **22.43.10 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.

#### **22.43.11 Other Regulations**

1. 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.
2. **Commercial vehicle parking and storage, fleet service, and parking, non-accessory** is only permitted on the following listed **sites**:
  - a) 8280 Bridgeport Road  
P.I.D. 004-274-059  
Lot B Section 28 Block 5 North Range 6 West New Westminster District Plan 71920
  - b) 8300 Bridgeport Road  
P.I.D. 024-947-954  
Lot 1 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP48700
3. **Vehicle rental, convenience** is only permitted on the following listed **site**:
  - a) 8300 Bridgeport Road  
P.I.D. 024-947-954  
Lot 1 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP48700