THE DISTRICT OF NORTH VANCOUVER

ZONING BYLAW 1965

BYLAW 3210

Effective Date – 1965

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws amending the District of North Vancouver Zoning Bylaw 1965. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

DISTRICT OF NORTH VANCOUVER

ZONING BYLAW, 1965

Page		Part
1	Part 1	TITLE
1	Part 2	INTERPRETATION
30	Part 2A	DEFINITIONS
13	Part 3	GENERAL OPERATIVE CLAUSES (links to individual zones within bylaw)
3A-SUBa	Part 3A	SUBDIVISION REQUIREMENTS
17	Part 4	GENERAL REGULATIONS
29	Part 4B-A	TEMPORARY USE PERMIT REGULATIONS
4B-CD1a	Part 4B	COMPREHENSIVE DEVELOPMENT ZONE REGULATIONS
4C 1	Part 4C	GREEN BUILDING REGULATIONS
38	Part 5	RESIDENTIAL ZONE REGULATIONS
6-C1a	Part 6	COMMERCIAL ZONE REGULATIONS
7-I1a	Part 7	INDUSTRIAL ZONE REGULATIONS
8-PAa	Part 8	PUBLIC ASSEMBLY ZONE REGULATIONS
9-PRO-1	Part 9	PARK, RECREATION AND OPEN SPACE ZONE REGULATIONS
66	Part 10	OFF-STREET PARKING SPACE REGULATIONS
70m	Part 11	CEMETERY
71	Part 12	ENFORCEMENT
72	Part 13	AMENDMENT
72	Part 14	APPEAL
72	Part 15	REPEAL OF PREVIOUS BYLAWS

February 2011

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(Zoning Bylaw – Document updated October 2020)

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER
CONSOLIDATED ZONING BYLAW
(Parent: Bylaw No. 3210)

PART 1 TITLE

This Bylaw may be cited for all purposes as the "District of North Vancouver Zoning Bylaw, 1965".

PART 2 INTERPRETATION

For definitions applicable to the Employment Zones, Village Commercial Zones and Comprehensive Development Zones 65, 67, 68 and 69, 99, 103, 110, 116, 123 and 128 see Part 2A, for all other zones see below.
(Bylaw 7831, 7886, 7887, 7922, 7955, 7969, 7962, 8209, 8215, 8249, 8300, 8314, 8398, 8340,8360)

In this Bylaw, unless the context otherwise requires,

"accessory to" means customarily incidental to the permitted use of land, buildings or structures located on the same lot;

"aisle, drive-in service" means a lane reserved exclusively for and appropriately identified for patrons using a drive-in service wicket; (Bylaw 5114)

"aisle, manoeuvring" means a lane used for access to or egress from any parking space; (Bylaw 5114)

"amenity area" means the required open space provided for the enjoyment of the residents of a particular dwelling and which is immediately adjacent to and directly accessible from the dwelling it is to serve; (Bylaw 5793)

"animal shelter" means land, buildings and structures used for the keeping and boarding of animals by a public body; (Bylaw 7528)

“arena” means land, buildings and structures providing one or more playing surfaces for the purposes of skating, hockey and other sports activities and which may include complementary uses; (Bylaw 6968)

"artist’s studio" means buildings and structures used for the provision of instruction in the arts or space used by artisans. This use class would include: dance, acting and music schools, painting, pottery or sculpture studios and similar uses. This use class does not include art galleries or buildings used principally for public artistic performances and does not include space for residential accommodation; (Bylaws 6685, 7718)

"auction room" means land, buildings and structures used for the storage and sale of goods by auction; (Bylaw 6685)

"automotive body shop" means land, buildings and structures used for the repair of automobile and truck bodies and chassis. This use class includes frame repairs, paint shops and automotive repair shops; (Bylaw 6685)

"automotive repair shop" means land, buildings and structures used for the mechanical repair and servicing of vehicles, motorcycles and recreation vehicles or craft and may include the accessory sale, installation or servicing of related parts and accessories. This use class includes: tire shops; automotive glass shops; muffler shops; transmission shops; automotive upholstery shops; lubricating shops and similar uses. This use class does not include automotive body shops;
(Bylaw 6685)

"balcony" means a cantilevered deck that projects from a wall of a building and which, except for a railing, is not enclosed; (Bylaw 5609)

"basement" means a storey or storeys of a building located below the first storey;
(Bylaw 6039)

“bed and breakfast” means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person or persons on a daily or weekly basis for a period not to exceed 28 consecutive days;
(Bylaw 6946)

“bicycle parking space, Class 2” means a bicycle rack space for the short term parking of one bicycle; (Bylaw 6841)

"billiard hall" means buildings and structures used for the playing of billiards. This use class may include the sale of foods and non-alcoholic beverages as an accessory use but excludes floor area used for playing of billiards in licensed lounges, neighbourhood public houses or private clubs; (Bylaws 6685 & 7443)

"bingo" means the game of chance played with printed matter having numbered squares corresponding to numbers drawn at random and won by covering a pre-established pattern of such squares; (Bylaw 6058)

“boarders and lodgers” means persons provided with accommodation and meals in a single-family residential building for payment of rent for a period of not less than 28 consecutive days and where such accommodation shall not include separate cooking facilities;
(Bylaw 6946)

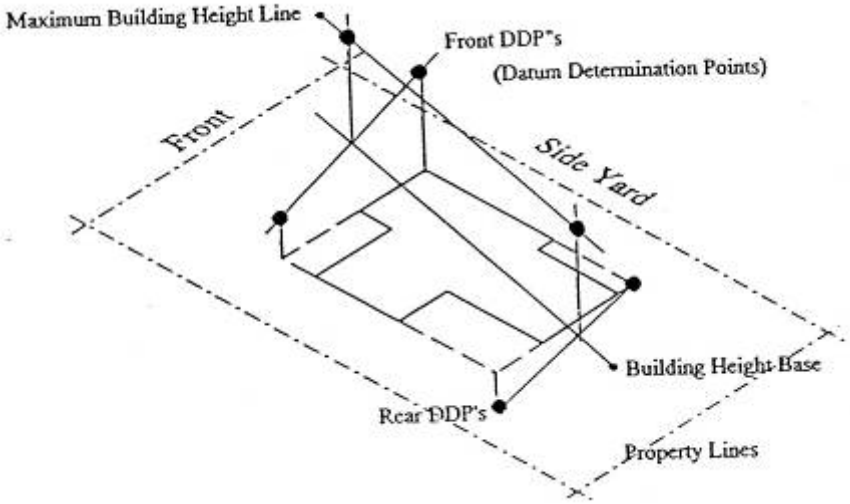
"boarding unit" means a bed-sitting room which provides accommodation for one person, including toilet facilities but excluding cooking facilities, and has a gross floor area of not less than 200 square feet; and, for the purposes of Parts 5 and 10 of this Bylaw, is equivalent to one-half of a dwelling unit;

"building" means a structure located on the ground, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof;

“building height base line” with respect to a single family residential building or structure, means the line created by:

(i) averaging the two front datum determination points on the lot; and
(ii) averaging the two rear datum determination points on the lot; and
(iii) longitudinally extending a line joining (i) and (ii) above,

all of which is illustrated by way of the following diagram:



(Bylaw 6833)

"building supply establishment" means land, buildings and structures used for the sale, either at retail or wholesale, of a variety of tools, paints, hardware, plumbing and electrical items, building products and gardening equipment and materials but does not include the sale of automobile parts and accessories, manufacturing or servicing of goods. This use class is differentiated from a retail purpose by the exterior storage of wood, metal, concrete and gardening supplies or products;

(Bylaw 6685)

"business/office support services" means land and buildings used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating or photographic processing; the provision of office custodial, maintenance or security services; the sale, rental or servicing of office equipment furniture; the provision of clerical, secretarial employment or telephone answering services which may include training. Typical uses would include: printing and photographic processing establishments; janitorial and security firms; office equipment sales, servicing and repair establishments; and, clerical services;

(Bylaw 6443)

“café use” means land, buildings and structures used for the retail sale of ready-to-serve, pre-prepared or pre-cooked foods, and beverages for either on or off-site consumption. This use category does not include any eating establishment with cooking facilities where food is prepared on site and excludes the retailing of alcoholic beverages.

(Bylaw 7674)

“Cannabis” has the meaning given to it in the *Cannabis Act*, as amended or replaced;

“Cannabis Accessory” has the meaning given to it in the *Cannabis Act*, as amended or replaced;

“Cannabis Retail Store” means a business for the retail sale of non-medical cannabis for off-site consumption and cannabis accessories and does not permit a warehouse use.

“Cannabis Warehouse” means a warehouse for the storage and distribution of cannabis and cannabis accessories established in accordance with the *Cannabis Distribution Act,* as amended or replaced, and does not permit the retail sale of non-medical cannabis;

“Non-Medical Cannabis” means cannabis for which no medical document has been issued; (Bylaw 8340)

"caretaker" means not more than two individuals intended to provide security or surveillance for specified businesses occupying a caretaker unit; (Bylaw 6685)

"caretaker unit" means an accessory dwelling unit for the accommodation of a caretaker; (Bylaw 6685)

“car share vehicle” means a vehicle that is owned and operated by an organization providing vehicle sharing services to its members, and may include commercial, cooperative, governmental or non-profit organizations. (Bylaw 7770)

"car-wash" means an enterprise offering facilities for the washing or cleaning of cars on an automated or semi-automated basis; (Bylaw 3351)

"casino gaming" means games known as blackjack and roulette and approved forms of wheels of fortune, excluding video lottery terminal games; (Bylaw 6058)

"cellar" *(deleted by Bylaw 6039)*

“cemetery” means land, buildings and structures for the interment of the deceased which may include one or more of the following: cinerarium; columbaria, gravesites, mausoleums, gardens of remembrance, memorial parks, memorial niche walls and ossuaries”*;* (Bylaw 7127)

"child care facility" means any premises used for group day care, family day care, kindergarten, preschool, out of school care, or child minding; (Bylaw 6725)

"children's animal farm" means an area of land developed for the keeping of wild or domestic animals for the entertainment and education of the public generally, but children primarily; (Bylaw 5726)

"clubs" means land, buildings and structures used for the meeting, social or recreational activities of members of a non-profit, philanthropic, social service, business or fraternal organization, without on-site residences. Clubs may include a licensed lounge, restaurant and/or a games room. (Bylaw 6685 & 7443)

“coach house” means an accessory dwelling unit that is detached from a single-family residential building on a lot in a zone that permits a single-family residential building; (Bylaw 8360)

"common law relationship" means the relationship between a man and woman not married to each other, living together as husband and wife, and the children and parents of either or both of them; (Bylaw 5957)

"construction services" means land, buildings and structures used for the offices of contractors engaged in the provision of heavy construction services including: road building and paving; landscaping; concrete manufacturing and placing; excavation; and, utility construction or similar services which may involve interior and exterior storage of materials, vehicles and equipment; (Bylaw 6685)

"contractor services" means land, buildings and structures used for the offices of building contractors providing services such as painting, plumbing, heating, electrical, gas fitting, roofing, tiling or similar services and may include the fabrication or assembly of building components such as doors, windows, kitchen and bathroom fixtures and fireplaces or similar products and the sale of such products, either at retail or wholesale. This use class may also include floor area used for showroom/display purposes and all goods and materials associated with this use class shall be kept within an enclosed building. This use class does not include construction services or the manufacturing or sale of household items such as furniture, carpets and appliances; (Bylaw 6685)

"cooking facility" means a room or portion thereof where and the equipment by which meals may be prepared; (Bylaw 5957)

"coverage, building" means that portion of a lot or lots, expressed as a percentage, occupied by all buildings and structures 0.9m (3 ft.) or greater in height above finished grade; (Bylaw 6685)

"coverage, site" means that portion of the lot or lots, expressed as a percentage, occupied by the total of all buildings and structures 0.9m (3 ft.) or greater above finished grade, parking and loading spaces, manoeuvring aisles, driveways and exterior storage areas; (Bylaw 6751)

"custom manufacturing establishments" means land and buildings used for the small scale on-site production of specialized goods by five or fewer production employees. Typical uses would include but not necessarily be limited to the manufacture of jewellery, toys, musical instruments and computers; the production of pottery; and, sculpture/art studios; (Bylaw 6443)

“datum determination points, front” for a single family residential lot means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

“datum determination points, rear” for a single family residential lot means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"delivery services" means land, buildings and structures for businesses providing for the delivery of people, goods and services where fleet vehicles used for such delivery are not available for sale, rent or lease. This use class includes: taxi services; messenger and courier services; and, mobile catering services, including the production of catered foods. This use class does not include transportation purposes; (Bylaw 6685)

"drive-in restaurant" means a building from which food or drink is served on a self-service or car-service basis;

"driveway" means an aisle used for access to or egress from a manoeuvring aisle or drive-in service aisle; (Bylaw 5114)

"dwelling unit" means one or more habitable rooms for the residential accommodation of only one family and contains or provides for not more than one cooking facility, except that not more than one additional cooking facility may be contained or provided in a dwelling unit having a child care facility that is licensed under the Community Care Facility Act; (Bylaw 6922, 7217)

“entertainment and recreation purposes” includes the operation of bowling alleys, dance halls, skating and curling rinks, recreation clubs, theatres, auditoriums, concert halls, art galleries, and drive-in theatres. This use class does not include neighbourhood public houses, establishments where bingo or casino gaming is carried out and outdoor tourist attractions; (Bylaw 7645)

"equipment rental establishments" means land and buildings used for the rental of tools, appliances, recreation equipment, office equipment, light construction equipment, or similar items but does not include the rental of motor vehicles, motorized boats or industrial equipment or vehicles; (Bylaw 6628)

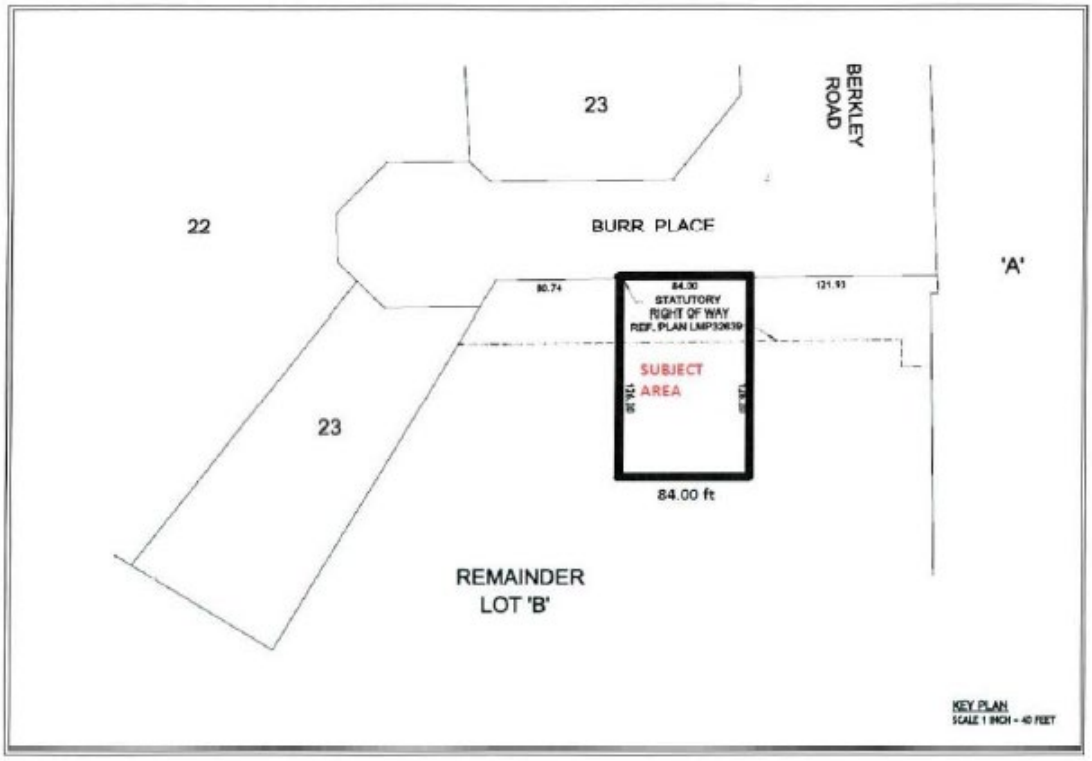
"family" means

(1) one person, or two or more persons who are interrelated by bonds of consanguinity, marriage, legal adoption or who have a common law relationship, or

(2) a group of not more than five unrelated persons occupying a dwelling unit on a non-profit basis, or

(3) a group of not more than eight unrelated persons occupying a group home, of whom no more than six can be persons in care or with special needs except on that portion of the parcel legally described as Lot B except portion in Plans 16298, LMP22002 AND LMP37723 Block X District Lots 469, 580 and 611 Plan 15231 outlined in bold and labelled as "Subject Area" on the sketch plan attached as Schedule A to Bylaw 8124" where a group of not more than ten unrelated persons, of whom no more than nine can be persons with special needs or in care;

Schedule A to Bylaw 8124



(Bylaw 8124)

(Bylaw 5045)

“family residential unit” (Deleted by Bylaw 6922)

"fish farming" means the keeping and raising of fish for commercial purposes, but specifically excludes fishery enhancement programs approved by the Provincial or Federal Government or an agency thereof; (Bylaw 6175)

"fitness centre" means land, buildings and structures for active physical recreation, generally in a gymnasium type setting where patrons are participants and which may include the accessory sale of associated equipment and clothing. Typical uses would include: racquet clubs; weight training gyms; climbing gyms; aerobic or similar studios; and, batting cages. This use class does not include: dance studios intended to teach various types of dance; bowling alleys; and, dance halls;
(Bylaw 6685, Bylaw 7019)

“floor space ratio” means that figure obtained when the gross floor area of all buildings and structures, except those areas exempted by section 410, is divided by the lot area upon which the buildings and structures are situated; (Bylaw 6833)

"garden centre" means the use of land and buildings for the cultivation, propagation, display and retail sale of plants as well as associated landscaping and gardening supplies and is distinguished from a nursery; (Bylaw 6025)

“gasoline bars” means land buildings and structures used for the retail sale of motor fuels, lubricating oils, automobile accessories, a limited range of food and confectionery products, and a car wash, and may include a service bay for the servicing and repair of vehicles up to a gross vehicle weight of 4,500 kg. Retail sale of motor fuels shall be permitted provided that each type and grade of automotive fuel available at the self serve pumps is also available at a full service pump, for a minimum of twelve hours each day or during all hours which fuel dispensing is provided on site, whichever is less. (Bylaw 7040)

“gasoline service stations” means land buildings and structures used for the retail sale of motor fuels, lubricating oils, automobile accessories, a limited range of food and confectionery products, and a car wash, and must include a service bay for the servicing and repair of vehicles up to a gross vehicle weight of 4,500 kg. Retail sale of motor fuels shall be permitted provided that each type and grade of automotive fuel available at the self serve pumps is also available at a full service pump, for a minimum of twelve hours each day or during all hours which fuel dispensing is provided on site, whichever is less. (Bylaw 7040)

"grade, finished" means the level of ground created by human action; but excludes created localized depressions; (Bylaw 6833)

"grade, natural" means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be accurately ascertained because of previous human intervention, the natural grade shall mean the ground level established at the date of the adoption of Bylaw 6039 (June 13, 1988) but excludes natural localized depressions; (Bylaw 6833)

"gross floor area" means the total floor area of a building or structure measured to the exterior of its walls; (Bylaw 6685)

"gross leasable area" means that amount of a building or structure measured to the exterior of its walls which is available for sale, rent or lease, excluding staircases, stairwells, mechanical and electrical rooms, washroom facilities and public entry lobby areas; (Bylaw 6685)

"group home" means a dwelling unit operated for persons in care or with special needs by either an incorporated non-profit society in good standing or a public body chartered by Federal or Provincial statute;" (Bylaw 8124)

"gun shop" means land or buildings used for the manufacturing, assembly, servicing, repair, storage, distribution or sale of firearms and ammunition, but excludes the offices of firearms manufacturer's agents; (Bylaw 6471)

"habitable room" means a room designed or used for living, sleeping, eating or food preparation; (Bylaw 5957)

"hazardous substances" means

(i) explosives as defined in the "Explosives Act", R.S.c.102, section 1 as of the date of adoption of this bylaw;

(ii) liquid chlorine;

(iii) gases: compressed, deeply refrigerated, liquefied or dissolved under pressure; and

(iv) radio-active materials; (Bylaw 5661)

"health service purposes" means land, buildings and structures used for the provision of physical and mental health services on an out-patient basis. Services would be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature and would typically include: medical and dental offices; x-ray laboratories; physiotherapy and chiropractor clinics; and, counselling services;

(Bylaw 6685)

"heavy manufacturing" means land, buildings and structures used for the processing of raw materials; the assembly or servicing of vehicles in excess of 4,500 kg (9,921 lbs.), and heavy industrial or construction equipment; vehicle wrecking; salvaging; smelting; the manufacture of asphalt or concrete; the bulk storage of soil, gravel or similar materials; the manufacture and storage of utility infrastructure products such as piping; chemical production and refining plants; and, waste treatment, disposal and transfer stations. This use class may include the accessory sale of vehicles or heavy industrial or construction equipment provided that such vehicles or equipment are manufactured or assembled on the same site; (Bylaw 6685)

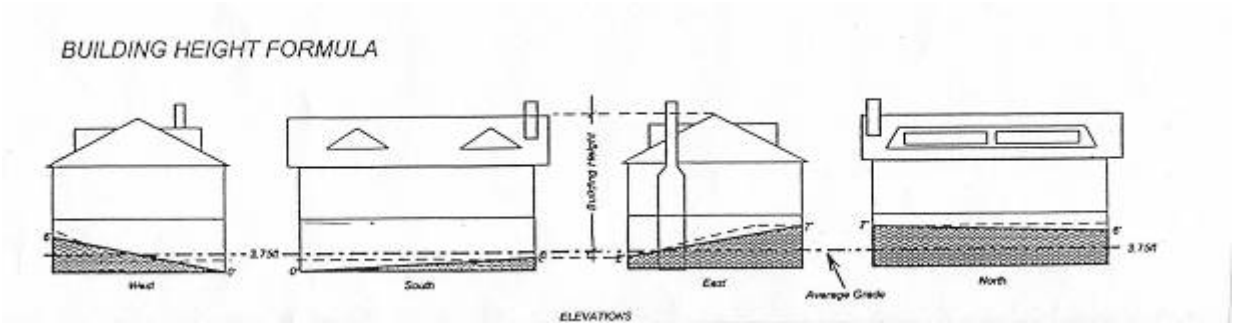
"height" means:

(i) with respect to a building or structure in a single family residential zone the greatest vertical distance measured from the building height base line to the topmost part of the building or structure, except that in the case of an accessory building or structure it shall be the vertical distance measured from the floor level to the highest point of the building or structure;
(Bylaw 6833)

(ii) with respect to a building or structure in a zone other than a single family residential zone the vertical distance from the average, at the base of the building or structure, of the lesser of the natural grade and the finished grade to the highest point of the roof surface, as illustrated by the following diagram, except that:

a) in the case of a roof, the slope of which is 2 in 12 or greater, the maximum allowable height may be increased by 15%; and

b) in the case of an accessory building or structure, the maximum height shall be measured from the floor level to the highest point of the roof surface; (Bylaws 5705, 6039, 6142 and 6192)



"hobby beer and wine-making establishments" means land and buildings providing equipment, raw materials and technical advice, where a person can brew and package beer or make wine for personal or family consumption or to be given away without charge and not sold for commercial use. This use class may include the accessory retailing of beer and wine-making kits and accessories;
(Bylaw 6628)

"home occupation" means any occupation or profession conducted for gain in a dwelling unit, except that a swim school may be operated outside of a dwelling unit, and includes the operation of a kindergarten for not more than twenty children;
(Bylaw 4314 & 6864)

"household repair services" means land and buildings used for the provision of repair services for goods, equipment and appliances normally found within the home. This use class includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This use class does not include the retail sale or wholesale of goods or products except for the accessory sale of parts and accessories;
(Bylaw 6628)

"industrial product sales establishments" means land and buildings used for the wholesale, rent or lease of products generally intended for industrial or commercial users such as industrial machinery and equipment, trade tools and supplies, machinery parts, restaurant equipment, office furniture and store fixtures, but does not include heavy industrial vehicles such as trucks, cranes, and construction equipment;
(Bylaw 6024)

"land" includes the surface of water;

"landscape screen" means a barrier which may be either a compact, evergreen hedge which is at least four feet in height and two feet in width when planted, and broken only for access drives or walks; or a fence or a brick, stone or concrete wall at least four feet in height, which is in an area not less than two feet in width and incorporating suitable plant material, terracing or grassed areas, and broken only for access drives or walks, except that in the C1A zone the landscape screen shall be at least six feet in height and five feet in width when planted;

(Bylaw 5793)

“licensed lounge” means a premises, which is an accessory use to a hotel, entertainment or recreation use, and which is used for the on-site consumption of alcoholic beverages;
(Bylaw 7443)

"light manufacturing" means land and buildings used for: the assembly, fabrication or processing of semi-finished or finished products from previously manufactured components; and, the servicing, testing and repairing of goods and equipment entirely within an enclosed building from which there may be no external nuisances or impacts. Typical uses would include the manufacture of glass, plastics, textiles, small machinery, upholstered products, electrical/electronics, woodwork/millwork, precision instruments, paper products, auto parts and accessories, furniture and pharmaceutical products;
(Bylaw 6628)

“liquor store” means premises used for the retail sale of alcoholic beverages for off-site consumption. (Bylaw 7443)

"loading space" means a space for the loading or unloading of a vehicle located outside a building but does not include manoeuvring aisles and other areas providing access to the space; (Bylaw 6383)

"local commercial purposes" means the retailing of groceries, produce, baked goods and sundry household items but excludes the retailing of alcoholic beverages;
(Bylaws 5793 & 7444)

“localized depression” means except as stipulated in the RSPH Zone, Subsection 509.3, in the RSK Zone, Subsection 511.3, in the RSH Zone, Subsection 512.3, in the RSCH Zone, Subsection 514.3, and in the RSE Zone, Subsection 515.3:
(Bylaws 7042, 7092, 7101, 7190)

(i) an existing depression in natural grade not exceeding 3m (9.8 ft.) in breadth or the lesser of 3m (9.8 ft.) or 20% of the wall length along any building wall that it intersects;

(ii) a depression below the normal natural or finished grade created for the purpose of providing vehicle or pedestrian entrance to a building subject to the following conditions:

(a) only one vehicle entrance and one pedestrian entrance are permitted as localized depressions on a single family residential building;

(b) on any side of a building in a single family residential zone, the total localized depression width shall not exceed the lesser of 50% of the corresponding building width or length, or:

- 6.0m (20 ft.) wide for a vehicle access
- 2.44 (8 ft.) wide and 3.0m^2 (32 sq.ft.) in area for a pedestrian access
- 7.3m (24 ft.) wide for a combined vehicle and pedestrian access;

(iii) a light well on any side of a single family residential building extending not more than 0.75m (2.5 ft.) beyond the building wall face and not exceeding 25% of the corresponding building width or length in total for one or more light wells; and

(iv) any combination of vehicle or pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.
(Bylaw 6833)

”lot” means any parcel, block or other area in which land is held or into which it is subdivided, but does not include a highway; (Bylaw 7574)

"lot area", means the horizontal area within the lot lines of a lot, excluding:

(a) lots that are inaccessible by road;
(b) land covered by a natural body of water;
(c) land within a powerline right-of-way; and
(d) land
  (i) on a steep slope where the grade generally exceeds 50%,
  (ii) land in a ravine, or
  (iii) on a river or creek bank,

(Bylaw 6977, 7212)

"lot depth" means the length of the centre lot line; (Bylaw 6192)

"lot line, centre" means the linear measurement across the lot taken from the centre of the front lot line to the centre of the rear lot line; (Bylaw 6192)

"lot line, front" means :

(i) the lot line or lines common to street and lot, or, in the case of a lot having lot lines in common with more than one street, the lot line or lines common to the lot and the street with the shortest frontage; or,

(ii) in the case of a panhandle lot, the lot line forming the narrow side of the end of the lot from which the panhandle extends; (Bylaw 4787)

(iii) the lot line or lines forming the narrow side of the lot nearest the frontage in the case where the frontage of the lot is located on the long side of the lot. (Bylaw 5613)

"lot line, rear" means the lot line or lines opposite to and most distant from the front lot line, or, in the case of a lot having two intersecting side lot lines, the rear lot line shall be deemed to be a line within the lot twenty feet in length, which is parallel to and most distant from the front lot line;

"lot width" means the shorter of the following two linear measurements:

(i) a line across the lot perpendicular to the centre lot line at 29.5 feet to the rear of the front lot line;

(ii) a line across the lot perpendicular to the centre lot line at 59 feet to the rear of the front lot line;

provided that the front lot line shall not be less than two-thirds (2/3) of the minimum width requirement for that lot; (Bylaw 6402)

"manufacture" and "manufacturing" means the making, producing, processing, fabricating, assembling, repairing or salvaging of goods, materials, products, substances, things or organisms, and the generating and transforming of electrical energy, but does not include mining; (Bylaw 5661)

"marina" means a facility which provides moorage space for watercraft and may also include, as accessory uses, administrative offices, recreational lounges, eating establishments, the retail sale of marine supplies and equipment, dockside boat repairs, marina fueling installations, and watertaxi docks, but does not include a licensed lounge or a neighbourhood public house; (Bylaws 5977 & 7443)

"maximum building depth" in the RS 1-5 zones means that a centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft). For all other zones “maximum building depth” means the linear measurement of a single-family residential building taken from the exterior wall face closest to the front lot line measured parallel to the centre lot line to the exterior wall face closest to the rear lot line, including an attached garage or carport.”; (Bylaws 6402, 6644 & 7618)

"maximum dwelling unit size" means the total gross floor area as used in calculating the floor space ratio; (Bylaws 5930, 6142)

"maximum eave height" in all single family zones, except as stipulated in the Queensdale neighbourhood Zone (RSQ), Subsection 516.3 shall be the vertical distance from the lesser of the natural or finished grade measured at the base of the building or structure to the intersection of the exterior wall face or projection thereof with the top surface of the building except that portion of wall contained within a roof gable; (Bylaws 6192, 6402 & 7250)

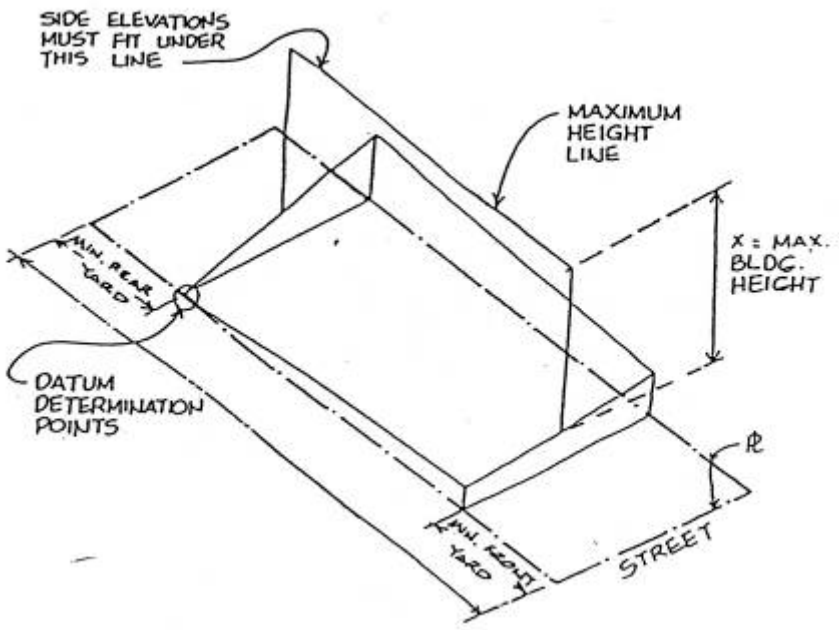
"Maximum height line" with respect to a building or structure, means the line created by:

(i) Averaging the two front datum determination points and adding the maximum allowable height for the building or structure on the lot, as the case may be; and

(ii) Averaging the two rear datum determination points and adding the maximum allowable height for the building or structure on the lot, as the case may be; and

(iii) Longitudinally extending a line joining (i) and (ii) above,

all of which is illustrated by way of the following diagram: (Bylaw 6192)



"media-related establishments" means land, buildings and structures used for music, film and video production studios, and radio and television stations; (Bylaws 6685, 7718)

"minimum front setback line" means a line which is parallel to the front lot line and which is at the minimum front yard setback; (Bylaw 6192)

"minimum rear setback line" means a line which is parallel to the rear lot line which is at the minimum rear yard setback; (Bylaw 6192)

"mining" means the excavating of minerals, ores, soil, sand, gravel rock or other substance for commercial purposes;

"mini-warehouse" means a building consisting of completely enclosed, individually controlled compartments used for the storage of products, personal articles and vehicles, which may include an accessory caretaker residence and administrative office space; (Bylaw 6079)

"multi-level care facility" means land, buildings and structures used for the residential accommodation of the elderly or infirm on a continuous basis which may include the provision of medical services. This use class includes nursing and rest homes; (Bylaw 6685)

"multiple-family residential complex" means a building or buildings having not more than three residential storeys and consisting of three or more dwelling units which may be linked either at the side or the rear by a vertical party wall and may be stacked partially or wholly above other units or amenity space; (Bylaw 6543)

"neighbourhood public house" means a premises for the on-site consumption of alcoholic beverages which is the principal use of a site, which may include outdoor customer service areas; (Bylaws 5060, 6081 & 7443)

"nursery" means the use of land and buildings for the cultivation and propagation of plant stock intended for distribution, excluding the retail sale of plant stock to the general public; (Bylaw 6025)

"ocean natural boundary line" means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. (Bylaw 7618)

"office purposes" means the operation of banks, finance and trust companies, federal, provincial, and municipal offices, business or professional offices, police stations, post offices and libraries; (Bylaw 6685)

“open space” means an area that is located on the ground and which is open at all sides with the exception of structural necessary elements for support when there is a building above the open space; (Bylaw 6833)

“outdoor customer service area” means an area situate on private or public property which is immediately outside of a restaurant, retail food service, neighbourhood public house or licensed lounge; (Bylaws 6896 & 7443)

“outdoor tourist attraction” means the operation of one or more commercial tourist attractions which are dependent on outdoor activities, scenic attractions or outdoor experiences. This use may include indoor and outdoor interpretive, display, and performance spaces; (Bylaw 7645)

"owner" means an owner as defined in the Local Government Act; (Bylaw 5957)

"owner/occupier" means an owner, and where the owner is comprised of more than one person any one of them, who occupies a single family residential building as a principal residence; (Bylaw 5957)

"panhandle" means the narrow strip of land connecting the body of the lot with the street; (Bylaw 4787)

"parking, concealed" means parking within a building or underground;

"parking spaces" means a space within a lot or structure exclusive of driveways, for the parking of one vehicle and for the purposes of total site coverage calculation, shall be deemed to include manoeuvring aisles; (Bylaw 5570)

"parking structure" means a wholly or partly enclosed structure for temporary parking and protection of one or more motor vehicles which are otherwise in active use and which, when accessory to a single family residential building, includes an attached or detached carport or garage or a dedicated space within the principal building; (Bylaw 6833)

"personal service shop" means land, buildings and structures used for the provision of services related to the care and appearance of the body or the cleaning and repair of personal effects. This use class includes: dry cleaning depots and laundromats; tanning salons; hairdressing salons; barber shops; tailors and dressmakers; and shoe repair shops. This use class does not include household repair establishments or health service purposes; (Bylaw 6685)

"person with special needs" means either an individual with a physical or mental disability which has been so diagnosed and classified by a qualified medical practitioner, or an individual 65 years of age or older; (Bylaw 5045)

“pet care establishment” means a business for the grooming, training, day-care or boarding of animals; (Bylaw 7528)

“pet services” means a a business for the grooming, training, day-care or boarding of animals, where no more than three (3) dogs, including resident pet dogs, may be kept at any time; (Bylaw 7528)

"port-oriented purposes" means the operation of docks, piers, marinas, wharves, ship passenger and ferry terminals, dry-docks, boat and ship building yards, marine service stations, bulk and warehouse storage and loading facilities, or such manufacturing industries as are directly dependent upon deep-sea shipping for the transportation of raw materials or finished products, but does not include the operation of sawmills, or the re-refining of used lubricating oils; (Bylaw 5157)

“principal building” in a single family residential zone means a permitted single family residential building, but excludes parking structures and other accessory buildings up to the limits exempted from floor space ratio calculations in section 410; (Bylaw 6833)

"professional offices" means land and buildings used for the provision of a limited range of professional consulting services including: architects, engineers, surveyors; and computer equipment software development. This may involve the manufacturing of prototypical products and model making or similar activities provided that this is accessory to the principal office use. This class of uses does not include the offices of lawyers, accountants, health-related offices/laboratories offering diagnostic, preventative, therapeutic, rehabilitation or counseling services, financial institutions or other uses included in the definition of "Office Purposes"; (Bylaw 6443)

"recreation vehicle" means a motor vehicle or a vehicle towed by a motor vehicle, providing living accommodation, and includes travel trailer, tent trailer, camper, caravan, and motor home; (Bylaw 4474)

“recreation vehicle sales/rental/leasing establishments” means land, buildings and structures used for the sale, rental and leasing of recreation vehicles; (Bylaw 6989)

“renewable energy” means energy generated from natural (non-fossil fuel) sources that are capable of being naturally replenished. Renewable energy sources include: sunlight, wind, tides and geoexchange; (Bylaw 7829)

"re-refining" means the process of reconditioning used lubricating oils and the blending of the reformulated product; (Bylaw 5157)

"research and development establishments" means land and buildings used for analytical, scientific and technical research, development and testing purposes which may involve the small scale manufacturing or assembly of prototypes and the sale of technical data, but does not include medical, dental or other health science-related laboratories that directly service the public; (Bylaws 6024 & 6197)

"residences for the elderly" *(Bylaw 5405 repealed by Bylaw 5781)*

"residential building, high-rise apartment" means a building having not less than five storeys and consisting of three or more dwelling units which do not have separate, individual access to grade; (Bylaw 6543)

"residential building, low-rise apartment" means a building having not more than four storeys and consisting of three or more dwelling units with common or individual interior or exterior access to grade; (Bylaw 6543)

"residential building, multiple-family townhouse" means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade; (Bylaws 6543 & 6630)

"residential building, single-family" means a building consisting of one dwelling unit or, in a single-family residential zone, a building consisting of a combination of one dwelling unit and one secondary suite; (Bylaw 6922)

"residential building, two-family" means a building consisting of two dwelling units;

"residential floor area" means the sum of the floor areas of all dwelling units including the areas occupied by walls and partitions, but excluding the floor areas of balconies;

"restaurant" means land and buildings used for the provision of prepared food and beverages for on-site public consumption with a seating capacity of more than 10 persons. Typical uses may include: cafes; theatre restaurants; licensed lounges; and, banquet rooms and restaurants with food optional areas. This use class does not include neighbourhood public houses or drive-in restaurants;
(Bylaws 6628 & 7443)

"retail food services" means land, buildings and structures used for the provision of prepared foods and beverages for either on or off-site consumption with a seating capacity of not more than 10 persons. Typical uses would include: delicatessens; cafes; refreshment stands; sandwich bars; and take-out food services. This use class does not include: restaurants; neighbourhood public houses; drive-in restaurants; licensed lounges or retail food stores; (Bylaws 6685 & 7443)

"retail purposes" means land, buildings and structures used for the retail sale of products. This use class may include accessory floor area used for interior storage but does not include wholesaling, the operation of service stations and car washes, neighbourhood public houses and liquor stores; (Bylaws 6685 & 7444)

"satellite dish antenna" means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices; (Bylaw 6132)

“secondary suite” means an accessory dwelling unit that is attached to a single-family residential building on a lot in a zone that permits a single-family residential building; (Bylaw 6922, Bylaw 8036, 8360)

"school, trade" means land, buildings and structures used for the teaching of mechanical or other trades; business/secretarial schools; driving schools or similar uses; (Bylaw 6685)

"service station" means land, buildings and structures used for the retail sale of motor fuels, lubricating oils and automobile accessories which may include a car wash, the servicing or repair of vehicles up to a gross vehicle weight of 4,500 kg (9,921 lbs) and the sale of a limited range of food and confectionery products. This use class does not include automotive body shops or automotive repair shops; (Bylaw 6685)

"shopping centre" means a group of commercial establishments planned and developed as one unit on a lot of one hectare or more; (Bylaw 5114)

“solar collector” means a device used to collect sunlight and is part of a system which converts the sun’s light and radiant heat energy into thermal or electrical energy for use in space heating and cooling and domestic water heating; (Bylaw 7829)

"specialized light industrial and technological establishments" means land, buildings and structures used for the design, creation, fabrication, testing or assembly of products and includes: firms engaged in the manufacture of technologically advanced products such as pharmaceuticals, electronics, specialized aircraft and marine components and equipment; health and safety equipment; and instrumentation, including the servicing of instrumentation components; (Bylaw 6685)

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it;

(Bylaw 6039)

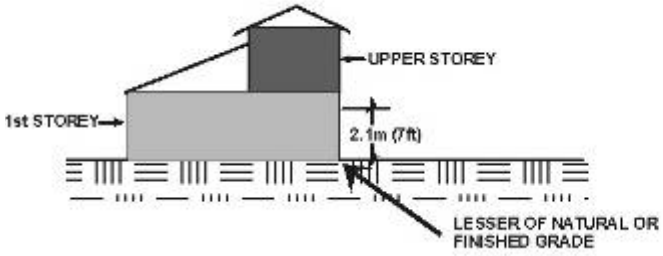
“storey, first” means the uppermost storey having its floor level not more than 2m (6.5 feet) above the lowest of the average levels of finished grade adjoining each exterior wall of a building, except that localised depressions shall not be considered in the determination of average levels of finished grade; (Bylaw 6833)

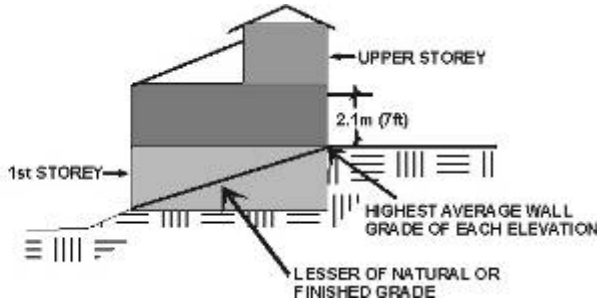
"storey, upper" means the topmost storey:

a) which is either immediately above the first storey, or,

b) where the first storey is partially below natural or finished grade, the topmost storey having a floor level which is more than 2.1m (7 ft.) above the highest of the average wall grades of each elevation when measured from the lesser of natural or finished grade, as illustrated in the following sketches.

(Bylaw 6757)





"throat width" means the width of a loading space measured at the aisle or lane from which it is accessed; (Bylaw 6383)

"tourist accommodation purposes" means the operation of hotels, motels and auto courts, but not including neighbourhood public houses; (Bylaw 4997)

"trailer" means a vehicle that is drawn upon a highway by a motor vehicle and includes utility trailer and boat trailer, but excludes recreation vehicle; (Bylaw 4474)

"transportation purposes" means land, buildings and structures used for the operation of truck terminals, railways, freight handling and passenger and transit depots. This use class would include bus lines, moving or cartage firms and delivery services; (Bylaw 6685)

"use" includes construction, reconstruction, alteration, moving, extension, maintenance, and occupancy;

"vehicle sales/rental/leasing establishments" means land, buildings and structures used for the sale, rental or leasing of vehicles up to a gross vehicle weight of 4,500 kg (9,921 lbs) and motorcycles. This use class does not include the rental, sale or leasing of construction vehicles and equipment; (Bylaw 6685)

“veranda” for a single family residential building or coach house means a one storey high roofed portico, gallery or porch adjoining an exterior wall or walls of a building and open at all other sides with the exception of necessary structural support columns and a guard or rail not exceeding a height of 1.1m (3.5 ft.) and with a floor not higher than the lowest above-grade building floor on the side of the building to which it is attached; (Bylaw 6833, 8360)

“veterinarian” means an establishment, in which animals are cared for, treated, maintained and hospitalised, and may include grooming, training, or day-care. (Bylaw 7528)

"video lottery terminal game" means a mechanical or electronic machine or device that provides for gambling for money, or other value, including a slot machine, but excludes a machine or device for the purchase and sale of lottery tickets;

(Bylaw 6747)

"warehousing" means the storage of goods or products for distribution but does not include wholesaling; This includes cannabis warehouse. (Bylaw 6685, 8340)

"wholesaling" means the use of land and buildings for the wholesaling of merchandise in bulk to retailers, other businesses, institutions or government agencies for their own use or for resale and where any floor area in storage space exceeds any floor area used for showroom or display purposes; (Bylaw 6628)

"works yard" means land, buildings and structures used for municipal operations purposes including office space, interior and exterior storage areas, fleet vehicle storage, vehicle and equipment servicing, paint shop and other related uses;

(Bylaw 6685)

PART 2A

Definitions Applicable to the Employment Zones, Village Commercial Zones, Comprehensive Development Zones 65, 67, 68, 69, 79, 81, 86, 90, 94, 96, 99, 103, 110, 116, 123 and 128.

The following definitions apply in the Employment Zones [Sections 750 (EZ-I), 770 (EZ-LI)], Village Commercial Zones [Sections 600-A (VC-G), 600-B (VC-DC)], and Comprehensive Development Zones [Sections 4B370 to 4B385 (CD 65), 4B402 to 4B410 (CD 67), 4B411 to 4B418 (CD 68), 4B420 to 4B435 (CD 69), 4B 79 - 1 to 4B79 - 10 (CD 79), 4B81 - 1 to 4B81 - 14 (CD 81), 4B86 – 1 to 4B86 – 5 (CD 86), and 4B 90 - 1 to 4B90 - 8 (CD 90), 4B94 - 1 to 4B94 - 10 (CD94), 4B96 - 1 to 4B96 - 11 (CD 96), 4B99 a – i (CD99), 4B103 a – h (CD103), 4B110 a – d (CD110), 4B116 a – a – d (CD116), 4B123 a – d], 4B128 a – f (CD128) only:

(Bylaw 7922, 7955, 7969, 7962, 8041,8061, 8209, 8215, 8249, 8300, 8314, 8398, 8340)

“accessory use” the use of a parcel, and buildings and structures on a parcel, for uses customarily ancillary to the *principal use* on the same parcel;

“enclosed building” means a fully enclosed building where all doors, windows and openings are closed during the operation of the business or businesses carried on therein, except that doors may be temporarily opened but only as strictly required for ingress to and egress from the building;

“floor area ratio” means that figure obtained when the gross floor area of all buildings and structures, except those areas exempted by section 410 or the specific zone, is divided by the lot area upon which the buildings and structures are situated;

“live-work use**”** means the use of buildings for dwelling units in which each dwelling unit may also include one or more businesses and where the dwelling unit may at times be used exclusively for business or exclusively as a dwelling unit. The businesses permitted in the live-work unit are limited to those uses permitted in the zone in which the unit is located.

"manufacturing use" the use of land, buildings and structures for the making, producing, processing, fabricating, assembling, testing, repairing or salvaging of goods, materials, products, substances, things, organisms, or energy;

‘mini-storage use” means the use of land, buildings and structures for a business that provides individually controlled storage compartments primarily for the storage of personal articles. This use class does not include “warehouse use” and is not intended for the storage of merchandise or vehicles.

“office use” means the use of land, buildings and structures for the administration of a business, profession, service, industry, or government;

“personal service use” means the use of land, buildings and structures for businesses providing services to the public related to the care and appearance of the human body and of personal effects, including but not limited to such uses as: care, training, therapy, repair, and grooming, but does not include: *office uses,* or *parking structures*;

"port-oriented use" means the operation of docks, piers, marinas, wharves, passenger ship and ferry terminals, dry-docks, boat and ship building yards, marine service stations, bulk and warehouse storage and loading facilities, or such manufacturing industries as are directly dependent upon shipping for the transportation of raw materials or finished products;

“principal use” the primary use of land, buildings and structures, and includes all aspects of that use that are necessary to performing that primary use, but excludes *accessory uses*;

“recreation / community centre use” means the use of land building and structures for the physical recreation, meetings, classes, day camps, pre-schools and other related uses customarily associated with fitness or community centres including but not limited to: libraries, racquet clubs and tennis courts, ice rinks, weight rooms, climbing walls, dance studios, billiard halls, bowling alleys, curling rinks, gyms, dojos, swimming pools, lacrosse boxes, skateboard parks. This use class does not include religious or educational institutions like, elementary or high schools, universities, colleges or churches. This use class is primarily focused on the activities of the participant and does not include venues primarily designed for spectator activities such as arenas or theatres;

“residential use” means housing consisting of one or more *dwelling units* in a building;

"restaurant use" means the use of land, buildings and structures for the provision of prepared food and beverages for on and off-site public consumption. Typical uses may include: cafes, restaurants, *licensed lounge*, banquet rooms, and *take-out restaurants*. This use class does not include *drive-through restaurants*;

"take-out restaurant use" means the use of land, buildings and structures for the provision of prepared food and beverages primarily for off-site or outdoor consumption but may include an indoor eating area limited to not more than 10 persons. Typical uses would include: pizzerias, delicatessens; caterers, cafes; and sandwich bars. This use class does not include: *neighbourhood public houses*; *drive-through restaurants*; *licensed lounge* or supermarkets;

“drive-through use” means the use of buildings and structures for the provision of prepared food and beverages for off-site public consumption where the food or drink is served to customers who are inside their vehicles;

“licensed lounge use” means a premise, which is an accessory use to a hotel, entertainment or recreation use, and which is used for the on-site consumption of alcoholic beverages;

"neighbourhood public house use" means a premises for the on-site consumption of alcoholic beverages which is the principal use of a site;

“retail use” means the use of land, buildings and structures for the sale and rental of goods to the public and may include wholesaling of goods;

“appliances and furniture use” means the use of land, buildings and structures for the design, sale, repair and rental of appliances and indoor furnishings where items are ordered and purchased after working with a designer, or on the basis of showroom samples. Typical businesses would include: kitchen design stores, retail sale of musical instruments, barbeque stores, window covering and upholstery stores, and furniture design shops, but does not include craft shops, hardware stores, housewares or other retail uses;

“auctioneer use” means the use of land, buildings and structures for the storage and sale of goods by auction;

"building supply use" means the use of land, buildings and structures for the retailing or wholesaling, of a variety of building supply products including tools, paints, hardware, flooring, plumbing, electrical items, and gardening equipment;

"equipment sales and rental use" means use of land, buildings and structures for the retailing, wholesaling, and/ or rental of tools, office equipment, commercial equipment, restaurant equipment, construction equipment, industrial machinery and equipment or similar items;

"garden supply use" means the use of land, buildings and structures for the cultivation, propagation, display, retailing and wholesaling of plants and gardening supplies;

“vehicle sales use” means the use of land, buildings and structures for the sale, rental and leasing of vehicles and the retail of automobile parts and accessories;

“sports equipment use” means the use of land, buildings and structures for the design, sale, repair, and rental of equipment used for sports and physical recreation or therapy. Typical businesses would include mountain bike shops and kayak shops;

“service use” means the use of land, buildings and structures for businesses providing services to the public, other businesses, and organizations and including but not limited to such uses as: construction, and renovation, repair, delivery, pet services, and trade education. This use class does not include *personal service* uses, elementary or high schools, religious institutions, *office uses,* or *parking structures*;

“social-gathering use” means the use of land, buildings, and structures for socializing and gathering on a not-for-profit basis, and may include but is not limited to: non profit clubs, reading rooms, and meeting spaces, but does not include: elementary or high schools;

"transportation use" means land, buildings and structures used for the operation of truck terminals, railways, freight handling and passenger and transit depots. This use class would include bus lines, moving or cartage firms and delivery services;

"warehouse use" means the use of land, buildings and structures for the storage of merchandise which may then be sold in bulk to other businesses, institutions, government agencies or as part of a mail order or on-line business, where the warehouse floor area exceeds any floor area used for showroom or display purposes;

“waste and recycling use” means the use of land, buildings and structures for the processing, storing, hauling, transferring or disposing of waste, and may include processes that extract energy or materials from waste;

The following terms referred to in the Zones to which the forgoing definitions apply, have the meanings given to them in Part 2 of this Bylaw:

"amenity area"

"building"

"coverage, building"

"coverage, site"

"driveway"

"dwelling unit"

"gross floor area"

"height"

"home occupation"

“lot”

"lot area"

"lot depth"

"lot line, front"

"lot line, rear"

"lot width"

“ocean natural boundary line”

“outdoor customer service area”

“parking structures”

(Bylaw 7831, 7886, 7887,8041 8061)

PART 3 GENERAL OPERATIVE CLAUSES

301 Zones

(1) The whole of the area of the District of North Vancouver is hereby divided into zones as shown upon the maps and plans contained in the Plan Section of this Bylaw or defined by description in this Bylaw and the said maps, plans and descriptions are hereby made and declared to be an integral part of this Bylaw.

(2) The said zones are designated as follows:

DESIGNATION	SHORT FORM	
Single-Family Residential One Acre Zone	RS 1	
Single-Family Residential 12000 Zone	RS 2	
Single-Family Residential 7200 Zone	RS 3	
Single-Family Residential 6000 Zone	RS 4	
Single-Family Residential 4000 Zone	RS 5	(Bylaw 4787)
Single-Family Residential Marlborough Heights Zone	RSMH	(Bylaw 6735)
Single-Family Residential Norgate Zone	RSN	(Bylaw 6743)
Single-Family Residential Delbrook Zone	RSD	(Bylaw 6783)
Single-Family Residential Keith Lynn Zone	RSKL	(Bylaw 6852)
Single-Family Residential Murdo Frazer Zone	RSMF	(Bylaw 6926)
Single-Family Residential Norwood Queens Zone	RSNQ	(Bylaw 6939)
Single-Family Residential Pemberton Heights Zone	RSPH	(Bylaw 7006)
Single-Family Residential Sunset Gardens Zone	RSSG	(Bylaw 7028)
Single-Family Residential Kilmer Zone	RSK	(Bylaw 7042)
Single-Family Residential Highlands Zone	RSH	(Bylaw 7092)
Single-Family Residential Edgemont West Zone	RSEW	(Bylaw 7103)
Single-Family Residential Canyon Heights Zone	RSCH	(Bylaw 7101)
Single-Family Residential Edgemont Zone	RSE	(Bylaw 7190)
Single-Family Residential Queensdale Zone	RSQ	(Bylaw 7250)
Multiple-Family Residential Zone 1	RM 1	
Multiple-Family Residential Zone 2	RM 2	
Multiple-Family Residential Zone 3	RM 3	
Multiple-Family Residential Zone 5	RM 5	
Multiple-Family Residential Zone 6	RM 6	(Bylaw 6070)
Multiple-Family Residential Zone 7	RM7	(Bylaw 7014)
Low-Rise Residential Zone 1	RL 1	(Bylaw 6543)
Low-Rise Residential Zone 2	RL 2	(Bylaw 6543)
Low-Rise Residential Zone 3	RL 3	(Bylaw 6543)
Low-Rise Residential Zone 4	RL 4	(Bylaw 6543)

High-Rise Residential Zone 1	RH 1	(Bylaw 6630)
High-Rise Residential Zone 2	RH 2	(Bylaw 6630)
High-Rise Residential Zone 3	RH 3	(Bylaw 6630)
Residences for the Elderly Zone	(Bylaw 5405 repealed) (5781)	
General Commercial Zone 1	C 1	
General Commercial Zone 1L	C 1L	(Bylaw 7444)
Local Commercial Zone 1A	C 1A	(Bylaw 5793)
Corner Store Commercial Zone 1B	C 1B	(Bylaw 7674)
General Commercial Zone 2	C 2	
General Commercial Zone 3	C 3	
General Commercial Zone 3A	C 3A	(Bylaw 7040)
Tourist Commercial Zone	C 4	
Entertainment Commercial Zone	C 5	
Entertainment and Outdoor Tourist Attraction	C 5A	(Bylaw 7645)
Public House Commercial Zone 6	C 6	(Bylaw 5977)
General Commercial Zone 7	C 7	(Bylaw 6025)
Commercial Business Zone 8	C 8	(Bylaw 6685)
Marine Drive Commercial Zone 9	C 9	(Bylaw 7664)
Commercial Business Zone 10	C 10	(Bylaw 7616)
Village Commercial - Gallant Avenue	VC–G	(Bylaw 7886)
Village Commercial - Deep Cove Road	VC-DC	(Bylaw 7887)
Waterfront Industrial Zone	I 1	
General Industrial Zone	I 2	
Light Industrial Zone	I 3	
Interim Industrial Zone	I 4	
Storage Industrial Zone	I 5	(Bylaw 6685)
Employment Zone – Industrial	EZ-I	(Bylaw 7831)
Employment Zone – Light Industrial	EZ-LI	(Bylaw 7831)
Public Assembly Zone	PA	
Public Assembly Zone 2	PA2	(Bylaw 6635)
Public Assembly Zone 3	PA3	(Bylaw 7331)
Public Assembly Zone 4	PA4	(Bylaw 7399)
Park, Recreation and Open Space Zone	PRO	(Bylaw 3630)
Special Purpose Park Zone	SP	(Bylaw 6970)
Community Park Zone	CP	(Bylaw 6970)
Neighbourhood Park Zone	NP	(Bylaw 6970)
Natural Parkland Zone	NPL	(Bylaw 6970)
Cemetery Zone	CM	(Bylaw 7127)

Comprehensive Development Zone 1	CD 1	(Bylaw 5524)
Comprehensive Development Zone 2	CD 2	(Bylaw 5619)
Comprehensive Development Zone 3	CD 3	(Bylaw 5792)
Comprehensive Development Zone 4	CD 4	(Bylaw 5892)
Comprehensive Development Zone 5	CD 5	(Bylaw 5994)
Comprehensive Development Zone 6	CD 6	(Bylaw 6024)
Comprehensive Development Zone 7	CD 7	(Bylaw 6087)
Comprehensive Development Zone 8	CD 8	(Bylaw 6194)
Comprehensive Development Zone 9	CD 9	(Bylaw 6197)
Comprehensive Development Zone 10	CD 10	(Bylaw 6285)
Comprehensive Development Zone 11	CD 11	(repealed Bylaw 6336)
Comprehensive Development Zone 12	CD 12	(Bylaw 6433)
Comprehensive Development Zone 13	CD 13	(Bylaw 6477)
Comprehensive Development Zone 14	CD 14	(Bylaw 6516)
Comprehensive Development Zone 15	CD 15	(Bylaw 6565)
Comprehensive Development Zone 16	CD 16	(Bylaw 6628)
Comprehensive Development Zone 18	CD 18	(Bylaw 7023)
Comprehensive Development Zone 19	CD 19	(Bylaw 7023)
Comprehensive Development Zone 20	CD 20	(Bylaw 6968)
Comprehensive Development Zone 21	CD 21	(Bylaw 7018)
Comprehensive Development Zone 22	CD 22	(Bylaw 7038)
Comprehensive Development Zone 23	CD 23	(Bylaw 7054)
Comprehensive Development Zone 24	CD 24	(Repealed Bylaw 7163)
Comprehensive Development Zone 25	CD 25	(Bylaw 7165)
Comprehensive Development Zone 26	CD 26	(Bylaw 7166)
Comprehensive Development Zone 27	CD 27	(Bylaw 7172)
Comprehensive Development Zone 28	CD 28	(Bylaw 7186)
Comprehensive Development Zone 29	CD 29	(Bylaw 7185)
Comprehensive Development Zone 30	CD 30	(Bylaw 7176)
Comprehensive Development Zone 31	CD 31	(Bylaw 7180)
Comprehensive Development Zone 33	CD 33	(Bylaw 7219)
Comprehensive Development Zone 34	CD 34	(Bylaw 7246)
Comprehensive Development Zone 35	CD 35	(Bylaw 7222)
Comprehensive Development Zone 36	CD 36	(Bylaw 7240)
Comprehensive Development Zone 37	CD 37	(Bylaw 7268)
Comprehensive Development Zone 38	CD 38	(Bylaw 7282)
Comprehensive Development Zone 39	CD 39	(Abandoned Bylaw 7323)
Comprehensive Development Zone 40	CD 40	(Bylaw 7327)

Comprehensive Development Zone 41	CD41	(Bylaw 7335)
Comprehensive Development Zone 42	CD42	(Bylaw 7351)
Comprehensive Development Zone 43	CD43	(Bylaw 7352)
Comprehensive Development Zone 44	CD44	(Bylaw 7417)
Comprehensive Development Zone 45	CD45	(Bylaw 7419)
Comprehensive Development Zone 46	CD46	(Bylaw 7420)
Comprehensive Development Zone 47	CD47	(Bylaw 7444)
Comprehensive Development Zone 48	CD48	(Repealed Bylaw 7444)
Comprehensive Development Zone 49	CD49	(Bylaw 7455)
Comprehensive Development Zone 50	CD50	(Bylaw 7479)
Comprehensive Development Zone 51	CD51	(Bylaw 7489)
Comprehensive Development Zone 52	CD52	(Bylaw 7508)
Comprehensive Development Zone 53	CD53	(Abandoned Bylaw 7511)
Comprehensive Development Zone 54	CD54	(Repealed Bylaw 7549)
Comprehensive Development Zone 55	CD55	(Bylaw 7600)
Comprehensive Development Zone 56	CD56	(Bylaw 7617)
Comprehensive Development Zone 57	CD57	(Bylaw 7684)
Comprehensive Development Zone 58	CD58	(Bylaw 7717)
Comprehensive Development Zone 59	CD59	(Abandoned Bylaw 7732)
Comprehensive Development Zone 59	CD59	(Bylaw 7786)
Comprehensive Development Zone 60	CD60	(Repealed Bylaw 7770)
Comprehensive Development Zone 61	CD61	(Repealed Bylaw 7779)
Comprehensive Development Zone 62	CD62	(Bylaw 7824 Reviewed)
Comprehensive Development Zone 63	CD63	(Bylaw 7851)
Comprehensive Development Zone 64	CD64	(Bylaw 7878)
Comprehensive Development Zone 65	CD65	(Bylaw 7922)
Comprehensive Development Zone 66	CD66	(Bylaw 7883)
Comprehensive Development Zone 67	CD67	(Bylaw 7955)
Comprehensive Development Zone 68	CD68	(Bylaw 7962)
Comprehensive Development Zone 69	CD69	(Bylaw 7969)
Comprehensive Development Zone 70	CD70	(Bylaw 7984)
Comprehensive Development Zone 71	CD71	(Bylaw 7983)
Comprehensive Development Zone 72	CD72	(Bylaw 7986)
Comprehensive Development Zone 73	CD73	(Bylaw 7999)
Comprehensive Development Zone 74	CD74	(Bylaw 8000)
Comprehensive Development Zone 75	CD75	(Bylaw 8014)
Comprehensive Development Zone 76	CD76	(Bylaw 8028)
Comprehensive Development Zone 77	CD77	(Bylaw 8025)
Comprehensive Development Zone 78	CD78	(Bylaw 8040)

Comprehensive Development Zone 79	CD79	(Bylaw 8041)
Comprehensive Development Zone 80	CD80	(Bylaw 8051)
Comprehensive Development Zone 81	CD81	(Bylaw 8061)
Comprehensive Development Zone 82	CD82	Defeated (Bylaw 8070)
Comprehensive Development Zone 83	CD83	(Bylaw 8080)
Comprehensive Development Zone 84	CD84	(Bylaw 8096)
Comprehensive Development Zone 85	CD85	(Bylaw 8126)
Comprehensive Development Zone 86	CD86	(Bylaw 8101)
Comprehensive Development Zone 87	CD87	(Bylaw 8103)
Comprehensive Development Zone 88	CD88	(Bylaw 8109)
Comprehensive Development Zone 89	CD89	(Bylaw 8149)
Comprehensive Development Zone 90	CD90	(Bylaw 8112)
Comprehensive Development Zone 91	CD91	Defeated (Bylaw 8138)
Comprehensive Development Zone 92	CD92	(Bylaw 8160)
Comprehensive Development Zone 93	CD93	Defeated (Bylaw 8148)
Comprehensive Development Zone 94	CD94	(Bylaw 8183)
Comprehensive Development Zone 95	CD95	(Bylaw 8179)
Comprehensive Development Zone 96	CD96	(Bylaw 8192)
Comprehensive Development Zone 98	CD98	(Bylaw 8215)
Comprehensive Development Zone 99	CD99	(Bylaw8209)
Comprehensive Development Zone 100	CD100	(Bylaw 8220)
Comprehensive Development Zone 101	CD101	(Bylaw 8225)
Comprehensive Development Zone 102	CD102	(Bylaw 8236)
Comprehensive Development Zone 103	CD103	(Bylaw 8215)
Comprehensive Development Zone 104	CD104	(Bylaw 8231)
Comprehensive Development Zone 105	CD105	(Bylaw 8241)
Comprehensive Development Zone 106	CD106	(Bylaw 8245)
Comprehensive Development Zone 108	CD108	(Bylaw 8354)
Comprehensive Development Zone 110	CD110	(Bylaw 8249)
Comprehensive Development Zone 112	CD112	(Bylaw 1358)
Comprehensive Development Zone 115	CD115	(Bylaw 8304)
Comprehensive Development Zone 116	CD116	(Bylaw 8314)
Comprehensive Development Zone 117	CD117	(Bylaw 8292)
Comprehensive Development Zone 120	CD120	(Bylaw 8327)
Comprehensive Development Zone 122	CD122	(Bylaw 8290)
Comprehensive Development Zone 123	CD123	(Bylaw 8300)
Comprehensive Development Zone 128	CD128	(Bylaw 8398)

302 Use of Land, Buildings and Structures

A person must not use any land, building or structure in any zone for a use other than a use that is specifically permitted in the zone in which it is located.

(Bylaw 8282)

303 (deleted by Bylaw 6422)

304 Size, Shape and Siting of Buildings and Structures

All buildings and structures in a zone shall be constructed, reconstructed, altered, moved or extended in conformity with the regulations governing the size, shape and siting of buildings and structures in that zone, unless otherwise regulated by Sections 305 and 407 to 411 of this Bylaw.

305 (deleted by Bylaw 6422)

306 Land Use, Buildings or Structures Contravening any Zoning Bylaw

In any case where development was carried out prior to the adoption of this Bylaw in contravention of any Zoning Bylaw repealed hereby, then the provisions of this Bylaw respecting enforcement shall apply thereto as if such development has been carried out after the adoption of this Bylaw and in contravention thereof.

307 Off-Street Parking and Loading Spaces

The owner or occupier of every building shall provide off-street parking and loading spaces in conformity with the regulations in Part 10 of this Bylaw, and any additional regulations found in the zones themselves.

(Bylaw 7831)

308 Determination of Grades

(1) Plans submitted in conjunction with a building permit application shall identify both natural and finished grades referenced to an established datum at or adjacent to the site.

(2) The applicant shall provide the natural grade and the finished grade to the satisfaction of the Chief Building Inspector. (Bylaw 6039)

309 Explanatory Notes in Employment Zones

In addition to the text of the bylaw shown in black arial font, the Employment Zones include explanatory notes that do not form part of the bylaw, these notes are shown in grey comic sans ms font. (Bylaw 7831)

PART 3A – SUBDIVISION REQUIREMENTS

309A Minimum Lot Size and Dimensions

Within each zone created under Section 301 of this Bylaw the minimum area, width and depth of lots to be created by subdivision shall be respectively as follows, unless otherwise provided in this Bylaw:

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Single Family Zones - General (Bylaw 7618)					
Single-Family Residential One Acre Zone	RS1	4000	30	34	30
Single-Family Residential 12000 Zone	RS2	1100	24	34	24
Single Family Residential 7200 Zone	RS3	660	18	34	18
Single Family Residential 6000 Zone	RS4	550	15	34	15
Single Family Residential 4000 Zone	RS5	370	12	34	12
Single Family - Neighbourhood Zoning					
Single Family Residential Canyon Heights Zone	RSCH	660	18	34	21
Single Family Residential Delbrook Zone	RSD	743	21	34	21
Single Family Residential Edgemont West Zone	RSEW	660	18	34	21

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Single Family - Neighbourhood Zoning					
Single Family Residential Edgemont Zone	RSE	743.2	18.3	35	21.33
Single Family Residential Highlands Zone	RSH	747	18	34	21
Single Family Residential Keith Lynn Zone	RSKL	550	15	34	15
Single Family Residential Kilmer Zone	RSK	336	12	24	12
Single Family Residential Marlborough Heights Zone	RSMH	880	21	34	21
Single Family Residential Murdo Fraser Zone	RSMF	550	15	34	18
Single Family Residential Norgate Zone	RSN	550	18	30	18
Single Family Residential Norwood Queens Zone	RSNQ	660	18	34	18

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Single Family - Neighbourhood Zoning					
Single Family Residential Queensdale Zone	RSQ	As illustrated on Queensdale Zone map	As illustrated on Queensdale Zone map	34	As illustrated on Queensdale Zone map
Single Family Residential Pemberton Heights Zone	RSPH	743 excepting thereout the lots on the south side of W. Keith Rd. located in the 1200 to 1500 blocks, wherein the minimum area shall be 1114.8m2	15 excepting thereout the lots on the south side of W. Keith Rd. located in the 1200 to 1500 blocks, wherein the minimum width shall be 24.3m	34	15
Single Family Residential Sunset Gardens Zone	RSSG	660	18	34	21

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Multiple Family Zones					
RM 1, 2, 3 Zones when used for single family residential buildings	RM1 RM2 RM3				18
High Density Residential Zones 1, 2 AND 3 (when the lots are for single-family residential buildings)	RH1 RH2 RH3				18
Multi-Family Residential Zones 1, 2, 3, 4, 5 and 6. (a) when the parcel to be subdivided is 4500 square metres in area or greater	RM 1, 2, 3, 4, 5, 6	4500	60	34	
(b) when the parcel to be subdivided is less than 4500 square metres, and when the lots are for two-family residential buildings	RM1 RM2	1100 660	24 18	34 34	
(c) when the parcel to be subdivided is less than 4500 square metres in area, and when the lots are for single-family residential buildings	RM 1, 2, 3	550	15	34	

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Multiple Family Zones					
(d) when, in the RM2 and RM3 Zones, the lots are for one dwelling unit of a multiple family residential building	RM 2 RM 3	330 220	9 6	34 34	
High density Residential Zones 1 , 2 and 3 when the lots are for: (a) high-rise residential buildings	RH 1, 2, 3	1300	30	34	
(b) low-rise residential buildings	RH 1, 2, 3	920	24	34	
(c) single-family residential buildings	RH 1, 2, 3	550	15	34	

Zone	Short Form	Minimum Lot Area (square metres)	Maximum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Commercial and Industrial Zones						
General Commercial Zones, 1, 2 and 3 (a) except lots for service station, drive-in restaurant, lumberyard, or sale of new or used cars	C 1, 2, 3	275		7.5	34	
(b) when the lot is for a service station, drive-in restaurant, lumberyard, or the sale of new or used cars	C 1, 2, 3	1100		30	34	
Tourist Commercial Zone	C4	2800		30	34	
Entertainment Commercial Zone	C5	1860		30	34	
All Industrial Zones	I1, 2, 3 4	1100		24	34	
Commercial Zones						
Village Commercial - Gallant Avenue	VC - G	275	NA	7.5	34	na
Village Commercial - Deep Cove Road	**VC - DC**	**275**	**NA**	**7.5**	**34**	**na**
Employment Zones						
Employment Zone – Industrial	EZ-I	1100	NA	24	34	24
Employment Zone – Light Industrial	EZ-LI	1100	4500	24	34	24

(Bylaw 7831,7886, 7887)

Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Public Assembly, PRO zones					
Public Assembly Zone, when lots are for:					
(a) school (minimum lot area per classroom is 1100 square metres)	PA	1100	30	34	
(b) churches	PA	1400	30	34	
(c) other permitted buildings	PA	1100	30	34	
Park, Recreation and Open Space Zone	PRO	4000	30		

310 Special Minimum Lot Sizes

Despite Section 309A, the minimum area, width and depth of lots to be created by subdivision shall be respectively as follows in respect of the following properties:

Legal Description	Location	Area (square meters)	Width (meters)	Depth (metres)
(a) Lot D and Lot C of Lot 1/8, Block C, DL 785, Plan 4730	4100-4200 block St. Georges Ave.	492.8m^2	15.21m	32.4
(b) Lot A, Block 10, DL 543, Plan 3766	4300 block Raeburn Ave.	401.2m^2	10.97m	36.57
(c) Lot B, Lot C (Explanatory Plan 4148) and Lot D (Explanatory Plan 4148), Block 58, DL 552, Plan 4680	1200 block W.15th St.	367.5m^2	10.05m	36.57
(d) Lot B, Block 18, District Lot 575, Plan 2778: • The waterfront lot shall be: • The street fronting lot shall be:	4600 block Strathcona Rd.	434 m^2 557 m^2	15.24m 15.24m	28.34 36.57
(e) Lot A, Block 8, District Lot 2088, Plan 2582	1600 block Page Rd. (south side)	564.09m^2	13.41m	42.06
(f) Lot B, (SEE 372144L), Block 8, District Lot 2088, Plan 2582	1600 block Page Rd. (north side)	584.5 m^2	13.41m	43.59
(g) Lot H, Block 15, District Lot 2088, Plan 13716	4400 block Underwood Ave.	518 m^2	14.17m	36.58
(h) The East 63 feet of Lot A, Block 43, District Lot 204, Plan 1340	1500 block Bond St.	357.1m^2	9.6m	37.2
(i) Lot 1, Block 21, District Lot 785, Plan 15939: • The northern lot shall be: • the southern lot shall be:	4300 block Delbrook Ave.	1013 m^2 795 m^2	18m 19.79m	53.1 40.3
(j) Lot B of Lots 1 to 4, Block 3, DL 2025, Plan 3714	1000 block Viney Rd.	613 m^2	15.24m	40.23
(k) Lot C, Block 108, District Lot 553, Plan 3411	1315 East 8th St.	552m^2	15.09m	36.58m
(l) Lot 1, Blocks 5 & 5, District Lot 580, Plan 3842	2725 Violet St.	474m^2	10.05m	47.15m
(m) The 641.4m² portion of Parcel K District Lot 784, 801, and 2026 Group 1 New Westminster District Plan LMP49434 shown on Schedule A to Bylaw 7819	267 West Queens Road	641.4m²	18.29m	35.06m
(n) Lot A, Block 4, District Lot 580, Plan 3045	1080 Lytton St	500m²	10m	47m
(o) Lot C, Block 5, District Lot 2088, Plan 4289	1621 Kilmer Road	405m²	10m	40m

Legal Description	Location	Area (square meters)	Width (meters)	Depth (meters)
(p) Lot B, Blocks 5 and 6, District Lot 580, Plan 3842	2712 Mount Seymour Parkway	477m²	10m	47.4m
(q) Lot B (see 390131L), Block 7, District Lot 594, Plan 3670	926 Montroyal Boulevard	366m²	10m	36m
(r) Lot 9 (see 389261L) Block 6, District Lot 600 Plan 9663	2955 Brookridge Drive	685m²	18.3m	35m
(s) Lot E (See 296519L), Block 5, East ½ of District Lot 787, Plan 3638	2951 Royal Avenue	532m²	11m	48m
(t) Lot A, Blocks 31 and 45, District Lot 552, Plan 12969	1147 West Keith Road	590m²	15m	34m
(u) Amended Lot 17, (see C5816L) Block A, District Lot 2087, Plan 13027	1620 Westover Road	613m²	14.6m	42m
(v) Lot P, Block B, District Lot 594, Plan 1792	1075 Prospect Avenue	399m²	10.00m	39.9m
(w) Lot E, Block 7, District Lot 594, Plan 3670	962 Montroyal Boulevard	366m²	10m	36m
(x) Lot D (see 296519L), Block 5, East ½ of District Lot 787, Plan 3638	2995 Royal Avenue	481m²	10m	47m
(y) Lot D, Blocks 5 and 6, District Lot 580, Plan 3842	2698 Violet Street	474m^2	10m	47m
(z) Lot 2, District Lot 2002, Plan 9798 Lot 1, Blocks 32 and 33, District Lot 2002, Plan 9798	2975 and 2991 Fromme Road	510 m^2	13m	38m
(aa) Lot B. Block 4, District Lot 580, Plan 3045	2646 Violet Street	480 m^2	10.3 m	47 m
(ab) Lot C, Block 4, District Lot 594, Plan 3670	909 Clements Avenue	367 m^2	10 m	37 m

(Bylaws 7646, 7662, 7819, 7840, 7863, 7894, 7897, 7940, 7946, 7924, 7994, 8003, 8034, 8067, 8098, 8135, 8185, 8396)

311 Other Parcel Requirements

Despite any other provision of this bylaw, two or more adjoining lots may be re-subdivided when the number of lots to be created by the re-subdivision is not greater than the number of lots being re-subdivided, and the new lots are as nearly as practical of equal area and width, but in no case may a new lot be smaller in area or width than the smallest of the lots being re-subdivided.

312 Small Lot Infill Areas

In the Single Family Residential 7200 Zone (RS3), the Single Family Residential 6000 Zone

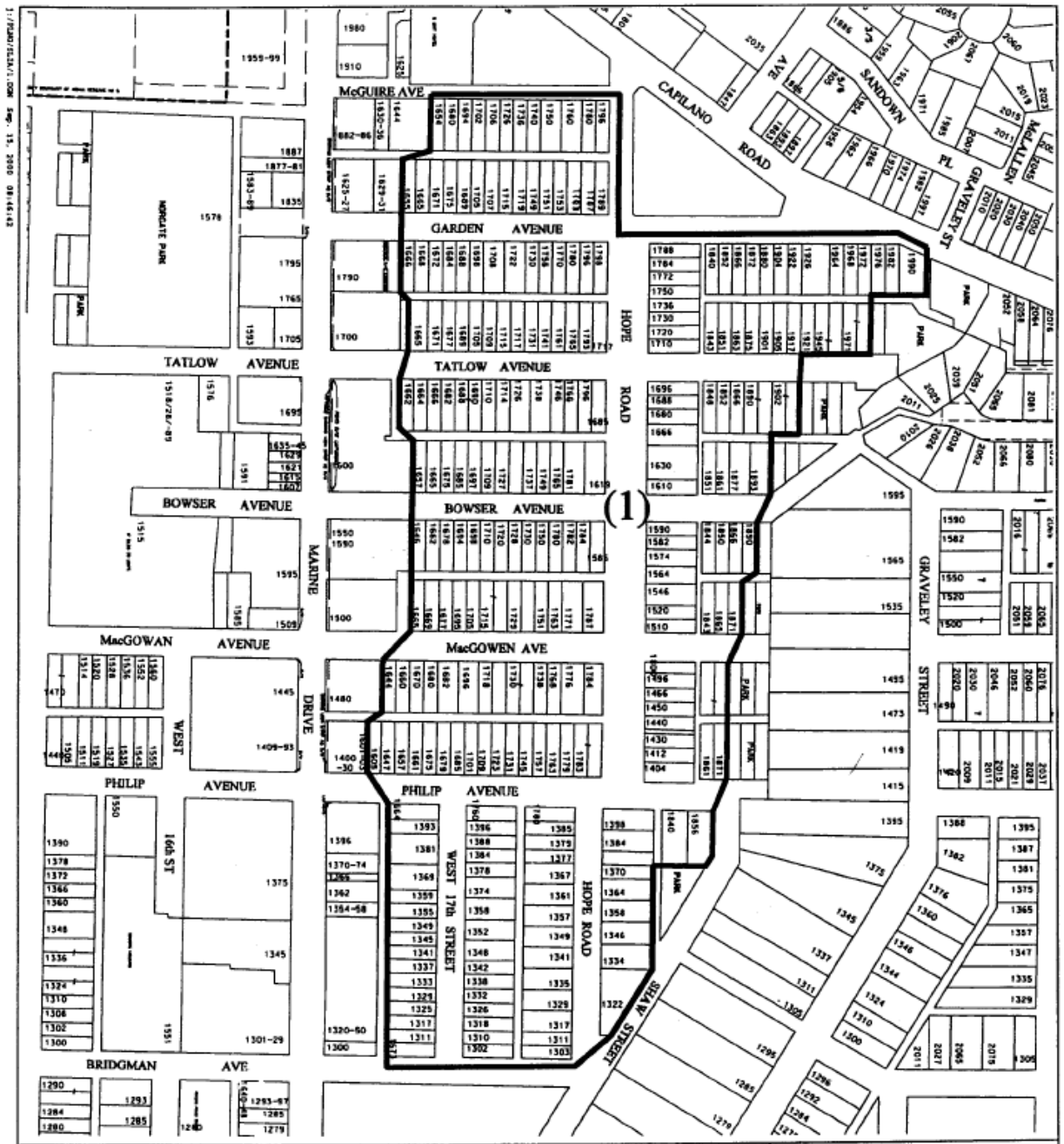
(RS4) and the Single Family Residential Norwood Queens Zone (RSNQ), lots of smaller areas and lesser width than those permitted under section 309 may be created if:

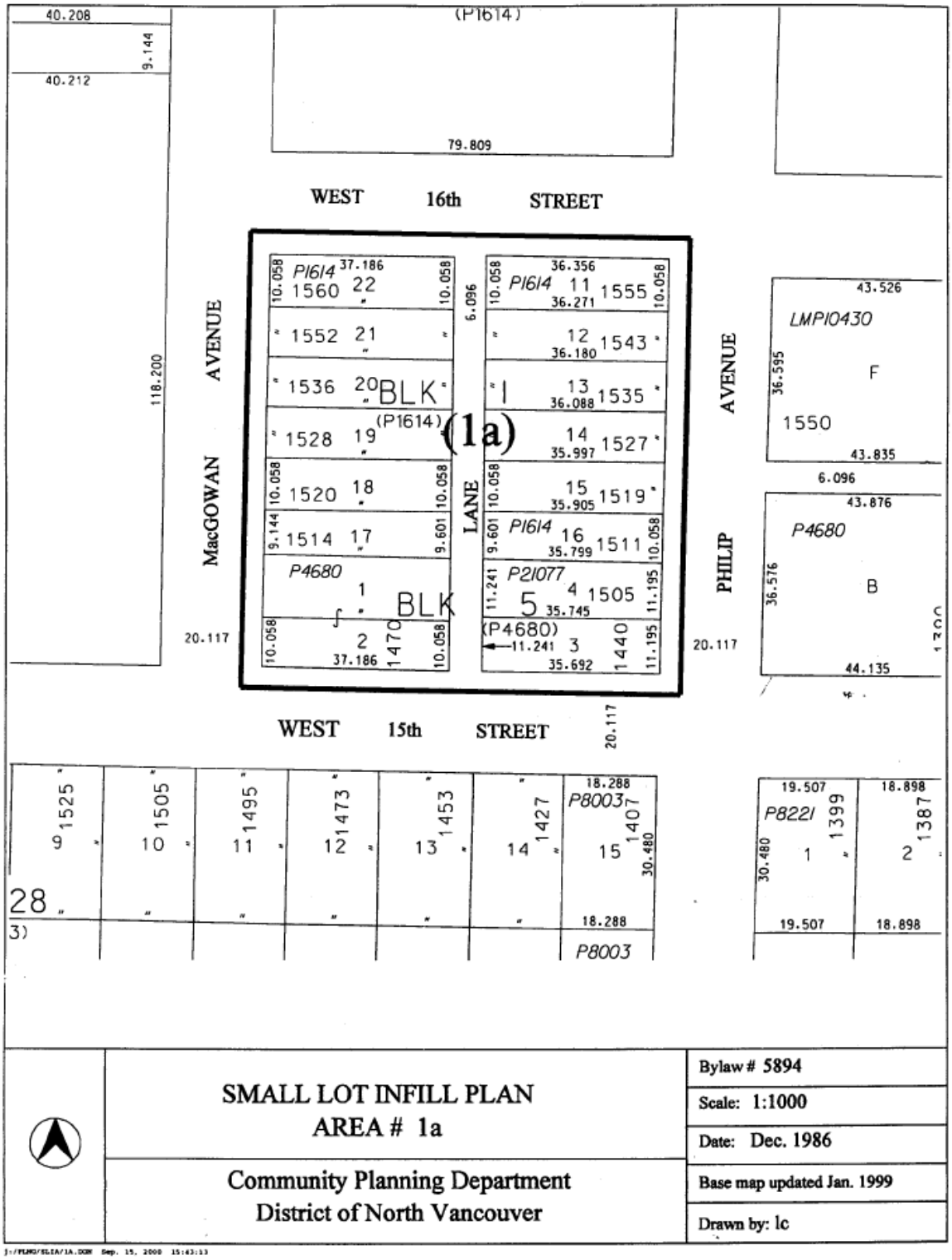
(1) The lot is contained within an area designated as a "Small Lot Infill Area" listed in the following table, and illustrated on the maps in Schedule A; and
(2) No lot is less than 10 metres in width; and
(3) In the case of a lot created by an interior lot line cancellation, the number of lots being created is not greater than the number that existed prior to the interior lot line cancellation by which the subject parcel was originally created.

Small Lot Infill Area #	Geographical Description
1	Lower Capilano
1a	1500 Block of MacGowan Avenue and Phillip Avenue
2	1800 Block Deep Cove Road
4a	Clements Avenue and Canyon Avenue west of Belvedere Drive
4b	Prospect Avenue (between Capilano Road and Cliffridge Avenue)
4c	Clements Avenue and Canyon Boulevard (between Belvedere Drive and Cliffridge Avenue) as delineated in the corresponding map in Schedule A
4d	North side of Montroyal Boulevard (between Cliffridge Avenue and Ranger Avenue)
5	570 to 696 West 29th Street and 600 block West Queens Road (south side)
6	3242 to 4478 Mahon Avenue (east side)
10	100 Block West Windsor Road
11	3400 Block St. George's Avenue and 200 Block East Osborne Road (north side)
13	3000 to 3600 Block Fromme Road (west side) & 1100 Bocks of Frederick, Croft and Wellington Drive
15	4000 Block Mountain Highway and Dyck Road
16a	All of Page Road
16b	1500/1600 Block Dempsey Road
16c	4200 to 4400 Block Hoskins Road (east side)
16d	1600 Block Ralph Street (north side)
17	1500 Block Kilmer Road
18a	1500 Block Burrill Avenue
18b	3600 to 3900 Block Hoskins Road
19a	1600 Block Langworthy Street (north side)
19b	3900 to 4100 Block Lynn Valley Road (west side)
20a	3900 Block Lynn Valley Road (east side) & 3900 Block Phyllis Road
21a	Frederick Road and McGinnis (cross roads)
22a	1400 Block Draycott Road (north side) & 1389 to 1497 Harold Road
26b	2500 and 2600 Block Panorama Drive (west side)

(Bylaw 7574)
(Bylaw 8265)(Bylaw 8266)(Bylaw 8267)

SCHEDULE A to Section 312

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79.809
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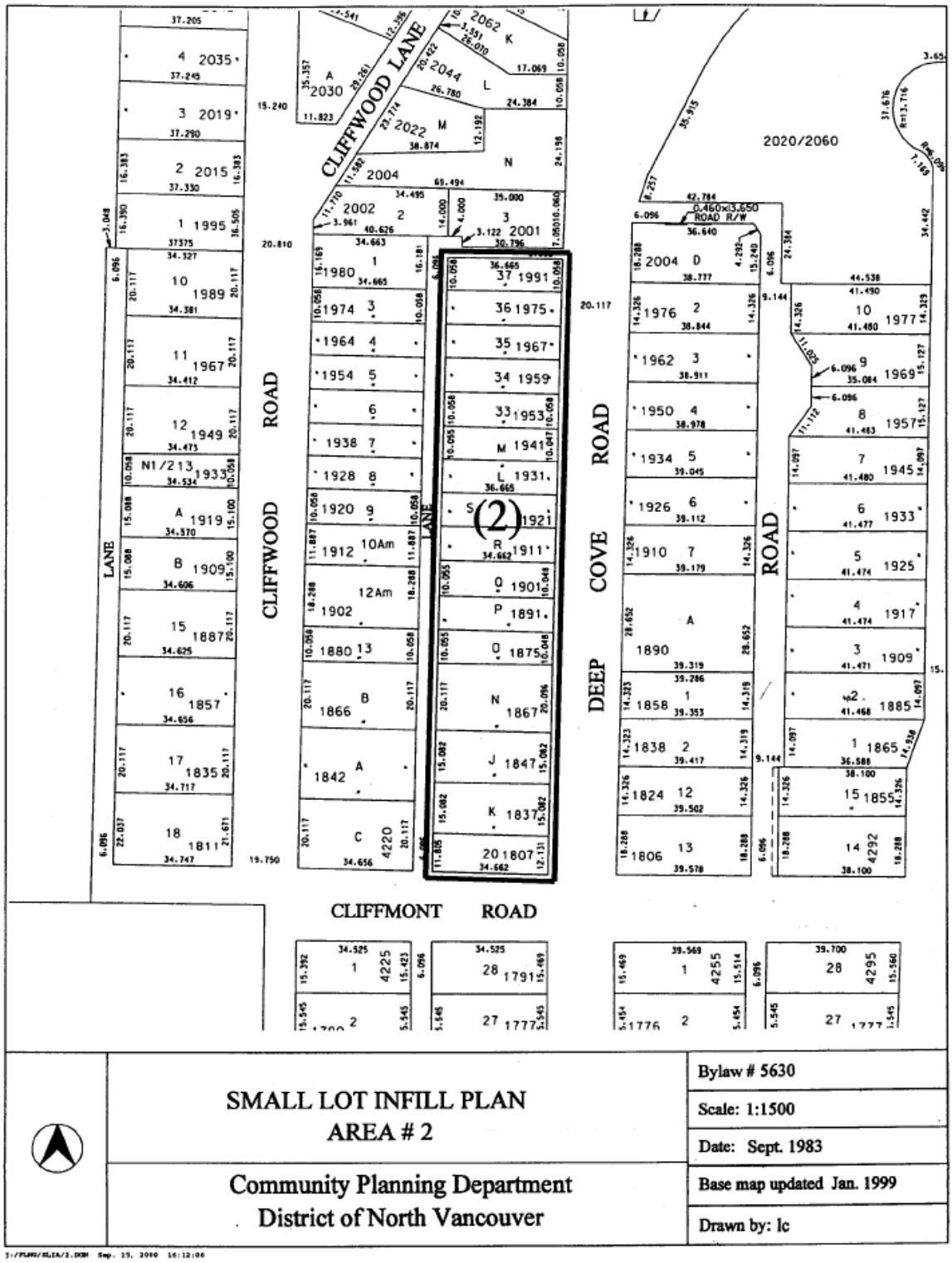
MacGOWAN AVENUE
PHILIP AVENUE
LANE
(1a)
BLK
(P1614)
(P4680)
LMP10430
P4680
P21077
P8003
P8221
WEST 15th STREET
SMALL LOT INFILL PLAN
AREA # 1a
Community Planning Department
District of North Vancouver
Bylaw # 5894
Scale: 1:1000
Date: Dec. 1986
Base map updated Jan. 1999
Drawn by: lc


CLIFFWOOD LANE
CLIFFWOOD ROAD
DEEP COVE ROAD
LANE
CLIFFMONT ROAD
2020/2060
(2)
SMALL LOT INFILL PLAN
AREA # 2
Community Planning Department
District of North Vancouver
Bylaw # 5630
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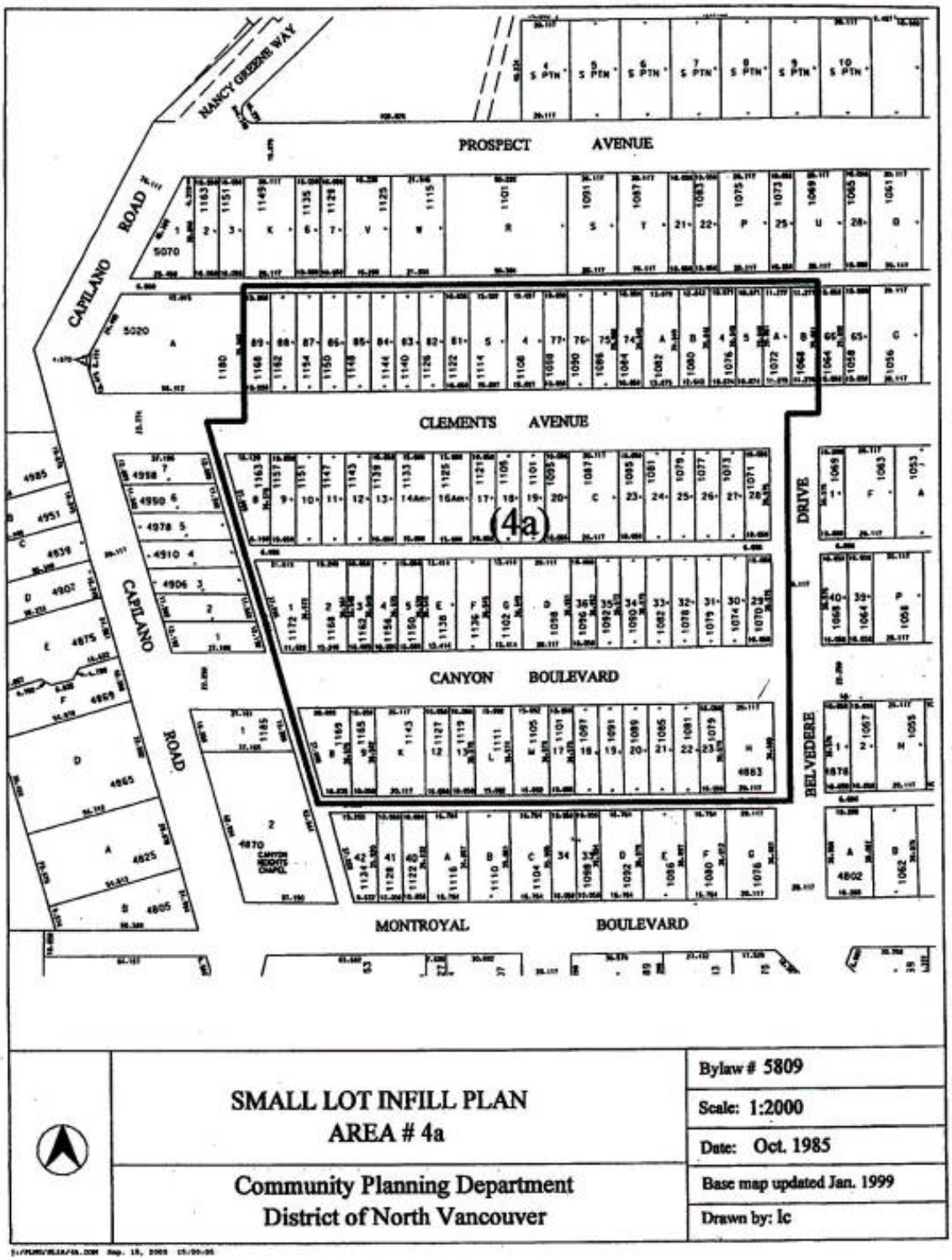
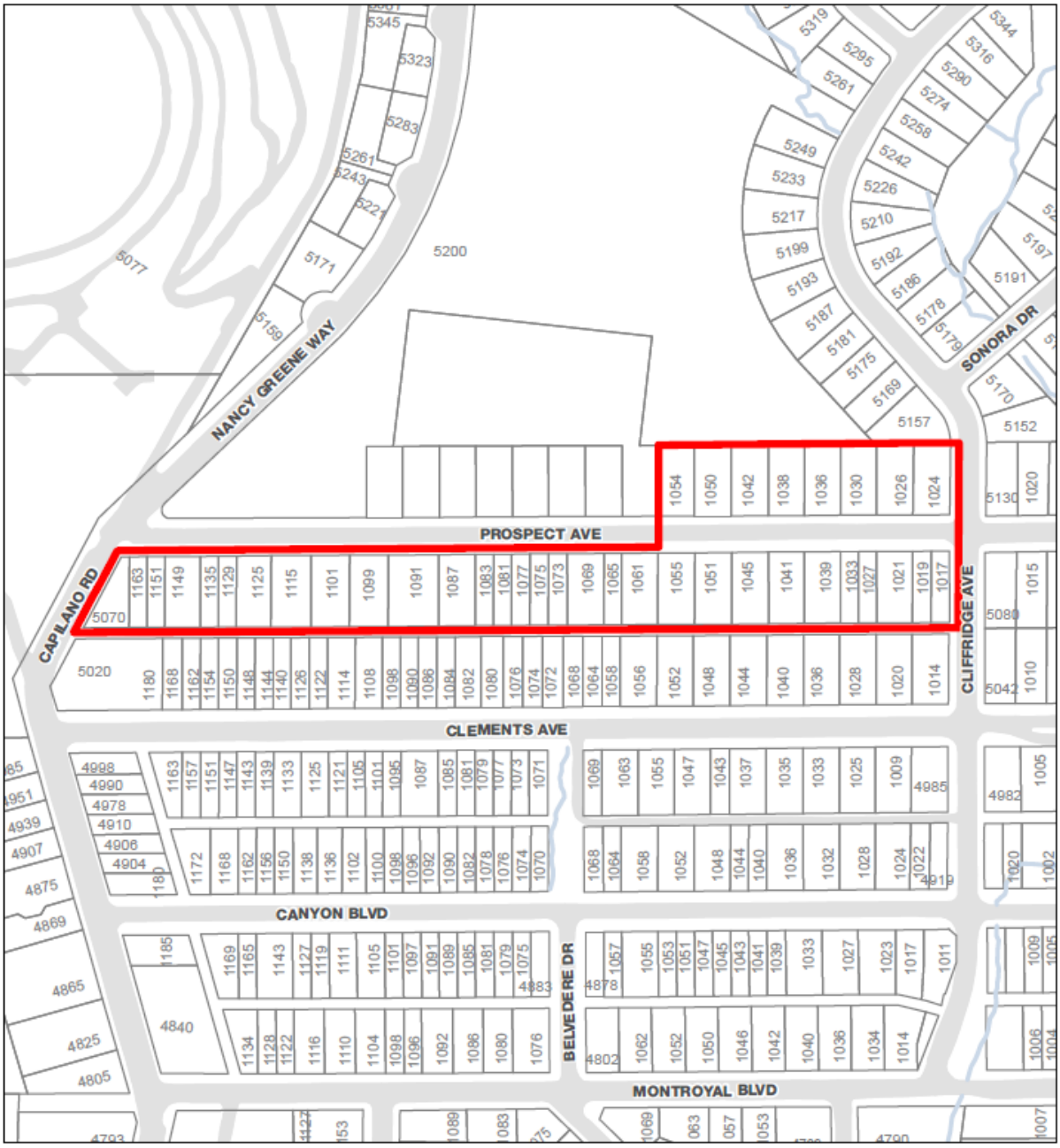
Date: Sept. 1983
Base map updated Jan. 1999
Drawn by: lc


NANCY GREENE WAY
PROSPECT AVENUE
CAPILANO ROAD
CLEMENTS AVENUE
CANYON BOULEVARD
MONTROYAL BOULEVARD
BELVEDERE DRIVE
(4a)
SMALL LOT INFILL PLAN
AREA # 4a
Community Planning Department
District of North Vancouver
Bylaw # 5809
Scale: 1:2000
Date: Oct. 1985
Base map updated Jan. 1999
Drawn by: lc

Small Lot Infill Area 4b
Bylaw 8265



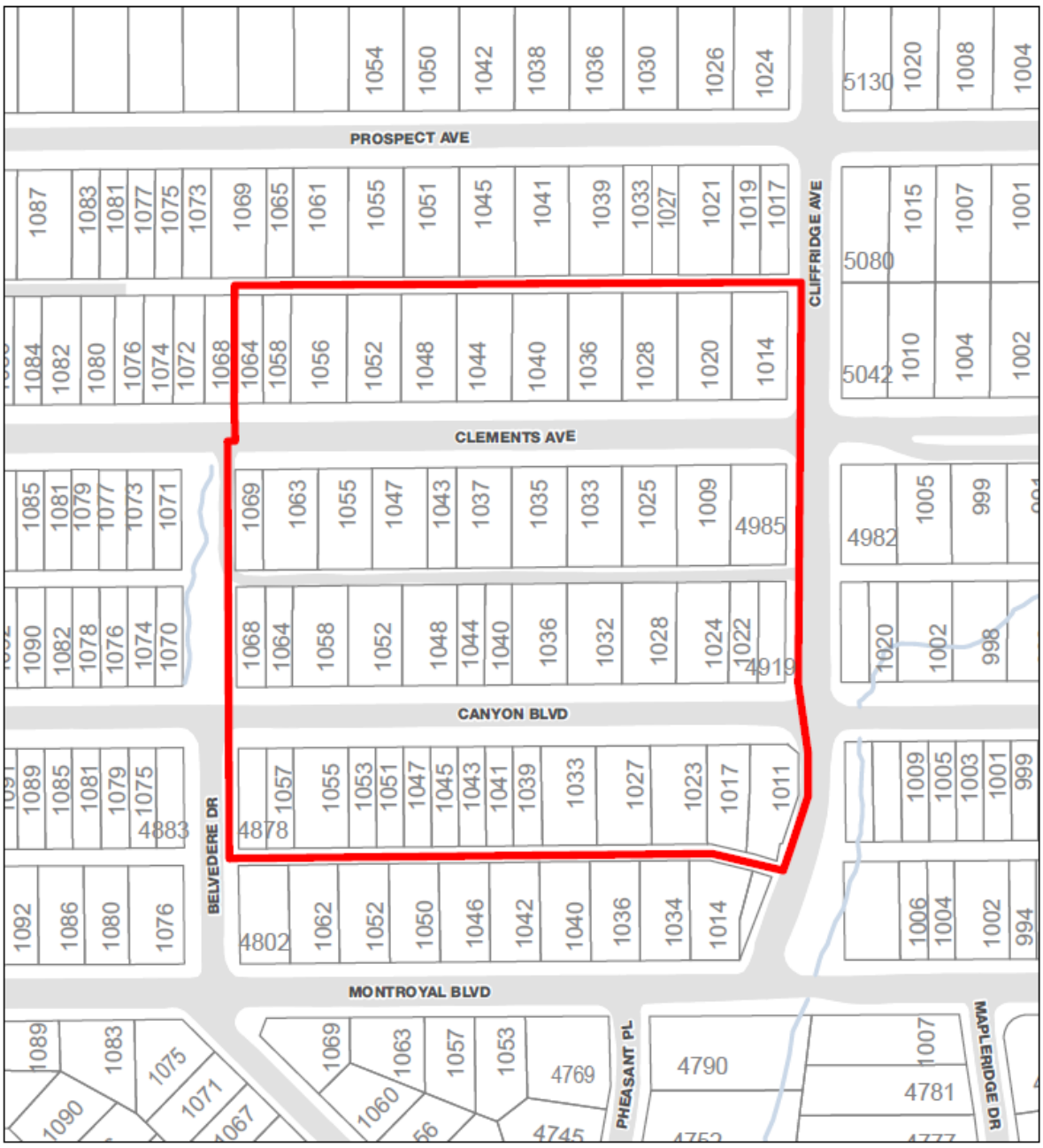
Community Planning Department, District of North Vancouver

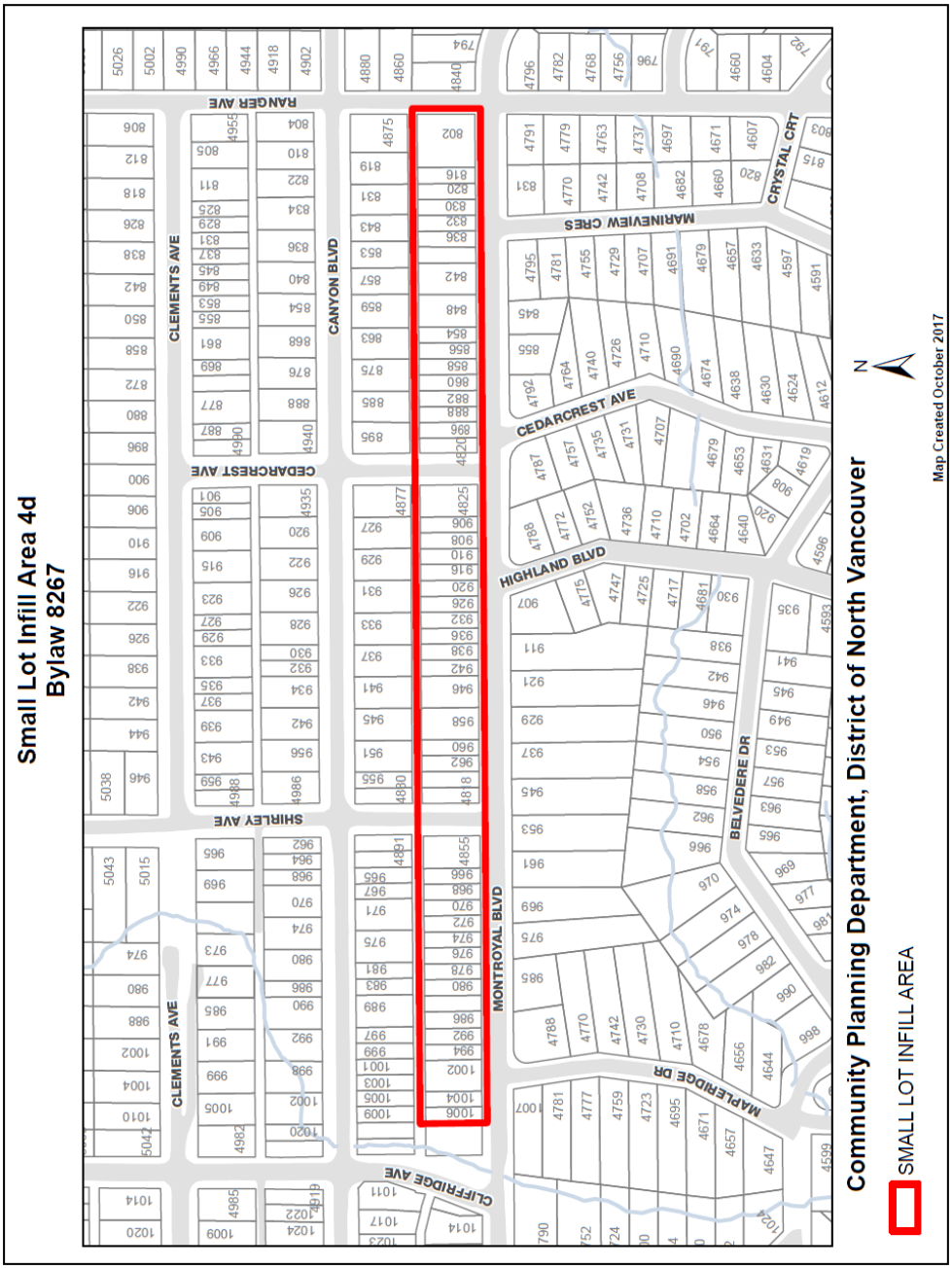
SMALL LOT INFILL AREA

N

Map Created October 2017

Small Lot Infill Area 4c
Bylaw 8266




Small Lot Infill Area 4d
Bylaw 8267
Community Planning Department, District of North Vancouver
Map Created October 2017
N
SMALL LOT INFILL AREA
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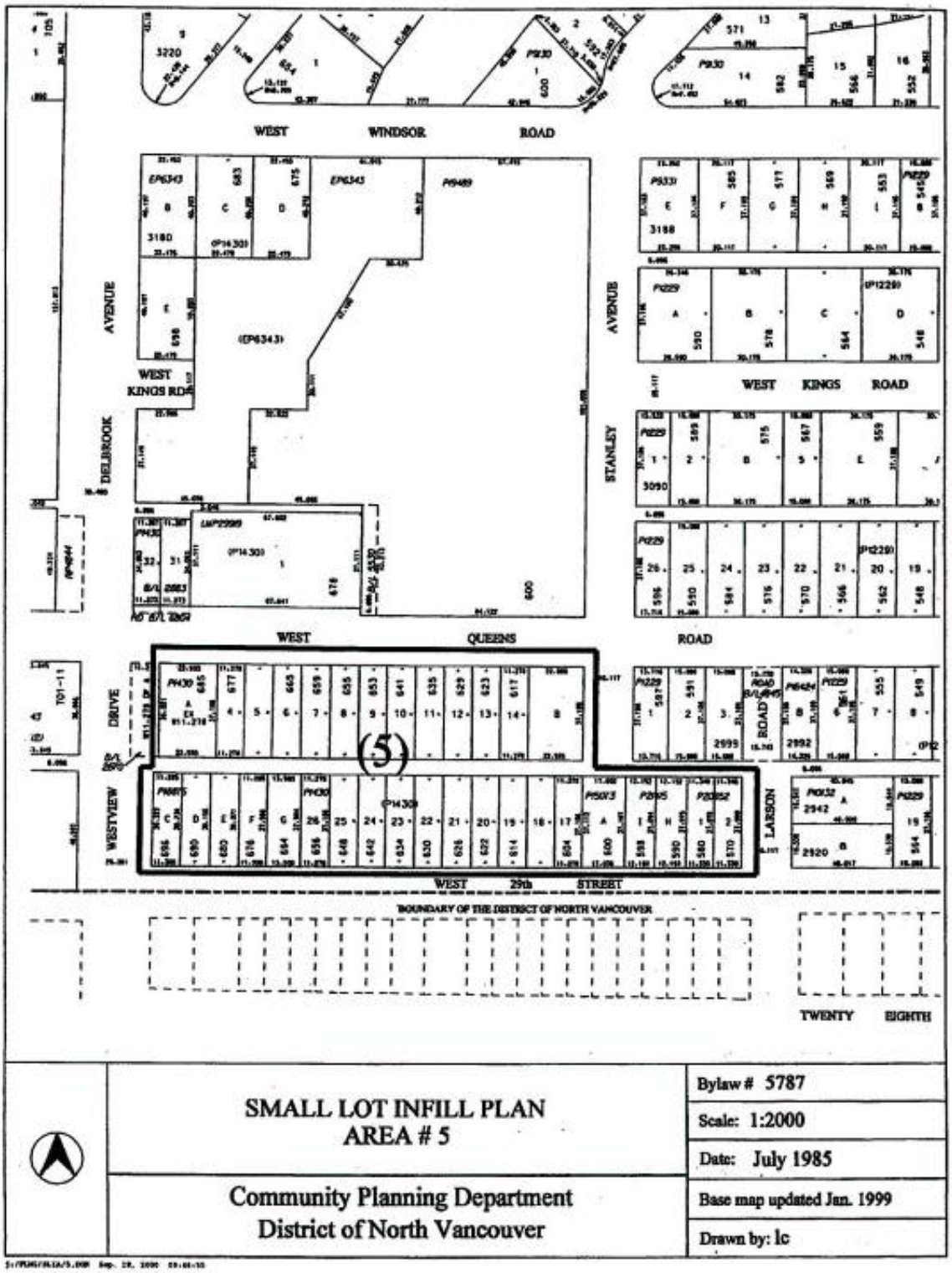
CLEMENTS AVE
CEDARCREST AVE
SHIRLEY AVE
CANYON BLVD
MONTROYAL BLVD
CLIFFRIDGE AVE
MARINEVIEW CRES
CRYSTAL CRT
HIGHLAND BLVD
BELVEDERE DR
MAPLERIDGE DR


WEST WINDSOR ROAD
WEST KINGS ROAD
WEST QUEENS ROAD
WEST 29th STREET
TWENTY EIGHTH
AVENUE
DELBROOK
STANLEY
DRIVE
WESTVIEW
LARSON
(5)
BOUNDARY OF THE DISTRICT OF NORTH VANCOUVER
SMALL LOT INFILL PLAN
AREA # 5
Community Planning Department
District of North Vancouver
Bylaw # 5787
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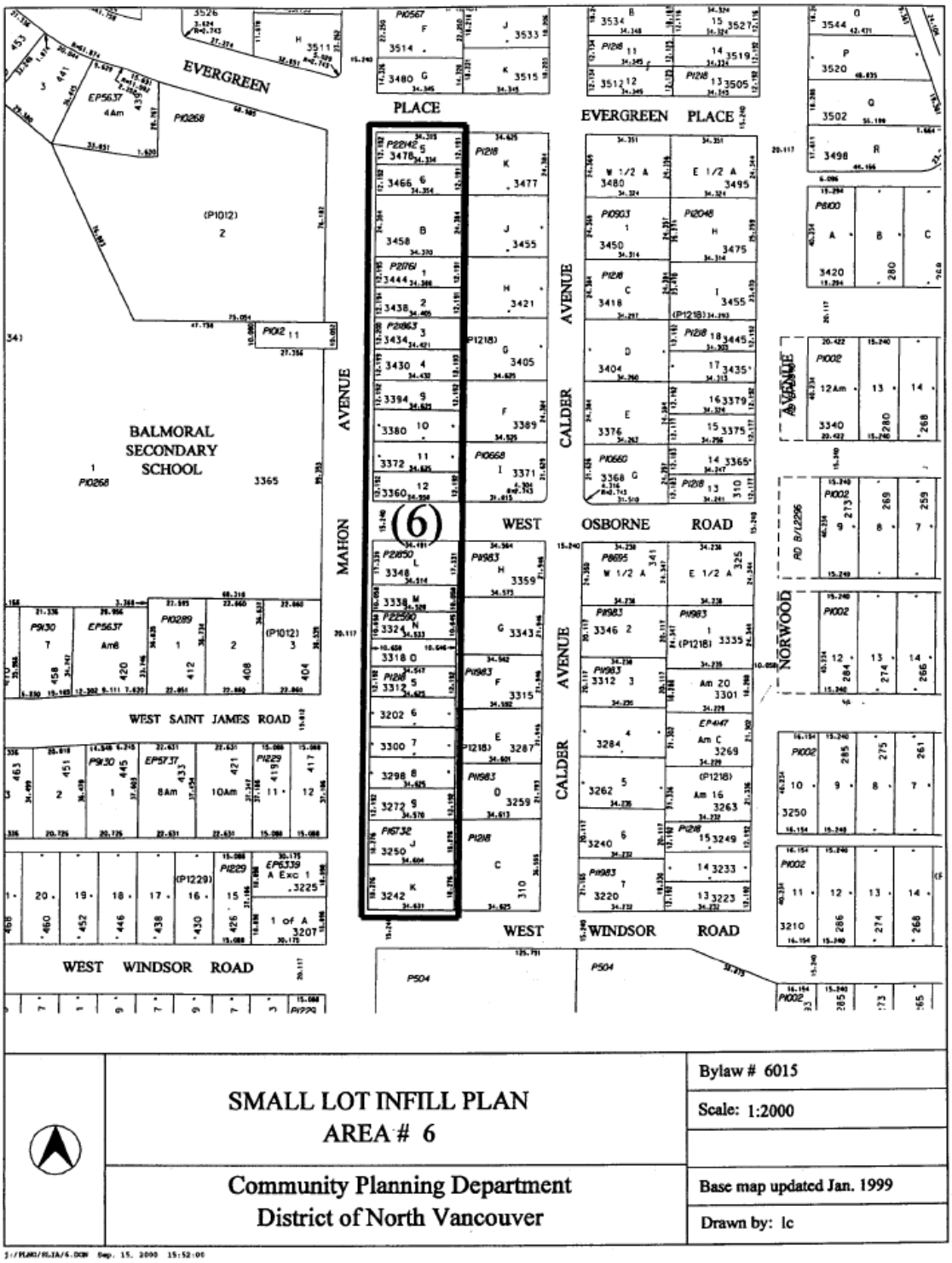
EVERGREEN
PLACE
EVERGREEN PLACE
BALMORAL SECONDARY SCHOOL
MAHON AVENUE
CALDER AVENUE
WEST OSBORNE ROAD
WEST SAINT JAMES ROAD
WEST WINDSOR ROAD
NORWOOD AVENUE
(6)
SMALL LOT INFILL PLAN
AREA # 6
Community Planning Department
District of North Vancouver
Bylaw # 6015
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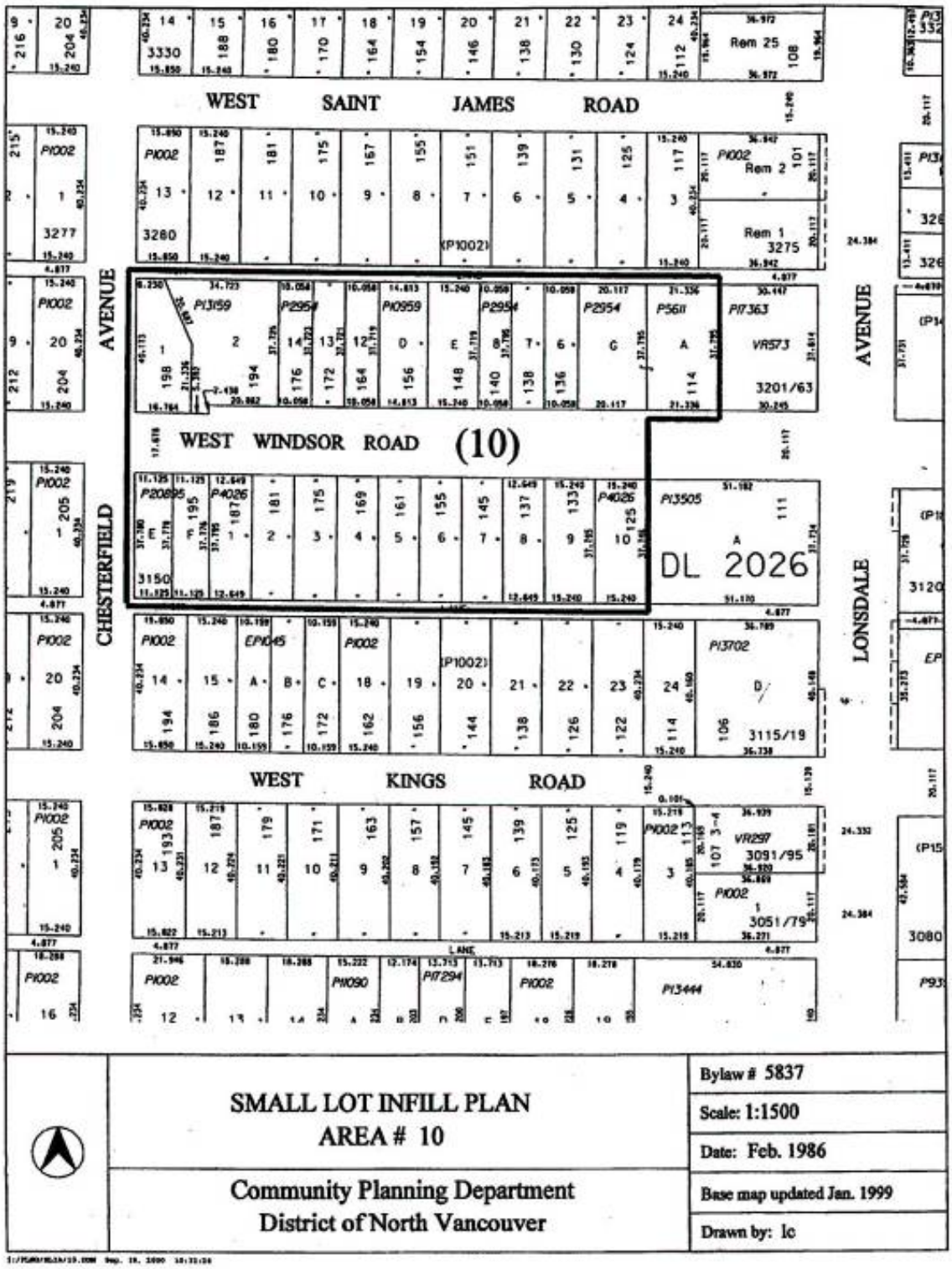
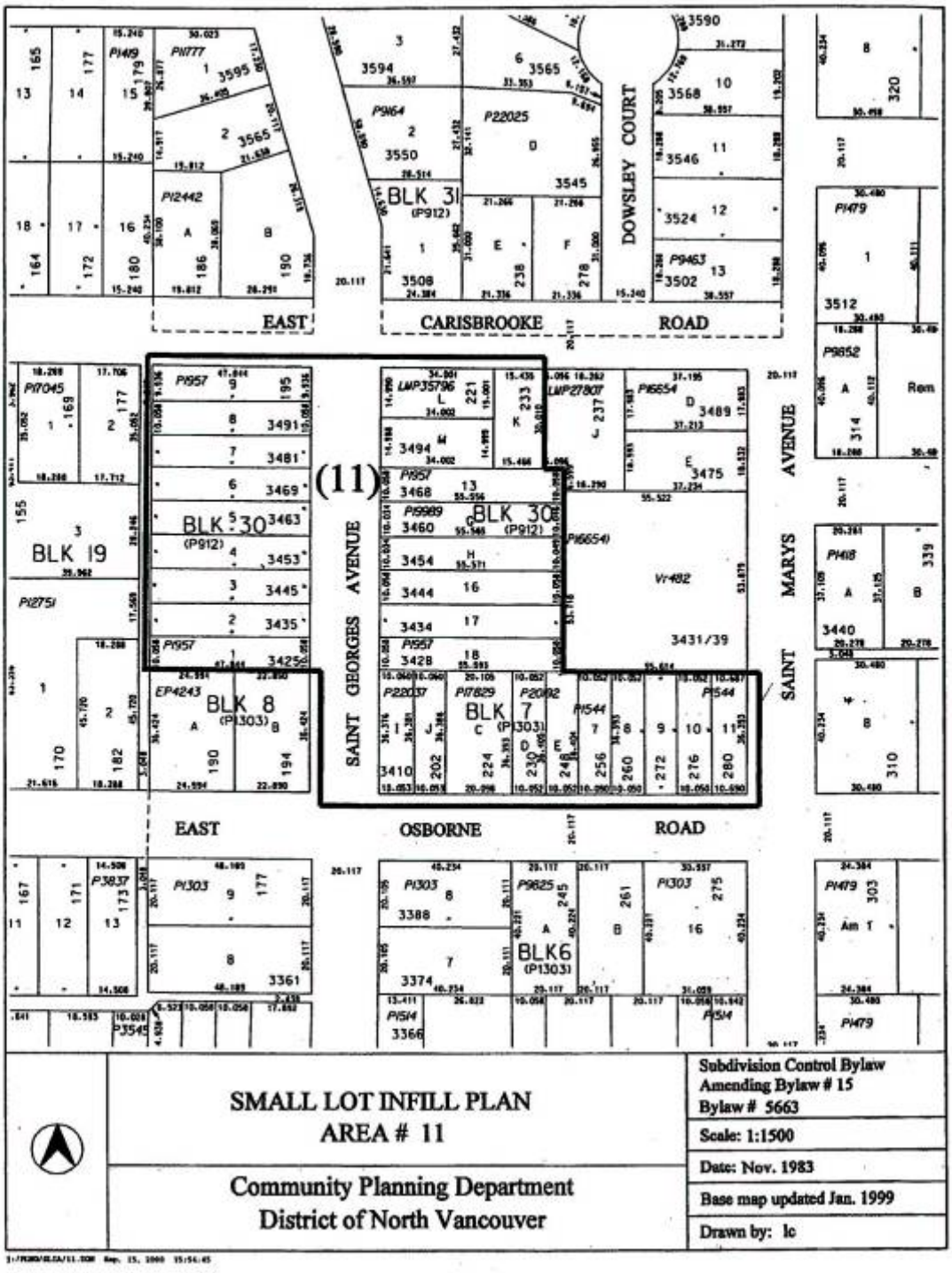

WEST SAINT JAMES ROAD
WEST WINDSOR ROAD
(10)
WEST KINGS ROAD
CHESTERFIELD AVENUE
LONSDALE AVENUE
LANE
DL 2026
SMALL LOT INFILL PLAN
AREA # 10
Community Planning Department
District of North Vancouver
Bylaw # 5837
Scale: 1:1500
Date: Feb. 1986
Base map updated Jan. 1999
Drawn by: lc


(11)
BLK 31
(P912)
BLK 30
(P912)
BLK 5
(P912)
BLK 19
BLK 8
(P1303)
BLK 7
(P1303)
BLK6
(P1303)
DOWSLEY COURT
SAINT GEORGES AVENUE
SAINT MARYS AVENUE
EAST CARISBROOKE ROAD
EAST OSBORNE ROAD
SMALL LOT INFILL PLAN
AREA # 11
Community Planning Department
District of North Vancouver
Subdivision Control Bylaw
Amending Bylaw # 15
Bylaw # 5663
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Date: Nov. 1983
Base map updated Jan. 1999
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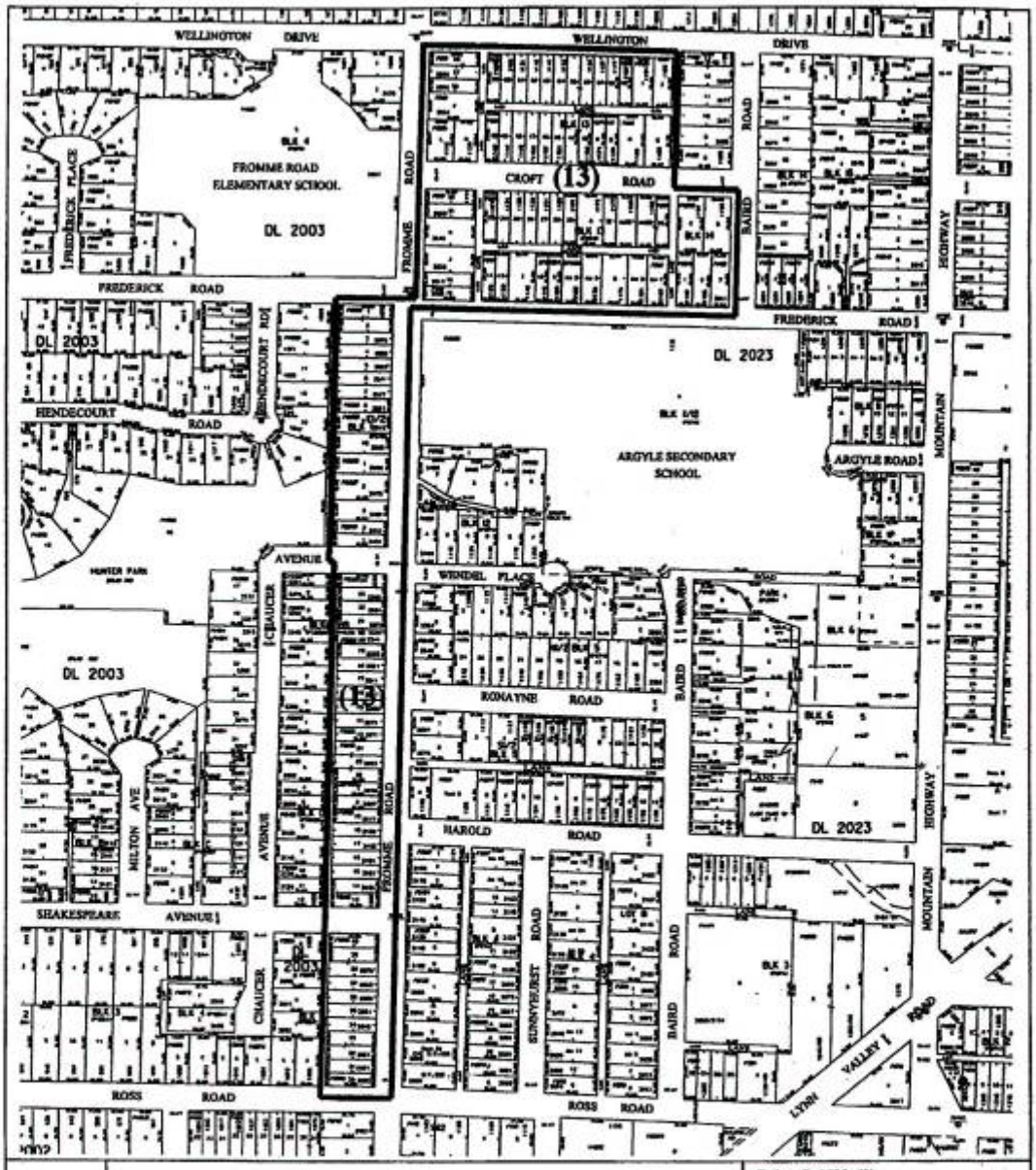

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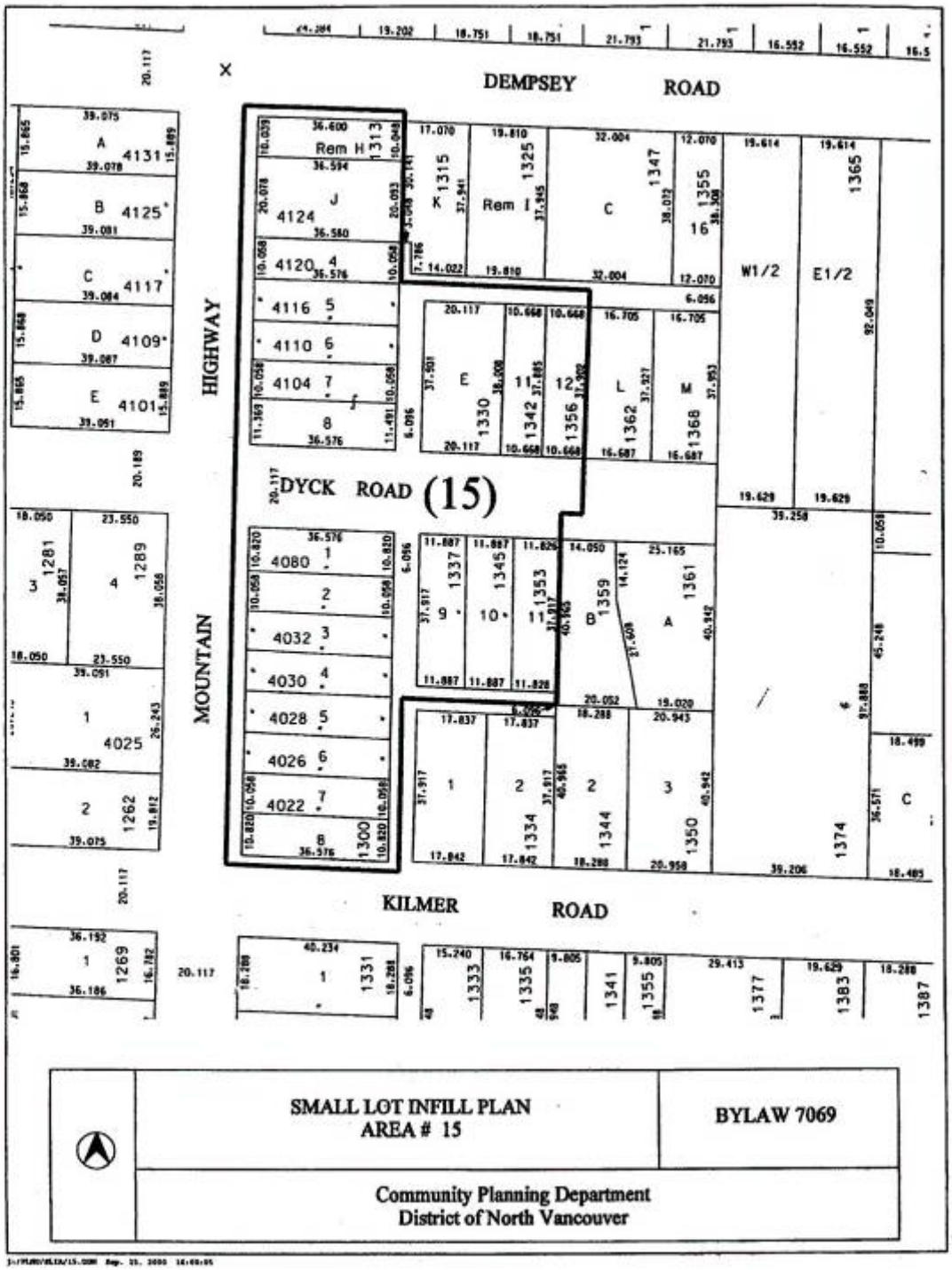
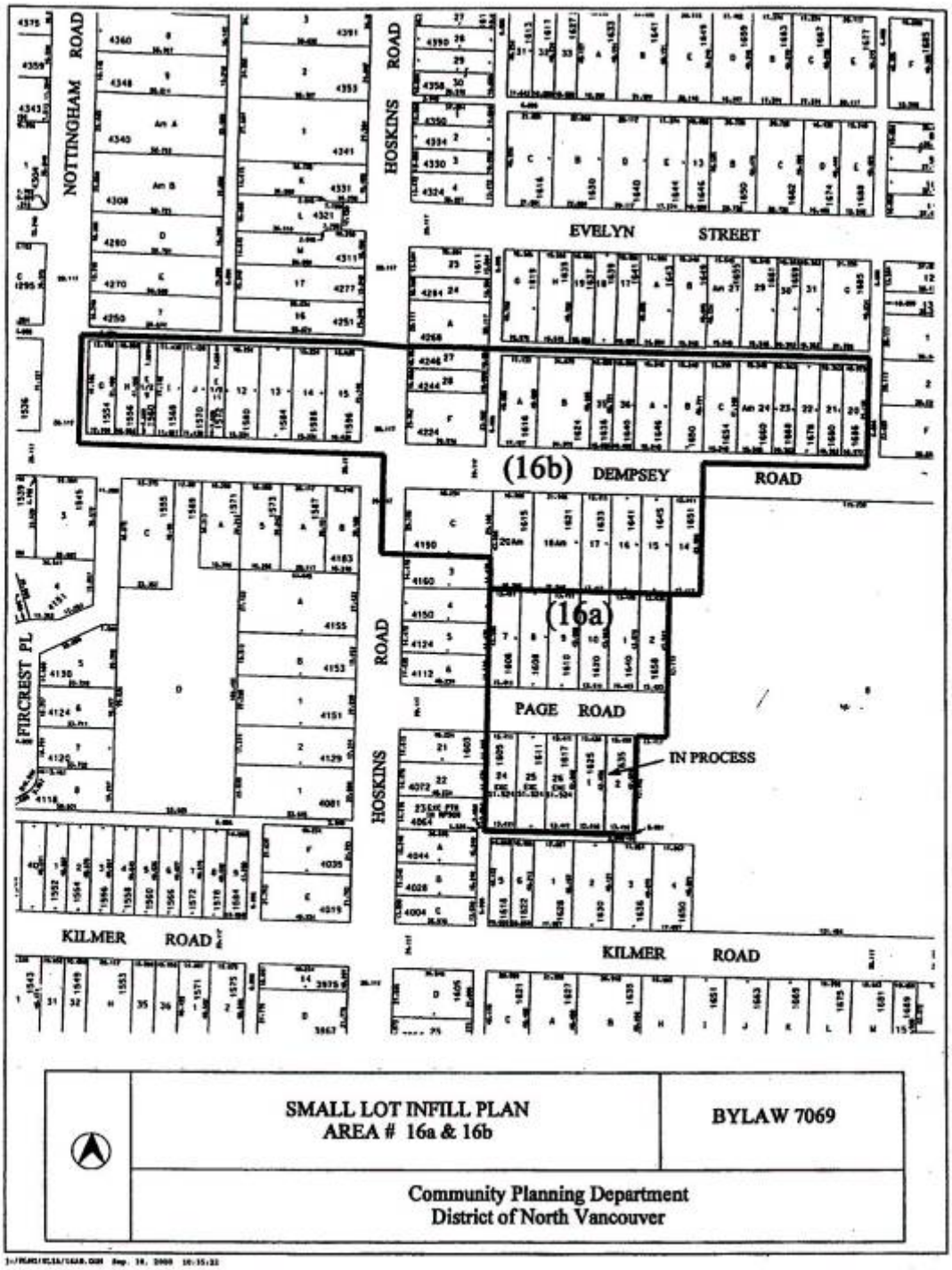
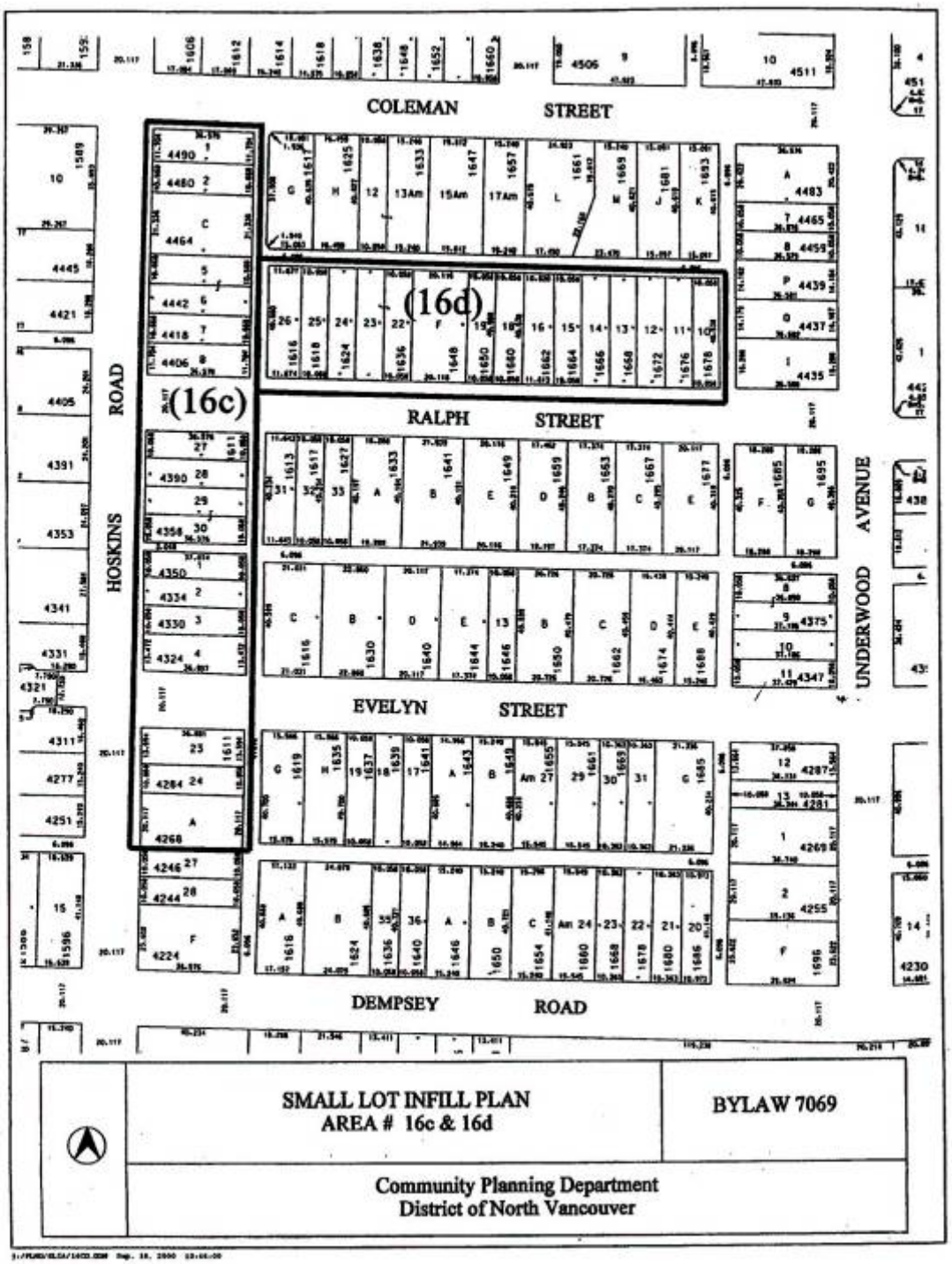
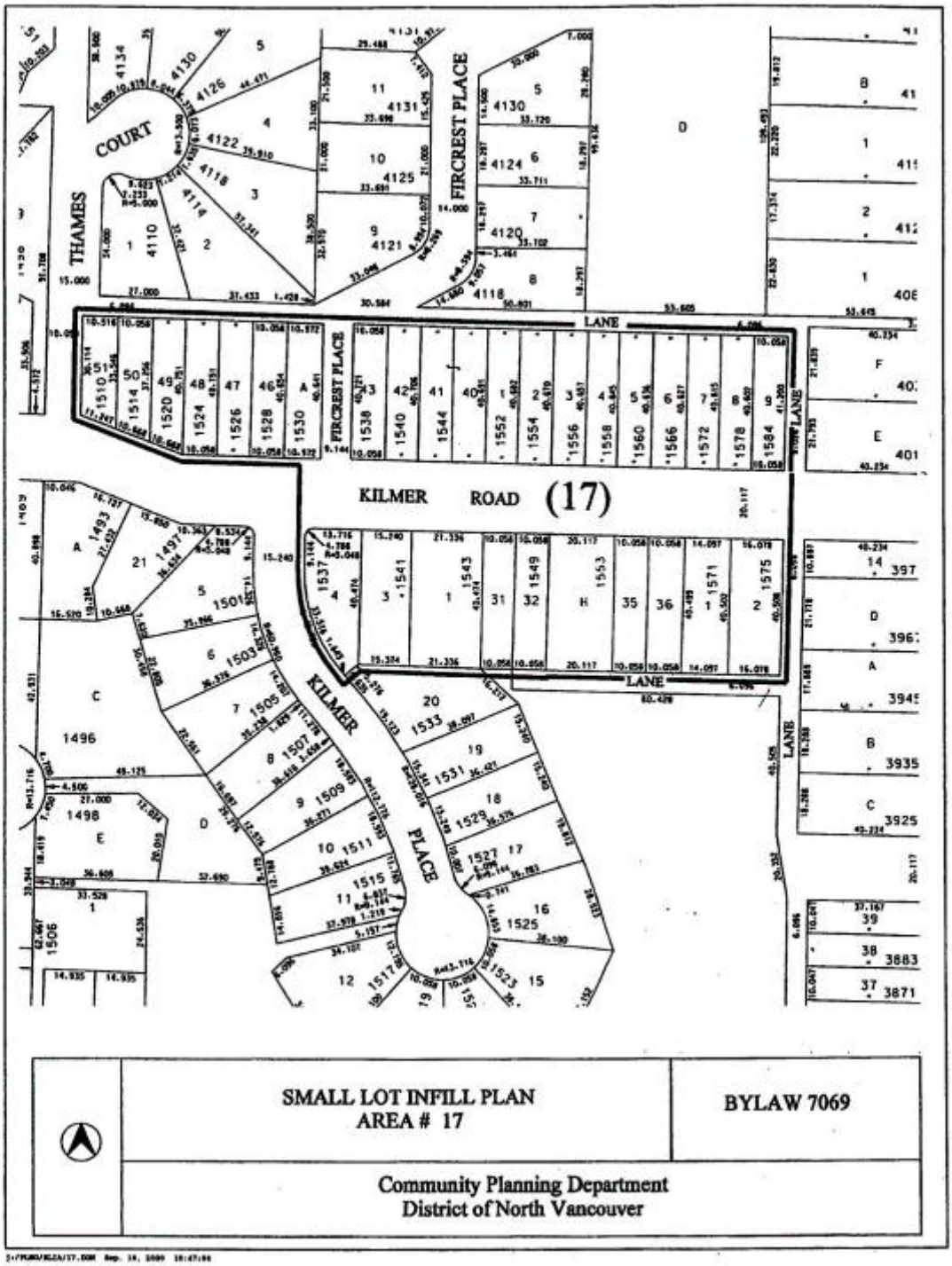
	Community Planning Department District of North Vancouver	Scale: 1:5000 Base map update May 1999 Drawn by: lc

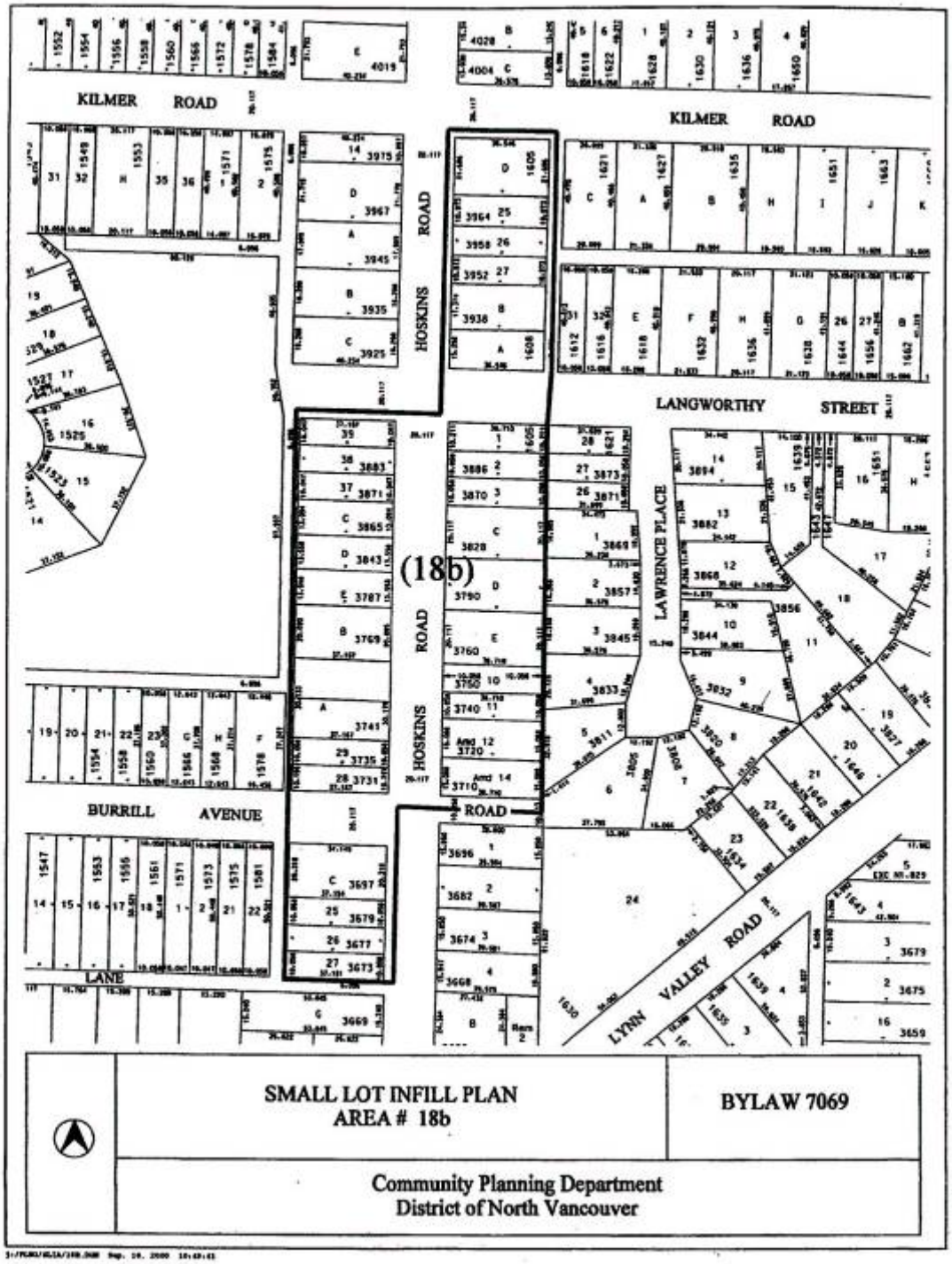

DEMPSEY ROAD
HIGHWAY
MOUNTAIN
DYCK ROAD (15)
KILMER ROAD
SMALL LOT INFILL PLAN
AREA # 15
BYLAW 7069
Community Planning Department
District of North Vancouver

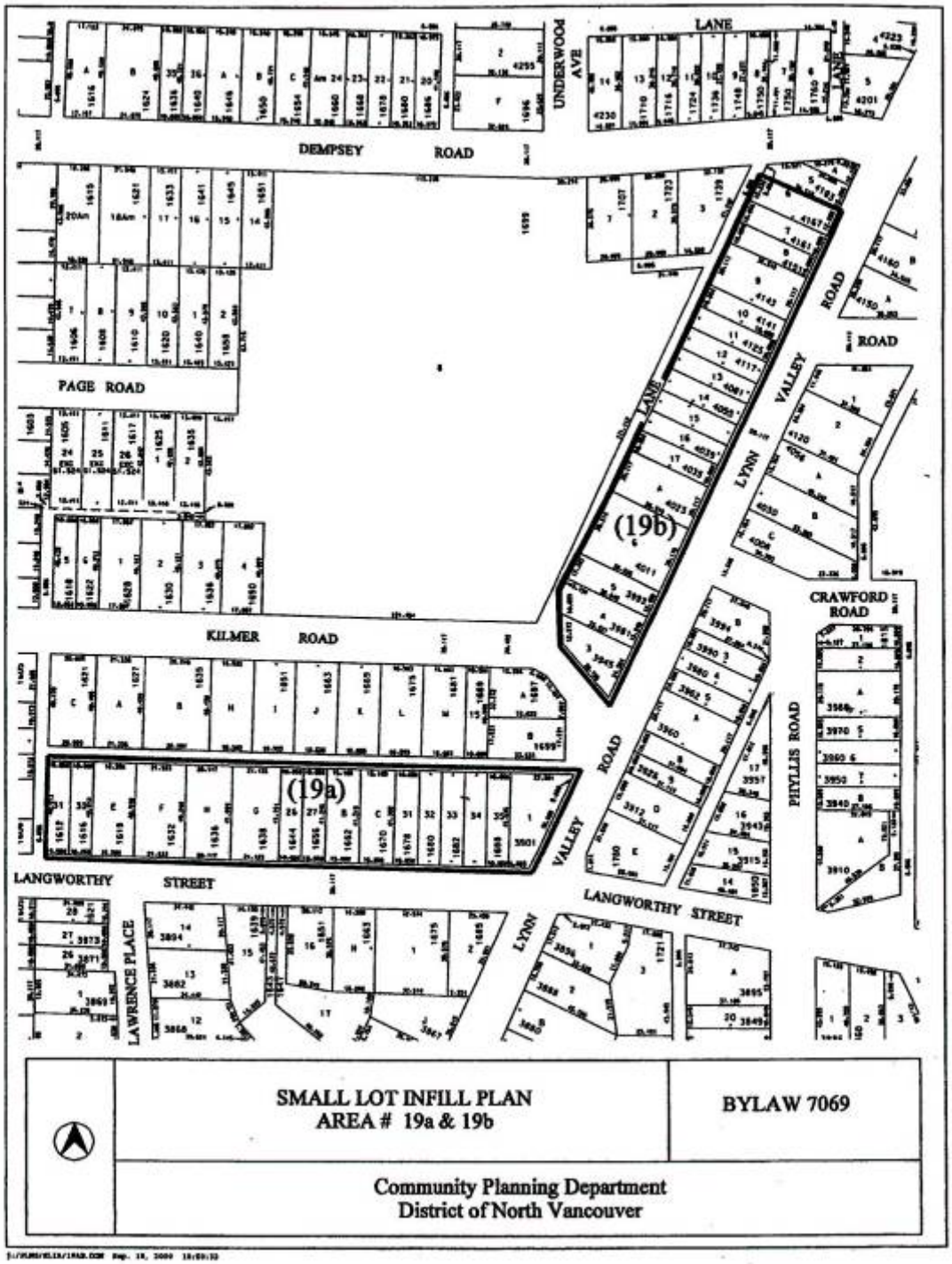

NOTTINGHAM ROAD
HOSKINS ROAD
EVELYN STREET
(16b) DEMPSEY ROAD
(16a)
PAGE ROAD
IN PROCESS
FIRCREST PL
KILMER ROAD
KILMER ROAD
SMALL LOT INFILL PLAN
AREA # 16a & 16b
BYLAW 7069
Community Planning Department
District of North Vancouver

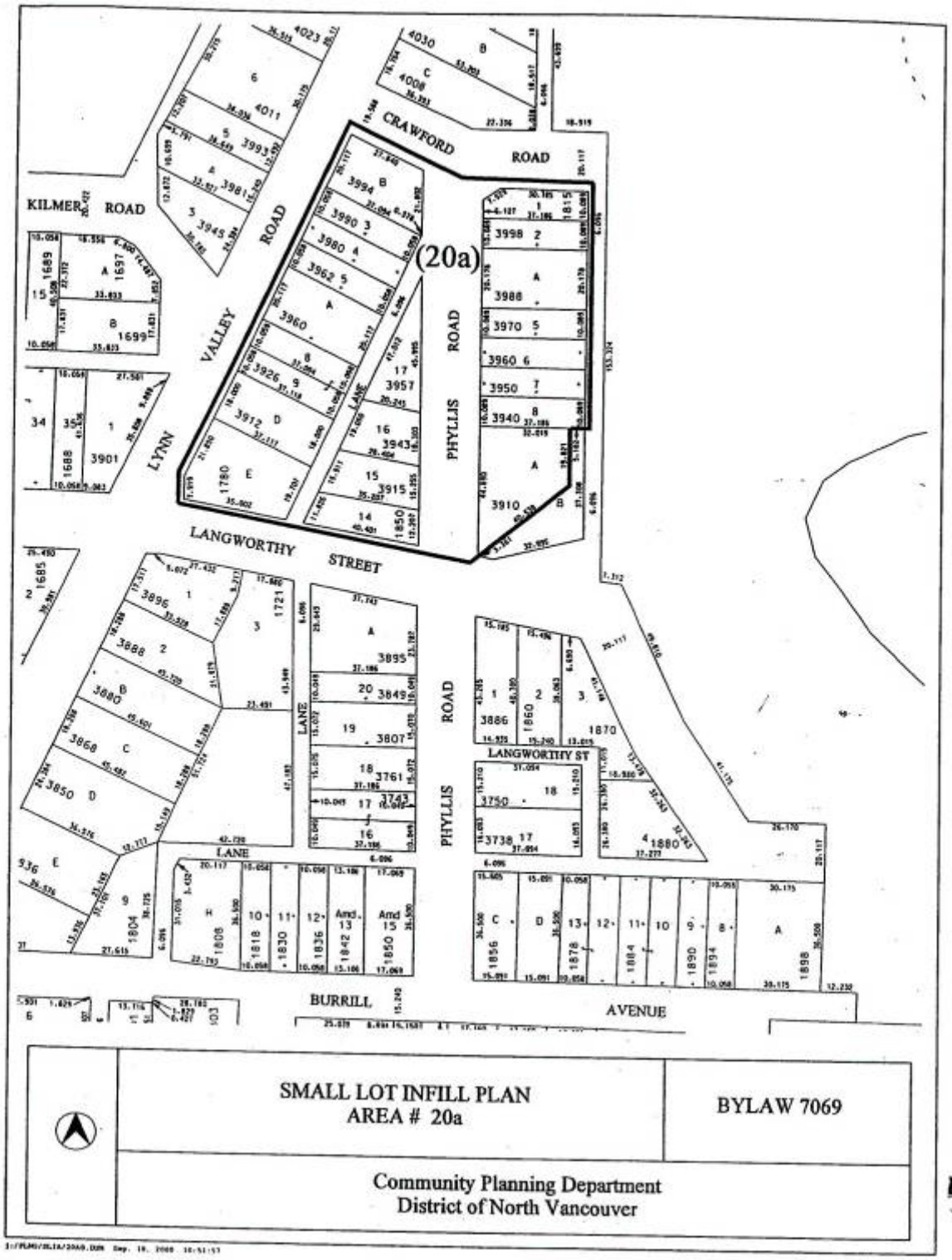

COLEMAN STREET
RALPH STREET
EVELYN STREET
DEMPSEY ROAD
HOSKINS ROAD
UNDERWOOD AVENUE
(16c)
(16d)
SMALL LOT INFILL PLAN
AREA # 16c & 16d
BYLAW 7069
Community Planning Department
District of North Vancouver

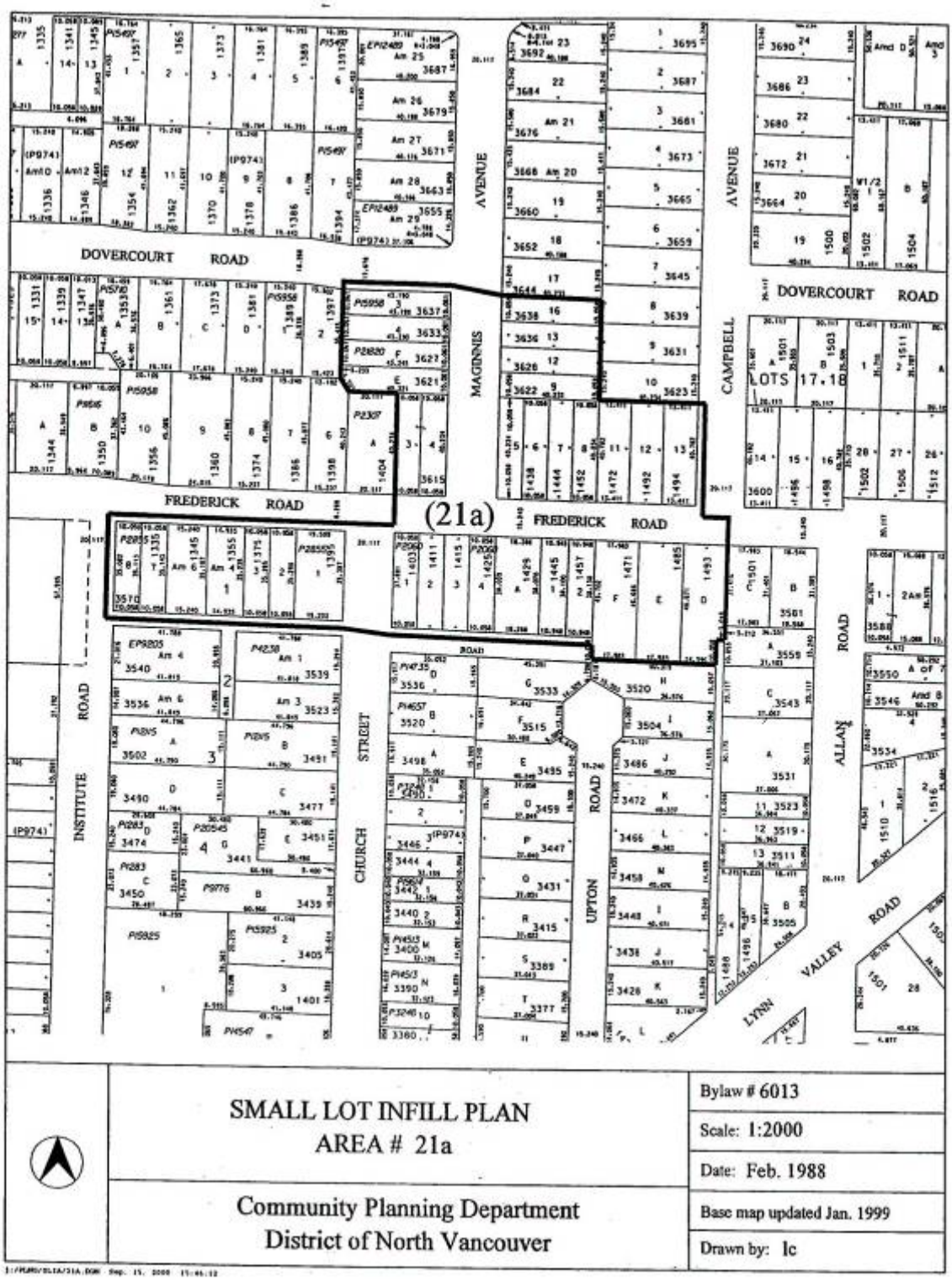

THAMES
COURT
FIRCREST PLACE
LANE
KILMER ROAD (17)
KILMER PLACE
SMALL LOT INFILL PLAN
AREA # 17
BYLAW 7069
Community Planning Department
District of North Vancouver

DORAN ROAD
BURRILL AVENUE
(18a)
CAMPBELL AVENUE
HOSKINS ROAD
DOVERCOURT ROAD
FREDERICK ROAD
VALLEY ROAD
LYNN ROAD
LOTS 17, 18
LOT 12
SMALL LOT INFILL PLAN
AREA # 18a
Community Planning Department
District of North Vancouver
Bylaw # 5845
Scale: 1:2000
Date: Feb. 1986
Base map updated Jan. 1999
Drawn by: lc


KILMER ROAD
KILMER ROAD
HOSKINS ROAD
HOSKINS ROAD
HOSKINS ROAD
LANGWORTHY STREET
LAWRENCE PLACE
BURRILL AVENUE
LANE
LYNN VALLEY ROAD
(18b)
SMALL LOT INFILL PLAN
AREA # 18b
BYLAW 7069
Community Planning Department
District of North Vancouver


DEMPSEY ROAD
PAGE ROAD
KILMER ROAD
LANGWORTHY STREET
LANE
UNDERWOOD AVE
LYNN VALLEY ROAD
CRAWFORD ROAD
PHYLLIS ROAD
LAWRENCE PLACE
(19a)
(19b)
SMALL LOT INFILL PLAN
AREA # 19a & 19b
BYLAW 7069
Community Planning Department
District of North Vancouver


CRAWFORD ROAD
KILMER ROAD
VALLEY ROAD
(20a)
PHYLLIS ROAD
LYNN ROAD
LANGWORTHY STREET
LANE
LANGWORTHY ST
BURRILL AVENUE
SMALL LOT INFILL PLAN
AREA # 20a
BYLAW 7069
Community Planning Department
District of North Vancouver


DOVERCOURT ROAD
FREDERICK ROAD
(21a)
MAGINNIS AVENUE
CAMPBELL AVENUE
INSTITUTE ROAD
CHURCH STREET
UPTON ROAD
ALLAN ROAD
VALLEY ROAD
LYNN ROAD
LOTS 17.1
SMALL LOT INFILL PLAN
AREA # 21a
Community Planning Department
District of North Vancouver
Bylaw # 6013
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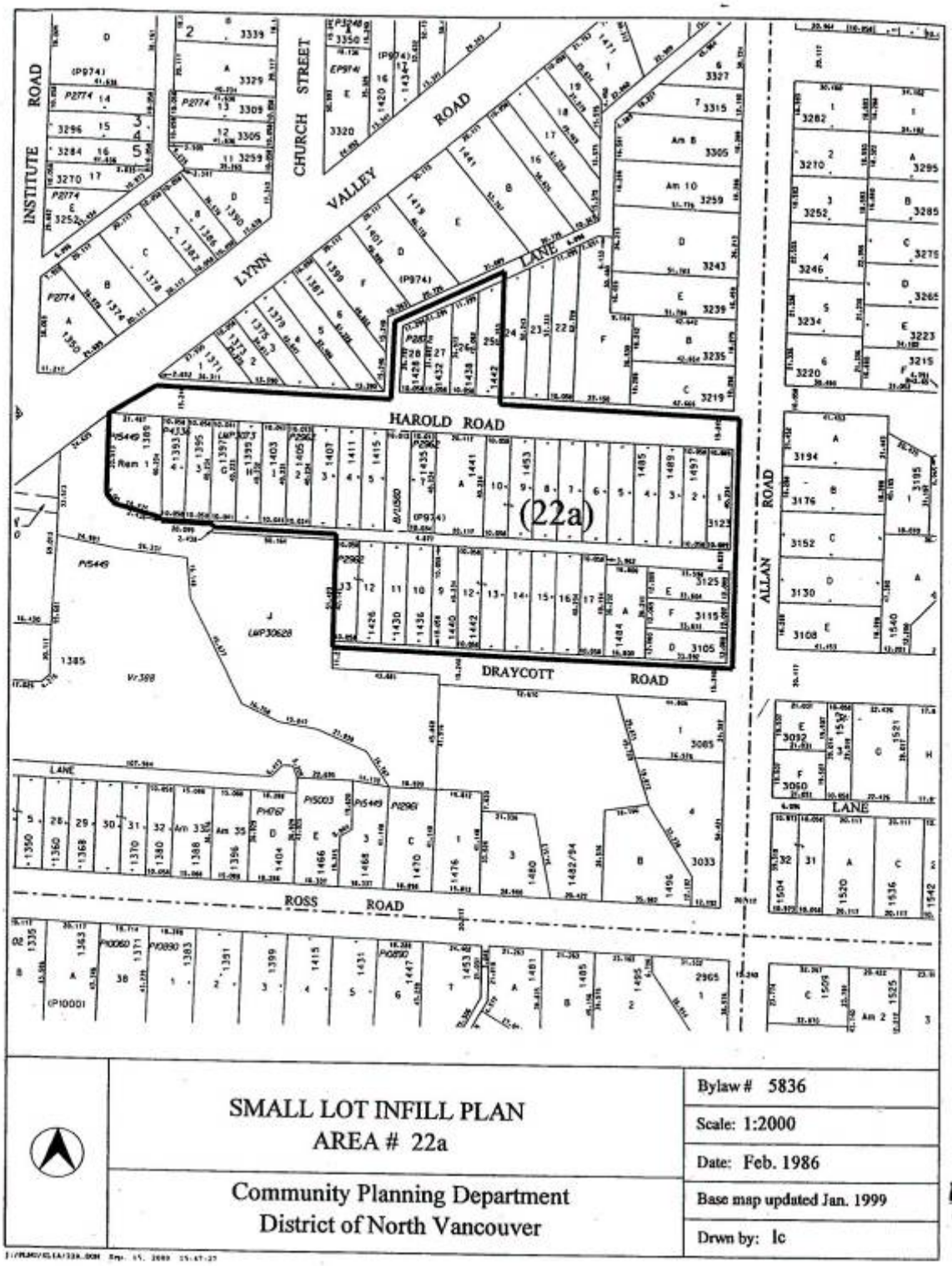
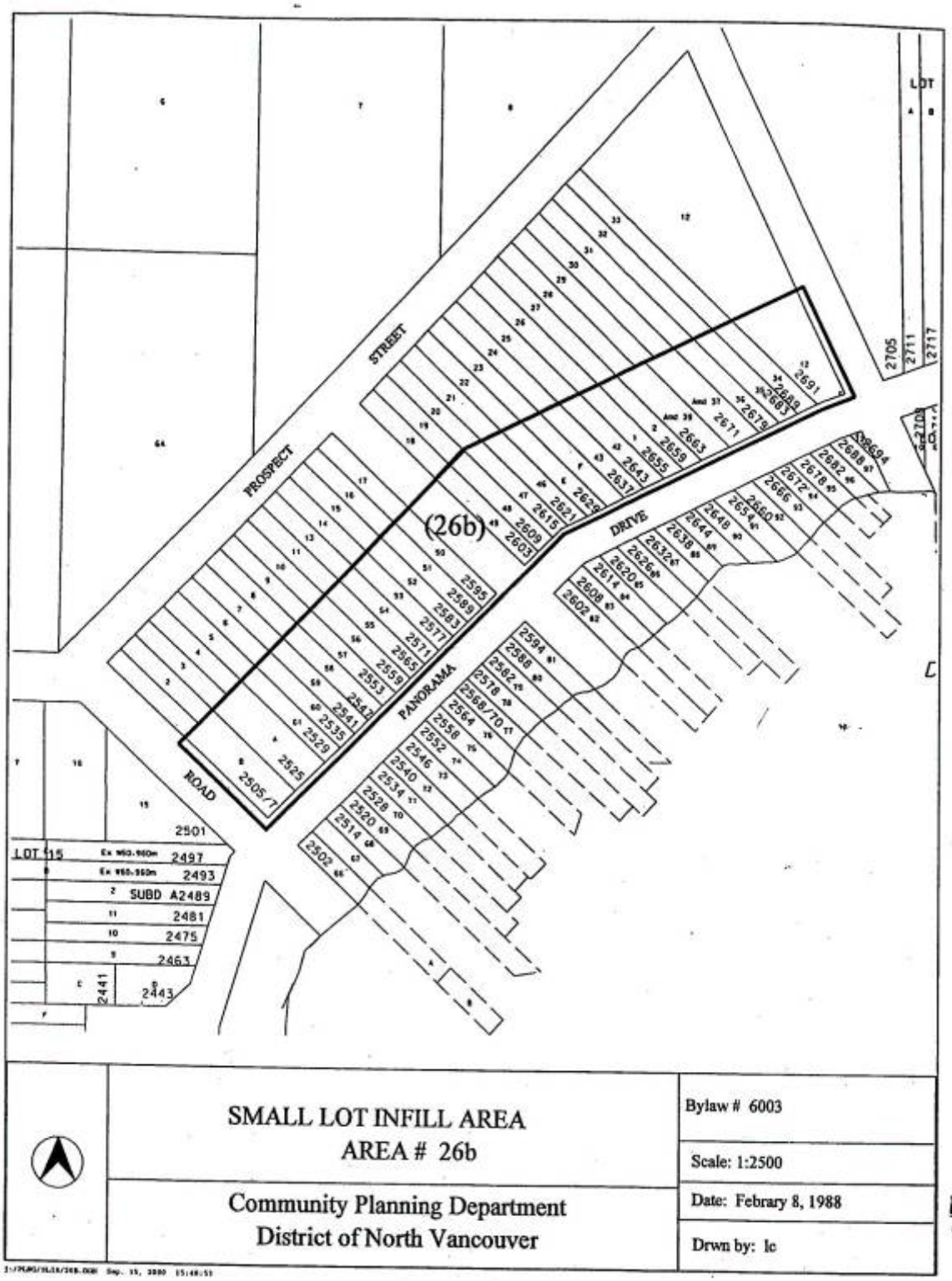
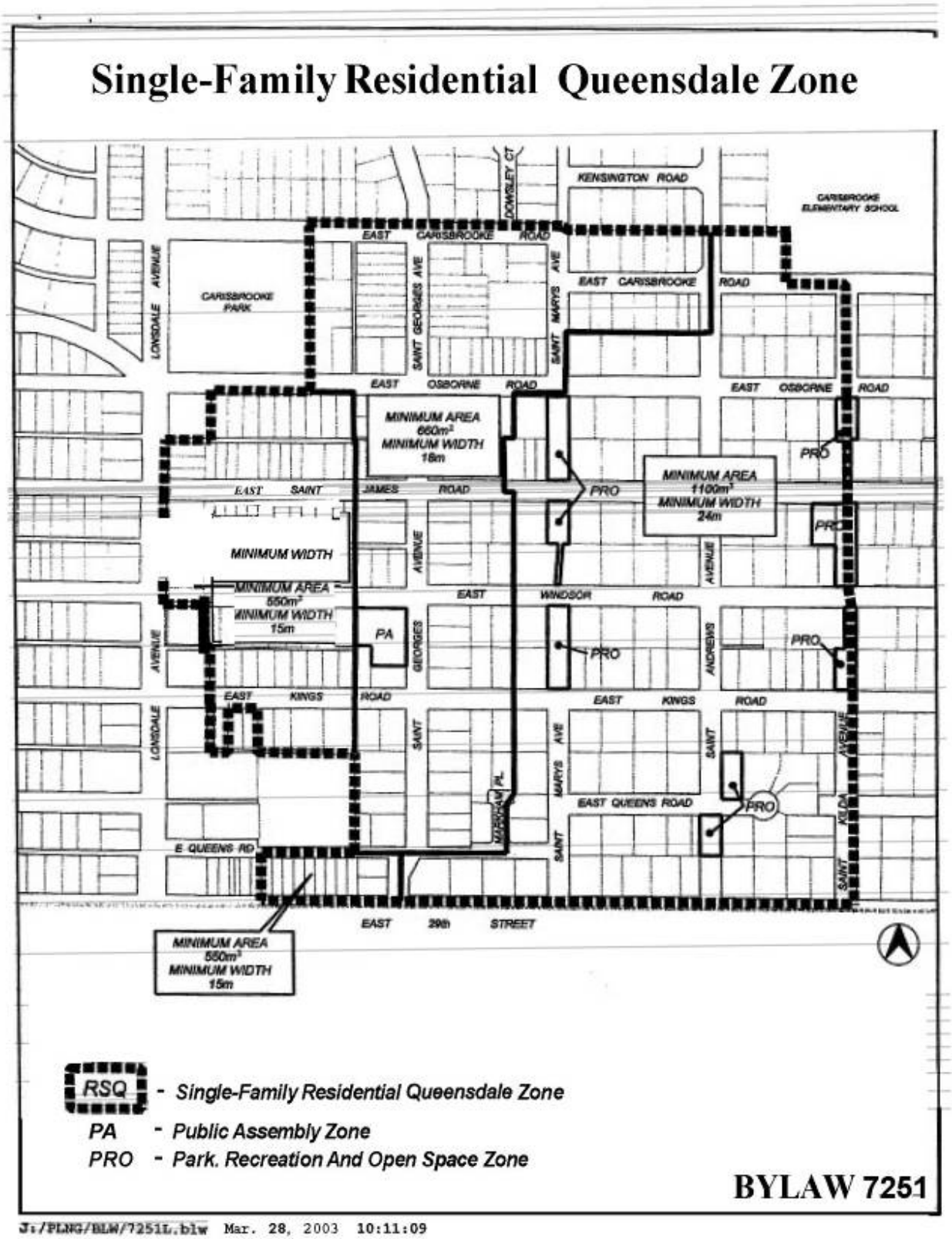
Base map updated Jan. 1999
Drawn by: lc


INSTITUTE ROAD
CHURCH STREET
VALLEY ROAD
LYNN LANE
HAROLD ROAD
(22a)
ALLAN ROAD
DRAYCOTT ROAD
LANE
ROSS ROAD
SMALL LOT INFILL PLAN
AREA # 22a
Community Planning Department
District of North Vancouver
Bylaw # 5836
Scale: 1:2000
Date: Feb. 1986
Base map updated Jan. 1999
Drwn by: lc


PROSPECT
STREET
(26b)
PANORAMA
DRIVE
ROAD
LOT
2705
2711
2717
2501
LOT 15
2497
2493
SUBD A2489
2481
2475
2463
2441
2443
SMALL LOT INFILL AREA
AREA # 26b
Community Planning Department
District of North Vancouver
Bylaw # 6003
Scale: 1:2500
Date: Febrary 8, 1988
Drwn by: lc


Single-Family Residential Queensdale Zone
KENSINGTON ROAD
CARISBROOKE ELEMENTARY SCHOOL
DOWNSLEY CT
EAST CARISBROOKE ROAD
CARISBROOKE PARK
LONSDALE AVENUE
SAINT GEORGES AVE
SAINT MARYS AVE
EAST OSBORNE ROAD
MINIMUM AREA 660m² MINIMUM WIDTH 18m
PRO
MINIMUM AREA 1100m² MINIMUM WIDTH 24m
EAST SAINT JAMES ROAD
MINIMUM WIDTH
MINIMUM AREA 550m² MINIMUM WIDTH 15m
PA
EAST WINDSOR ROAD
ANDREWS AVENUE
EAST KINGS ROAD
SAINT MARYS AVE
EAST QUEENS ROAD
E QUEENS RD
EAST 29th STREET
MINIMUM AREA 550m² MINIMUM WIDTH 15m
RSQ - Single-Family Residential Queensdale Zone
PA - Public Assembly Zone
PRO - Park. Recreation And Open Space Zone
BYLAW 7251
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PART 4 GENERAL REGULATIONS

401 Uses Specified on a Plan

When a plan, in the Plan Section of this Bylaw further restricts the uses of land, buildings or structures permitted in a zone, all such uses within the areas so restricted shall be in conformity with such plan.

402 Uses Generally Permitted

(1) On any lot, uses accessory to the permitted uses are permitted.

(2) (a) The use of a building or structure as a non-commercial closed circuit broadcasting station, water or sewage pumping station, water storage tank, reservoir or utility is permitted in all zones.

(b) The use of a building or structure as a District fire hall or District fire training centre is permitted in all zones without any density, height or siting restrictions.

(c) The use of a structure for a commercial or community radio or television antenna is permitted in all zones, except that, in residential zones,

(i) such structure shall be erected and maintained on the lot or lots in question only in the location or locations specifically designated and delineated therefor in the Plan Section of this Bylaw;

(ii) unless otherwise specified in this Bylaw, no such structure shall exceed one square foot in area from the base up, and fifty feet in height;

(d) The use of a building or structure or a portion thereof for a child care facility is permitted.

(e) The use of land for a purpose related to a use of buildings and structures permitted in (a), (b) and (c) is permitted.

(Bylaws 4455, 6725, 7813)

403A Uses Prohibited in All Zones

(1) Unless specifically permitted in this or any other Bylaw, the use of land or buildings or structures for: (Bylaw 4299)

(a) commercial agricultural purposes, including the growing of mushrooms;

(b) animal husbandry including:

(i) the keeping of poultry;
(ii) the boarding of animals;
(iii) the keeping of animals, except that household pets, other than poultry, may be kept; and
(iv) fish farming; (Bylaws 5706, 6175)

(c) the incinerating or processing of fish, animal or vegetable waste products except in the I2 General Industrial Zone and the Employment Zone – Industrial when the entire operation is conducted within an enclosed building and all mechanical processing systems are sealed to prevent the escape of noxious matter or odours; (Bylaw 6299, 7831)

(d) the manufacturing of pulp, linoleum, or petroleum products except for the re-refining of used lubricating oils;

(e) any operation which produces malodorous, toxic or noxious matters, or generates vibration, heat, glare or radiation discernible beyond the boundaries of the lot upon which such operation is located; and

(f) the manufacture of hazardous substances; (Bylaw 5661)

(g) the operation or use of a video lottery terminal game; (Bylaw 6747)

(h) bingo and casino gaming, except in accordance with section 801(2)(f) of this bylaw

(i) the retail sale of alcoholic beverages for off-site consumption except in the C1L, C2, C6, CD 4, CD21, CD 45, CD47 & CD48 zones

(j) the commercial growing or harvesting of cannabis; (Bylaw 8340)

is prohibited. (Bylaws 5473, 7444, 7011, 7896)

(2) *(deleted by Bylaw 6039)*

(3) Unless specifically permitted in this Bylaw, the use of a recreation vehicle as a dwelling unit is prohibited. (Bylaw 4474)

403B Prohibition of Logging

In the SP, CP, NP, NPL and PRO Zones, the cutting of standing timber, except where such cutting is necessary to remove dead, diseased or dangerous trees, or is in preparation for site development and then only to the extent necessary for the proposed development, or in accordance with an approved landscape plan for the site; is prohibited and for the purposes of this section, “timber” means trees which are capable of being cut and sold for manufacture into lumber, plywood or pulpwood.”; (Bylaw 6970)

404 Use of Highways

(1) The use of land which is gazetted, dedicated or otherwise established as a highway, and the use of buildings and structures on such land, is permitted in conformity with the relevant provisions of Municipal Bylaws.

(2) When land that was a highway is added to a parcel, such land shall be added to the zone of the parcel.

405 Home Occupations

(1) Where home occupations are permitted they shall be in conformity with the following regulations:

(a) The residential character of the building containing a home occupation shall be maintained and the home occupation shall not occupy more than 20% of the total gross floor area or 46 square metres whichever is lesser. (Bylaw 6725)

(b) All materials, equipment and products associated with the home occupation shall be stored or parked within a building. (Bylaw 6725)

(c) No vibration, noise, heat, glare, odour, or electrical interference shall be detectable from outside the premises, and no excessive traffic or air pollution shall be generated by the occupation. (Bylaw 6471)

(d) No operations, displays or signs shall be visible from outside the premises with the exception of a single name-plate not exceeding one square foot in area.

(e) The occupation shall be conducted by a resident of the dwelling unit, and a total of not more than two persons shall be engaged in the occupation on the premises. (Bylaw 6725)

(f) *(deleted by Bylaw 6725)*

(g) No commodity shall be sold on the premises except that which is made on the premises. (Bylaw 6471)

(h) No more than two home occupations shall be conducted from the premises except where the premises contains a bed and breakfast business in which case only one home occupation is permitted. (Bylaws 6946, 7073)

(i) In the case of the offices of firearms manufacturer's agents, no firearms or ammunition are permitted to be manufactured, stored, assembled or displayed on, or distributed from the premises. (Bylaw 6471)

(2) Gun shops are prohibited as home occupations. (Bylaw 6471)

(3) Social escort services are prohibited as home occupations. (Bylaw 6540)

(4) Pet services are permitted as home occupations provided that there are no more than 3 dogs on the property at any time. Pet care establishments and veterinaries are prohibited as home occupations. (Bylaw 7528)

405A Bed and Breakfast Businesses

A bed and breakfast business is permitted in a single-family residential zone or in a RM1 or RM2 zone where only one single-family residential building is located on a lot subject to compliance with the following regulations: (Bylaw 7576)

(1) the residential character of a single-family residential building containing a bed and breakfast business shall be maintained and the bed and breakfast business shall comply with the maximum number of bedrooms and patrons as follows:

(a) Class 1

A Class 1 bed and breakfast shall not contain more than 3 bedrooms providing temporary rental accommodation and not more than 6 patrons in any single-family residential building;

(b) Class 2

A Class 2 bed and breakfast may contain more than 3 bedrooms but not more than 6 bedrooms providing temporary rental accommodation and not more than 2 patrons in any bed and breakfast bedroom;

(2) where a single-family residential building containing a bed and breakfast business also includes rooms for boarders and lodgers, the rooms and the boarders and lodgers shall be included in the maximum number of rooms and patrons permitted for Class 1 and Class 2 bed and breakfast businesses; and

(3) the person licenced to operate a bed and breakfast business must be a resident of the single-family residential building containing the bed and breakfast and any number of residents of the single-family residential building may be employees of the business. One additional non-resident employee may be engaged in the direct operation of the Bed and Breakfast at any one time.

(Bylaw 7073)

405B Cannabis Retail Store

(1) One cannabis retail store will be permitted on each the following properties:

Legal Description (PID)	Address	Town or Village Centre	Bylaw No.
005-478-103	385 N. Dollarton Hwy	n/a	8422
028-681-711	1520 Barrow Street	Lynn Creek	8419
011-418-524	1199 Marine Drive	Lions Gate Village Centre and Marine Drive	8427

(Bylaw 8340, Bylaw 8419, Bylaw 8427)

406 Conflicting Use or Siting

No parcel or area of land shall be alienated, and no use shall be initiated, and no building or structure shall be sited in a manner which thereby renders non-conforming any existing use or building or structure.

407 Height Exceptions

Notwithstanding any other height provisions of this Bylaw, the following buildings, structures or portions thereof shall not be subject to height limitation:

Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders.

(Bylaw 6767)

Elevator penthouses, heating, cooling, ventilation and mechanical equipment provided they are completely screened and do not extend more than 2.4 metres above the highest point of any roof surface. (Bylaw 7664)

Solar collectors and associated mechanical components, subject to compliance with the regulations in Part 4C. (Bylaw 7829)

408 General Siting Regulations

(1) Except in Single-Family Residential Zones, if an area on a given lot is not designated and delineated as 'Siting Area' in the Plan Section of this bylaw or 'Development Permit Area' on the Zoning Map and Plan Section of this bylaw, buildings and structures shall not occupy more than 10% of the lot area. (Bylaws 4478 and 5337)

(2) For the purposes of siting regulations of this Bylaw, when in a resolution or bylaw the Council declares that the establishing, diverting, or widening of a highway is necessary, such establishing, diverting, or widening is deemed to have been made at the time of the adoption of the resolution or bylaw. (Bylaw 3379)

(3) In the case of panhandle lots in Single-Family Residential Zones only, the panhandle is excluded for the purposes of setback and lot area regulations. (Bylaws 4787, 5537)

409 Siting Exceptions

Notwithstanding any other siting provisions of this Bylaw, the following structures or portions thereof shall be regulated as follows:

(1) Underground structures:

Except in the case of swimming pools, structures underground or projecting not more than three feet at any point above the adjacent ground surface may be sited in any portion of the lot;

(2) Projecting features:

(a) in the case of bay windows and hutch alcoves, the horizontal length is limited to eight feet at the outer face and the minimum distances to the lot lines may be reduced by two feet, (Bylaw 6142)

(b) in the case of light wells, fireplaces, chimneys, cornices, leaders, gutters, pilasters, belt courses, sills and ornamental features, the minimum distances to the lot lines may be reduced by two feet, (Bylaws 5097, 6142, 6833)

(c) in the case of verandas, steps, roofs and sunlight control projections on the front or rear of a building or on the side of a building facing a side lot line common to the lot and street or lane, or on any side of a building within a siting area, the minimum distances to the lot lines may be reduced by four feet, (Bylaws 6142, 6833)

(d) in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone, RS 1 to RS 5 zones and CD88 zone, project to within three feet of such side lot line. In the RS 1 to RS 5 zones and CD88 zone eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight control projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line

(Amended by Bylaw 8109)
(Bylaw 7190 & 7618)

(e) in the case of roof deck guards and balustrades, the minimum distances to the lot lines may be reduced by one foot,
(Bylaw 6142)

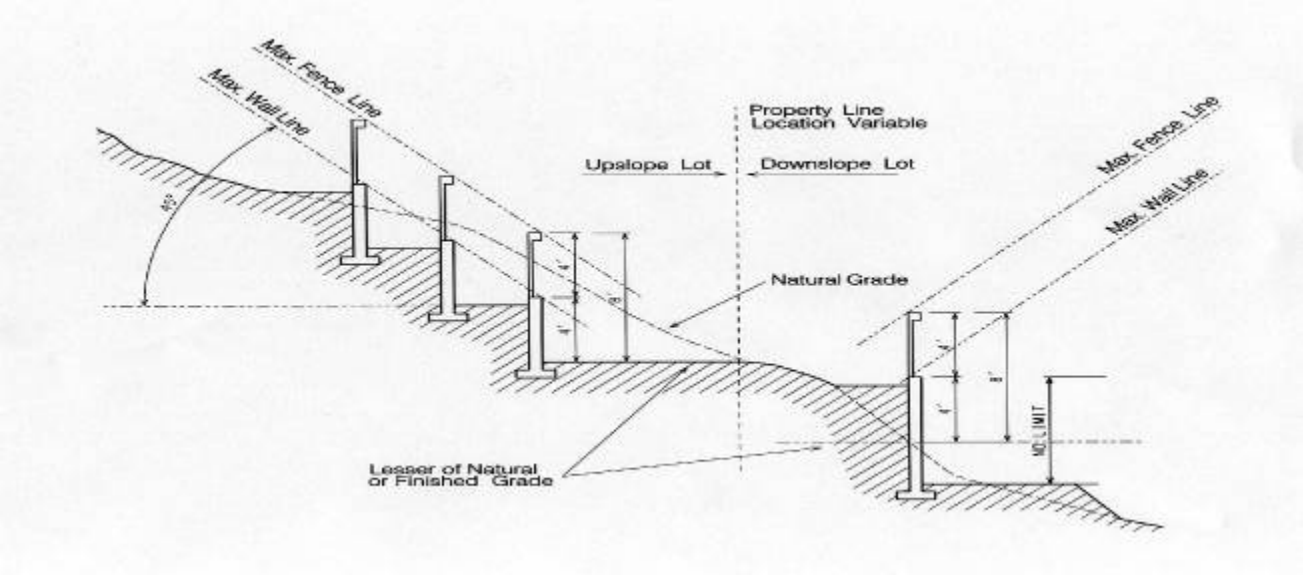
(f) in the case of cantilevered decks or balconies on the front or rear of a building facing a front lot line, or on any side of a building within a siting area, the minimum distance to the lot lines may be reduced by six feet,

(g) in the case of solar collectors mounted on the wall of a building, the minimum distances to lot lines may be reduced in accordance with the regulations in Part 4C;
(Bylaw 7829)

but in any case shall not result in a sideyard of less than three feet.
(Bylaws 5097, 6142)

(3) Retaining Walls:

Retaining walls may be constructed within the required setback area of a lot when the wall or walls do not extend above a line commencing 4.0 feet above the lesser of natural grade and finished grade at the outer face of the outermost wall and projected upward and inward on the lot at an angle of 45° as illustrated by the following diagram: (Bylaw 6653)



(4) Fences and free-standing walls:

(a) Subject to the provisions of any other Municipal Bylaw relating to the construction and maintenance of fences adjacent to a public highway, fences and free-standing walls 6.0 feet or less in height may be constructed on any portion of the lot, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by sub-section 409 (3); (Bylaw 6039)

(b) Fences and free-standing walls 8.0 feet or less in height may be constructed in any open space 25.0 feet to the rear of a lot line facing a street, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by subsection 409(3);

(Bylaws 6039, 6685, 6833)

(c) Fences and free-standing walls over eight feet in height shall conform to the size, shape and siting regulations for building within the zone;

(d) Notwithstanding the provisions of (b) and (c), fences of twelve feet in height or less may be constructed on any portion of a lot in an industrial zone, or, when such fence is ordinarily required for a recreational use of land and when the portion of the fence above that otherwise permitted in the zone is of an open wire mesh, in any other zone.

(Bylaw 5097)

(5) Free-standing structures:

When not specifically regulated in this or other bylaws, water, floodlight, warning device and observation towers; radio and television antennae, masts and aerials; utility wires, poles and guys; flag poles; signs and sign structures; and play equipment and structures for swinging, sliding, climbing, or other similar play activity within a publicly-owned recreation area are not subject to siting regulations. (Bylaws 5593, 6685)

410 Floor Space Ratio Exemptions

The following are excluded from floor space ratio calculations:

(1) For single family residential buildings, exclude:

(a) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas;

$$F.S.R. = \frac{A}{Lot\ Area}$$

$$A = B + C\left(\frac{p^2}{p^1}\right)$$

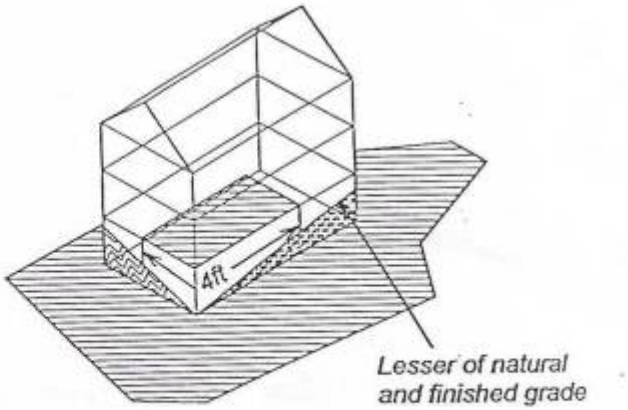
A - Total floor area to be included in F.S.R. calculation

B - Total floor area of all storeys wholly above grade

C - Total floor area of all storeys partially below grade

p^1 -Total perimeter length of a storey partially below ground

p^2 - Length of p^1 exposed 4ft or more from floor above



(b) except in RSD, RSMH, RSN, RSE, and RS1-5 zones, balconies and verandas not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio. In the RSE and RS1-5 zones balconies, verandas and uncovered decks supported by posts greater than 6 ft 6 inches in height not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio."; (Bylaw 7190 & 7618)

(c) open spaces below elevated buildings and structures;

(d) except in the RSD, RSMH and RSN zones, parking structures not exceeding the following:

i. for lots less than 464.5 m^2 (5,000 sq. ft.):

22.3m^2 (240 sq. ft.), except in the following cases:

- In the RSQ zone where the exemption is 26.8 sq.m. (288 sq.ft.); and

- In the RSPH zone where the exemption is 22.3 m^2 (240 sq. ft.), unless the parking structure is located behind the rear wall of the house in which case the exemption is increased to 42 m^2 (452.1 sq. ft.) (Bylaw 7006)

ii. for lots of 464.5 m² (5,000 sq. ft.) or greater: 37.16 m² (400 sq.ft.) except in the following cases:

- in the RSE zone where the exemption is 40.9 m² (440 sq. ft.)
- in the RSQ zone, where the exemption is 53.5 m² (576 sq. ft.); and
- in the RSPH zone where the exemption is 45 m² (484 sq. ft.) unless the parking structure is located behind the rear wall of the house in which case the exemption is increased to 56 m² (603 sq.ft.); (Bylaws 7006, 7190, 7250)

(e) except in the RSK and RSE zones, accessory buildings, other than parking structures and coach houses, not exceeding 25m^2 (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 19.5m^2 (210 sq.ft.); and
(Bylaws 7006, 7042, 7190, 8036, 8360)

(f) trellises, pergolas and similar incidental open-sided structures not exceeding in total area 18m^2 (194 sq.ft.) and having overhead framing members spaced to leave not less than 80% of the horizontal surface open to the sky. (Bylaw 6833)

(g) in the RSK Zone, covered decks not exceeding 20sq.m (215 sq. ft.) in total. (Bylaw 7042)

411 Commercial Vehicles, Recreation Vehicles and Private Pleasure Boats

(Bylaws 4474, 6685, 6833 & 7387)

In residential zones,

(1) Except in the case of service calls and of vehicles of the Municipality, British Columbia Hydro and Power Authority and British Columbia Telephone Company, the parking of commercial vehicles on a lot is restricted to the following:

(a) one commercial vehicle of a gross vehicle weight not exceeding 4500 kg may be parked anywhere on a lot; and

(b) one commercial vehicle of a gross vehicle weight exceeding 4500 kg and of no greater length than nine meters may be parked within a building on a lot. (Bylaw 6636)

(2) No more than one recreation vehicle may be parked, stored or otherwise located on a lot.

(3) No recreation vehicle or boat may be parked, stored or otherwise located on a lot if that recreation vehicle is used or kept for commercial purposes.

(4) No recreation vehicle or boat may be parked, stored or otherwise located on a lot, except:

(a) within a building or structure, or

(b) in any open space behind all walls of a residential building that face a street, and the lines of those walls projected to any intersecting lot line.

(5) No recreation vehicle or boat may be parked, stored or otherwise located less than:

(a) 7.5 m from the front lot line,

(b) 7.5 m from a rear lot line if the lot line abuts a street, or

(c) 6m from a side lot line if the lot line abuts a street.

(6) Despite Subsections (4) and (5), a recreation vehicle or boat may be parked, stored or otherwise located on a lot other than in a location specified in those Subsections:

(a) during the period from April first to November first of any year, provided the recreation vehicle or boat is in a condition fit for immediate recreational use and is not parked, stored or otherwise located in that location for a period exceeding 30 days,

(b) when such recreation vehicle is a motor vehicle displaying a valid licence plate and decal and having a maximum length of 5.8 metres or is a camper installed upon a motor vehicle displaying a valid licence plate and decal, or

(c) to facilitate loading and unloading, when such recreation vehicle or boat is parked on the lot for any period not exceeding 24 hours.

(Bylaw 7387)

412 Lots Shown on Plans

(Bylaws 6685, 6833)

Wherever two or more lots are shown on the plans in the Plan Section of this Bylaw as a single lot, such lots are deemed to be one lot for the purpose of this Bylaw.

413 Outdoor Customer Service Areas (Bylaws 6685, 6833)

The operation of an outdoor customer service area shall be in conformity with the following regulations:

1) outdoor customer service areas are not permitted when the abutting properties are used for residential purposes, except when the outdoor customer service area can be situated such that the restaurant, licensed lounge or neighbourhood public house or retail food service which it serves (all of which are hereinafter called the “Principal Premises”) physically separates the outdoor customer service area from all abutting residential properties; (Bylaws 6896, 7443)

2) an outdoor customer service area must be operationally and physically tied to the Principal Premises;

3) the size of outdoor customer service areas is regulated as follows:

   i) in conjunction with a restaurant or licensed lounge or neighbourhood public house an outdoor customer service area shall not exceed 10% of the total gross floor area of the Principal Premises, or 20 seats whichever is the lesser; (Bylaw 7443)

   ii) in conjunction with a retail food service an outdoor customer service area shall not exceed 2 tables up to maximum of 4 seats in total; and (Bylaw 6896)

4) as per Part 10 of the Zoning Bylaw, additional parking is not required for an outdoor customer service area. (Bylaw 6464)

414 Good Neighbour Requirements for Employment Zones and Village Commercial Zones (Bylaw 7831, 7886, 7887)

The following standards provide a quantifiable method of ensuring that the impacts of the activities occurring on one parcel do not impact adjacent parcels. These regulations apply only to those parcels referenced in the Employment Zones and Village Commercial Zones. (Sections 600-A, 600-B, 750 and 770).

Unless otherwise stated in this Bylaw, the following measurements are to be taken at the property line, facing towards the source of the item being measured:

a) Noise: No continuous sound generated on a parcel may exceed a sound level of 60 during the day and 55 at night. For the purpose of this section 414(a), the terms "continuous sound", "day", "night" and "sound level" have the meanings given to them in Noise Regulation Bylaw No. 7188.

b) Lighting and glare: man-made light occurring on a parcel, shall not exceed 20 lux maximum (2.0 foot candles) when measured vertically at 1.5 metres in height along the parcel property line, with readings taken with the light meter aimed directly at the light source. Exemptions: where the lighting is a legislated requirement, such as emergency exit lighting, the lighting will be exempt from this regulation.

c) Air Quality: No air contaminants generated on a parcel may exceed the mean air quality level calculated as the average of at least 6 air quality level measurements taken at approximately even intervals during the averaging time set out in column two below shall not exceed the air quality level stipulated in column three below:

Air Contaminant	Averaging Time	Air Quality Level (ug/m^3)
Carbon monoxide	1-hour	30,000
Nitrogen dioxide	1 hour	200
Sulphur dioxide	1 hour	450
Ozone	8 hour	126
Inhalable particulate matter (PM_{10})	24 hour	50
Fine particulate matter ($PM_{2.5}$)	24 hour	25

Please Note: These regulations work hand in hand with the existing Noise Regulation Bylaw and Nuisance Abatement Bylaw, as well Metro Vancouver's air quality regulations.

Please note Page 27 has been deleted.

Part 4A deleted in its entirety as per Bylaw 8217

PART 4B-A TEMPORARY USE PERMIT REGULATIONS

4B01-A Temporary Use Permits

The entire area of the District of North Vancouver is designated as an area where temporary use permits may be allowed, except for lands which are located outside of the District's four growth centres and zoned one of the Single Family Residential (RS) zones.

For the purposes of defining the District's four growth centres, reference is made to the District Official Community Plan Bylaw 7900 Schedule A "Town and Village Centres" Lynn Valley, Lower Lynn, Maplewood and Lower Capilano-Marine.

4B02-B General Conditions

(1) The temporary use must not unreasonably interfere with orderly and efficient development of the surrounding area;
(2) The temporary use shall be subject to conditions identified in Section 414 Good Neighbour Requirements for Employment Zones and Village Commercial Zones;
(3) The temporary use shall operate at an intensity of use suitable to the surrounding area and will be compatible with regard to design and operation with other uses in the vicinity;
(4) The temporary use shall demonstrate a plan for cessation or relocation of the use once the permit has lapsed; and
(5) The temporary use may be exempted from the requirement to obtain a development permit.

(Bylaw 8217)

Part 4B COMPREHENSIVE DEVELOPMENT ZONE REGULATIONS

4B01 Comprehensive Development Zone 1 (CD1)

(Lot 3, Block G, D.L. 204, Plan 12036)

All uses of land, buildings and structures in the CD1 zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures for one or more of the following:

(a) the retailing of automotive, hardware and houseware products, sporting goods and other related products;

(b) the installation of automobile products sold on the premises.

4B02 Size, Shape and Siting of buildings in the CD1 Zone

Buildings in the CD1 zone:

(1) shall not exceed a height of 20 feet;

(2) shall not occupy more than 50% of the lot area, and together with accessory buildings and structures, parking spaces and driveways, shall not occupy more than 85% of the lot area; (Bylaw 6685)

4B03 Off-Street Parking and Loading

(1) Off-street parking and loading spaces shall be provided on the basis of 1 space per 25 square metres of gross floor area for the retail use and 1 space per 100 square metres for the service use, and in accordance with Part 10 of this bylaw. (Bylaw 5524)
(Bylaw 6685)

4B04 Comprehensive Development Zone 2 (CD2)

Lot B, Block 54, District Lot 2022, Plan 20270; Lot 1, Block 54, District Lot 2022, Plan 20270; Strata Plan VR 1562, District Lot 2022; and Lot A of Lots 1- 4, Block 3, District Lot 2023, Plan 3511.

All uses of land, buildings and structures in the CD2 Zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures for one or more of the following:

(a) artist's studio; (Bylaw 7718)
(b) business/office support services;
(c) clubs;
(d) fitness centre;
(e) health service purposes;
(f) household repair services;
(g) office purposes;
(h) personal service shops;
(i) professional offices;
(j) restaurant; major;
(k) retail food services;
(l) retail purposes on the ground level only, including retailing of pharmaceutical supplies, provided that general retail use does not occupy more than 6,500 sq.ft. of the gross floor area;
(m) trade school;
(n) veterinarian;
(o) places of religious worship on Lot 1, Block 54, D.L. 2022, Plan 20270 only; and
(p) residential purposes where each dwelling unit shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom, and all such units, except those on Strata Plan VR1562, District Lot 2022 shall be located above the ground floor of the building and the residential units shall be provided with a separate entrance from ground level;

(Bylaws 6685, 7047, 7216, 7528)

(3) (a) No restaurant or other permitted use in the CD2 Zone shall contain a drive-through or drive-in service wicket.

(b) In the case of a veterinarian, an outside public entrance is required.

(Bylaw 7528)

4B05 Size, Shape and Siting of Buildings in the CD2 Zone

Buildings in the CD2 Zone

(1) shall not exceed a height of 45 feet;

(2) shall not occupy more than 50% of the lot area and together with accessory buildings and structures, shall not occupy more than 85% of the lot area;

(3) shall not exceed a floor space ratio of 1.5. (Bylaw 6685)

4B06 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw except that:

(a) all permitted commercial uses on the first storey, with the exception of any restaurant use, shall provide 1 parking space per 25m^2 (269 sq. ft.), and all permitted commercial uses on the second and third storeys shall provide 1 parking space per 40m^2 (430.5 sq. ft.) of gross floor area; and (Bylaw 7216)

(b) the required residential visitor parking shall be provided in accordance with Sections 1002.4(b) and 1002.5 of this Bylaw. (Bylaw 6685)

4B07 Comprehensive Development Zone 3 (CD3)

Strata Lots 1 - 17, District Lot 552, Group 1 New Westminster, District Strata Plan LMS2950 (Bylaws 5792 & 8087)

(Lot 7, Block 56, District Lot 552, Plan 21804)

All uses of land, buildings and structures in the CD3 Zone are prohibited except:

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures for one or more of the following:

(a) accessory uses;
(b) artist's studio, but only on the lot having the following legal description: Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District Strata Plan LMS2950; (Bylaw 8087)
(c) business office support services;
(d) contractor services;
(e) custom manufacturing;
(f) fitness centre;
(g) hobby beer and wine making establishments;
(h) light manufacturing when accessory to (i), (j) or (l);
(i) media related establishments;
(j) office purposes, but only on the lot having the following legal description: Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District Strata Plan LMS2950; (Bylaw 8087)
(k) professional offices;
(l) research and development establishments;
(m) retail food services;
(n) specialized light industrial and technological establishments; and
(o) wholesaling.

(3) Use Conditions

(a) The storage and display of all goods or products shall be completely enclosed within a building or structure;

(b) Floor area used for the display of goods and products shall not exceed 10% of the gross floor area of the associated principal use.

4B08 Size, Shape and Siting of Buildings in the CD3 Zone

Building in the CD3 Zone shall comply with the following regulations:

(1) Height

Building and structures in the CD3 zone shall not exceed a height of 9.1m (30 ft.).

(2) Building Coverage

Buildings and structures in the CD3 zone shall not occupy more than 55% of the lot area;

(3) Site Coverage

Building, structures, parking spaces, loading spaces, driveways manoeuvring aisles shall not occupy more than 90% of the lot area;

(4) Floor Space Ratio

The floor space ratio in the CD3 zone is 1.0.

4B09 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw and:

(1) all parking and loading spaces shall be provided at the rear of, or beneath buildings and structures; and

(2) parking areas containing more than 20 spaces in a row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces. (Bylaw 6969)

4B10 Comprehensive Development Zone 4 (CD4)

Lots 13, 14, 16, 17, 19, 20, 21, 22, and 23, D.L. 622, Plan 20967. (Bylaw 6227)

All uses of land, buildings and structures in the CD4 zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures for:

(a) on the parcel marked "A" on the attached CD4 Plan Section page:

(i) shopping centre which must contain a food store of not less than 35,000 sq.ft. and may contain:

- office purposes
- one gasoline bar (Bylaws 6260 & 7040)
- hobby beer and wine-making establishments, except that such use is limited to the making of wine only. (Bylaw 7076)
- one liquor store, not to exceed 175 sq m (1884) sq ft (Bylaw 7444)

(b) on the parcel marked "B" on the attached CD4 Plan Section page:

(i) recreation purposes, including:

- bowling alleys;
- skating and curling rinks;
- swimming pools;
- racquet sports facilities;
- gymnasium;
- multi-purpose room; and
- recreation, athletic or fitness clubs,

which may include retail food services, retail purposes; or, services for the repair of equipment, when such uses are accessory to a principal use; (Bylaw 6685)

(ii) community service facilities including but not limited to:

- library
- health care services which may include counselling or similar services, but excluding rest homes, convalescent homes, nursing homes or similar uses and hospitals
- child care services; and

(iii) residential purposes, where each dwelling unit contains a minimum of 600 sq.ft. of floor area plus an additional 100 sq.ft. of floor area for each bedroom, and where such units may contain home occupations.

(c) on the parcel marked "C" on the attached CD4 Plan Section page, residential purposes, where each dwelling unit contains a minimum of 600 sq.ft. of floor area plus an additional 100 sq.ft. of floor area for each bedroom, and where such units may contain home occupations.(Bylaw 5892)

(Bylaw 6227)

4B11 <u>Size, Shape and Siting of Buildings in the CD4 Zone</u>

Buildings in the CD4 Zone

(1) shall not exceed a height of 40 feet, except where residential units are provided in which case, building height shall not exceed 50 feet.

(2) shall not, together with accessory buildings and structures, parking spaces and driveways, occupy more than:

- 80% of the total area of the parcel marked “A”
- 70% of the total area of the parcel marked “B”
- 50% of the total area of the parcel marked “C”

as shown on the attached CD4 Plan Section Page; (Bylaw 6685)

(3) shall not exceed a total gross floor area of 90,000 sq.ft. on the parcel marked "A" on the attached CD4 Plan Section page.

(4) shall not exceed a maximum of 79 residential units on the parcel marked "B", nor 136 residential units on the parcel marked "C" on the attached CD4 Plan Section page. (Bylaw 6227)

4B12 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw except that all parking for any residential units shall be concealed or underground. (Bylaw 6685)

4B13 Comprehensive Development Zone 5 (CD5)

Lots 12 and 13 of Block 39, D.L. 204, Plan 1340)

All uses of land, buildings and structures in the CD5 zone are prohibited except

1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

2) all uses permitted in the General Industrial Zone (I2) or its successor; and

3) Auction Rooms. (Bylaw 5994)

4B14 Size, Shape and Siting of Buildings in the CD5 Zone

Buildings in the CD5 zone shall be in accordance with the size, shape and siting regulations of the General Industrial Zone (I2) or its successor. (Bylaw 5994)

4B15 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw. (Bylaw 6685)

4B16 Comprehensive Development Zone 6 (CD6)

Lot B of Lot 1, D.L. 266 (as shown on undated plan of subdivision prepared by Chapman, Chapman and Martin, B.C.L.S., identified as Land Department Plan L^{c}5386 in respect of

All or portions of: Lots 18-23 Block 12, Lots 10-21, Block 13 and Lot 11, Block 20, all of D.L.266, Plan 4680)

The purpose of the CD6 zone is to accommodate uses which exhibit primarily light industrial characteristics but which may involve a limited commercial component, whose development opportunities in other zones are restricted. (Bylaw 6024)

4B17 Uses

All uses of land, buildings and structures in the CD6 Zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures for one or more of the following:

(a) auction rooms;
(b) *deleted by Bylaw 6079*;
(c) broadcasting and production studios;
(d) building supply establishments;
(e) contractor services;
(f) custom manufacturing establishments;
(g) garden centres;
(h) mini-warehouse;
(i) industrial product sales establishments;
(j) printing and publishing establishments;
(k) research and development establishments; and
(l) trade schools. (Bylaw 6024) (Bylaw 6079)

4B18 Use Conditions

(1) The storage and display of all goods or products shall be completely enclosed within a building except for building supply establishments and garden centres in which case the exterior storage and display areas shall be screened.

(2) The sale of products is prohibited except

(a) in the case of auction rooms, building supply establishments, garden centres and industrial product sales establishments; and

(b) when accessory to a permitted use in which case not more than 15% of the gross floor area may be used for sales purposes. (Bylaw 6685)

(3) Space used for mini-warehouse purposes may not exceed 85% of the total floor area of all buildings. (Bylaw 6079)

(4) The project shall contain not less than 149m^2 (1600sq.ft.) of gross floor area of office space for the administration of the overall project and the provision of services for the benefit of the incubator tenants. The office services shall include, but not be limited to: "secretarial services" and telephone answering services, fax machines, shipping and receiving services, meeting rooms, postal box access and individual working areas for the tenants. These services and facilities shall be maintained in perpetuity for the benefit of the small business incubator tenants. (Bylaw 6121)

4B19 Size, Shape and Siting of Buildings in the CD6 Zone

Buildings and structures in the CD6 Zone:

(1) shall not exceed a height of 9.1m (30 feet).

(2) shall not occupy more than 50% of the lot area, and together with parking spaces and driveways, shall not occupy more than 90% of the lot area. (Bylaw 6685)

(3) shall not exceed a floor space ratio of 1.0. (Bylaw 6024)

(4) used as an individual building supply establishment in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots;

(5) as an exception to Clause (4) where an individual building supply establishment had a gross floor area exceeding 3,716 sq. m (40,000 sq.ft.) on any one lot or any group of adjoining lots on November 20, 2001, that individual building supply establishment shall be limited to the gross floor area existing on that date. (Bylaw 7233)

4B20 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of the Zoning Bylaw and the following requirements: (Bylaw 6685)

(1) studio space within broadcasting and production studios shall provide 1 space per 50 square metres of gross floor area;

(2) trade schools shall provide 1 space per staff plus 1 space per 30 square metres of gross floor area;

(3) space used for the interior display of products or goods shall provide 1 space per 50 square metres of gross floor area; and

(4) lot area used for the exterior display of products or goods shall provide 1 space per 500 square metres of gross lot area. (Bylaw 6024)

4B21 Comprehensive Development Zone 7 (CD7)

Lot A, D.L. 613, Plan 17458

The purpose of the CD7 zone is to accommodate a mixed residential/commercial recreation project, developed in an integrated manner in accordance with the following restrictions: (Bylaw 6087)

4B22 Uses

All uses of land, buildings and structures in the CD7 zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures as

(a) high-rise residential building consisting of:

(i) not more than 182 dwelling units; and
(ii) uses accessory to (a) including:
- one resident manager's suite; (Bylaw 6440)
- dining area;
- library;
- administration office; and
- multi-purpose room;

(b) recreation club consisting of the following facilities:

(i) two skating rinks;
(ii) curling rink;
(iii) outdoor swimming pool;
(iv) fitness room;
(v) racquet/tennis courts;
(vi) dining and lounge areas;
(vii) multi-purpose room; and
(viii) uses accessory to (b) (Bylaw 6087)

(c) private school. (Bylaw 6741)

4B23 Size, Shape and Siting of Buildings in the CD7 Zone

Buildings and structures in the CD7 Zone

(1) shall not exceed a height of

(a) 168 feet, including the elevator penthouse, in the case of the high-rise residential building;

(b) 40 feet in the case of the recreation club building; and

(c) 18 feet in the case of above grade parking structures.

(2) shall not occupy more than 64% of the lot area, and together with at-grade parking spaces, driveways, manoeuvering aisles, outdoor swimming pools and associated deck areas, shall not occupy more than 78% of the lot area. (Bylaw 7039)

(3) shall not exceed a residential floor area of 168,000 square feet excluding the dining area, library, administration office, multi-purpose room and entrance lobby. (Bylaw 6087)

4B23A Private School

(1) the floor area used for private school purposes is limited to the south wing of the recreation club building as illustrated on Schedule “A”; and;

(2) shall not exceed a total floor area of 1672m^2 (18,000 sq.ft.). (Bylaws 6741, 7039)

4B24 Site Area

The minimum site area in the CD7 Zone shall be 301, 400 square feet. (Bylaw 6087)

4B25 Off-Street Parking and Loading

(1) Off-street parking and loading spaces shall be provided in accordance with Part 10 of the Zoning Bylaw except that: (Bylaw 6685)

(a) 220 parking spaces shall be provided for the high-rise residential building of which, 14 spaces shall be designated as visitor parking;

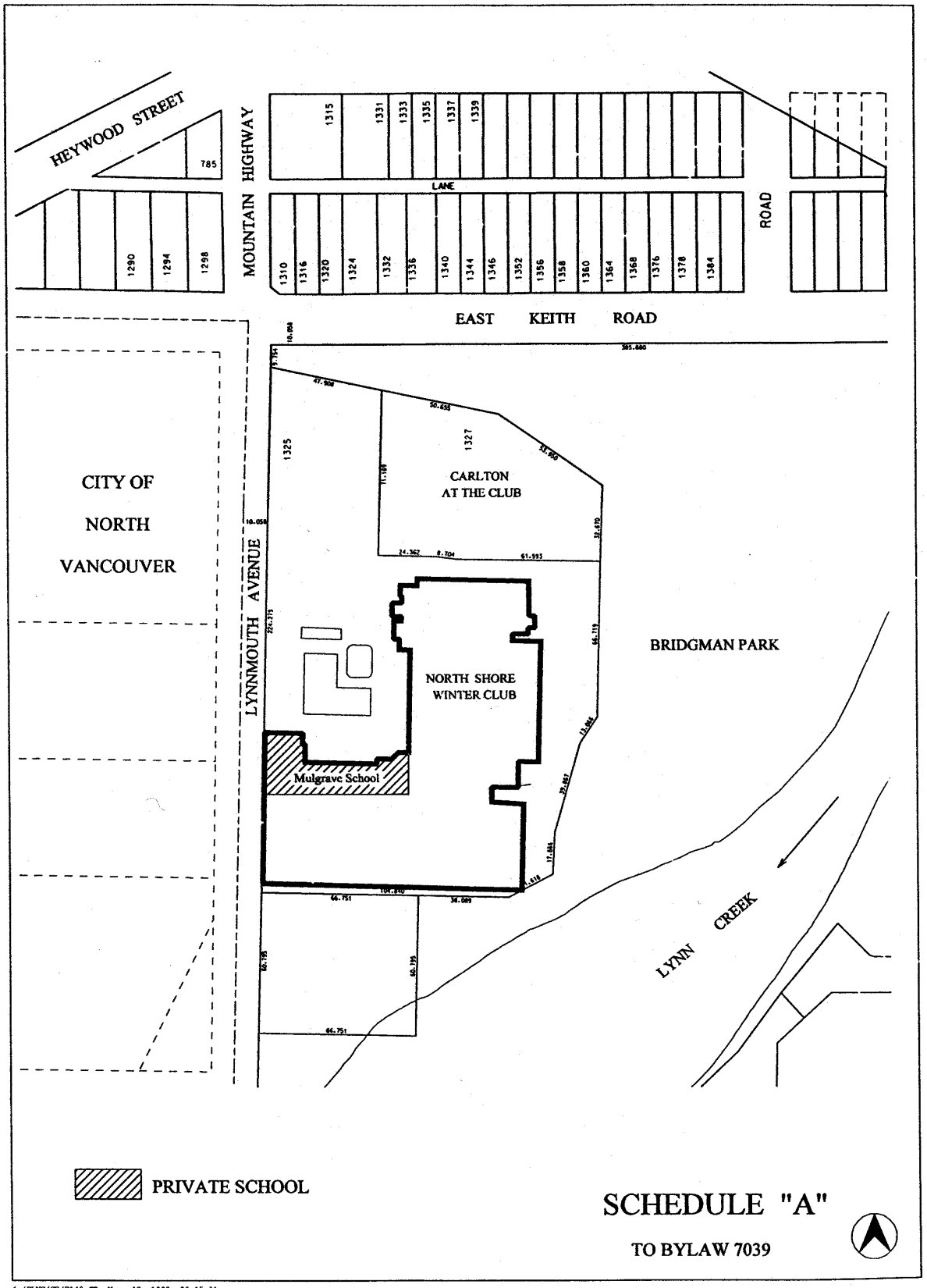
(b) 288 spaces shall be provided for the recreation club building;
(Bylaws 6685, 7039)

(c) 30 spaces shall be provided for the private school;(Bylaws 6685, 7039)

(d) two (2) loading spaces shall be provided for the recreation club building;

(e) one (1) loading space shall be provided for the high-rise residential building; and

(f) residential tenant and visitor parking shall be specifically designated to prevent unauthorized use.
(Bylaws 6087, 6741 and 6685)



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4B26 Comprehensive Development Zone 8 (CD8)

Lots 15 and 16, Blk 22, D.L. 204, Plan 1340

All uses of land, buildings and structures in the CD8 zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the rental, servicing and storage of firearms;

(3) the retail sale of firearms provided that the floor area associated with such use shall not exceed 61.3 m^2 (660 sq.ft.);

(4) all uses permitted in the Light Industrial Zone (I3) or its successor; and

(5) one dwelling unit provided that:

(i) the dwelling unit is located on the second floor of the building;

(ii) the dwelling unit is provided with a separate entrance from the ground level and a private amenity area of a minimum size of 18.6 m^2 (200 sq.ft.); and

(iii) the dwelling unit contains a minimum of 55.75 m^2 (600 sq.ft.) of floor area plus an additional 9.3 m^2 (100 sq.ft.) of floor area for each bedroom. (Bylaw 6194)

4B27 Size, Shape and Siting of Buildings in the CD8 Zone

Buildings and structures in the CD8 zone

(1) shall not exceed a height of 12m (40 ft);

(2) shall be sited within the area designated and delineated as "Siting Area" in the Plan Section of this bylaw and in any case shall not occupy more than 50% of the lot area and, together with parking spaces, driveways and manoeuvering aisles, shall not occupy more than 76% of the lot area.

(Bylaw 6194)

4B28 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of the Zoning Bylaw except that only one space shall be required for the residential dwelling unit. (Bylaw 6194) (Bylaw 6685)

4B29 Comprehensive Development Zone 9 (CD9)

Lot B, Block 4, D.L. 266, Plan 22337; Lots D, E and F, Block 4, D.L. 266, Plan 22762; Lot A, Block 5, D.L. 266, Plan 22337 and Lots G, H, I, J and K, Block 5, D.L. 266, Plan 22762.

The purpose of the CD9 zone is to facilitate the development of a business park in an attractive, comprehensively designed setting accommodating light manufacturing and a limited range of office uses which are safe, environmentally clean and do not attract the general public or generate movements by large trucks. (Bylaw 6443)

4B30 Uses

All uses of land, buildings, and structures in the CD9 Zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone; (Bylaw 6197)

(2) the use of such buildings and structures for one or more of the following:

(a) business/office support services;
(b) contractor services;
(c) custom manufacturing establishments;
(d) light manufacturing establishments;
(e) media-related establishments;
(f) professional offices;
(g) research and development establishments;
(h) specialized light industrial and technological establishments; and
(i) accessory uses.

(Bylaws 6443, 6673 and 6685)

4B31 Use Conditions

(1) The storage and display of all goods or products shall be completely enclosed within a building or structure. (Bylaw 6197)

(2) The sale of products is prohibited except where such products are created, fabricated or assembled entirely on the premises. (Bylaw 6197)

(3) Floor area used for the display of goods and products shall not exceed 10% of the gross floor area of the associated principal use. (Bylaw 6197) (Bylaw 6685)

(4) All accessory uses shall

(a) be associated exclusively with the principal permitted uses except that the following complementary uses are permitted:

(i) child care facilities intended to serve the employees of the business in which it is located; and

(ii) take-out coffee shop/delicatessen;

(b) not exceed 50% of the floor area of any one use or building inclusive of all office, display, administrative and child care space, but excluding any take-out coffee shop/delicatessen.
(Bylaws 6197, 6225, 6258, and 6443)

(5) Any take-out coffee shop/delicatessen shall not exceed a total gross floor area of 110 square metres (1,185 sq.ft.). (Bylaw 6443)

4B32 Size, Shape, and Siting Regulations

Buildings and structures in the CD9 Zone

(1) shall not exceed a height of 12.2 metres (40 feet);

(2) shall not occupy more than 50% of the lot area and together with parking spaces, manoeuvring aisles and driveways shall not exceed 90% of the lot area; (Bylaw 6443)

(3) shall not exceed a floor space ratio of 1.5; and

(4) shall be setback a minimum of 10 feet from all front and rear lot lines and any side lot line abutting a street except where a greater setback is necessary for tree retention purposes. (Bylaw 6197)

4B33 Site Size

Sites within the CD9 Zone shall not be less than 66 feet in width, and not less than 7900 square feet in area. (Bylaw 6197)

4B34 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that: (Bylaw 6685)

(1) all parking and loading spaces shall be provided at the rear of, or beneath buildings and structures; and

(2) any parking visible from the front of the property shall be screened from view. (Bylaw 6443)

4B35 Comprehensive Development Zone 10 (CD10)

Lots 22, 23, 24, 25 and 26, all of Block 2, D.L. 612, Plan 2377

The purpose of the CD10 Zone is to accommodate an assisted family housing project at a high density residential category but in a housing form commonly associated with lower density multiple-family zones.

(Bylaw 6285)

4B36 Uses

All uses of land, buildings and structures in the CD10 Zone are prohibited except

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) the use of such buildings and structures as a multiple-family residential complex where the dwelling units are ground-oriented and will not exceed a maximum of 46 units for the entire site;

which may contain home occupations. (Bylaw 6285)

4B37 Size, Shape and Siting of Buildings in the CD10 Zone

Buildings and structures in the CD10 Zone

(1) shall not exceed a height of 12m (39.4 feet), and

(2) shall be sited within the areas designated and delineated as "Siting Area" in the Plan Section of this bylaw and in any case shall not, together with parking spaces and driveways, occupy more than 50% of the lot area.

(Bylaw 6285)

4B38 Off-Street Parking and Loading

Off-street parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that: (Bylaw 6685)

1.6 parking stalls shall be provided per residential unit including .25 parking stalls per unit designated for visitor parking. (Bylaw 6285)

4B39 Comprehensive Development Zone 11 (CD 11) – Repealed (Bylaw 8215)

4B44 Comprehensive Development Zone 12 (CD12)

The purpose of the CD12 Zone is to enable the development of a comprehensively planned, high quality urban village consisting of a mix of land uses based on site specific development criteria in compliance with the Maplewood Official Community Plan. (Bylaw 6457)

4B45 Application

The CD12 Zone is applied to the following properties legally described as portions of Lots 18, 19 and 20, Block G, D.L. 676 and 469, Plan 11262 as illustrated on Plan Section Page CD12 as Parcel "B". (Bylaw 6457)

4B46 Parcel "A"

(deleted by Bylaw 6457)

4B47 Parcel "B"

(1) PERMITTED USES

All uses of land, buildings and structures on Parcel "B" are prohibited except:

a) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

b) the use of such buildings and structures for:

(i) multi-level care facility
(ii) accessory uses including, but not necessarily limited to the following:

- child and adult day care facilities;
- multi-purpose space;
- administrative offices; and
- nursing facilities.

(2) USE CONDITIONS

Within Parcel "B"

a) all storage except at-grade parking shall be completely enclosed within a building;

b) all accessory uses shall be situated within the principal building and shall be limited to a maximum of 20% of the gross floor area of the principal building. (Bylaw 6685)

(3) SIZE, SHAPE AND SITING REGULATIONS

Within Parcel "B"

a) buildings shall not exceed a maximum height of 12m (40 ft.) exclusive of all rooftop mechanical equipment and elevator penthouses or four storeys, whichever is less;

b) buildings shall not exceed 40% of the total lot area and together with all at-grade parking and loading spaces, driveways, manoeuvring aisles and accessory structures, shall not exceed a total site coverage of 70% of the total lot area; (Bylaw 6685)

c) buildings shall not exceed a floor space ratio of 0.65 except that if child and/or adult day care facilities or multi-purpose space is provided, the floor space ratio may be increased to 0.75 exclusive of all unenclosed at-grade patios and unenclosed roof top amenity areas; and

d) buildings shall be setback a minimum of 9.1m (30 ft.) from all property lines.

(4) LANDSCAPING/AMENITY AREAS

Within Parcel "B"

a) at-grade landscaping and amenity areas excluding sidewalks around the building shall be a minimum of 30% of total lot area;

b) any exterior electrical/mechanical equipment shall be sited in an inconspicuous location and screened with landscaping or a combination of landscaping and fencing;

c) all exterior solid waste containers shall be sited in an inconspicuous but accessible location and screened with a combination of fencing and landscaping;

d) at-grade parking shall be setback a minimum of 3.6m (12 ft.) from the south property line and 1.8m (6 ft.) from the east property line to the south of the access road to enable the installation of screen planting;

e) at-grade parking shall not encroach into the landscaped setbacks along the west and north property lines and the east property line adjacent to and to the north of the access road;

f) at-grade parking facilities consisting of more than 20 spaces shall contain landscaped islands not less than 1.2m (4 ft.) in width and 5.5m (18 ft.) in length; and

g) double rows of at-grade parking shall be separated by planting strips not less than .9m (3 ft.) in width, excluding the parking space.

(5) PARKING/LOADING

Within Parcel "B"

a) parking for principal and accessory uses shall be provided on the following basis:

(i)	multi-level care facility	1 per 2 beds, inclusive of designated visitor and staff parking requirements
(ii)	child/adult day care facilities	1 per staff plus 5 spaces designatedfor short term drop-off and pick-up
(iii)	multi-purpose space	1 per $20m^2$ (215 sq.ft.) of gross public assembly area

b) a minimum of 5 parking spaces shall be provided for disabled persons which shall be provided and signed in accordance with Section 1004.1 and 1004.3 of the Zoning Bylaw; (Bylaw 6685)

c) a minimum of 1 loading space shall be provided.

(6) LIGHTING

Within Parcel "B"

a) all exterior building mounted lighting shall be designed and sited to minimize the impact of glare upon adjacent properties;

b) any exterior free-standing lighting, including parking lot lighting shall be of a pedestrian scale and minimize the impact of glare upon adjacent properties; (Bylaw 6433)

4B48 Comprehensive Development Zone 13 (CD13)

The purpose of the CD13 Zone is to permit the second floor of an industrial building to be used for limited office purposes independent of any permitted light industrial use in the remainder of the building.

i) LEGAL DESCRIPTION

The CD 13 Zone is applied to:

Lot A, Block E, District Lot 264, Plan 13552; and
Lot B, Block E District Lot 264 Plan 13552.

(Bylaw 6931)

ii) PERMITTED USES

a) the use of such building for a purpose related to a use of building permitted in the zone;

b) any use permitted in the I3 Light Industrial Zone;
(Bylaws 6477, 6685)

c) office purposes and professional office purposes independent of any permitted I3 use, excluding

- banks, finance and trust companies;
- federal, provincial and municipal offices;
- police stations
- post offices;
- libraries; and
- health service purposes; (Bylaw 6931)

iii) USE CONDITIONS

a) Any office purpose or professional office purpose use independent of any permitted I3 Light Industrial use shall be limited to the second floor of the building. (Bylaw 6931)

b) The storage and display of all goods or products shall be completely enclosed within the building.

c) The retail sale of products is prohibited in the building except where such products are created, fabricated or assembled entirely on the premises.

d) Any permitted I3 Light Industrial uses are allowed on the lower floor of the building. All accessory uses within a tenancy shall be associated exclusively with the principal permitted use conducted within that tenancy and shall not exceed 25% of the total gross floor area of the principal permitted use with which it is associated.

(Bylaw 6477)

iv) SIZE, SHAPE AND SITING REGULATIONS

Buildings in the CD13 Zone

a) Shall not exceed a height of 12m (40 ft.); and

b) Shall not occupy more than 60% of the total lot area.

(Bylaw 6477)

v) PARKING/LOADING

Off-street parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that the independent office space or professional office space on the second floor and the accessory office and service purpose on the first floor shall be assessed at 1 space per $40m^2$ of gross floor area.

(Bylaw 6931)

4B49 Comprehensive Development Zone 14 (CD14)

The purpose of the CD14 Zone is to allow for the construction of an 18 hole golf course, driving range, clubhouse including a pro shop, restaurant, coffee shop, lounge and cart storage, ancillary vehicular parking lots and access roadways, maintenance buildings, a community park, pathway system, a secondary school, 30 single-family residences and 100 multiple family dwelling units. (Bylaw 6836)

i) LEGAL DESCRIPTION

The CD14 Zone is applied to the following properties legally described as:

- Lots 6 through 20 inclusive in Block 3;
- Lots 1 through 24 inclusive in Block 4;
- Lots 1 through 24 inclusive in Block 9;
- Lots 1 through 24 inclusive in Block 10;
- Lots 11 through 17 inclusive in Block 11;
- Lots 7 through 21 inclusive in Block 14;
- Lots 1 through 24 inclusive in Block 15;
- Lots 1 through 24 inclusive in Block 16;
- Lots 5 through 23 inclusive in Block 17;
- Lots 1 through 17 inclusive in Block 20; and
- Lots 1 through 24 inclusive in Block 21; all in District Lot 2075, Plan 2266.
- Lots 1 and 1A, Blocks A and B, District Lot 621, Plan 4655.
- Lots 1 through 18 inclusive of Lot 2, Blocks A and B, District Lot 621, Plan 4655.
- Lots 1 through 4 inclusive, except the south 5 feet now lane, of Lot 4, Blocks A and B, District Lot 621, Plan 4655.
- Lots 1 through 21 inclusive in Lot 3, Blocks A and B, District Lot 621, Plan 4655.
- Lot 11, except portions in Plans 21681 and 22530, District Lots 622 and 623, Plan 20967.
- Lot C of Lot 11, District Lot 622, Plan 21681.
- Lots 1, 2, 18 and 19 in Block 12;
- Lots 1 through 6 inclusive in Block 13;
- the most southerly 10.0585 metres in perpendicular width of Lot 7 in Block 13;
- the most southerly 10.0585 metres in perpendicular width of Lot 15 in Block 13;
- Lots 16 through 19 inclusive in Block 13;
- Lots 1 through 6 and 14 through 19 inclusive in Block 14;
- Lots 1 through 6 and 14 through 19 inclusive in Block 15;
- Lots 1 through 6 and 14 through 19 inclusive in Block 16;
- Lots 1 through 8 inclusive in Block 17;
- Lots 9W and 9E in Block 17;

- Lots 10 through 17 inclusive in Block 17;
- Lots 1 through 8 inclusive in Block 18;
- Lots 9W and 9E in Block 18;
- Lots 10 through 17 inclusive in Block 18;
- Lots 1 through 8 inclusive in Block 19;
- Lots 9W and 9E in Block 19;
- Lots 10 through 17 inclusive in Block 19;
- Lots 1 through 8 inclusive in Block 20;
- Lots 9W and 9E in Block 20;
- Lots 10 through 17 inclusive in Block 20;
- Lots 1 through 8 inclusive in Block 21;
- Lot 9W in Block 21;
- the most southerly 10.0585 metres in perpendicular width of Lot 10 in Block 21;
- the most northerly 10.0585 metres in perpendicular width of Lot 11 in Block 21;
- the most southerly 10.0585 metres in perpendicular width of Lot 14 in Block 21;
- Lots 15 through 17 inclusive in Block 21; all in District Lot 623, Plan 2428.
- those portions of Lot 46 in District Lots 621, 2024 and 2075, Plan 22564 which are located east of the 6 metre right-of-way shown on Registered Plan 13734;

all as illustrated on Plan Section Page CD14.

ii) PERMITTED USES

All uses of land, buildings and structures in the CD14 Zone are prohibited except

a) the use of such land for a purpose related to

i) an 18 hole golf course;
ii) a driving range;
iii) ancillary vehicular parking lots and access roadways;
iv) a community park;
v) a secondary school facility;
vi) residential purposes;
vii) a linear pathway system and park; and
viii) a use of buildings or structures permitted in this zone;

b) the use of such buildings and structures for

i) a golf driving range facility;

ii) a clubhouse including but not necessarily limited to a pro shop, restaurant, coffee shop, lounge, outside eating area, golf cart and pull cart storage, washrooms and locker areas and child care facilities;

iii) the storage of golf course maintenance products and equipment;

iv) a secondary school;

v) a community park field house including but not necessarily limited to a food concession, change room and washroom facilities and bleacher seating;

vi) a maximum of 30 single-family dwelling units, including the uses contained in section 501; (Bylaw 6836)

vii) a maximum of 100 multiple family dwelling units which may include home occupations; and

viii) accessory uses.

3) USE CONDITIONS

a) The storage and display of golf goods or products offered for sale shall be completely enclosed within a building.

b) The overnight storage of golf equipment outside shall be screened by a decorative fence, landscaping or a combination thereof.

c) The storage of golf course maintenance equipment shall be completely enclosed within a building.

d) All accessory uses shall be associated exclusively with the principal permitted uses except for child care facilities intended to serve the employees and patrons of the golf course.

4) SIZE, SHAPE AND SITING REGULATIONS

a) The golf course clubhouse building shall

i) not exceed a maximum height of 15 metres (50 feet) exclusive of all rooftop mechanical equipment, telecommunications antennae and an elevator penthouse;

ii) not exceed a maximum floor area of 1,100 square metres (11,840 square feet); and

iii) be sited in accordance with an approved development permit.

b) The driving range facility shall

i) not exceed a maximum building height of 13 metres (42 feet); and,

ii) be sited in accordance with an approved development permit.

c) The maintenance buildings shall

i) not exceed a maximum height of 8 metres (26 feet);

ii) not exceed a maximum gross floor area of 650 square metres (7,000 square feet); and (Bylaw 6685)

iii) be sited in accordance with an approved development permit.

d) The secondary school building shall

i) not exceed a maximum height of 14 metres (46 feet) exclusive of all rooftop mechanical equipment, telecommunications antennae and an elevator penthouse;

ii) either be sited within the areas designated and delineated as "Siting Area" in the Plan Section of this Bylaw and in any case shall not occupy more than 50% of the leased or freehold lot area, and shall not, together with parking spaces and driveways, occupy more than 80% of the leased or freehold lot area;

or, if any area is not so designated and delineated shall be sited in accordance with Section 408 of the Zoning Bylaw; and (Bylaw 6685)

iii) be set back a minimum of 20 metres (65 feet) from the south property line and 9 metres (30 feet) from the east property line.

e) Single-family residential buildings shall

i) be situated on building lots with a minimum width of 18 metres (60 feet), a minimum depth of 34 metres (111 feet), and a minimum lot area of 660 square metres (7,100 square feet);

ii) be constructed in accordance with Sections 409, 410, 501 and 502; and (Bylaws 6732, 6685, 6836)

iii) have a maximum dwelling unit size of 405 square metres (4,359 square feet). (Bylaw 6836)

f) Multiple family residential buildings shall

i) not exceed a maximum height of either 4 storeys or 15.24 metres (50 feet);

ii) have a maximum floor space ratio of 1.3;

iii) be constructed at a density not exceeding 90 units per hectare (36 units per acre); and,

iv) not occupy more than 50% of the lot area, and in any case shall not, together with accessory buildings, parking spaces and driveways, occupy more than 75% of the lot area; and,

v) be sited in accordance with an approved development permit;

5) LANDSCAPING/SCREENING

a) Any exterior electrical/mechanical equipment shall be sited in an inconspicuous location and screened with landscaping or a combination of landscaping and fencing.

b) All exterior solid waste containers and recycling facilities shall be sited in an inconspicuous but readily accessible location and screened with a combination of fencing and landscaping.

6) PARKING AND LOADING

Off-street parking and loading shall be provided in accordance Part 10 except that: (Bylaw 6685)

i) for the golf course, driving range facility and clubhouse, including a pro shop, restaurant, coffee shop, lounge and outside eating area, there shall be minimum of 200 parking spaces and 1 loading space; and

ii) for the secondary school facility the parking and loading spaces shall be located on the north side of the building. (Bylaw 6516)

4B50 Comprehensive Development Zone 15 (CD15)

The purpose of the CD15 Zone is to accommodate a mix of industrial uses and a commercial ice rink.

The CD15 Zone is applied to the following property legally described as:

- Lot 2 (Reference Plan 7293), Block E, D.L. 204, Plan 1340;

as illustrated on Plan Section Page CD15.

4B51 Uses

All uses of land, buildings and structures in the CD15 Zone are prohibited except:

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

(2) any use permitted in the Light Industrial Zone (I3);

(3) a commercial ice rink not exceeding 1010 square meters (10,872 square feet).

4B52 Use Conditions

(1) The storage and display of all goods or products shall be completely enclosed within a building or structure.

(2) The sale of products and goods is prohibited except where;

i) such products or goods are created, fabricated or assembled entirely on the premises; or

ii) the sale of goods is accessory to the operation of the commercial ice rink.

(3) Floor area used for the display and sales of goods and products shall not exceed;

i) 20% of the gross floor area of any permitted light industrial uses; and

ii) 3.5% of the gross floor area of a commercial ice rink. (Bylaw 6685)

4B53 Size, Shape and Siting of Buildings in the CD15 Zone

Buildings and structures in the CD15 Zone;

(1) shall not exceed a height of 12.2 metres (40 feet).

(2) shall be in accordance with an approved development permit but in any case shall not occupy more than 60% of the lot area, and together with parking spaces, manoeuvring aisles and driveways shall not occupy more than 85% of the lot area.

4B54 Site Area

The minimum site area in the CD15 Zone shall be 4,645 square metres (50,000 square feet).

4B55 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of the Zoning Bylaw. (Bylaw 6565) (Bylaw 6685)

4B56 Comprehensive Development Zone 16 (CD16)

The purpose of the CD16 Zone is to establish specific uses and development regulations for mixed commercial and light industrial purposes on the subject property.

The CD16 Zone is applied to the following property legally described as:

Lot 3 (Explanatory Plan 6687) of Lot A, Block 17, District Lot 204, Plan 1340;

as illustrated on Plan Section Page CD16.

4B57 Uses

All uses of land, buildings and structures in the CD16 Zone are prohibited except:

(1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone including;

- business/office support services;
- contractor services;
- construction services;
- custom manufacturing;
- equipment rental establishments;
- hobby beer and wine-making establishments;
- household repair services;
- industrial product sales establishments;
- light manufacturing;
- pet care establishment;
- research and development establishments;
- retail food services;
- specialized light industrial and technological establishments;
- veterinarian;
- warehousing; and
- wholesaling. (Bylaw 6685, 7047, 7528)

4B58 Use Conditions

(1) Floor space used for office purposes in the case of contractor services, general or household shall not exceed 60%;

(2) The retail sale of products and goods is prohibited unless such products or goods are created, fabricated or assembled entirely on the premises except in the case of hobby beer and wine-making establishments;

(3) Floor space used for accessory purposes shall not exceed 30% of the gross floor area of any permitted use. (Bylaw 6685)

4B59 Size, Shape and Siting of Buildings in the CD16 Zone

(1) shall not exceed a height of 12.2 metres (40 feet).

(2) shall be in accordance with an approved development permit but in any case shall not occupy more than 35% of the lot area, and together with parking spaces, manoeuvring aisles and driveways shall not occupy more than 85% of the lot area.

4B60 Site Area

The minimum site area in the CD16 Zone shall be 3716 square metres (40,000 square feet).

4B61 Off-Street Parking and Loading

Off-street parking and loading spaces shall be provided in accordance with Part 10 of the Zoning Bylaw. (Bylaw 6628) (Bylaw 6685)

4B68 Comprehensive Development Zone 18 (CD18)

Intent

The intent of the Comprehensive Development Zone 18 (CD18) is to accommodate higher quality light manufacturing and specialized light industrial uses which generally require larger sites augmented with a limited range of office, retail, wholesale and service-oriented uses.

4B69 Uses

(1) All uses of land, buildings and structures are prohibited except the use of such buildings and structures for:

Principal Uses:

i) business/office support services;
ii) car wash;
iii) courier and messenger services;
iv) custom manufacturing;
v) fitness centre;
vi) gas bar;
vii) industrial product sales establishments;
viii) light manufacturing;
ix) media-related establishments;
x) mini-warehousing;
xi) office equipment rental establishments;
xii) office purposes;
xiii) professional offices;
xiv) research and development establishments;
xv) retail food services;
xvi) school, trade;
xvii) service station;
xviii) specialized light industrial and technological establishments;
xix) warehousing; and
xx) wholesaling. (Bylaw 7589 & 7612)

Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(i) administrative offices;
(ii) conference, display, sales and reception areas;
(iii) interior storage;
(iv) outdoor customer service areas;
(v) retail sales;

(vi) servicing, repair or testing of goods normally associated with a principal use;
(vii) storage of fleet vehicles for courier and messenger services

4B70 Principal Use Regulations

(1) All operations associated with permitted uses, including storage, shall be contained within a completely enclosed building except for the storage of fleet vehicles for courier and messenger services and outdoor customer service areas in accordance with Sections 4B71(1and 2);

(2) Trade Schools shall be limited to a maximum gross floor area of 650.3m^2 (7,000sq. ft.); and

(3) Media-related establishments, office purposes and professional offices, shall not together, exceed a total of 50% of the floor area in buildings in the CD 18 Zone.

4B71 Accessory Use Regulations

(1) Exterior Storage:

In the CD18 Zone, exterior storage is subject to the following regulations:

(a) Exterior storage is permitted only for the storage of fleet vehicles for courier and messenger services;

(b) All exterior storage areas shall be located to the rear of a building or to the side when adjacent to an interior side lot line and shall be enclosed by a solid visual screen;

(c) Land used for exterior storage shall be hardsurfaced with durable materials acceptable to the building inspector;

(2) Outdoor Customer Service Areas:

Outdoor customer service areas are permitted only on private property in conjunction with retail food services and shall comply with Section 413 of the Zoning Bylaw.

(3) Retail Sales:

The retail sale of goods is limited to an accessory use except in the case of a gas bar and industrial product sales establishments where retail sales may be a principal use;

4B72 Size, Shape and Siting Regulations

Buildings and structures in the CD18 Zone shall comply with the following regulations:

(1) Height:

Buildings and structures in the CD18 Zone shall not exceed 12m (40 ft.) except where exempted under Section 407 of this Bylaw;

(2) Building Coverage:

Buildings and structures in the CD18 Zone shall not occupy more than 50% of the lot area.

(3) Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles in the CD18 Zone shall not occupy more than 80% of the lot area.

(4) Floor Space Ratio:

The floor space ratio in the CD18 Zone is 1.0.

(5) Building and Parking Setbacks:

(a) Buildings and structures in the CD18 Zone shall be setback a minimum of 6m (20 ft.) from the Riverside Drive and Amherst Avenue property lines;

(b) Setbacks for buildings, structures and parking areas along the Dollarton Highway frontage of development sites shall be established on a case by case basis in accordance with approved site and landscape plans;

(c) Setbacks for parking areas adjacent to the Riverside Drive and Amherst Avenue property lines shall be established on a case by case basis in accordance with approved site and landscape plans;

(6) Accessory Floor Space:

The total floor space of all permitted accessory uses shall not exceed 25% of the gross leasable floor area of a business or tenancy in a multi-tenant building;

(7) Lot Area:

(a) In the case of service stations, the minimum lot area shall be 1114.8m^2 (12,000 sq.ft.);

(b) In the case of a car wash not operated in conjunction with a gas bar or service station, the minimum lot area shall be 929m^2 (10,000 sq.ft.) plus 186m^2 (2,000 sq.ft.) for each car wash bay in excess of three and the lanes leading to and from each bay shall be a minimum of 3.1m (10 ft.) in width and 18.3m (60 ft.) in length;

4B73 Landscaping Regulations

1. All required setback areas shall be landscaped with emphasis placed on the retention of the existing natural tree cover along the Dollarton Highway frontage of development sites in accordance with an approved landscape plan.

2. All garbage and recycling container pads shall be screened with a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof.

3. All electrical kiosks, not located underground or within a building shall be sited to the rear of a building.

4B74 Parking and Loading Regulations

1. Parking and loading spaces for uses in the CD18 Zone shall be provided in accordance with Part 10 of this Bylaw.

2. In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/40m^2 (430.5 sq.ft.) of gross leasable area up to a maximum of 25% of the gross leasable area of the building and one space/100m^2 (1076 sq.ft.) of all other gross leasable area and the issuance of business licenses for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

3. All loading areas shall be provided to the side or rear of buildings adjacent to an interior lot line. In the case of lots flanking Amherst Avenue or Riverside Drive, all loading areas visible from the street shall be screened.

4B75 Comprehensive Development Zone 19 (CD19)

Intent

The intent of the Comprehensive Development Zone 19 (CD19) is to accommodate uses appropriate in a business park setting. Permitted uses will be oriented primarily to office and limited high quality industrial and light manufacturing uses which are environmentally safe and clean.

4B76 Uses

(1) All uses of land, buildings and structures in the Comprehensive Development Zone 19 are prohibited except:

Principal Uses

i) business/office support services;
ii) courier and messenger services;
iii) custom manufacturing;
iv) fitness centre;
v) industrial product sales establishments;
vi) media-related establishments;
vii) office purposes;
viii) professional offices;
ix) research and development establishments;
x) restaurant;
xi) retail food services;
xii) specialized light industrial and technological establishments;
xiii) warehousing; and
xiv) wholesaling;

Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(i) administrative offices;
(ii) conference, display, sales and reception areas;
(iii) interior storage;
(iv) outdoor customer service areas;
(v) retail sales;
(vi) servicing, repair or testing of goods normally associated with a principal use;
(vii) storage of fleet vehicles for courier and messenger services;

4B77 Principal Use Regulations

The following regulations apply to principal uses:

(1) All operations associated with permitted uses, including storage, shall be contained within a completely enclosed building except for the storage of fleet vehicles for courier and messenger services and outdoor customer services areas in accordance with Sections 4B78(1and 2);

4B78 Accessory Use Regulations

(1) Exterior Storage:

In the CD19 Zone, exterior storage is subject to the following regulations:

(a) Exterior storage is permitted only for the storage of fleet vehicles for courier and messenger services;

(b) All exterior storage areas shall be located to the rear of a building or to the side when adjacent to an interior side lot line and shall be enclosed by a solid visual screen;

(c) Land used for exterior storage shall be hardsurfaced with durable materials acceptable to the building inspector;

(2) Outdoor Customer Service Areas:

Outdoor customer service areas are permitted only on private property in conjunction with restaurants and retail food services and shall comply with Section 413 of this Bylaw.

(3) Retail Sales:

The retail sale of goods is limited to an accessory use except in the case of industrial product sales establishments where retail sales may be a principal use;

4B79 Size, Shape and Siting Regulations

Buildings and structures in the CD19 Zone shall comply with the following regulations:

(1) Height:

Buildings and structures in the CD19 Zone shall not exceed a height of 18m (60 ft.) except where exempted under Section 407 of this Bylaw;

(2) Building Coverage:

Buildings and structures in the CD19 Zone shall not occupy more than 50% of the lot area;

(3) Site Coverage:

Buildings, structures, parking spaces, loading spaces and manoeuvring aisles in the CD19 Zone shall not occupy more than 80% of the total lot area;

(4) Floor Space Ratio:

The floor space ratio in the CD19 Zone is 1.0.

(5) Building and Parking Setbacks:

(a) Buildings and structures in the CD19 Zone shall be setback a minimum of:

(i) 10m (33 ft.) from any street, excluding Dollarton Highway;
(ii) 5m (16.5 ft.) from any interior rear or side lot line or any lane

(b) Setbacks for buildings and structures along the Dollarton Highway frontage of development sites and all parking areas shall be established on a case by case basis in accordance with approved site and landscape plans;

(6) Accessory Floor Space:

Accessory floor space in the CD19 Zone shall not exceed 40% of the gross leasable floor area of a business or tenancy in a multi-tenant building.

4B80 Landscaping Regulations

1. All required setback areas shall be landscaped with emphasis placed on the retention of the existing natural tree cover along the Dollarton Highway frontage of development sites in accordance with an approved landscape plan.

2. All garbage and recycling container pads shall be located to the rear or a building and shall be screened with a 2m (6.5 ft.) high solid screen; and

3. All electrical kiosks not located underground or within a building must be sited to the rear of a building and not within a required setback area and when visible from a street, shall be screened with fencing, landscaping or a combination thereof.

4B81 Parking and Loading Regulations

1. Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw;

2. All loading spaces shall be provided to the rear of a building or to the side adjacent to an interior side lot line;

3. Where loading spaces are visible from a flanking street, the loading space shall be screened; and

4. In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/40m^2 (430.5 sq.ft.) of gross leasable area and the issuance of business licenses for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

(Bylaw 7023)

4B82 Comprehensive Development Zone 20 (CD20)

The purpose of the CD20 Zone is to establish development regulations for a multi-sheet arena complex which may also accommodate complementary commercial and community uses.

The CD20 Zone is applied to the following property legally described as Portion of Lot B, Except Firstly, part in Plan 16298 and Secondly, part in Plan LMP22002, Block X, District Lots 469, 580 and 611, Plan 15231 (PID: 016-396-189):

as illustrated on Plan Section Page CD20.

4B83 Uses

1) All uses of land, buildings and structures in the CD20 Zone are prohibited except:

   Principal Uses:

   i) arena;

   Accessory Uses:

   Permitted accessory uses may include, but are not necessarily limited to:

   i) health service purposes;
   ii) licensed lounge (Bylaw 7443);
   iii) multi-purpose space;
   iv) office purposes;
   v) restaurant;
   vi) retail food services; and
   vii) retail purposes.

4B84 Use Conditions

1) Floor space used for health service purposes is limited to physiotherapy, chiropractic and similar sports medicine clinics;

2) Floor space used for office purposes is limited to the administration of the ice arena and offices of sports organizations; and

3) Floor space used for retail purposes is limited to the retailing of sports-related goods and products.

4B85 Size, Shape and Siting Regulations

Buildings and structures in the CD20 Zone shall be sited and constructed in accordance with an approved development permit and the following regulations:

1) Height:

   The height of buildings and structures in the CD20 Zone shall not exceed 12m (40 ft.), except where exempted under Section 407 of this Bylaw;

2) Building Coverage:

   Buildings and structures in the CD20 Zone shall not occupy more than 40% of the lot area;

3) Site Coverage:

   Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles in the CD20 Zone shall not occupy more than 90% of the lot area;

4) Floor Space Ratio:

   The floor space ratio in the CD20 Zone is 0.4;

5) Building and Parking Setbacks:

   a) Buildings and structures in the CD20 Zone shall be setback a minimum of:

      i) 9.1m (30 ft.) from the Mount Seymour Parkway property line; and
      ii) 5m (18.5 ft.) from all other property lines;

   b) Parking areas shall be setback a minimum of:

      i) 9.1m (30 ft.) from the Mount Seymour Parkway property line; and
      ii) 2m (6.5 ft.) from all other property lines.

4B86 Landscaping Regulations

1) All required setback areas shall be landscaped in accordance with an approved landscape plan;

2) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces;

3) All garbage and recycling container pads shall be screened with a 2m (6.6 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

4) All electrical kiosks not located underground or within a building shall be screened;

4B87 Parking and Loading Regulations

1) Parking and loading spaces for principal and accessory uses shall be provided and constructed in accordance with Part 10 of this Bylaw.

(Bylaw 6968)

4B88 Comprehensive Development Zone 21 CD21

Intent

The purpose of the CD21 Zone is to establish specific land use and development regulations for a mixed use commercial project.

The CD21 Zone is applied to the following property legally described as Lot D, Block 55, D.L. 552, Plan 10628 (PID:009-357-653) located in the southwest corner of Marine Drive and Mackay Road.

4B89 Uses

(1) All uses of land, buildings and structures in the CD21 Zone are prohibited except:

Principal Uses:

(i) Cannabis Retail Store (where included on the table in Section 405B(1) (Bylaw 8340)
(ii) liquor store; (Bylaw 7443)
(iii) neighbourhood public house with on-site brewing; (Bylaw 7443)
(iv) office purposes;
(v) personal service shops;
(vi) professional offices;
(vii) restaurants;
(viii) retail food services;
(ix) retail purposes;

4B90 Principal Use Regulations:

(1) neighbourhood public house:

(a) not more than 125 seats shall be permitted in any neighbourhood public house;

(b) an outdoor customer service area in conjunction with an neighbourhood public house may not exceed 50m² (538 ft.²);

(c) a brewery operated in conjunction with a neighbourhood public house may not exceed 300m^2 (3,230 ft.^{2}).

(Bylaw 7443)

(2) Restaurant:

(a) an outdoor customer service area in conjunction with a restaurant may not exceed 250m² (2,690 ft²).

4B91 Size, Shape and Siting Regulations

Buildings and structures in the CD21 Zone shall be sited and constructed in accordance with an approved development permit and the following regulations:

1) Height:

The height of buildings and structures in the CD21 Zone shall not exceed: 13m (42.6 ft.) excluding roof parapets which shall not exceed 0.46m (1.5 ft.) in height;

2) Building and Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles in the CD21 Zone shall not occupy more than 85% of the lot area.

3) Floor Space Ratio:

The maximum floor space ratio in the CD21 Zone is 1.0.

4B92 Landscaping Regulations:

1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

2) All garbage and recycling container pads shall be screened with an 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

3) All electrical kiosks not located underground or within a building shall be screened.

4B93 Parking, Loading and Bicycle Parking Regulations:

1) Parking for principal uses in the CD21 zone shall be provided on the basis of 1 space per 37m² (398 ft.²) of gross building area;

2) Loading areas shall be provided in accordance with the requirements of Part 10 of this bylaw;

3) Bicycle parking for commercial uses shall be provided in accordance with the requirements of Part 10 of this Bylaw.

(Bylaw 7158)

4B94 Comprehensive Development Zone 22 CD22

Intent

The purpose of the CD22 Zone is to establish specific land use and development regulations for a residential project.

The CD22 Zone is applied to the following property legally described as Lots 1 through 5 inclusive, all of Block 34, District Lot 2022, Plan 10376 and Lots B and C, both of block 34, Lot 2022, Plan 8374

4B95 Uses

All uses of land, buildings and structures is prohibited except for residential purposes in the form of ground-oriented townhouses.

4B96 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures shall not exceed 10m (32.8 ft.).

(2) Building Coverage:

Residential buildings, shall not occupy more than 40% of the lot area;

(3) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.96

(b) The following shall be included in the computation of floor space ratio:

(i) all floors wholly above grade to be measured to the extreme outer limits of the building;

; (ii) any floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of more than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas:

$$F.S.R. = \frac{A}{Lot\ Area}$$

$$A = B + C\left(\frac{p^2}{p^1}\right)$$

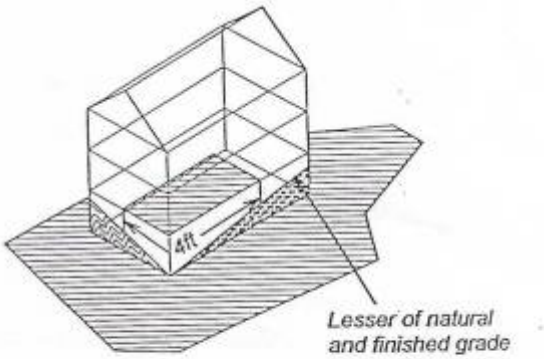
A - Total floor area to be included in F.S.R. calculation

B - Total floor area of all storeys wholly above grade

C - Total floor area of all storeys partially below grade

p^1 -Total perimeter length of a storey partially below ground

p^2 - Length of p^1 exposed 4ft or more from floor above



(iii) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below , that area shall be counted as if it were an additional floor level; and

(iv) stairways, fire escapes, elevator shafts and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

(c) The following shall be excluded in the computation of floor space ratio:

(i) open residential balconies, sundecks, porches and any other similar appurtenances , provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area; and

(ii) patios and roof gardens.

4B97 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) all electrical kiosks not located underground or within a building shall be screened;

4B98 Parking, Loading and Bicycle Parking Regulations:

(1) Parking for residential purposes shall be provided on the basis of 2.0 spaces per residential unit inclusive of 0.25 spaces/unit for designated visitor parking;

(2) All required visitor parking shall be signed and designated solely for that purpose; and

(3) Bicycle parking shall be provided in accordance with the requirements of Part 10 of this Bylaw.

4B99 Acoustic Regulations

A development permit application for residential uses in the CD22 zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	34
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

(Bylaw 7038)

4B100 Comprehensive Development Zone 23 (CD23)

Intent

The purpose of the CD23 Zone is to establish specific land use and development regulations for a residential apartment project.

The CD23 Zone is applied to the properties legally described as Lot 7, Block W, D.L. 2022, Plan 12301; and Lots 3 - 6, all of Block 51, D.L. 2022, Plan 8319.

4B101 Uses

All uses of land, buildings and structures is prohibited except for residential purposes in the form of low –rise residential apartments.

4B102 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures, including the 15% bonus for pitched roofs, shall not exceed 46ft.(14.02m). Height in this case shall be measured from the average finished grade at the base of the building to the highest pitched roof element.

(2) Building Coverage: Residential buildings, shall not occupy more than 45% of the lot area;

(3) Setbacks:

(a) The distance between the front building face and the property line on Lynn Valley Road must be a minimum of 15ft. (4.6m). In the case of bay windows the minimum setback may be reduced by two feet, provided that the total horizontal length of all bay windows projecting into the 15ft. setback is no more than 15% of the length of the front building face;

(b) The distance between the rear building face and the property line along the lane allowance at the rear shall be a minimum of 25ft. (7.6m);

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.4

(b) The following shall be included in the computation of floor space ratio:

(i) all floors wholly above grade to be measured to the extreme outer limits of the building;

; (ii) any floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of more than 4.0 feet from the floor above to finished grade;

(iii) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below , that area shall be counted as if it were an additional floor level; and

(iv) stairways, fire escapes, elevator shafts and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

(c) The following shall be excluded in the computation of floor space ratio:

(i) open residential balconies, sundecks, porches, and any other similar appurtenances, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area; and

(ii) patios, roof gardens and exterior entrance features

4B103 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B104 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for residential purposes shall be provided on the basis of 1.0 parking space per residential unit for units which are 1bedroom or 1 bedroom/den and 2.0 spaces per residential unit for units which have 2 bedrooms inclusive of 0.25 spaces/unit for designated visitor parking;

(2) Tandem parking is permitted in conjunction with two bedroom dwelling units provided that no more than 30% of all units are provided with tandem parking and that tandem parking spaces are provided at a width of 2.74m (9ft.);

(3) A restrictive covenant is required to guarantee the following: that a minimum of one parking space will be allocated (or sold) for the exclusive use of each unit in the building; that each pair of tandem parking spaces will be allocated (or sold) for the exclusive use of a single-dwelling unit; and that the required designated visitor parking spaces will not be sold or leased to other users.

4B105 Acoustic Regulations

A development permit application for residential uses in the CD23 zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	34
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

4B106 Amenities

Despite Subsection 4B102 (4) (a) which limits FSR to 0.4, Floor Space Ratio (FSR) in the CD23 Zone is increased to a total of no more than 1.5 if the property owner has provided at its sole cost, before issuance of any building permits, the following amenities:

(1) Improvements to the municipal park at the southeast corner of the intersection of Lynn Valley Road and 27th Street in compliance with the plans and specifications established on Schedule A.

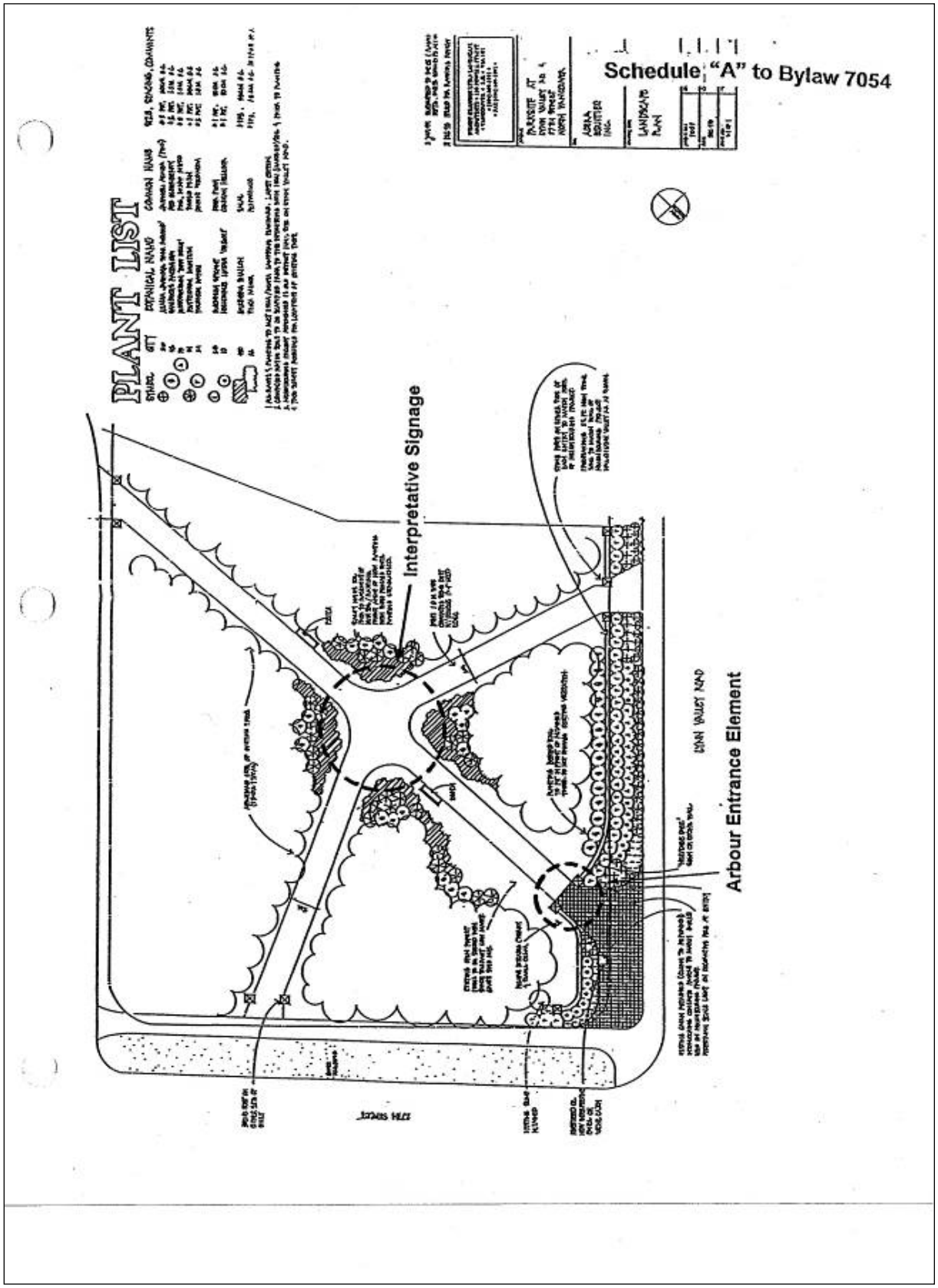
(2) Road widening and the construction of a sidewalk and boulevard in accordance with the standards and specification of the District of North Vancouver established on Schedule B along the full frontage of the properties located at 1149 and 1155 Lynn Valley Road and the adjacent lane allowance; or the posting of a full value letter of credit to guarantee completion of said works within one year of the date of issuance of a building permit;

(3) The construction of a walkway in accordance with the standards and specification of the District of North Vancouver established on Schedule C along the full frontage of the property located at 1110 East 27th and the lane allowance immediately to the west; or the posting of a full value letter of credit to guarantee completion of said works within one year of the date of issuance of a building permit;

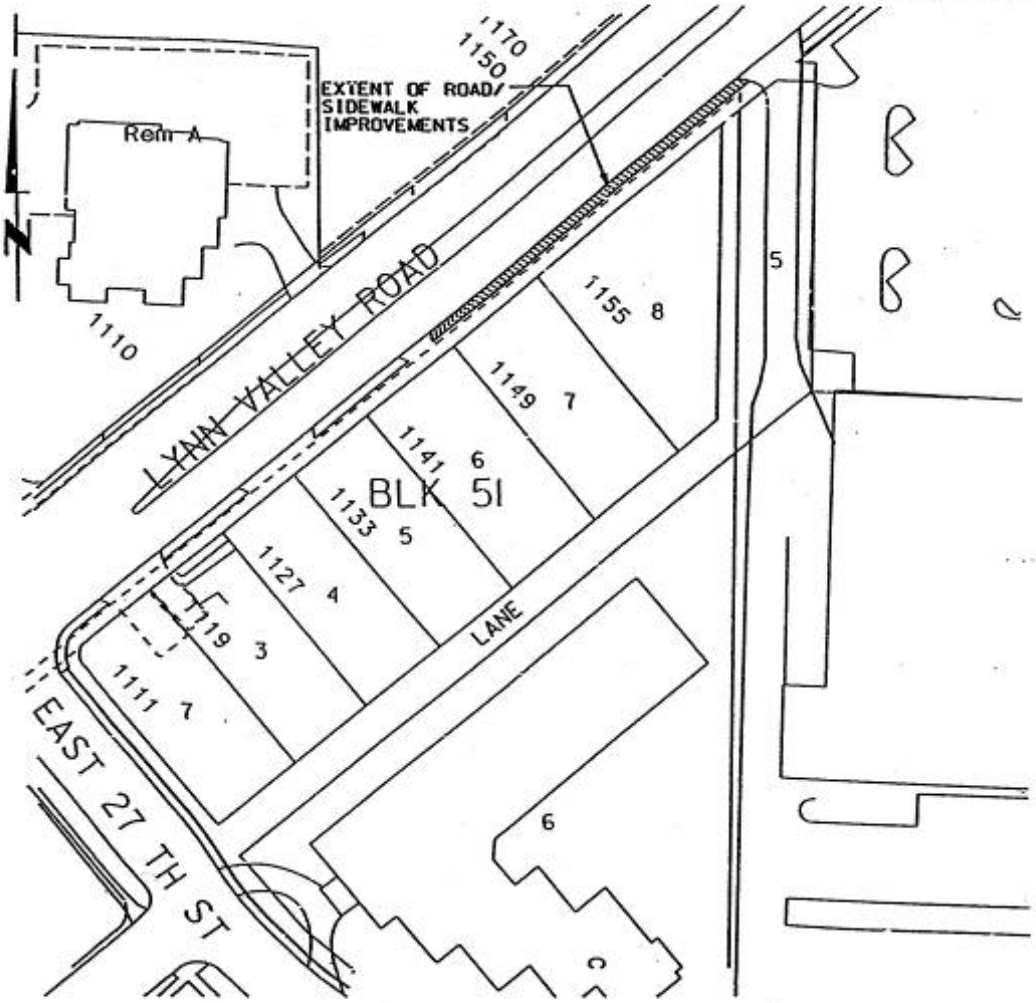
4B107 Building Permit

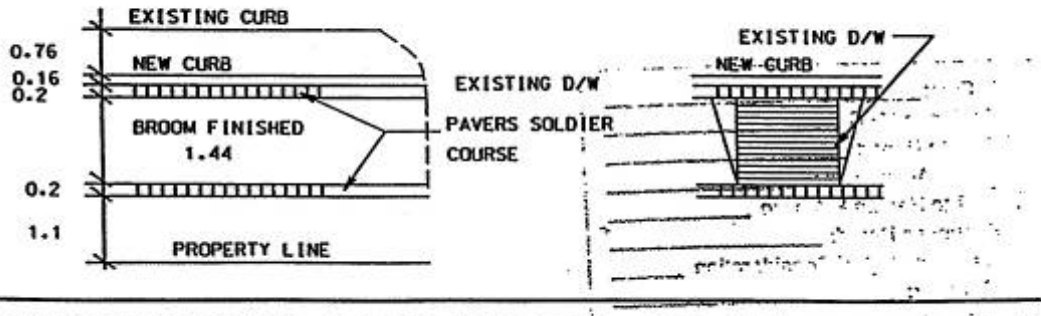
Unless the conditions set out in section 4B106 are met, the owner is not entitled to a building permit for the construction of a building in the CD23 Zone except in compliance with Section 4B100 to 4B105.

(Bylaw 7054)


Schedule "A" to Bylaw 7054
PLANT LIST
Interpretative Signage
Arbour Entrance Element

Schedule "B" to Bylaw 7054

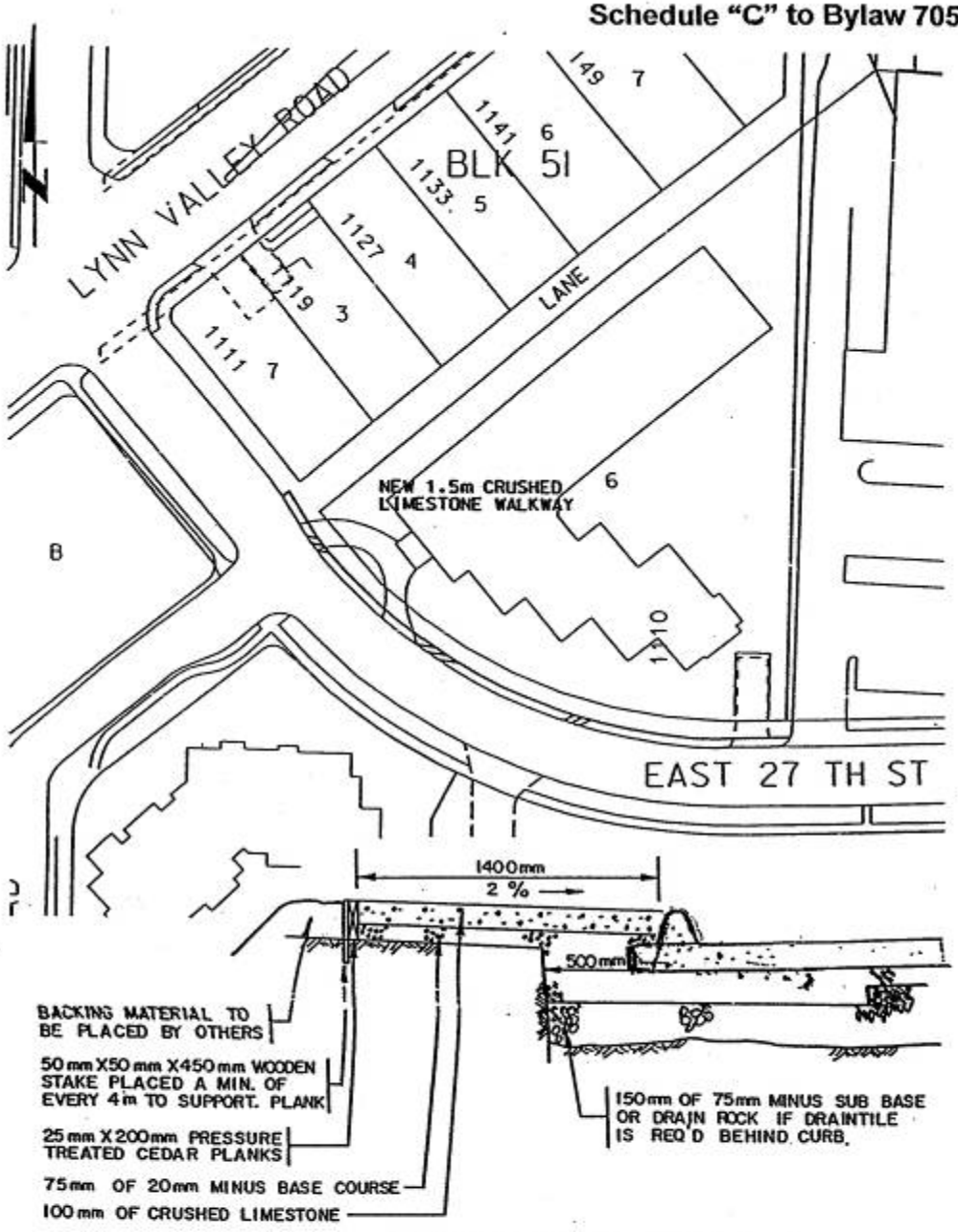




STREET IMPROVEMENTS BEYOND FRONTAGE - 1100 BLK LYNN VALLEY RD

DISTRICT OF NORTH VANCOUVER ENGINEERING DEPARTMENT	Approved By	Date JAN 26 1999	Plan No. A-519
	Drawn By RL	Scale 1:1000	

Schedule "C" to Bylaw 7054



LIMESTONE SIDEWALK DETAIL(TYP.)

N.T.S.

WALKWAY ALONG FRONTAGE OF 1110 E. 27TH ST.

DISTRICT OF NORTH VANCOUVER ENGINEERING DEPARTMENT	Approved By	Date JAN 26 1999	Plan No. A-518
	Drawn By RL	Scale 1:1000	

J:\PROJ\C99\C99-0010\A-518.DGN JAN 26 1999

4B108 Comprehensive Development Zone 24 CD24

CD24 repealed (Bylaw 8327)

4B117 Comprehensive Development Zone 25 CD25

Intent

The purpose of the CD25 Zone is to establish specific land use and development regulations for a residential townhouse project.

The CD25 Zone is applied to the properties legally described as Lot 1 & 2, Block 15, District Lot 2025, Plan 11124; Lot 1, Block 15, District Lot 2025, Plan 10965; Lot 1, Block 15, District Lot 2025, Plan 15979; Lots 5 & 6, Block 15, District Lot 2025, Plan 11712.

4B118 Uses

All uses of land, buildings and structures is prohibited except for residential purposes in the form of ground-oriented townhouses.

4B119 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures, including the 15% bonus for pitched roofs, shall not exceed 42 ft. (12.8m). Height in this case shall be measured from the average finished grade at the base of the building to the highest pitched roof element.

(2) Building Coverage:

Residential buildings, shall not occupy more than 46% of the lot area;

(3) Setbacks:

(a) The distance between the front building face and the property line on Lynn Valley Road must be a minimum of 15.6 ft. (4.75m). In the case of bay windows the minimum setback may be reduced by two feet, provided that the total horizontal length of all bay windows projecting into the 15.6 ft. setback is no more than 15% of the length of the front building face;

(b) The distance between the rear building face and the property line along the lane allowance at the rear shall be a minimum of 13.4 ft. (4.08m);

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.1.

(b) The following shall be included in the computation of floor space ratio:

(i) all floors wholly above grade to be measured to the extreme outer limits of the building;

(ii) any floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of more than 4.0 feet from the floor above to finished grade;

(iii) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below , that area shall be counted as if it were an additional floor level; and

(iv) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4B120 Landscaping Regulations

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B121 Parking, Loading and Bicycle Parking Regulations

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for residential purposes shall be provided on the basis of 1.0 parking space per residential unit for units which are 1-bedroom or 1-bedroom/den and 2.0 spaces per residential unit for units which are 2-bedroom or 3-bedroom, inclusive of 0.25 spaces/unit for designated visitor parking;

(2) Tandem parking is permitted in conjunction with 2-bedroom and 3-bedroom dwelling units provided that no more than 44% of all units are provided with tandem parking and that tandem parking spaces are provided at a width of 2.74m (9ft.);

(3) A restrictive covenant is required to guarantee the following: that a minimum of one parking space will be allocated (or sold) for the exclusive use of each unit in the building; that each pair of tandem parking spaces will be allocated (or sold) for the exclusive use of a single-dwelling unit; and that the required designated visitor parking spaces will not be sold or leased to other users*;*

(4) A minimum of 12 bicycle parking spaces shall be provided.

4B122 <u>Acoustic Regulations</u>

A development permit application for residential uses in the CD23 zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

(Bylaw 7165)

4B123 Comprehensive Development Zone 26 CD26

Intent

The purpose of the CD26 Zone is to establish specific land use and development regulations for the Nye House, and an assisted living and independent living low-rise residential apartment building.

The CD26 Zone is applied to the properties legally described as: Lot 1, Block 13, District Lot 2025, Group 1, New Westminster District, Plan LMP44509 (Nye House); and Lot F except part subdivided by Plan LMP 44509, Block 13, District lot 2025, Group 1, New Westminster District Plan 9928.

4B124 Uses

All uses of land, buildings and structures is prohibited except the use of such buildings and structures for:

(1) residential purposes in the form of one low-rise apartment residential building on the parcel marked "A";
(2) institutional purposes in the form of an intermediate care facility on Parcel "B"; and
(3) community purposes on the parcel marked "C",

as illustrated in Schedule A.

4B125 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of the all buildings and structures, including the 15% bonus for pitched roofs, shall not exceed:

(a) 47 ft. (14.33m) on Parcel "A";
(b) 50 ft. (15.24m) on Parcel "B"; and
(c) 26 ft. (7.92m) on Parcel "C",

measured from the lesser of average natural grade or average finished grade at the base of the building to the highest pitched roof element.

(2) Building Coverage:

Building coverage shall not exceed:

(a) 34% on Parcel “A”;
(b) 48% on Parcel “B”; and
(c) 15% on Parcel “C”.

(3) Site Coverage:

Site coverage shall not exceed:

(a) 50% on Parcel “A”;
(b) 57% on Parcel “B”; and
(c) 22% on Parcel “C”.

(4) Setbacks:

No part of any building or structure shall be closer than:

(a) For Parcel “A”:

(i) 25 ft. (7.62m) to the near edge of the lane allowance (west property line);
(ii) 10 ft. (3.05m) to the property line of Parcel “C”;
(iii) 57 ft. (17.37m) to the rear property line (Ailsa Crescent).

(b) For Parcel “B”:

(i) 32 ft. (9.75m) to the front property line (Lynn Valley Road);
(ii) 16 ft. (4.88m) to the property line abutting single-family lots on Ailsa Crescent;
(iii) 57 ft. (17.37m) to the rear property line (Ailsa Crescent).

(c) For Parcel “C”:

(i) 12.0 ft. (3.66m) to the front property line (Lynn Valley Road).

(5) Density

The maximum number of residential units shall not exceed:

(a) 64 on Parcel “A”; and
(b) 92 on Parcel “B”.

(6) Floor Space Ratio

The floor space ratio shall not exceed:

(a) 1.2 on Parcel “A”;
(b) 1.6 on Parcel “B”; and
(c) 0.32 on Parcel “C”.

4B126 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B127 Parking, Loading and Bicycle Parking Regulations:

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking shall be provided on the basis of:

(a) 1.0 parking space per dwelling unit on Parcel “A” plus 0.20 parking spaces per residential unit for designated visitor parking;

(b) 1.0 parking space per 3 residential units on Parcel “B” for use by residents and employees plus 10 parking spaces for designated visitor parking, including 2 spaces accommodated on “Parcel A”;

(c) 30 parking spaces for the Nye House, with 4 accommodated on Parcel “C” and 26 parking spaces on a lot located within 100m of the subject property.

(2) A restrictive covenant is required to guarantee that:

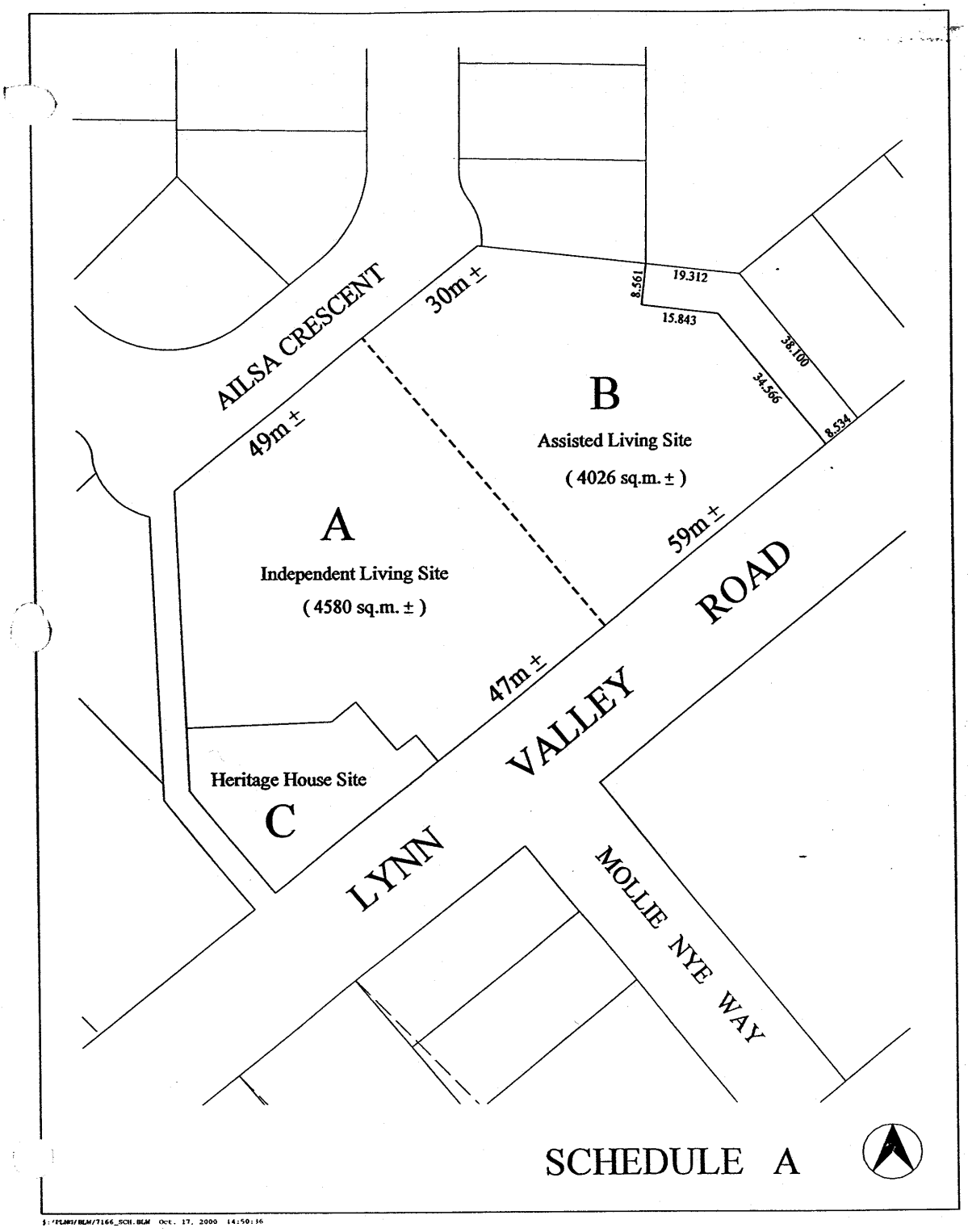
(a) a minimum of one parking space will be allocated (or sold) for the exclusive use of each residential unit in the building on Parcel “A”;

(b) the required designated visitor parking spaces on Parcel “A” and “B” will not be sold or leased to other users;

(c) the 2 parking spaces accommodated on Parcel “A” for use by Parcel “B” are permanently reserved and maintained for this purpose; and

(d) the 26 parking spaces accommodated on a lot located within 100m of the subject property for the use of Parcel “C”.

(3) A minimum of 6 bicycle parking spaces shall be provided on each of Parcels “A”, “B” and “C”. (Bylaw 7166)


AILSA CRESCENT
30m ±
49m ±
8.561
19.312
15.843
38.100
34.566
8.534
B
Assisted Living Site
(4026 sq.m. ±)
A
Independent Living Site
(4580 sq.m. ±)
59m ±
47m ±
ROAD
VALLEY
LYNN
MOLLIE NYE WAY
Heritage House Site
C
SCHEDULE A
S:\PLANS\BLM\7166_SCH.BLM Oct. 17, 2000 14:50:36

4B128 Comprehensive Development Zone 27 (CD27)

Intent

The purpose of the CD27 Zone is to establish specific land use and development regulations for a mixed use development.

The CD27 Zone is applied to the properties legally described as: Lot 11, Block E, District Lot 204, Plan 21149 and Lots 3,4,5 and A, Block F, District Lot 204, Plan 13638.

4B129 Uses

(1) All uses of land, buildings and structures are prohibited except the use of such buildings and structures for:

(a) automotive repair shop;
(b) building supply establishment;
(c) garden centre;
(d) personal service shop;
(e) professional offices;
(f) retail purposes;
(g) restaurants, major;
(h) retail food service;
(i) office purposes; and
(j) warehousing.

(2) Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) outdoor customer service areas;
(c) outdoor display and sales areas for garden centres; and
(d) storage.

4B130 Use Regulations

(1) All operations associated with permitted uses shall be contained within a completely enclosed building except outdoor display and sales areas for a garden centre and where outdoor customer service areas are permitted.

(2) Outdoor customer service areas on private property shall comply with Section 413 except that in conjunction with a restaurant or retail food service, the size of the outdoor customer service area shall not exceed 20% of the total gross floor area of the principal premises, or 40 seats whichever is the lesser.

(3) In CRU1, any permitted principal use must include a minimum of 10 automotive service bays.

4B131 Size, Shape and Siting Regulations

Buildings and structures shall comply with the following regulations:

(1) Height:

The height of all buildings and structures within each building envelope illustrated in Schedule A shall not exceed:

Building Envelope	Maximum Height
CRU 1	9m (29.5 ft.)
CRU 2	11m (36 ft.)
CRU 3	8.5m (28 ft.)
CRU 4	8.5m (28 ft.)
CRU 5	8.5m (28 ft.)
CRU 6	8.5m (28 ft.)
CRU 7	8.5m (28 ft.)

(2) Building Coverage:

Buildings and structures shall not occupy more than 40% of the total site.

(3) Number of Buildings

No more than one building shall be constructed within each building envelope illustrated in Schedule A.

(4) Floor Area

(a) The total floor area of all buildings and structures on the site, including mezzanine areas, covered outdoor customer service areas and covered outdoor garden centre areas, shall not exceed 14,755m2 (158,829 sq.ft.)

(b) The floor area of buildings and structures within each building envelope, including mezzanine areas, covered outdoor customer service areas and covered outdoor garden centre areas, shall comply with the floor areas stipulated in the table below, except that a variation in floor area of up to 93m^2 (1,000 sq.ft.) is permitted per building, provided that no building is less than 278 m^2 (3,000 sq. ft.) in area.

Building Envelope	Maximum Floor Area
CRU 1	9860 m^2 (106,131 sq. ft.)
CRU 2	**2076 m^2 (22,339 sq. ft.)**
CRU 3	379 m^2 (4,079 sq.ft.)
CRU 4	372m^2 (4,000 sq. ft.)
CRU 5	550 m^2 (5,915 sq. ft.)
CRU 6	281 m^2 (3,026) sq. ft.)
CRU 7	703 m^2 (7,571 sq. ft.)

(5) Site Coverage:

Site coverage shall not exceed 90% of the total site and shall include landscaped parking space overhangs.

(6) Setbacks:

Buildings and structures shall be sited as follows:

(a) All portions of all buildings, structures and drive-through lanes for restaurants and retail food services shall be located within the prescribed building envelopes illustrated in Schedule A, except for canopies which may project:

(i) into the setback between the building envelope boundary along Lynn Avenue and Harbour Avenue and the adjacent property line;
(ii) no more than 2.2m (7 ft.) into the setback between the building envelope boundary along Main Street and adjacent property line; and
(iii) no more than 2.2m (7 ft.) beyond a building envelope boundary within the site.

(b) For each building, the exterior building wall closest to a street shall:

(i) have a length not less than 20% of the perimeter of the building, except for CRU1 where the length shall not be less than 14%; and

(ii) be located no more than 0.6m (2 ft.) from the building envelope boundary nearest the street, except where the drive-through lane for a restaurant and retail food service use in Building Envelopes CRU 3 and CRU6 is located between the building and property line abutting Lynn and Harbour Avenues, the building shall be located no more than 3.65m (12ft.) from the building envelope boundary nearest the street.

(c) Buildings shall be located no less than 4.3m (14.1 ft.) from the closest portion of any other building.

(7) Floor Space Ratio

The floor space ratio for the total site shall not exceed 0.45.

4B132 <u>Landscaping Regulations:</u>

(1) All setback areas shall be landscaped in accordance with an approved landscape plan;

(2) All areas of the site not occupied by buildings, structures, parking and, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks shall be landscaped in accordance with an approved landscape plan;

(3) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.3m (4.2 ft.) in width and 4.8m (17 ft.) in length every 12 spaces, or a continuous planting strip not less than 1.3m (4.2 ft.) in width between two rows of parking stalls.

(4) All garbage and recycling container pads above grade shall be screened with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and

(5) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B133 Parking, Loading and Bicycle Parking Regulations:

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) For all uses, parking shall be provided on the basis of one stall per $32m^2$ (344.5 sq. ft.) of gross floor area, including mezzanine areas, covered outdoor customer service areas and covered outdoor garden centre areas.

(2) No paved portion of a parking stall shall be located closer than 2m (6.5 ft.) to any property line.

(3) Except for buildings located in Building Envelopes CRU 1, 2 and 3, no designated off-street loading area is required.

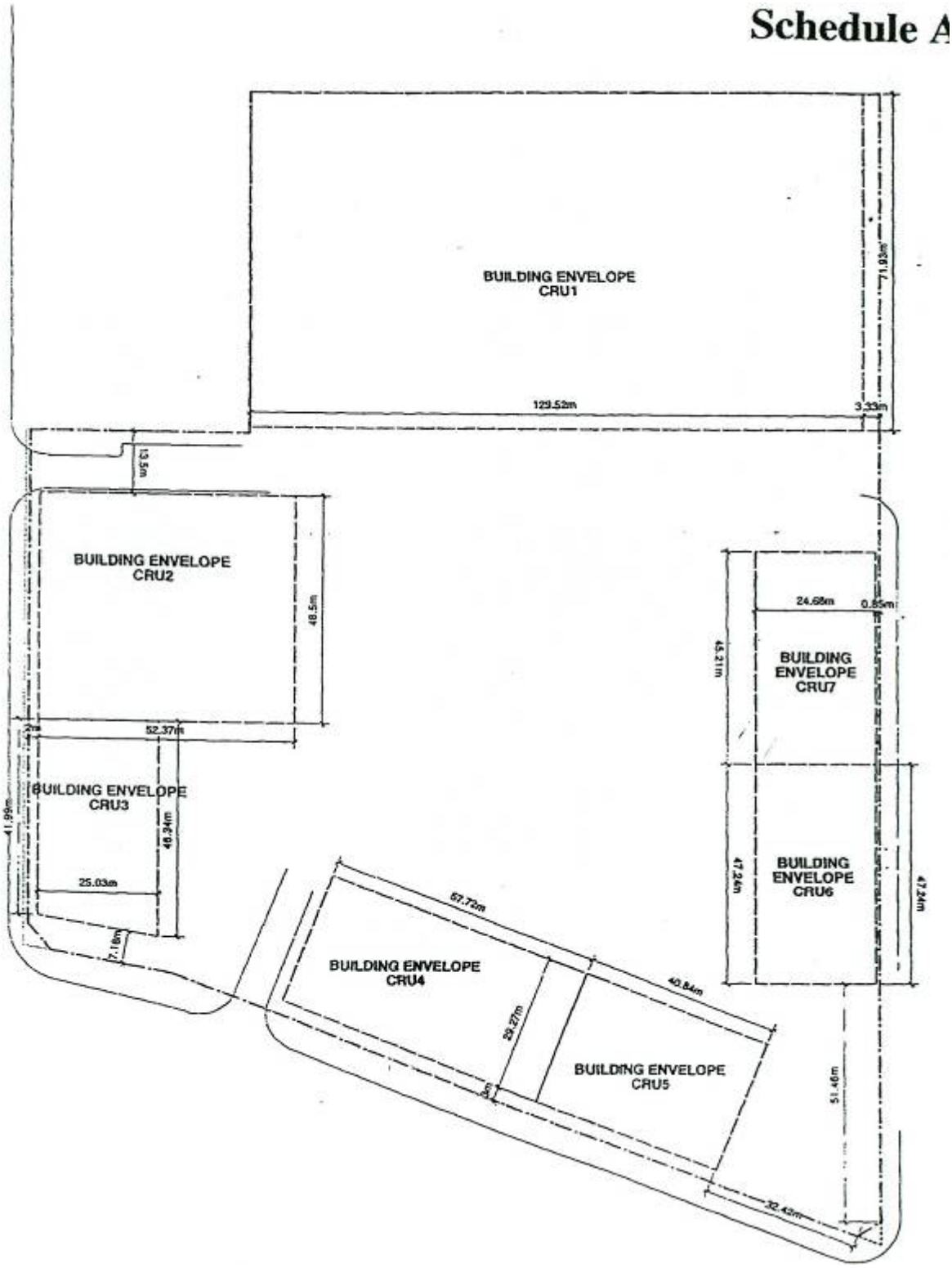
(4) The front 0.6m (2 ft.) of each parking space (the overhang) may be landscaped with low ground cover, however this area shall be included in the calculation of site coverage.

(5) A minimum of 1 bicycle parking space per $275m^2$ (2960 sq. ft.) of gross floor area shall be provided.

(6) A restrictive covenant is required to guarantee that all uses on the site will have equal access to all parking stalls.

(Bylaw 7172)

Schedule A


BUILDING ENVELOPE
CRU1
129.52m
3.33m
71.93m
13.5m
BUILDING ENVELOPE
CRU2
48.5m
52.37m
BUILDING ENVELOPE
CRU3
41.99m
46.34m
25.03m
7.18m
24.68m
0.85m
45.21m
BUILDING
ENVELOPE
CRU7
47.24m
BUILDING
ENVELOPE
CRU6
47.24m
57.72m
BUILDING ENVELOPE
CRU4
40.84m
39.27m
BUILDING ENVELOPE
CRU5
51.46m
32.42m

4B134 Comprehensive Development Zone 28 (CD28)

The CD28 Zone is applied to:

3181 Sunnyhurst Rd, amended Lot 16 (See 294531L) North ½ of Block 4, District Lot 2023, Plan 3097, PID 013-176-978, Bylaw: 7186;
3131 Sunnyhurst Rd, Lot D, North ½ of Block 4, District Lot 2023, Plan 3097, PID 013-177-109, Bylaw 7271;
3140 Fromme Rd, Lot B, North ½ of Block 4, District Lot 2023, Plan 943, PID 009-657-410, Bylaw 7329;
3150 Fromme Rd, Lot A, North ½ of Block 4, District Lot 2023, Plan 9434, PID 009-657-398, Bylaw 7441;
3193 Sunnyhurst Rd., Amended Lot 18, North ½ of Block 4, District Lot 2023, Plan 3097, PID 013-176-994, Bylaw 7330;
3095 Sunnyhurst Rd, Lot 17, South ½ of Block 4, District Lot 2023, Plan 3170, PID 006-161-375, Bylaw 7514;
3103 Sunnyhurst Rd, Lot 10, North ½ of Block 4, District Lot 2023, Plan 3097, PID 013-176-927, Bylaw 7514; and
3129 Sunnyhurst Rd, Lot 11, North ½ of Block 4, District Lot 2023, Plan 3097, PID 003-571-424, Bylaw 7514.
"3068 Fromme Rd, Lot 3, South ½ of Block 4, District Lot 2023, Plan 9738, PID 005-255-783, Bylaw 7907."

4B 135 Intent

The purpose of CD28 is to permit low density, multi-family residential development in the form of multiplexes.

4B 136 Uses

All uses of land, buildings and structures in the CD28 Zone are prohibited except for:

(1) Residential dwelling units, which may contain home occupations; and

(2) Secondary suites are not permitted within residential dwelling units in the CD28 zone. (Bylaw 7329)

4B 137 Size, Shape and Siting Regulations

Buildings in the CD28 Zone shall comply with the following regulations:

(1) Height is limited to a maximum of 9.14 metres (30 feet).

(2) Side yard setbacks are required to be a minimum of 1.52 metres (5 feet) to the principal building face.

(3) Front yard setbacks are required to be a minimum of 3.05 metres (10 feet).

(4) Building coverage is limited to a maximum of 55%.

(5) Floor Space Ratio is limited to 0.4, and for the purposes of CD28, the following areas are exempted from the floor space ratio calculations:
a) parking structures of up to 22.5 m^2 (242 square feet) per residential unit;
b) trellises, pergolas, arbours and other similar open sided structures, porches and verandas access from the ground floor, but not second storey covered balconies;
c) porches and verandas accessed from the ground floor, but not second storey covered balconies; and
d) the floor area contained within the part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas:

$$F.S.R. = \frac{A}{\text{Lot Area}}$$

$$A = B + C\left(\frac{p^2}{p^1}\right)$$

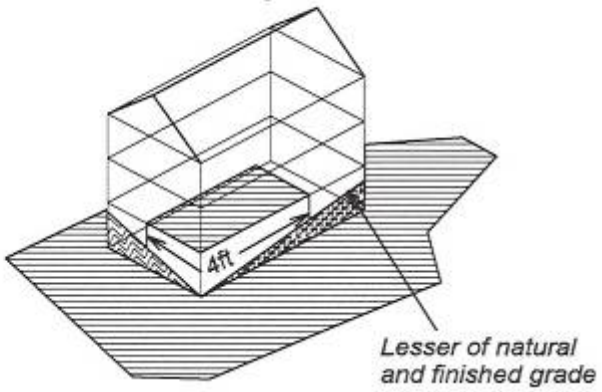
A - Total floor area to be included in F.S.R. calculation

B - Total floor area of all storeys wholly above grade

C - Total floor area of all storeys partially below grade

p^1 -Total perimeter length of a storey partially below ground

p^2 - Length of p^1 exposed 4ft or more from floor above



4B 138 <u>Landscaping Regulations</u>:

(1) All areas not occupied by buildings, structures, parking spaces and sidewalks shall be landscaped;

(2) All outdoor parking spaces must be constructed of porous materials; and

(3) All electrical kiosks not located underground or within a building shall be screened.

4B 139A **Amenities**

Despite Subsection 4B 137 which limits floor space ratio to 0.4, the floor space ratio in the CD28 Zone may be increased to a maximum of 0.65 if the property owner provides at his or her sole cost, before issuance of any building permits the following amenity:

Civic Address	PID	Amenity Funds Going Towards:	Bylaw No.
3181 Sunnyhurst	PID 013-176-978	Youth Services	7186
3131 Sunnyhurst	PID 013-177-109	Youth Services	7271
3140 Fromme	PID 009-657-410	Youth Services	7329
3150 Fromme	PID 009-657-398	Youth Services	7441
3050 Fromme	PID 015-901-238	Youth Services	7442
3193 Sunnyhurst	PID 013-176-994	Youth Services	7330
3068 Fromme	PID 005-255-783	Public Realm Improvements $16,775.00	7907

Despite Subsection 4B 137 which limits floor space ratio to 0.4, the floor space ratio in the CD28 Zone may be increased to a maximum of 0.60 if the property owner provides at his or her sole cost, before issuance of any building permits the following amenity:

Civic Address	PID	Amenity Funds Going Towards:	Bylaw No.
3095, 3103, 3129 Sunnyhurst Rd	PID 006-161-375 PID 013-176-927 PID 003-571-424	Youth Services	7514

4B 139B **Building Permit**

Unless the conditions, set out in sections 4B 139 A, are met, the owner is not entitled to a building permit for the construction of a building in the CD28 Zone except in compliance with Section 4B134 – 138.

(Bylaw 7514, 7330)

4B 140 Comprehensive Development Zone 29 (CD29)

Intent

The purpose of CD29 is to permit the construction of multiple-family town houses and low rise apartment buildings, and the development of a linear park and pathway along the eastern property line.

The CD 29 Zone is applied to the following property described as:
Lot 22, Blocks 52 and 53, District Lot 2022, Plan 1410 (014-650-975);
Lot 23, Block 52 & 53, District Lot 2022; Plan 1410 (014-651-009);
Lot B (Explanatory Plan 4275) of Lots 1 and 2, Block 52 and 53, District Lot 2022, Plan 1410 (014-651-106);
Lot A (See 228257L) of Lots 24 and 25, Blocks 52 and 53, District Lot 2022, Plan 1410 (011-435-216);
Lot B of Lots 24 and 25, Blocks 52 and 53, District Lot 2022, Plan 1410 (014-651-131);
Lot C (Explanatory Plan 9441), Blocks 52 and 53, District Lot 2022, Plan 1410 (014-651-033);
Lot 5, Blocks 52 and 53, District Lot 2022, Plan 1410 (014-650-941);
Lot 4, Blocks 52 and 53, District Lot 2022, Plan 1410 (004-498-500);
Lot 3, Blocks 52 and 53, District Lot 2022, Plan 1410 (014-650-932);
Lot 6, Except Part in Reference Plan 19657, Blocks 52, District Lot 2022, Plan 1410 (014-650-959); and
That portion of the Sunnyhurst Road right-of-way located between East 29th and Ross Road and illustrated in Schedule A.

4B141 Uses

All uses of land, buildings and structures in the CD29 Zone are prohibited except for:

(1) multiple-family town houses and low rise apartment buildings in which the residential dwelling units may contain home occupations; and

(2) A linear park and public pathway.

4B142 Size, Shape and Siting Regulations

Buildings in the CD29 Zone shall comply with the following regulations:

(1) Height:

(a) Western Building: The geodetic roof elevation for the roof ridges and peaks should not exceed 506 feet above sea level except that turrets and other roof features may extend up to 516 feet provided that these features take up less than 50% of the length of the building, in accordance with the approved Development Permit.

(b) Eastern Building: heights are limited to four storeys and the geodetic elevation of the roof peak (including turrets) must not exceed 517 feet above sea level.

(2) Siting:

(a) Western Property Line, adjacent to Fromme Road: Buildings must be set back a minimum of 7.62 metres (25 feet) to the principal building face, and a minimum of 4.57 metres (15 feet) to porches, balconies and other structures.

(b) Northern Property Line, adjacent to Ross Road: Building must be setback a minimum of 6.10 metres (20 feet) to the principal building face.

(3) Building Coverage:

Residential buildings shall not occupy more than 45%.

(4) Floor Space Ratio:

(a) The floor space shall not exceed 0.4.

(b) The following areas are exempted from the floor space ratio calculations:

i) Below grade (basement level) parking, storage, mechanical rooms and lobby areas;

ii) trellises, pergolas, arbours and other similar open sided structures;

iii) patios and roof gardens;

iv) porches, verandas, balconies, and covered decks; and

v) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to finished grade.

4B143 <u>Landscaping Regulations</u>

(1) All areas not occupied by buildings, structures, parking spaces, drive-ways, and sidewalks shall be landscaped;

(2) A 2 metre (6.5 feet) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all above ground garbage and recycling container pads.

(3) All electrical kiosks not located underground or within a building shall be screened.

4B144 Parking Regulations

(1) Parking for residential purposes shall be provided on the basis of 1.5 spaces per residential unit, inclusive of 0.25 spaces per unit for designated visitor parking;

(2) All required visitor parking shall be signed and designated solely for that purpose; and

(3) Bicycle parking shall be provided in accordance with the requirements of Part 10 of this Bylaw; and must include at grade bike racks for visitors.

4B145 Acoustic Regulations

(1) Acoustic regulations will affect all units within 15.24 metres (50 feet) of East 29th Road, which is an arterial road in the District of North Vancouver.

(2) A development permit application for residential uses in the CD29 zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

4B146 Amenities

Despite subsection 4B 142 (d) which limits Floor Space Ratio (FSR) to 0.4, FSR in the CD29 Zone may be increased to 1.20, if the property owner has provided at their sole cost, before issuance of any building permits, the following amenities:

(1) Construction and bonding of a path and park along the Sunnyhurst right of way in accordance with Schedule B; and

(2) A contribution of $45,436 towards the development of a youth centre in Lynn Valley.

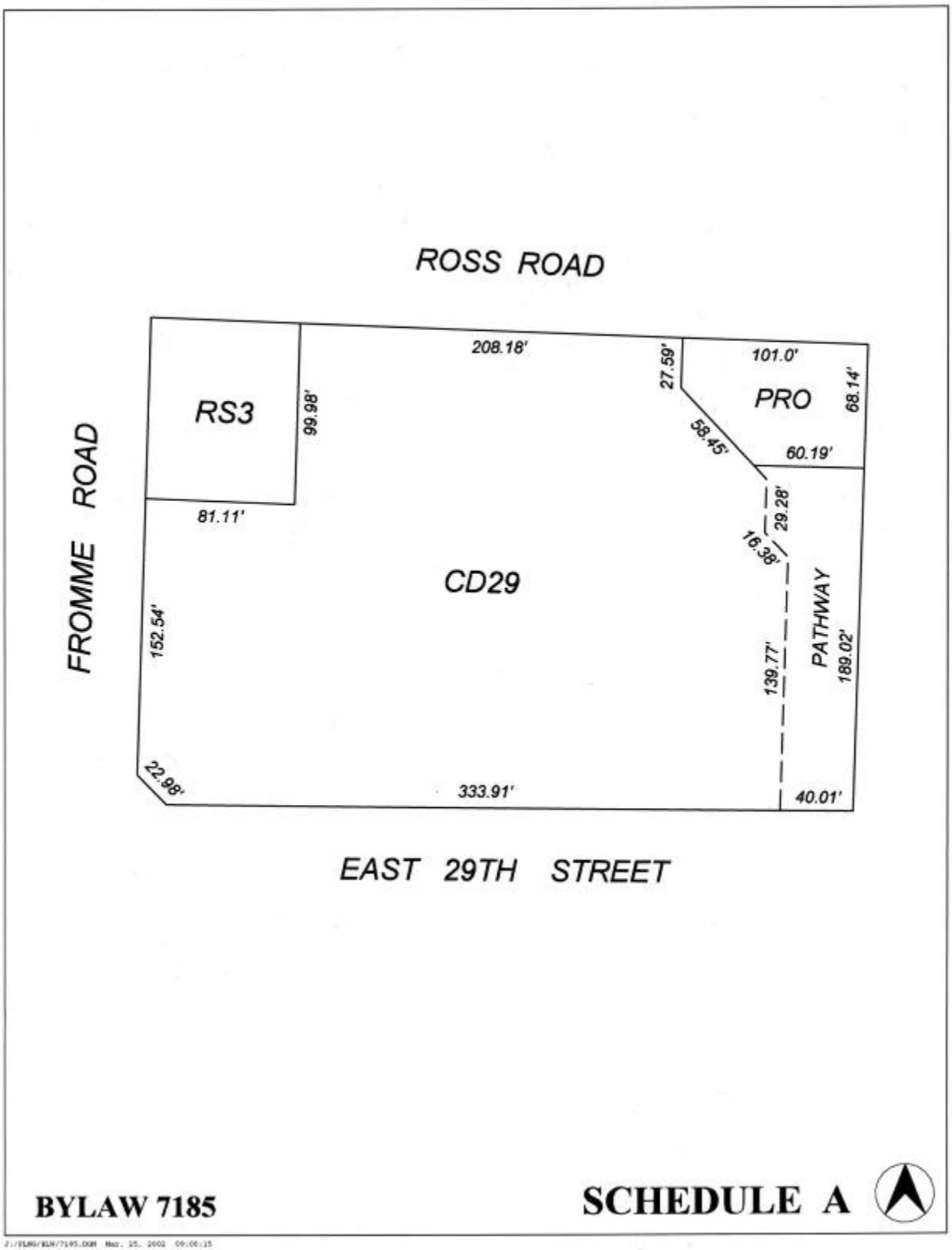
4B147 Density Transfer

Despite subsection 4B142 (d) which limits the Floor Space Ratio (FSR) to 0.4, and subsection 4B 146, which provides for an amenity increase to 1.2, FSR in the CD29 zone may be increased by 0.062 provided that a restrictive covenant is registered on title for the single family property located at 1103 Ross Road (Lot A, Explanatory Plan 4275, of lots 1 & 2, Blocks 52, and 53, District Lot 2022, Plan 1410), limiting the floor space to the existing single family house size of 4,227 square feet.

In no instance may the FSR exceed 1.262.

4B148 Building Permit

Unless the conditions, set out in sections 4B 146 and 4B 147, are met, the owner is not entitled to a building permit for the construction of a building in the CD29 Zone except in compliance with Section 4B 140 to 145.


ROSS ROAD
FROMME ROAD
RS3
99.98'
208.18'
27.59'
101.0'
PRO
68.14'
58.45'
60.19'
81.11'
29.28'
16.38'
CD29
PATHWAY
152.54'
139.77'
189.02'
22.98'
333.91'
40.01'
EAST 29TH STREET
BYLAW 7185
SCHEDULE A
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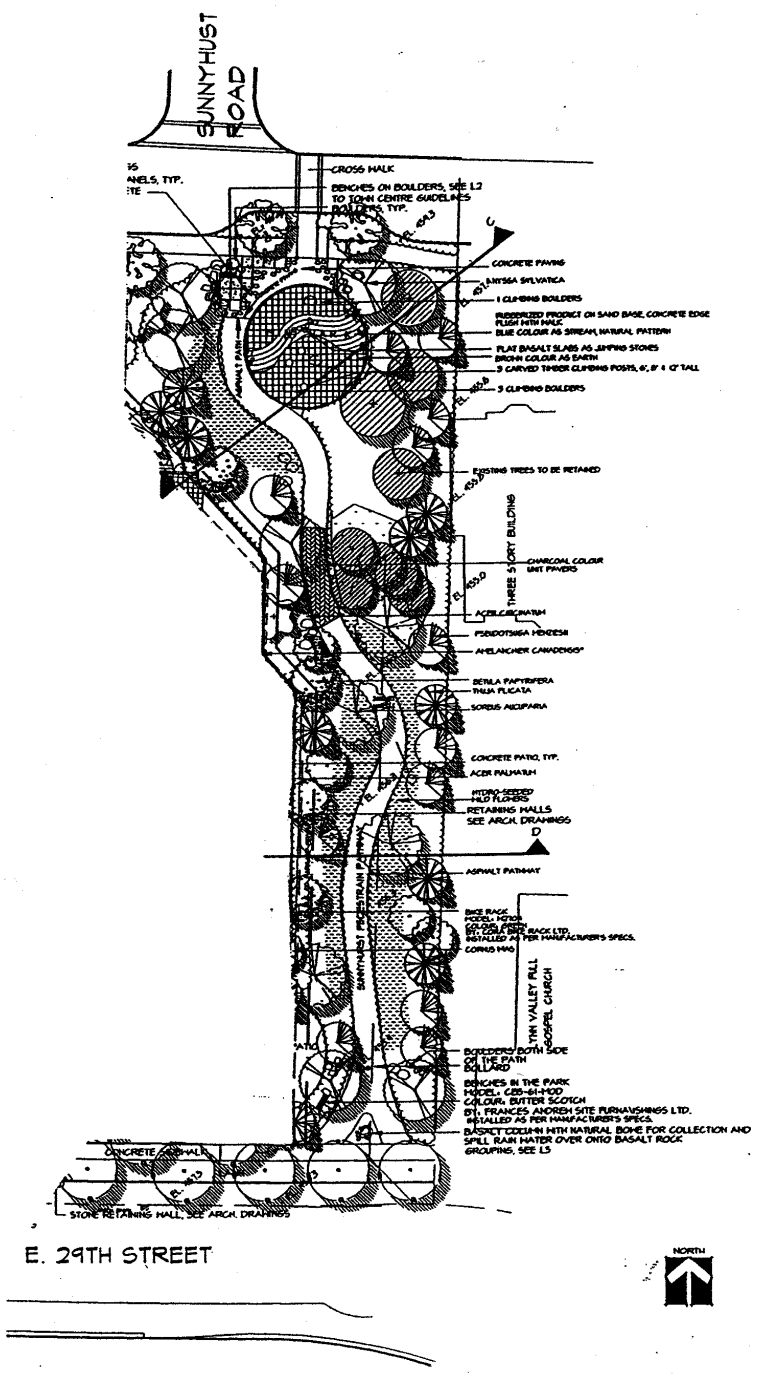
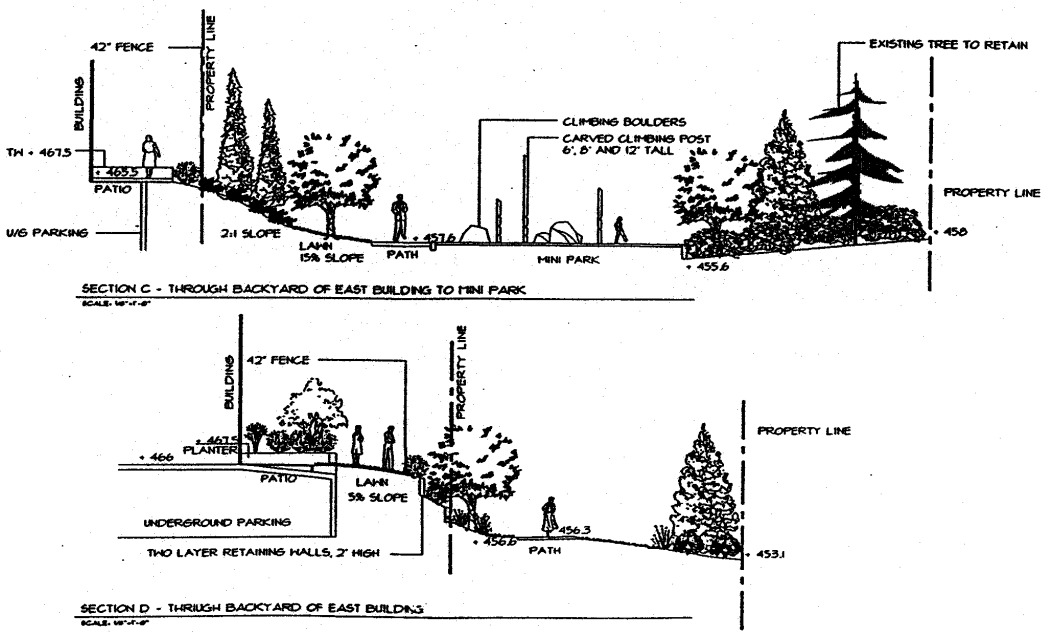


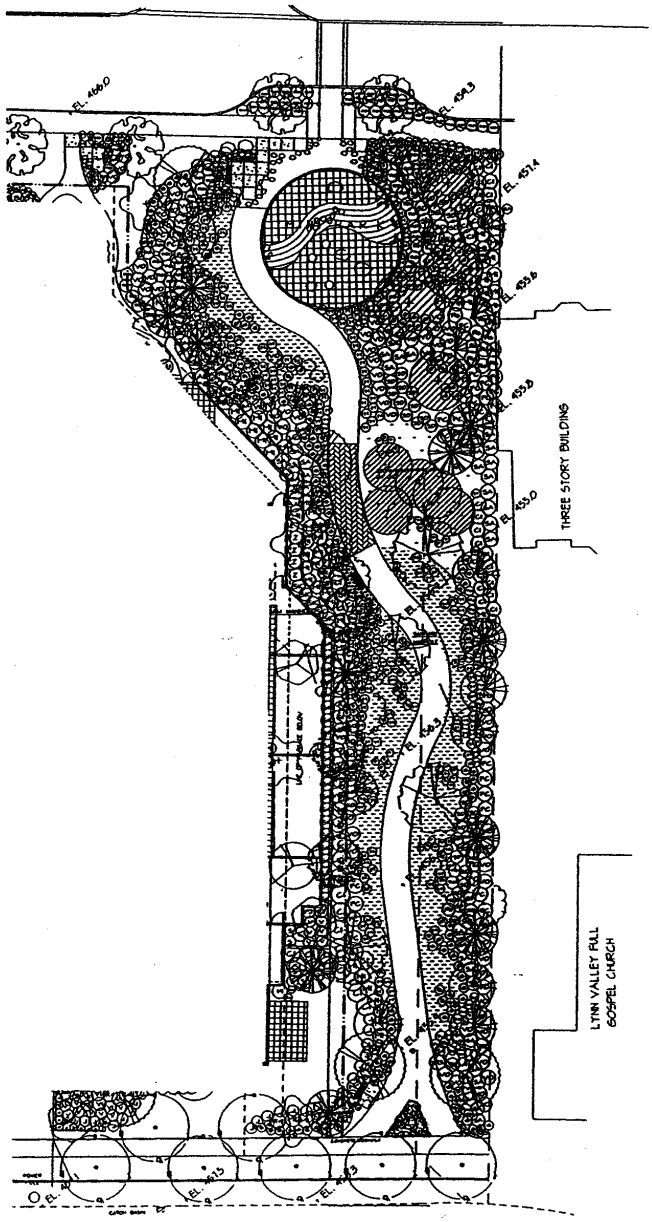
BYLAW 7185

SCHEDULE B



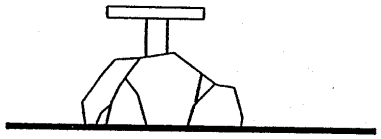
BYLAW 7185

SCHEDULE B₂

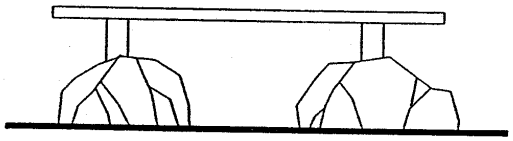


BYLAW 7185

SCHEDULE B_3

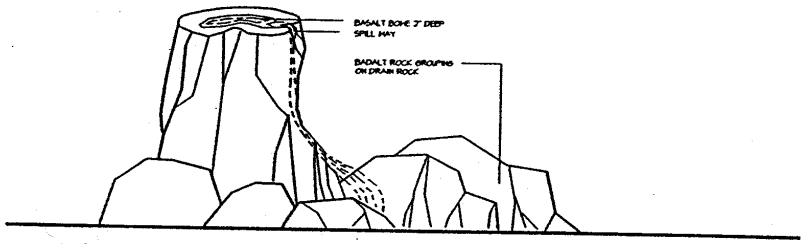


SIDE ELEVATION



FRONT ELEVATION

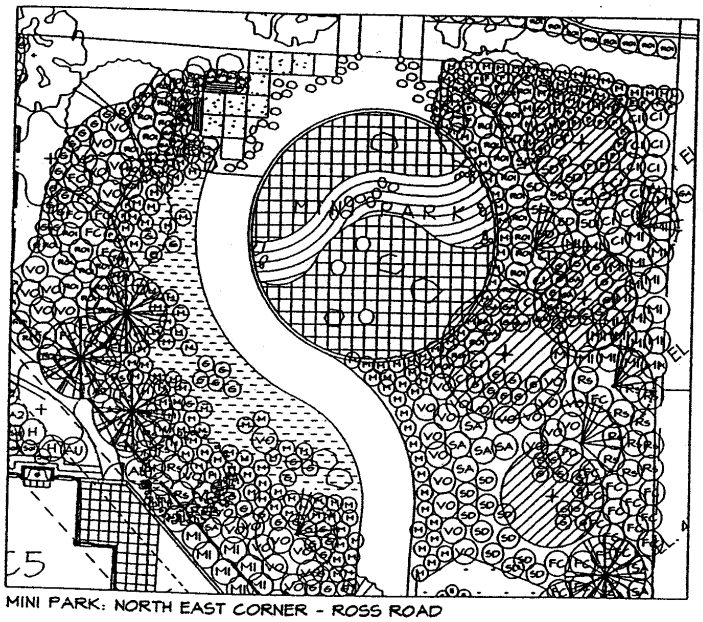
BENCH



BASALT COLUMN

BYLAW 7185

SCHEDULE B4



MINI PARK: NORTH EAST CORNER - ROSS ROAD

PLANT SCHEDULE

JOB #, 99-144 PARK AREA

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	9	ACER CIRCINATUM	VINE MAPLE	4.0M HT; MB, 3 STEM CLUMP
	1	ACER PALMATUM	JAPANESE MAPLE	2.5M HT; B+B, UPRIGHT FORM
	2	CORNUS NUTTALLII 'EDDIE'	EDDIES WHITE WONDER DOGWOOD	3.5M HT; B+B
	7	GINKGO BILOBA	GINKGO TREE	8CM CAL; 2M STD; B+B
	6	MYSA SYLVATICA	SOUR GUM	8CM CAL; 1.5M STD; B+B
	8	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3.0M HT; B+B
	4	SORBUS ACUPARIA	MOUNTAIN ASH	6CM CAL; 1.5M STD; B+B
	6	THUJA PLICATA	WESTERN RED CEDAR	3M HT; B+B
SHRUB				
	3	AZALEA 'WHITE LIGHTS'	DECIDUOUS AZALEA; PINK	#2 POT; 25CM
	6	AZALEA JAPONICA 'MARTHA HITCHCOCK'	AZALEA; SPREADING WHITE	#2 POT; 30CM
	45	CORNUS SERICEA	REDTWIG DOGWOOD	#2 POT
	31	FUCHSIA MAGELLANICA 'RIccARTONII'	FUCHSIA	#1 POT
	88	GAULTHERIA PROCUMBENS	WINTERGREEN	#1 POT; 20CM
	64	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT
	3	MAHONIA GIANTEY	PALM MAHONIA	#3 POT; 50CM
	274	MAHONIA NERVOSA	LONGLEAF MAHONIA	#POT; 25CM
	69	POLYSTICHUM MUNITUM*	WESTERN SWORD FERN	#1 POT
	46	RIBES SANGUINEUM*	RED FLOWERING CURRANT	#2 POT; 60CM
	44	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	RUGOSA ROSE	#2 POT; 80CM
	21	RUBUS SPECTABILIS*	SALMONBERRY	#2 POT; 40CM
	1	SARCOCOCCA HUMILIS	HIMALAYAN SARCOCOCCA	#2 POT
	2	SKIMMIA JAPONICA (ROB HALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	43	SPIREA DOUGLASII*	DOUGLAS SPIREA	#2 POT; 30CM
	31	SYMPHORICARPOS ALBUS*	SNOWBERRY	#2 POT; 30CM
	15	VACCINIUM OVATUM 'THUNDERBIRD'*	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GROUND COVER				
	250	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE	#1 POT 0.6 M. O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MADE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

BYLAW 7185

SCHEDULE B$_5$

4B149 Comprehensive Development Zone 30 CD30

Intent

The purpose of the CD30 Zone is to establish specific land use and development regulations for a residential townhouse project.

The CD30 Zone is applied to the property legally described as Parcel B of Lot 2, Block D, District Lot 595, Plan 7325, (4650 Capilano Road).

4B150 Uses

All uses of land, buildings and structures are prohibited except for residential purposes in the form of ground-oriented townhouses, not exceeding 8 units, which may contain home occupations.

4B151 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures shall not exceed 32 ft. (9.8 m). Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.

(2) Building and Site Coverage:

Residential buildings shall not occupy more than 38% of the lot area and total site coverage shall not occupy more than 58%.

(3) Setbacks:

(a) The distance between the side building face and the property line on Capilano Road must be a minimum of 18 ft (5.486 m).
(b) The distance between the rear building face and the east property line shall be a minimum of 20 ft. (6.096 m).
(c) The distance between the side building face and the north property line shall be a minimum of 6 ft. (1.828 m).
(d) The distance between the rear building face and the south property line shall be a minimum of 20 ft. (6.096 m).
(e) Projections of up to 4 ft. (1.219 m) into the above setbacks are permitted for patios and porches.

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.7

(b) The following shall be included in the computation of floor space ratio:

(i) all floors to be measured to the extreme outer limits of the building;

(ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

(iii) All living areas on all floors excluding the basement.

(iv) The area of parking garages, parking access courts, porches and patios is excluded.

4B152 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened by with a 2 m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B153 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for residential purposes shall be provided on the basis of 2.0 spaces per unit in garages; plus two spaces for designated visitor parking.

(2) Bicycle parking may be provided within the parking structure for each residential unit.

(Bylaw 7176)

4B154 Comprehensive Development Zone 31 CD31

The CD31 Zone is applied to the properties legally described as Parcel C, District Lot 601, Block 78, Group 1 New Westminster District Plan LMP49198, (3759 – 3785 Edgemont Boulevard).

Intent

The purpose of the CD31 Zone is to establish specific land use and development regulations for a multiple family ground-oriented project.

4B155 Uses

All uses of land, buildings and structures are prohibited except for residential purposes in the form of ground-oriented duplexes, not exceeding 14 units, which may contain home occupations.

4B156 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures shall not exceed 32 ft. (12.8m). Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.

(2) Building and Site Coverage:

Residential buildings shall not occupy more than 36% of the lot area and total site coverage shall not occupy more than 50%.

(3) Setbacks: Patio/porch/deck projections into the minimum setbacks are permitted only when specifically listed in this section.

(a) The distance between the side building face and the property line on Edgemont Blvd. must be a minimum of 20 ft (6.096m) with a projection of up to 4 ft. (1.219m) permitted for porches and patios for Unit A.
(b) The distance between the side building face and the south property line shall be a minimum of 15 ft. (4.572m).

(c) The distance between the rear building face and the west property line shall be a minimum of 22 ft. (6.706m) for the B units, 35 ft. (10.668m) for the A units, and 28 ft. (8.53m) for the C units. Deck projections on the C units may extend 4 ft. (1.219m) into this setback. Steps from decks may also extend into the setback.

(d) The distance between the rear building face and the east property line shall be a minimum of 24.5 ft. (7.468m) for the C units, 30 ft. (9.144m) for the middle A units and 45.5 ft. (13.868m) for the northern A units. Deck projections on the C units may extend 4 ft. (1.219m) into this setback. Steps from deck may also extend into the setback.

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.55; and

(b) The following shall be included in the computation of floor space ratio:

(i) all floors to be measured to the extreme outer limits of the building;

(ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(iii) All living areas on all floors excluding the basement are to be included; and

(iv) The area of parking garages, decks, porches, patios and exterior steps is excluded.

4B157 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan.

(2) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof.

(3) All electrical kiosks not located underground or with a building shall be screened with landscaping.

4B158 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for residential purposes shall be provided on the basis of 2.0 spaces per unit in garages; plus four spaces for designated visitor parking.

(2) Bicycle parking may be provided within the parking structure for each residential unit.

(Bylaw 7180)

4B164 Comprehensive Development Zone 33 CD33

Intent

The intent of the Comprehensive Development Zone 33 (CD33) is to accommodate the development of a high quality business park containing a mix of uses which are environmentally safe and clean.

The CD33 Zone is applied to the properties legally described as: Portions of Lots A, B and 2 and Lots 3 - 10, all in Block 35, D.L. 611, Plan 2353.

4B165 Uses

All uses of land, buildings and structures is prohibited except the use of such buildings and structures for:

Principal Uses

(i) business/office support services;
(ii) custom manufacturing;
(iii) fitness centre;
(iv) industrial product sales establishment;
(v) office purposes;
(vi) professional offices;
(vii) research and development establishments;
(viii) retail food services;
(ix) specialized light industrial and technological establishments; and
(x) wholesaling.

Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(i) administrative offices;
(ii) conference, display, sales and reception areas;
(iii) interior storage;
(iv) outdoor customer service areas;
(v) retail purposes related to a principal use; and
(vi) servicing, repair or testing of goods normally associated with a principal use.

4B166 Principal Use Regulations

The following regulations apply to principal uses:

(1) All operations associated with permitted uses, including storage, shall be contained within a completely enclosed building;

(2) Nothing shall be done on the property which is or may become an annoyance or nuisance to the surrounding areas by reason of unsightliness or the emission of odours, effluent, dust, fumes, smoke, vibration, noise or glare;

4B167 Accessory Use Regulations

The following regulations apply to accessory uses:

(1) Outdoor Customer Service Areas:

Outdoor customer service areas are permitted in conjunction with permitted retail food services and shall comply with Section 413 of this Bylaw;

(2) Retail Sales:

(a) The retail sale of goods is limited to an accessory use except in the case of a retail food service; and

(b) Retail sales are permitted as an accessory use for wholesaling uses subject to the accessory floor space regulations in Section 4B168(5);

4B168 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of the all buildings and structures shall not exceed 18.3m (60ft.) except where exempted under Section 407 of this Bylaw;

(2) Building Coverage:

Building coverage shall not exceed 50% of the lot area;

(3) Site Coverage:

Site coverage, including all buildings, structures, parking spaces, loading spaces and maneuvering aisles shall not occupy more than 80% of the lot area;

(4) Building and Parking Setbacks:

(a) Buildings and structures must be setback a minimum of:

(1) 10m (33ft.) from Dollarton Highway;
(2) 6.1m (20ft.) from all other exterior property lines;
(3) 3.1m (10ft.) from any interior road, driveway or lane;

(b) Parking spaces shall be setback a minimum of:

(1) 6.1m (20ft.) from Dollarton Highway
(2) 3.1m (10ft.) from all other exterior property lines; and
(3) 1.83m (6ft.) from any interior road, driveway or lane;

(5) Accessory Floor Space:

Accessory floor space shall not exceed 40% of the gross leasable floor area of a business or tenancy in a multi-tenant building, except in the case of research and development establishments and specialized light industrial and technological establishments;

(6) Floor Space Ratio

The Floor Space Ratio shall not exceed 1.0 as measured to the interior side of the exterior walls;

4B169 <u>Landscaping Regulations</u>

(1) All required building and parking setback areas and parking lots shall be landscaped in accordance with an approved landscape plan;

(3) All exterior garbage and recycling container pads shall be screened by a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and

(3) All electrical kiosks not located underground or within a building shall be located outside of any required setback areas and screened with landscaping.

4B170 Parking, Loading and Bicycle Parking Regulations

(1) Parking, loading and bicycle parking shall be provided in accordance with Part 10 of the Zoning Bylaw:

(2) All loading spaces shall be provided to the rear of a building or to the side adjacent to an interior side lot line;

(3) Where loading spaces are visible from a flanking street, the loading space shall be screened; and

(4) In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of 1 space ($40m^2$ ($430.5ft.^2$) of gross leasable area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw;
(Bylaw 7219)

4B171 Comprehensive Development Zone 34 CD34

Intent

The purpose of the CD34 Zone is to establish specific land use and development regulations for eight single-family residential lots located to the north of Anne MacDonald Way.

4B172 Uses

All uses of land, buildings and structures are prohibited except the use of such buildings and structures for:

(1) one single-family residential building per lot which may contain one or more of the following uses:

(a) home occupations;
(b) accommodation of not more than two boarders or lodgers in a single-family residential building;
(c) secondary suites subject to the following regulations:

(i) only one secondary suite is permitted on a single-family residential lot;

(ii) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and

(iii) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;

(Bylaw 8036)

(d) bed and breakfast business subject to the following regulations:

(i) the residential character of a single-family residential building containing a bed and breakfast business shall be maintained and the bed and breakfast business shall comply with the maximum number of bedrooms and patrons as follows:

Class 1

A Class 1 bed and breakfast shall not contain more than 3 bedrooms providing temporary rental accommodation and not more than 6 patrons in any single-family residential building;

Class 2

A Class 2 bed and breakfast may contain more than 3 bedrooms but not more than 6 bedrooms providing temporary rental accommodation and not more than 2 patrons in any bed and breakfast bedroom;

(ii) where a single-family residential building containing a bed and breakfast business also includes rooms for boarders and lodgers, the rooms and the boarders and lodgers shall be included in the maximum number of rooms and patrons permitted for Class 1 and Class 2 bed and breakfast businesses; and

(iii) the person licenced to operate a bed and breakfast business must be a resident of the single-family residential building containing the bed and breakfast and any number of residents of the single-family residential building may be employees of the business. One additional non-resident employee may be engaged in the direct operation of the Bed and Breakfast at any one time.

(2) buildings and structures accessory to (1).

4B173 <u>Size, Shape and Siting Regulations</u>

The following regulations shall apply to all buildings and structures in the CD 34 Zone:

(1) Single-Family Residential Buildings:

(a) shall not exceed either the maximum height or maximum eave height stipulated in Table 1:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	Not Permitted	Shall not exceed 5.49m (18 ft.) at the minimum 1.83m (6 ft.) side yard but then may increase at a 45° angle inwards to a maximum eave height of 6.71m (22 ft.)
3 in 12 slope or greater	7.32m (24 ft.)	
4½ in 12 slope or greater	7.92m (26 ft.)	
6 in 12 slope or greater	8.53m (28 ft.)	

Table 1

(b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

(c) shall not exceed the building coverage, maximum building depths, setbacks and upper storey floor area stipulated in Table 2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	35%
Maximum Building Depth	19.81m (65ft.)
Setbacks	The minimum required setbacks for single-family residential buildings shall be as stipulated on the plan included as Schedule A to this Zone.
Upper Storey Floor Area	Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 92.9m^2 (1000$ft.^2$) whichever is greater.

Table 2

(d) shall not exceed the floor space stipulated in Table 3, except for the allowable exemptions also stipulated in Table 3 as follows:

Element	Regulation
Floor Space	The floor space permitted on each lot as defined on Schedule A, is as follows: Lot 1 310m^2 / 3337ft.^{2} Lot 2 313.6m^2 / 3375ft.^{2} Lot 3 311.8m^2 / 3356ft.^{2} Lot 4 405m^2 / 4359ft.^{2} Lot 5 405m^2 / 4359ft.^{2} Lot 6 405m^2 / 4359ft.^{2} Lot 7 297m^2 / 3197ft.^{2} Lot 8 272.2m^2 / 2930ft.^{2} That area above 3.66m (12ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

Floor Space Exemption Regulation

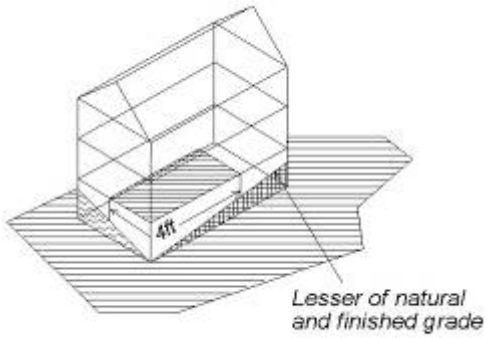
The following elements are excluded from floor space calculations:

a) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor area above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas:

$$F.S. = \frac{A}{\text{Lot Area}}$$

$$A = B + C \left[\frac{P^2}{P^1} \right]$$

A - Total floor space to be included in F.S. calculation
B - Total floor area of all storeys wholly above grade
C - Total floor area of all storeys partially below grade
P^1 - total perimeter length of a storey partially below ground
P^2 - Length of P^1 exposed 4 ft. or more from floor above



b) balconies and verandas not exceeding in total area 10% of the allowable floor area of the principal building as determined by the floor space;

c) open spaces below elevated buildings and structures;

d) parking structures not exceeding 53.5m^2 (576ft.^{2});

e) accessory buildings, other than parking structures not exceeding 25m^2 (269ft.^{2});

f) trellises, pergolas and similar incidental open-sided structures not exceeding in total area 18m^2 (194ft.^{2}) and having overhead framing members spaced to leave not less than 80% of the horizontal surface open to the sky.

Table 3

(2) Attached and Detached Accessory Buildings and Structures:

(a) attached or detached garages and other accessory buildings and structures shall be as stipulated in Table 4 below:

Element	Regulation
Parking Buildings and Structures	
Setbacks	
a) from a lot line facing a street	a minimum of 5m (16.4ft.) for straight-in entry access or 3.1m (10 ft.) for side entry access
b) from any other building or other structure	a minimum of 1.52m (5 ft.)
c) from a lot line abutting another lot	a minimum of 1.83 m (6 ft.)
Size	
a) in a required front yard	Shall not exceed the lesser of 25% of the required front yard or 37.16m^2 (400 sq.ft.)
Height	
a) flat roof	Not permitted
b) slope of 3 in 12 or greater	4.57m (15 ft.)
Other Accessory Buildings and Structures	
Location	Must be located within the building envelopes illustrated on Schedule 'A'
Height	
a) flat roof	Not permitted
b) slope in 3 in 12 or greater	4.57m (15 ft.)
Special Cases	
Swimming Pools and Satellite Antennae	Must be located within the building envelopes illustrated on Schedule 'A'

Table 4

(3) Location of Secondary Suites: secondary suites must be located within the single-family residential building.

(4) Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m^2 (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.

4B174 <u>Parking Regulations:</u>

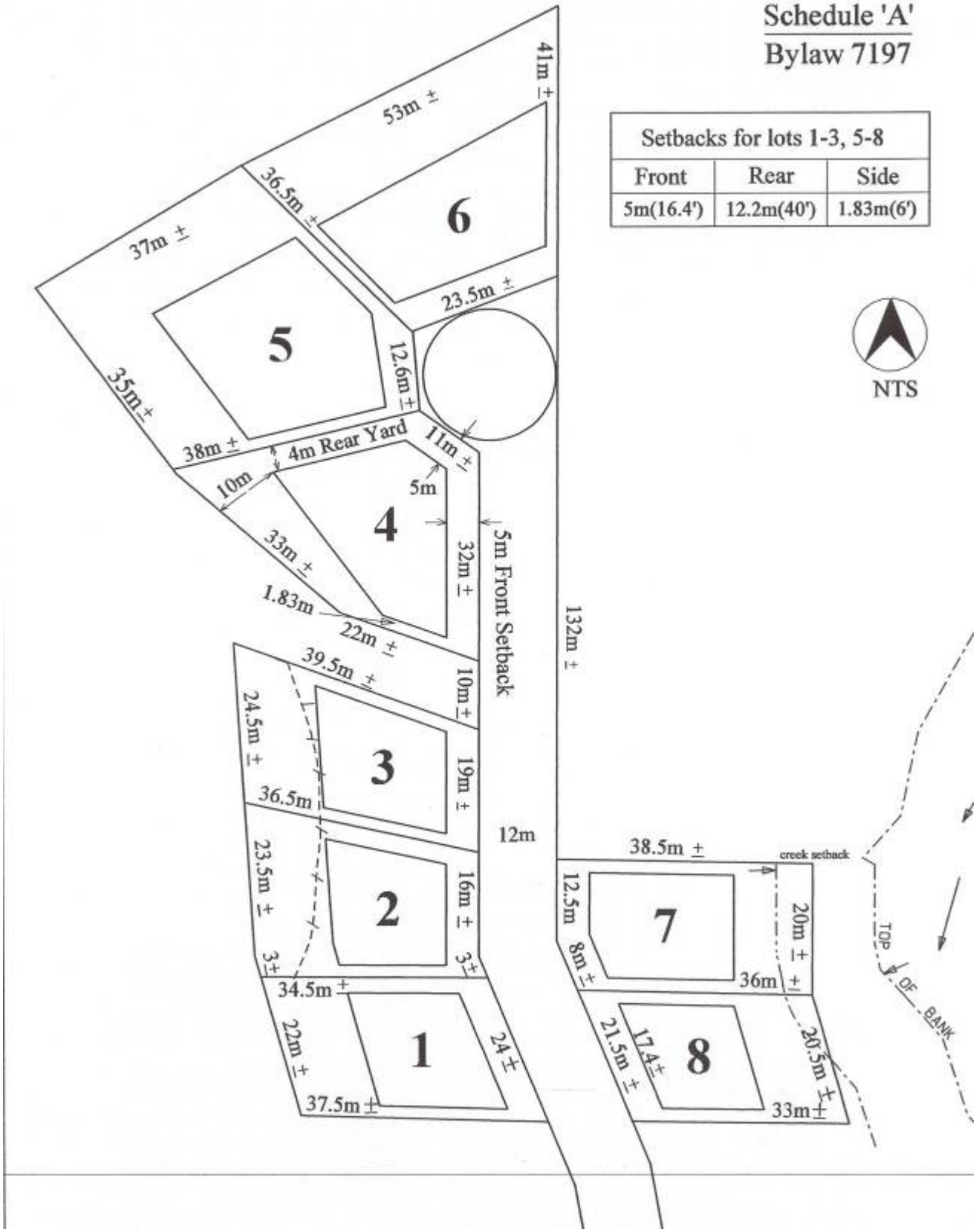
Parking for single-family residential buildings shall be provided in accordance with Table 5 below:

Use	Number of Spaces
Residential Buildings	unit
Residential Buildings with Bed and Breakfast Bedrooms	unit plus 1 per each bed and breakfast bedroom

Table 5

Schedule 'A'
Bylaw 7197

Setbacks for lots 1-3, 5-8		
Front	Rear	Side
5m(16.4')	12.2m(40')	1.83m(6')



4B175 Comprehensive Development Zone 35 (CD35)

Intent

The purpose of the CD35 Zone is to establish specific land use and development regulations for a seniors' apartment project.

The CD35 Zone is applied to the properties legally described as Lot A, Blk 55, District Lot 598 & 601, Plan 6659, (3201 Edgemont Boulevard), with the additional lands shown on the attached plan.

4B176 Uses

All uses of land, buildings and structures are prohibited except for residential purposes in the form of an apartment block of no more than 20 units.

4B177 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures shall not exceed 48 ft. (14.63m). Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.

(2) Building and Site Coverage:

Residential buildings shall not occupy more than 56% of the lot area and total site coverage shall not occupy more than 58%.

(3) Setbacks: The building shall be sited within the area shown on the attached Setback Plan.

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.31; and

(b) The following shall be included in the computation of floor space ratio:

(i) all floors to be measured to the outer edge of the sheathing on the outside walls of the building;

(ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(iii) All living areas on all floors excluding the basement are to be included; and

(iv) The area of underground parking, decks, porches, patios and exterior steps is excluded.

4B178 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan except for the rear yard which is to be replanted with native planting materials in accordance with the environmental report of Golder Assoc, April 13, 2000;

(2) All electrical kiosks not located underground or within a building shall be screened with landscaping.

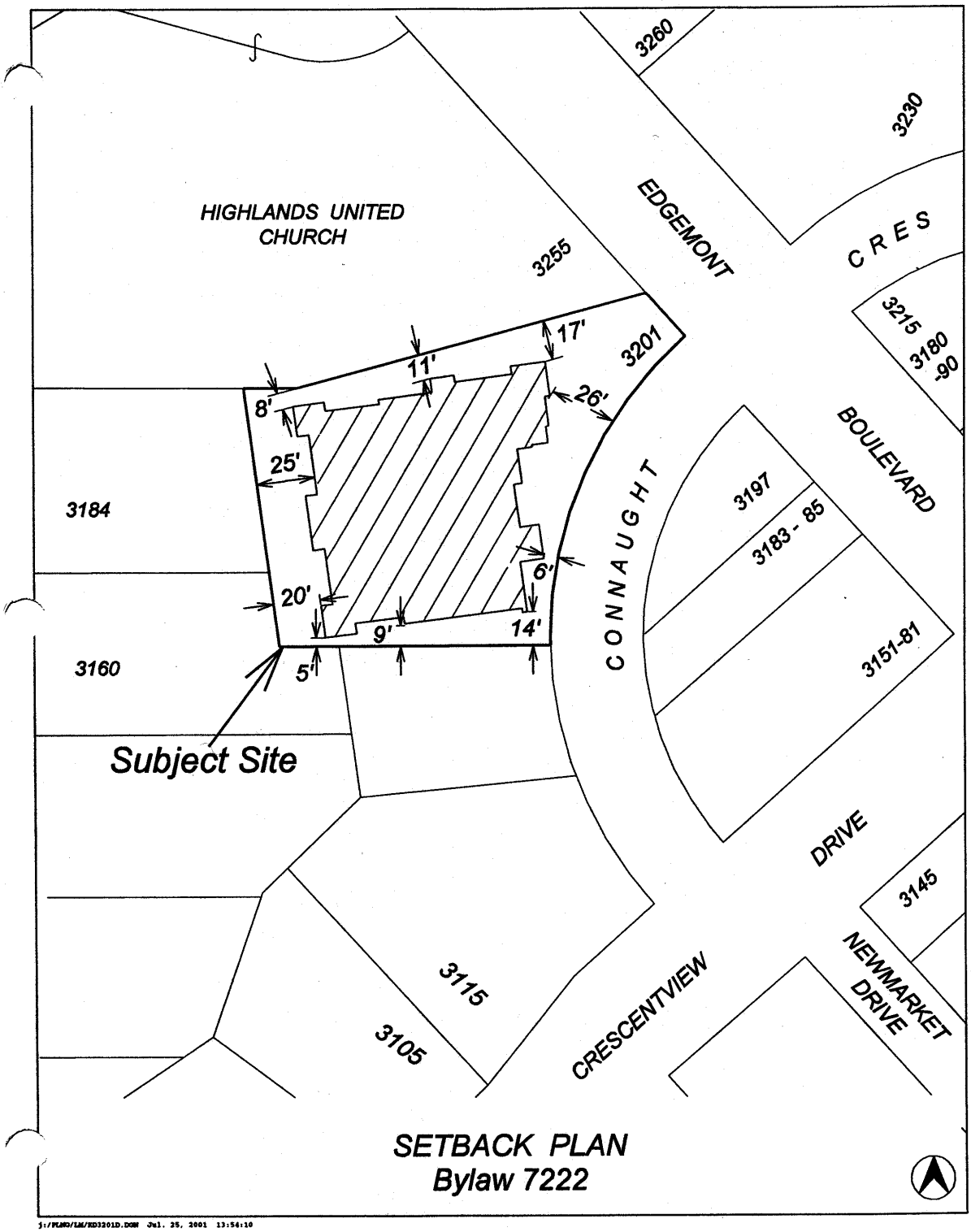
4B179 Parking and Bicycle Parking Regulations:

Parking and bicycle parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that;

Parking for residential purposes shall be provided at 1.35 spaces per unit on the following basis:

(a) 1.1 spaces per unit, i.e. 22 spaces, of which 2 sets of spaces may be permitted in tandem, providing that each set of 2 is assigned to one unit only; and

(b) Plus 5 visitor spaces, of which 4 are within the underground parking area and one is situated on the surface.


HIGHLANDS UNITED CHURCH
3260
3230
3255
EDGEMONT
CRES
3215
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-90
3201
17'
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BOULEVARD
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3183 - 85
CONNAUGHT
6'
20'
9'
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3160
5'
3151-81
Subject Site
DRIVE
3145
3115
3105
CRESCENTVIEW
NEWMARKET DRIVE
SETBACK PLAN
Bylaw 7222
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4BCD35c

4B180 Comprehensive Development Zone 36 CD36

Intent

The purpose of the CD 36 Zone is to permit multi-family residential development.

The CD36 Zone is applied to the properties legally described as 3065 Capilano Rd. (Lots 17, 18 and 19 of Lots A & D, Blocks. 23 & 24, D/L 601 & 607, Plan 6637), 3105 Capilano Rd. (Lot C of Lots A & D, Blocks. 23 & 24, D/L 601 & 607, Plan 6637), 3115 Capilano Rd. (Lot D of Lot A, Block 23 D/L 601 & 607, Plan 20501), 3135 Capilano Rd. (AM Lot 14, Exc Part in Plan 20501, of Lots A & D, Blocks 23 & 24, D/L 601 & 607, Plan 6637), 3165 Capilano Cres. (AM Lot 12 (see 278987L) Exc Plan 20975 of Lots A & D, Blocks 23 & 24, D/L 601 & 607, Plan 6637), and 3175 Capilano Cres. (Lot E of Lots A & D, Blocks. 23 & 24, D/L 601 & 607, Plan 20975).

4B181 Uses

All uses of land, buildings and structures are prohibited except for multifamily residential uses.

4B182 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

(a) The maximum height of the apartment buildings and structures shall not exceed 3 storeys or 12.2 metres (40.0 feet).
(b) The maximum height of the townhouse buildings and structures shall not exceed 3 storeys or 9.8 metres (32.0 feet).

(2) Building Coverage:

Building coverage shall not exceed 35%.

(3) Site Coverage:

Site coverage shall not exceed 50%.

(4) Setbacks:

(a) Southern setback: 4.5 metres (14.7 feet), and
(b) Northern Setback: 4.5 metres (14.7 feet).

(5) Density

1 unit per 223 square metres (2,400 square feet) of lot area, and in no case should the maximum number of units exceed 50 units in total for the site.

(6) Floor Space Ratio

(a) The Floor space ratio shall not exceed 0.80.

4B184 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;

(4) All garbage and recycling container pads above grade shall be screened on all sides and with a roof; and

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B185 Parking, Loading and Bicycle Parking Regulations:

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw.

(Bylaw 7240)

4B186 Comprehensive Development Zone 37 (CD37)

Intent

The purpose of the CD37 Zone is to establish specific land use and development regulations for a residential townhouse project.

The CD37 Zone is applied to the properties legally described as Lot 3 and 4 both of Block 15, District Lot 2025, Plan 11712 and Lot A, District Lot 2025, Plan 19755.

4B187 Uses

All uses of land, buildings and structures is prohibited except for residential purposes in the form of ground-oriented townhouses.

4B188 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height: The height of buildings and structures, including the 15% bonus for pitched roofs, shall not exceed 12.8m (42 ft.). Height in this case shall be measured from the average finished grade at the base of the building to the highest pitched roof element.

(2) Building Coverage: Residential buildings, shall not occupy more than 44% of the lot area;

(3) Setbacks:

(a) The distance between the front building face and the property line on Lynn Valley Road must be a minimum of 6.2m (20.5 ft.) In the case of bay windows the minimum setback may be reduced by 0.61m (2 ft.), provided that the total horizontal length of all bay windows projecting into the setback is no more than 15% of the length of the front building face;

(b) The distance between the rear building face and the property line at the rear shall be a minimum of 13.4 ft. (4.08m). In the case of bay windows, the setback may be reduced by 0.61m (2 ft.) provided that the total horizontal length of all bay windows projecting into the rear setback is no more than 15% of the length of the rear building face;

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.2.

(b) The following shall be included in the computation of floor space ratio:

(i) all floors wholly above grade to be measured to the extreme outer limits of the building;

(ii) any floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of more than 4.0 feet from the floor above to finished grade.

(iii) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below, that area shall be counted as if it were an additional floor level; and

(iv) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

(c) The following shall be excluded from floor space ratio:

(i) the entire parkade shall be exempt from FSR if the length of the parkade wall exposed by more than 4.0 feet is less than 0.15% of the total perimeter of the parkade;

(ii) in the case of bay windows a maximum exemption of 3% of the total gross floor area of the residential buildings is permitted.

4B189 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B190 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for residential purposes shall be provided on the basis of 1.0 parking space per residential unit for units which are 1-bedroom or 1-bedroom/den and 2.0 spaces per residential unit for units which are 2-bedroom or 3-bedroom, inclusive of 0.25 spaces/unit for designated visitor parking;

(2) Tandem parking is permitted in conjunction with 2-bedroom and 3-bedroom dwelling units provided that tandem parking spaces are provided at a width of 2.74m (9 ft.);

(3) A restrictive covenant is required to guarantee the following: that a minimum of one parking space will be allocated (or sold) for the exclusive use of each unit in the building; that each pair of tandem parking spaces will be allocated (or sold) for the exclusive use of a single-dwelling unit; and that the required designated visitor parking spaces will not be sold or leased to other users*;*

(4) A minimum of 12 bicycle parking spaces shall be provided.

4B191 Acoustic Regulations

A development permit application for residential uses in the CD37 zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

(Bylaw 7268)

4B193 Comprehensive Development Zone 38 CD38

Intent:

The intent of the Comprehensive Development Zone 38 (CD38) is to accommodate general commercial uses, residential uses, and overnight patient stays at a surgical centre. Overnight patient stays are not to exceed 24 hours, and the number of overnight patients accommodated at any one time shall not exceed three.

The CD38 Zone is applied to the properties legally described as Strata Corporation VR2024, District Lots 577 & 617 (3709-3751 Delbrook Avenue).

4B194 Uses

All uses of land, buildings, and structures are prohibited except:

1) the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

2) Principal Uses

(a) artist's studio;
(b) billiard hall;
(c) business/office support services;
(d) clubs;
(e) health service purposes;
(f) household repair services;
(g) office purposes;
(h) parking structures;
(i) personal service shops;
(j) pet care establishment;
(k) professional offices;
(l) residential purposes;
(m) restaurants;
(n) retail food services;
(o) retail purposes;
(p) school, trade;
(q) shopping centre;
(r) surgical centres of not more than 511m^2 (5,500 sq.ft.) in floor area, accommodating overnight patient stays, where individual patient stays do not exceed 24 hours, and the number of overnight patients accommodated at any one time does not exceed three;
(s) vehicle sales/rental/leasing establishments; and
(t) veterinarian. (Bylaw 7528)

3) Permitted accessory uses may include, but are not necessarily limited to:

   (a) administrative offices;
   (b) caretaker unit;
   (c) display, sales and reception areas;
   (d) outdoor customer service areas; and
   (e) storage.

4B195 Principal Use Regulations

The following regulations apply to permitted principal uses:

1) All operations associated with permitted uses shall be contained within a completely enclosed building except where outdoor customer service areas are permitted in accordance with Section 413 of this Bylaw;

2) (a) In the case of a pet care establishment or veterinarian, an outside public entrance is required.

   (b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises. (Bylaw 7528)

3) In the case of residential purposes, the dwelling units:

   (a) shall be located above the ground floor of the building;
   (b) shall be provided with a separate entrance from ground level;
   (c) shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom; and
   (d) may contain home occupations in accordance with Section 405 of this Bylaw;

4) In the case of vehicle sales/rental/leasing establishments:

   (a) no outside storage of vehicle inventory is permitted;

5) No activity shall take place on the property which is or may become an annoyance or nuisance to surrounding uses by reason of unsightliness or the emission of odours, effluent, dust, fumes, smoke, vibration, noise or glare.

4B196 Accessory Use Regulations

The following regulations apply to permitted accessory uses:

1) Caretaker Unit:

   In the CD38 Zone, a caretaker unit:

   (a) is permitted for the following uses:

      (i) pet care establishment; and
      (ii) veterinarian. (Bylaw 7528)

   (b) must have an interior entry through the principal use;

   (c) must contain a minimum of 47m2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m2 (700 sq.ft.);

   (d) is limited to one per lot.

2) Outdoor Customer Service Areas:

   Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

4B197 Size, Shape and Siting Regulations

The following regulations apply buildings and structures in the CD38 Zone:

1) Height

   Buildings and structures in the CD38 Zone shall not exceed a height of 12m (40 ft.)

2) Building Coverage

   Buildings and structures in the CD38 Zone shall not occupy more than 50% of the lot area.

3) Site Coverage

   Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles shall not occupy more than 85% of the lot area.

4) Floor Space Ratio

The floor space ratio in the CD38 Zone is 1.75, exclusive of any caretaker unit.

5) Accessory Structures

(a) a garage or carport not exceeding 37.2m^2 (400 sq.ft.) in area and 3.7m (12 ft.) in height may be built to the rear of a principal building but not less than 3.1m (10 ft.) from the rear lot line;

(b) a canopy or a roofed structure without walls, other than a carport, may be built between a building and a street lot line.

4B198 Landscaping Regulations

1) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles, and sidewalks shall be landscaped;

2) A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads;

3) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

4B199 Parking and Loading Regulations

1) Parking and loading spaces for principal and accessory uses in the CD38 Zone shall be provided in accordance with Part 10 of this Bylaw;

2) In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/25m^2 (269 sq.ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

(Bylaw 7282)

4B205 Comprehensive Development Zone 40 (CD40)

Intent:

The purpose of the CD40 Zone is to accommodate clean, environmentally-safe light industrial activities and manufacturing uses, as well as a limited range of independent office uses which are generally compatible with one another.

The CD40 Zone is applied to the properties legally described as:

Lots 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, and 14
all of Block 26, District Lot 266, Plan 4680.

4B206 Uses

All uses of land, buildings and structures in the Comprehensive Development Zone 40 are prohibited except:

Principle Uses:

i) business offices;
ii) business/office support services, excluding the sale or rental of office equipment;
iii) contractor services;
iv) custom manufacturing;
v) industrial product sales establishments;
vi) light manufacturing;
vii) manufacturer's agents;
viii) mini-warehousing;
ix) media-related establishments;
x) professional offices;
xi) recreation vehicle sales/rental/leasing establishments;
xii) research and development establishments;
xiii) retail food services;
xiv) specialized light industrial and technological establishments;
xv) warehousing; and
xvi) wholesaling.

Accessory Uses:

i) administrative offices;
ii) caretaker unit;
iii) conference, display, sales and reception areas;
iv) outdoor customer service area;
v) retail sales;

vi) servicing, repair or testing of goods normally associated with a principal use; and

vii) storage.

4B207 Principal Use Regulations

All operations associated with permitted uses, including storage, shall be contained within a completely enclosed building except where outdoor customer service areas, or the exterior storage of goods or vehicles is expressly permitted.

4B208 Accessory Use Regulations

(1) Caretaker Unit:

A caretaker unit:

(a) is permitted in conjunction with all permitted principle uses.

(b) must have an interior entry through the principal use for which it is required;

(c) must contain a minimum of 47m^2 (500 sq. ft.) of floor area and shall not exceed a total floor area of 74m^2 (800 sq. ft.); and

(d) is limited to one per lot.

(2) Exterior Storage:

Exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) the storage of fleet vehicles required for contractor services; and
(ii) recreation vehicle sales/rental/leasing establishments;

(b) where exterior storage is permitted, such storage shall be screened from view from any road in accordance with Section 4B210(2)(a);

(c) land used for exterior storage shall be hard surfaced with durable materials acceptable to the building inspector;

(3) Retail Sales

The retail sale of goods is limited to an accessory use except in the case of recreation vehicles sales/rental/leasing establishments for which the sale of goods and products may be the principal use;

(4) Outdoor Customer Service Areas

Outdoor customer service areas are permitted only on private property in conjunction with retail food services and shall comply with Section 413 of the Zoning Bylaw.

4B209 <u>Size, Shape and Siting Regulations</u>

Buildings and structures in the CD40 Zone shall comply with the following regulations:

(1) Height:

Buildings and structures shall not exceed a height of 12m (40ft.) except where exempted under Section 407 of this Bylaw and in the case of building energy conservation design elements;

(2) Building Coverage:

Buildings and structures shall not occupy more than 60% of the lot area;

(3) Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles shall not occupy more than 90% of the lot area;

(4) Floor Space Ratio

The floor space ratio is limited to 1.2, exclusive of a caretaker unit;

(5) Building Setbacks:

Buildings and structures shall be set back a minimum of 3.0 m (9.8 ft.) from the front property line;

Buildings and structures shall be set back a minimum of 6.0 m (19.7 ft.) from the rear property line;

(6) Accessory Floor Space

Accessory floor space devoted to sales/display areas shall not exceed 30% of the gross floor area of the premises for which it is required.

4B210 Landscaping Regulations:

(1) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles, exterior storage areas and sidewalks shall be landscaped;

(2) A 2m (6.5ft.) high screen consisting of a solid fence, landscaping or a combination thereof is required:

(a) between a permitted exterior storage area and any municipal road; and
(b) around all garbage and recycling container pads;

4B211 Parking, Loading and Bicycle Parking Regulations:

(1) Parking spaces for principal and accessory uses shall be provided on the basis of a minimum of one space/50m^2 (538 sq. ft) of gross leasable area, except in the case of mini-warehousing, recreation vehicle sales/rental/leasing establishments, warehousing and wholesaling uses, where parking spaces shall be provided in accordance with Part 10 of this Bylaw.

(2) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/50m^2 (538 sq. ft.) of gross leasable area up to a maximum of 25% of the gross leasable area and the issuance of business licenses for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Section 1002.3 and 1002.4 of this Bylaw.

(3) Loading spaces for principal uses shall be provided in accordance with Part 10 of the Bylaw except that:

(a) all parking and loading spaces shall be provided at the rear of buildings and structures; and
(b) parking visible from the front of the property shall be screened from view.

(4) Bicycle parking spaces for principal uses shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7327)

4B212 Comprehensive Development Zone 41 CD41

Intent

The purpose of the CD41 Zone is to establish specific land use and development regulations for a seniors' care facility.

The CD41 Zone is applied to the property legally described as Lot 1, Block 16, District Lot 2025, Plan 11184.

4B213 Uses

All uses of land, buildings and structures is prohibited except for:

(1) Residential/institutional purposes in the form of a seniors care home (lodge);

(2) institutional purposes in the form of a hospital facility; and

(3) accessory purposes required for the care and support of the residents and patients.

4B214 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height: The height of buildings and structures shall not exceed 56 ft. (17.1m). Height in this case shall be measured from the average finished grade at the base of the building to the highest roof element. Elevator shafts and motor rooms are exempt from the height restriction.

(2) Building Coverage: Building coverage shall not exceed 65%;

(3) Site Coverage: Site coverage shall not exceed 75%;

(4) Setbacks:

(b) The minimum distance between the front building face and the property line on Lynn Valley Road must be 15 ft. (4.6m) except that the minimum setback from the property line on Lynn Valley Road may be reduced to 8 ft. (2.4m) for a portion of the south elevation, provided that the length of wall which does not meet the full 15 ft. (4.6m) setback requirement is limited to 15% of the building face along Lynn Valley Road.

(c) The minimum distance between the west building face and the west property line shall be 25 ft. (7.6m) except: that the portion of the hospital building which is located within the front 90 ft. (27.4 m) of the front property (measured parallel to Lynn Valley Road) shall have a reduced setback of 14 ft. (4.3m).

(d) The minimum distance between the east building face (of the lodge) and the east property line (Fromme Road) shall remain at the current setback (as at July 15, 2002) of 28 ft. (8.5m).

(e) The minimum distance between the lodge and the north property line shall remain at the current setback (as at July 15, 2002) of 32 ft. (9.8m). The minimum distance between the new hospital building and the north property line shall be 20 ft. (6m) except that a reduced setback of 10ft. (3m) is permitted for a length of building limited to 10% of the frontage along Viney Road.

Underground parking structures and utility spaces which are not visible above grade or which are completely contained within a landscape berm are exempt from setback regulations.

(5) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.4.

(b) The following shall be included in the computation of floor space ratio:

(i) all floors wholly above grade to be measured to the extreme outer limits of the building;

(ii) any floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of more than 4.0 feet from the floor above to finished grade.

(iii) For basement areas which are partially below grade, the floor area shall be factored on the basis of the length of exposed wall relative to total perimeter wall as described in Part 410 of the Zoning Bylaw.

(iv) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below, that area shall be counted as if it were an additional floor level; and

(v) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

(c) The following shall be excluded from the computation of floor space ratio:

(i) open balconies, sundecks, porches and any other similar appurtenances, provided that the total area of all exclusions does not exceed eight percent of the provided floor area;

(ii) patios, roof gardens and exterior entrance features; and

(iii) Elevator shafts and motor rooms which extend above the top storey of the building are exempt provided that the total area of all shafts does not exceed *600 sq.ft. (56m^2)*.

4B215 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(5) All garbage and recycling container pads above grade shall be screened by with a 6.5 ft. (2m) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B216 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for seniors care facility (lodge and hospital) shall be provided on the basis of 1.0 parking space for every 6 beds;

(2) A minimum of 12 bicycle parking spaces shall be provided

4B217 Acoustic Regulations

A development permit application for seniors residential care home or hospital in the CD41 zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current

techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

4B218 Amenities

Despite Subsection 4B214 (5) which limits FSR to 0.4, FSR in the CD41 Zone is increased to a maximum of 1.6 if the property owner provides at his/her sole cost, before issuance of any building permits, the following amenities:

(1) Reconstruction of the existing 3.8 ft. (1.15m) high granite wall located along the property frontage on Lynn Valley Road. The full length of the existing wall is to be reconstructed along the back of the new sidewalk. Detailed design to be submitted to the District for review and approval;

(2) Construction of a new granite faced wall (to match the relocated granite wall) from the main entrance on Lynn Valley Road to the south edge of the property;

(3) Inclusion of flush mounted, recessed pedestrian lighting in the design and construction of all piers included in the reconstructed and new stone wall along Lynn Valley Road; and

(4) Design, fabrication and installation of a commemorative plaque to acknowledge the previous use of the site as the old North Vancouver District Hall. The design of the plaque is to be submitted for approval by District staff and the District's Community Heritage Commission. The plaque is to be installed along the granite wall at the corner of Fromme Road and Lynn Valley Road;

4B219 Building Permit

Unless the conditions set out in section 4B218 are met, the owner is not entitled to a building permit for the construction of a building in the CD41 Zone except in compliance with section 4B212 to 4B217.

(Bylaw 7335)

4B220 Comprehensive Development Zone 42 CD42

Intent

The purpose of the CD42 Zone is to accommodate the comprehensive development of the Lynn Valley Library, Public Plaza and Town Centre as envisioned in the Lynn Valley Plan.

The CD42 Zone is applied to the properties legally described as Lot Y, Block 3, DL 2023, Plan 11718; Lot 2, Blocks 57/58, DL 2022, Plan 15373; Lot 1, Block 57, DL 2022, Plan 2881; a portion of Ross Road between Mountain Highway and Lynn Valley Road, a portion of Mountain Highway east of Lot Y, Block 3, DL 2023, Plan 11718 and a portion of Lot D, Block 58, DL 2022, Plan 14034 as illustrated on the attached Schedule A.

4B221 Uses

(1) All uses of land, buildings and structures in the Comprehensive Development Zone 42 are prohibited except:

Principal Uses:

(i) art gallery and framing shop;
(ii) artist's studios;
(iii) bakery;
(iv) barber shop;
(v) beauty salon;
(vi) bicycle shop;
(vii) bookstore;
(viii) business/office support services;
(ix) butcher shop;
(x) clothing store;
(xi) coffee shop;
(xii) community policing facility;
(xiii) community space;
(xiv) drycleaners;
(xv) financial institutions not exceeding a total gross floor area of 375m^2 (4037 sq.ft.);
(xvi) fish store;
(xvii) fitness centre;
(xviii) florist;
(xix) grocery store;
(xx) greeting card and gift shop;
(xxi) health services purposes;
(xxii) housewares;
(xxiii) insurance sales;

(xxiv) jewellery store;
(xxv) kitchen and bath store;
(xxvi) library;
(xxvii) linen shop;
(xxviii) magazine and newspaper store;
(xxix) optician;
(xxx) outdoor equipment shop;
(xxxi) office purposes;
(xxxii) personal services;
(xxxiii) photography studio;
(xxxiv) plant store;
(xxxv) professional offices;
(xxxvi) restaurants;
(xxxvii) retail food services;
(xxxviii) shoe store;
(xxxix) specialty food outlets;
(xl) specialty furniture;
(xlii) sporting goods store;
(xliii) tanning salon;
(xliv) toy and game store;
(xlv) travel agent; and
(xlvi) vegetable and produce sales.

Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(i) administrative offices;
(ii) display, sales and reception areas;
(iii) outdoor customer service areas;
(iv) public plaza;
(v) storage; and
(vi) underground parking and loading spaces.

4B222 <u>Size, Shape and Siting Regulations</u>:

Buildings and structures in the CD42 Zone shall comply with the following regulations:

(1) Height:

Buildings and structures shall not exceed a height of:
a) 21.4 metres (70 feet) on Parcel A; and
b) 16.5 metres (54 feet) on no more than two levels on Parcel B, excluding architectural appurtenances such as elevators.

(2) Building Coverage:

Buildings shall not occupy more than:
a) 60% of the lot area on Parcel A; and
b) 85% of the lot area on Parcel B.

(3) Floor Space Ratio:

(a) The floor space ratio shall not exceed:
(i) 1.5 on Parcel A; and
(ii) 1.3 on Parcel B.

(b) The following shall be excluded from the computation of floor space ratio:
(i) covered exterior walkways and stair cases, elevators, outdoor customer service areas and patios, as well as mechanical rooms.

(4) Outdoor Customer Service Areas:

Outdoor customer service areas for the Comprehensive Development Zone 42 (CD42) shall be in conformity with the following regulations:

(a) an outdoor customer service area must be operationally and physically tied to the principal premises;
(b) the size of the outdoor customer service area is regulated as follows:
(i) in conjunction with a restaurant the outdoor customer service area shall not exceed 25% of the total gross floor area of the principal premises; and
(ii) in conjunction with a retail food services the outdoor customer service area shall not exceed 10% of the total gross floor area of the principal premises.

4B223 Landscaping Regulations:

All land areas not occupied by buildings, structures, driveways, sidewalks and the public plaza shall be landscaped.

4B224 Parking, Loading and Bicycle Parking Regulations:

(1) Parking space ratios for various use groups in the CD42 Zone shall be as follows:
a) Library/Community Space: 1 space / 484.4 sq.ft. (45m²) of GFA*
b) Retail: 1 space / 360 sq.ft. (33.4m²) of GFA
c) Office: 1 space / 484.4 sq.ft. (45m²) of GFA

d) Restaurant 1 space / 150 sq.ft. (14m²) of GFA
e) Community Police: 1 space / 620 sq.ft. (58m²) of GFA
*GFA (Gross Floor Area).

(2) Ratio of Small Car Parking Spaces:

The ratio of small car parking spaces in the CD42 Zone shall not exceed 35%.

(3) Dimensions of Parking and Loading Spaces:

Parking Stall Types	Length	Width	Height
Standard	5.7m (18.7 ft.)	2.7m (8.9 ft.)	2.1m (6.9 ft.)
Small Car	4.9m (16.1 ft.)	2.6m (8.5 ft.)	2.1m (6.9 ft.)
Disabled	5.7m (18.7 ft.)	3.7m (12.1 ft.)	2.1m (6.9 ft.)
Loading	9.0m (29.5 ft.)	3.0m (9.8 ft.)	4.0m (13.1 ft.)
Adjacent to a structure exceeding 0.3m (11.8 in.) in height	Increase stall width by +0.2m (0.66 ft.) on the side(s) that abut the structure.		

(4) Aisle Width:

The minimum aisle width shall be 7.0 metres (23 ft.).

(5) Column encroachments up to a maximum of 0.15 metres (.49 ft.) into the width of a stall are acceptable provided the column is set back a minimum of 0.6 metres (2 ft.) and a maximum of 1.2 metres (3.9 ft.) from the edge of the drive aisle. No column encroachment is permitted on a single stall module.

(6) Two loading bays shall be provided.

(7) Bicycle parking spaces for principal uses shall be provided in accordance with Part 10 of the Zoning Bylaw.

(Bylaw 7351)

4B226 Comprehensive Development Zone 43 CD43

Intent

The purpose for the CD43 Zone is to accommodate those uses generally in the C3A Zone.

The CD43 Zone is applied to a portion of the property legally described as Lot D, Block 58, DL 2022, Plan 14034; a portion of Lot 2, Blocks 57/58, DL 2022, Plan 15373; and a portion of Mountain Highway to be closed.

4B227 Uses

(1) All uses of land, buildings and structures in the Comprehensive Development Zone 43 are prohibited except:

Principal Uses:

(i) artist's studio;
(ii) billiard hall;
(iii) business/office support services;
(iv) car wash;
(v) clubs;
(vi) drive-in or drive-thru restaurants;
(vii) fitness centre;
(viii) gasoline bars;
(ix) gasoline service stations;
(x) health service purposes;
(xi) household repair services;
(xii) media-related establishments;
(xiii) office purpose;
(xiv) parking structures;
(xv) personal service shops;
(xvi) professional offices;
(xvii) residential purposes;
(xviii) restaurants;
(xix) retail food services;
(xx) retail purposes;
(xxi) school, trade; and
(xxii) veterinary;

Accessory Uses:

(i) administrative offices;
(ii) caretaker unit;
(iii) display, sales and reception areas;

(iv) outdoor customer service areas;
(v) storage.

4B228 Principal Use Regulations

The following regulations apply to principal uses:

(1) All operations associated with permitted uses shall be contained within a completely enclosed building except where outdoor storage is expressly permitted under the accessory use regulations;

(2) In the case of a car wash not operated in conjunction with a gas bar or service station, the minimum lot area shall be 929m² (10,000 sq.ft.) plus 186m² (2,000 sq.ft.) for each car wash bay in excess of three and the lanes leading to and from each bay shall be a minimum of 3.1m (10 ft.) in width and 18.3m (60 ft.) in length;

(3) In the case of a drive-in or drive thru restaurant and gasoline bar, the minimum lot area associated exclusively with such use shall be 1115m² (12,000 sq.ft.) plus 186m² (2,000 sq.ft.) for any car wash bay;

(4) In the case of a veterinary, a private entrance with direct access from the exterior of the building is required;

(5) In the case of residential uses:

(a) a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

(b) the dwelling units:

(i) shall be located above the ground floor of the building;
(ii) shall be provided with a separate entrance from ground level; and

(iii) shall contain a minimum of 55.7m² (600 sq.ft.) of floor area plus an additional 9.3m² (100 sq. ft.) of floor area for each bedroom.

4B229 Accessory Use Regulations

(1) Caretaker Unit

A caretaker unit:

(a) is permitted only for the following uses:
(i) veterinary;

(b) must have an interior entry through the principal use;

(c) must contain a minimum of 47m² (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m² (700 sq.ft.); and

(d) is limited to one per lot.

(2) Exterior Storage

Exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) the storage of vehicles for repair at gasoline service stations; and
(ii) outdoor customer service areas;

(b) where exterior storage is permitted, such storage shall be screened from view from any road or lane in accordance with Section 4B231(2);

(c) land used for exterior storage shall be hard surfaced with durable materials acceptable to the building inspector.

(3) Outdoor Customer Service Areas

Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

4B230 Size, Shape and Siting Regulations

Buildings and structures in the CD43 Zone shall comply with the following regulations:

(1) Height:

Buildings and structures shall not exceed a height of 12m (40 ft.);

(2) Building and Coverage:

Buildings and structures shall not exceed a coverage of 50% of the lot area;

(3) Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and exterior storage areas shall not exceed a coverage of 85% of the lot area.

(4) Floor Space Ratio:

The floor space ratio shall not exceed 1.75, exclusive of any caretaker unit;

(5) Setbacks:

(a) a gasoline station pump island must be setback a minimum of 4.6m (15 ft.) from any property line;

4B231 Landscaping Regulations

(1) All land not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks shall be landscaped;

(2) A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads and around all permitted exterior storage areas;

(3) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

4B93 Parking and Loading Regulations

(1) Parking and loading spaces for principal and accessory uses shall be provided in accordance with Part 10 of the Zoning Bylaw;

(2) In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/30m² (323 sq.ft.) of gross leaseable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of the Zoning Bylaw.
(Bylaw 7352)

4B233 Comprehensive Development Zone 44 CD44

Intent:

The purpose of the CD44 Zone is to establish specific land use and development regulations for a ground oriented residential townhouse development.

The CD44 Zone is applied to the properties legally described as Lots 2, 3 and 4, Block 17, DL 786, Plan 1479 and Lot 5, Block 17, DL 786 and 801, Plan 11196.

4B234 Uses

All uses of land, buildings and structures are prohibited except for residential purposes in the form of townhouse units, configured as duplex and triplex units, not exceeding 14 units.

4B235 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Building and Site Coverage:

Residential buildings shall not occupy more than 30% of the total lot area and total site coverage shall not exceed more than 50% of the total lot area.

(2) Building Setbacks, Maximum Height and Eave Height:

Buildings shall be sited in accordance with the single family residential building setbacks, building height and maximum eave height for the RSQ Zone, including the RSQ interpretation of maximum eave height.

(3) Floor Space Ratio:

(a) The floor space ratio shall not exceed .46.

(b) The following shall be included in the computation of floor space ratio:

(i) all floors to be measured to the outer edge of the sheathing on the outside walls of the building;

(ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and

(iii) all living areas on all floors, excluding basements.

(c) The area of garages, decks, porches, patios, exterior steps and basement areas is excluded from the floor space ratio calculation.

(4) Accessory Buildings and Structures: Attached and detached accessory buildings are not permitted except in accordance with an approved Development Permit.

4B236 Landscaping Regulations:

(1) All setback areas shall either be landscaped or surfaced in accordance with an approved landscape plan.

(2) All electrical kiosks not located underground or within a building shall be screened with landscaping.

(3) All garbage and recycling container pads not located within a building shall be screened with a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof.

4B237 Parking and Bicycle Parking Regulations:

Parking and bicycle parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that;

(1) Parking for residential units shall be provided on the basis of 2.0 parking spaces per unit in garages; plus 3 spaces for designated visitor parking.

(2) Bicycle parking may be provided within the parking structure for each residential unit.

(Bylaw 7417)

4B238 Comprehensive Development Zone 45 (CD 45)

Intent

The intent of the CD 45 Zone is to accommodate a mix of clean, environmentally safe industrial activities and servicing uses, as well as a limited range of commercial uses. The CD45 applies to the following property described as Lot C, Except Part in Plan 13516, Block 9, District Lot 193, Plan 1589 (1974 Spicer Road).

4B239 Uses

The following uses are permitted in the Comprehensive Development Zone 45 (CD 45):

1) The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

2) Principal Uses:
   - i) artist's studio;
   - ii) auction room;
   - iii) automotive body shops;
   - iv) automotive repair shops;
   - v) billiard hall;
   - vi) building supply establishment;
   - vii) business/office support services;
   - viii) Cannabis Retail Store (where included on the table in Section 405B(1)
   - ix) clubs;
   - x) contractor services;
   - xi) custom manufacturing;
   - xii) delivery services;
   - xiii) equipment rental establishments;
   - xiv) entertainment and recreation;
   - xv) fitness centre;
   - xvi) hobby beer and wine-making establishments;
   - xvii) household repair services;
   - xviii) industrial product sales establishments;
   - xix) light manufacturing;
   - xx) liquor store, where liquor store means premises used for the retail sale of alcoholic beverages for off site consumption;
   - xxi) mini-warehousing;
   - xxii) office purposes;
   - xxiii) parking structure;
   - xxiv) pet care establishment;
   - xxv) recreation vehicle sales/rental/leasing establishments;
   - xxvi) research and development establishments;

(Bylaw 8340)

xxvii) retail food services;
xviii) school, trade;
xxix) specialized light industrial and technological establishments;
xxx) veterinary;
xxxi) warehousing; and
xxxii) wholesaling.

3) Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) a caretaker unit;
(c) display, sales and reception areas;
(d) outdoor customer service areas; and
(e) storage.

4B240 Principal Use Regulations

The following regulations apply to principal uses:

1) All operations associated with permitted uses shall be contained within a completely enclosed building, except where outdoor customer service areas, or the exterior storage of goods or vehicles is expressly permitted, or where, in the case of pet care establishments, and veterinaries an outdoor area for animals is provided.

2) In the case of a pet care establishment, and veterinary, an outside public entrance is required

4B241 Accessory Use Regulations

1) Caretaker Unit:

In the CD 45 Zone, a caretaker unit:

(a) is permitted only in conjunction with the following uses:

(i) auction room;
(ii) custom manufacturing;
(iii) mini-warehousing;
(iv) pet care establishment;
(v) research and development establishments;

(vii) specialized light industrial and technological establishments; and
(viii) veterinary;

(b) must have an interior entry through the principal use for which it is required;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.) of floor area; and

(d) is limited to one per lot.

2) Exterior Storage

In the CD 45 Zone, exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) the storage of vehicles for repair at automotive body shops and automotive repair shops;
(ii) building supply establishments;
(iii) equipment rental establishments;
(iv) the storage of fleet vehicles required for contractor services and delivery services; and
(v) recreation vehicle sales/rental/leasing establishments;

(b) land used for exterior storage shall be hardsurfaced with durable materials acceptable to the building inspector;

3) Outdoor Customer Service Areas

Outdoor customer service areas are permitted only in conjunction with retail food services and when provided on private property, shall comply with Section 413 of this Bylaw.

4B242 Size, Shape and Siting Regulations

Buildings and structures in the CD 45 Zone shall comply with the following regulations:

1) Height

Buildings and structures in the CD 45 Zone shall not exceed a height of 12m (40 ft.) except where exempted under Section 407 of this Bylaw;

2) Building Coverage

Buildings and structures in the CD 45 Zone shall not occupy more than 60% of the lot area.

3) Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and exterior storage areas shall not occupy more than 90% of the lot area.

4) Floor Space Ratio

The floor space ratio in the CD 45 Zone is 1.2 exclusive of a caretaker unit.

5) Building Setbacks

Buildings and structures in the CD 45 Zone shall be setback a minimum of 1.5m (5 ft.) from a front property line;

6) Accessory Floor Space

The total floor space of all permitted accessory uses shall not exceed 25% of the gross floor area of a building and any one tenancy in a multi-tenant building.

7) Building Area

a) An individual building supply establishment or retail store in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots.

4B243 <u>Landscaping Regulations</u>

1) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks shall be landscaped;

2) A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around permitted exterior storage areas and around all garbage and recycling container pads.

3) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 sq. ft.) in length every 20 spaces.

4B244 <u>Parking and Loading Spaces</u>:

1) Parking and loading spaces for principal and accessory uses in the CD 45 Zone shall be provided in accordance with Part 10 of this Bylaw.

2) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/40m^2 (430.5 sq.ft.) of gross leasable area up to a maximum of 25% of the gross leasable area of the building and one space/100m^2 (1076 sq.ft.) of all other gross leasable area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

4B245 Comprehensive Development Zone 46 CD46

Intent

The intent of the CD46 Zone is to establish specific land use and development regulations for a ground-oriented townhouse project.

The CD46 Zone is applied to the properties legally described as Lots L and M, Block G, D.L. 676, Plan 17466; Lots N and O, Block 1, D.L. 676, Plan 21627 and Lots 24, 25, 26 and C, Block 1, D.L. 676, Plan 2875 (2400 Block, Windridge Drive).

4B246 Uses

All uses of land, buildings and structures are prohibited except for residential purposes in the form of ground-oriented townhouses, not exceeding 57 units, which may contain home occupations.

4B247 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures in the CD46 Zone shall not exceed 12m (39.4ft.), inclusive of the 15% bonus for sloping roofs.

(2) Building Coverage:

Buildings and structures shall not occupy more than 52% of the lot area.

(3) Site Coverage:

Buildings and structures, parking spaces, driveways and garage driveway aprons shall not occupy more than 75% of the lot area.

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.0.

(b) The following shall be included in the computation of floor space ratio:

(i) All floors to be measured to the extreme outer limits of the building;

(ii) Stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(iii) All living areas on all floors excluding the basement are to be included; and

(iv) The area of parking garages, decks, porches, patios and exterior steps is excluded from the calculation.

4B248 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(2) If exterior communal garbage and recycling container pads are required, they shall be screened by a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B249 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking shall be provided on the basis of 2 spaces per unit, inclusive of designated visitor parking.

(2) Required parking may be provided in a tandem arrangement and may be either enclosed or provided on a garage driveway apron but not more than 12 units may have exterior parking spaces.

(3) Required parking provided on a garage driveway apron shall satisfy the minimum parking space sizes established in the Zoning Bylaw.
(Bylaw 7420)

4B250 Comprehensive Development Zone 47 (CD47)

Intent

The purpose of the CD47 Zone is to provide a site for tourist accommodation purposes close to an arterial road and which includes a liquor store.

The CD47 Zone is applied to the property legally described as: Strata Lots 1 – 167 together with the Common Property DL 612, Group 1, NWD, LMS 4202 (700 Old Lillooet Road)

4B251 Uses

The following uses are permitted in the CD47 Zone:

251.1 The use of such land for a purpose related to a use of land, buildings and structures permitted in this zone;

251.2 Principal Uses:

(a) tourist accommodation purposes;
(b) liquor store.

251.3 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) licensed lounge;
(c) maintenance/laundry facilities;
(d) meeting rooms;
(e) office purposes;
(f) personal service shops;
(g) recreation facilities;
(h) restaurants;
(i) retail food services;
(j) retail purposes;
(k) storage.

4B252 Principal Use Regulations

The following regulations apply to principal uses:

252.1 All operations associated with principal or accessory uses shall be contained within a completely enclosed building except for outdoor customer service areas and outdoor recreation facilities.

252.2 A liquor store may not exceed 250 m² (2,692 sq ft).

4B253 Accessory Use Regulations

The following regulations apply to accessory uses:

253.1 Where recreation facilities are provided, they shall be solely for the use of patrons of the tourist accommodation use.

253.2 Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

4B254 Size, Shape and Siting Regulations

Buildings and structures in the CD47 Zone shall comply with the following regulations:

254.1 Height:

Buildings and structures shall not exceed a height of 25.3m (83 ft.);

254.2 Building Coverage:

Buildings and structures shall not occupy more than 30% of the lot area;

254.3 Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles shall not exceed a coverage of 80% of the lot area;

254.4 Lot Area:

The minimum lot area in the CD47 Zone is 15,500 m² (166,840 sq ft);

254.5 Accessory Floor Space:

Within a tourist accommodation building, floor area used for accessory purposes shall not exceed 20% of the gross floor area of the building.

4B255 Landscaping Regulations

255.1 All land area not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, sidewalks and outdoor amenities provided for patrons of the tourist accommodation use shall be landscaped.

255.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads.

255.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.8 ft.) in length every 10 spaces.

4B256 Parking and Loading Regulations

256.1 Parking and loading spaces for principal and accessory uses shall be provided in accordance with Part 10 of this Bylaw as varied by Development Permit 411.0.

(Bylaw 7444)

4B257 Comprehensive Development Zone 48 CD48 (repealed)

(as per Bylaw 7938)

4B264 Comprehensive Development Zone 49 CD49

Intent

The purpose of the CD49 Zone is to establish specific land use and development regulations for a seniors' apartment project. The CD49 Zone is applied to the properties legally described as: Lots 5, 6, and 7, all of Lot B, Blocks 4 to 13, District Lot 2026, Plan 3544C and Lots F, G, H, I, and J, all of Block 2, District Lot 801, Plan 9372 and a portion of the existing municipal lane.

4B265 Uses

All uses of land, buildings and structures are prohibited except for residential dwelling units (which may contain home occupations), and associated ancillary service areas, such as dining, kitchen, and recreation facilities, in the form of a multiple-family seniors' residential complex where the total number of dwelling units does not exceed 97.

4B266 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

(a) The height of buildings and structures shall not exceed 12.2 m (40.0 feet). Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.

(b) Decorative cornices shall not be subject to this height limitation, provided they do not extend more than 0.9 m (3 feet) above the highest point of the roof surface.

(c) Elevator penthouses, heating, cooling, ventilation and mechanical equipment shall not be subject to this height limitation, provided they do not extend more than 2.4 m (8.0 feet) above the highest point of the roof surface, but in no case shall these components exceed a height of 14.0 m (46.0 feet).

(2) Building and Site Coverage:

Residential buildings shall not occupy more than 50% of the lot area and total site coverage shall not occupy more than 60% of the lot area.

(3) Setbacks:

(a) The distance between the north building face and the property line on W. Queens Road must be a minimum of 5.49 m (18 feet).

(b) The distance between the south building face and the property line on W. 29th Street shall be a minimum of 10.36 m (34 feet).

(f) The distance between the east building face and the east property line shall be a minimum of 2.44 m (8.0 feet), excepting the portion of the building adjacent to the municipal lane, where the distance may be reduced to 0 m (0 feet).

(g) The distance between the west building face and the west property line shall be a minimum of 4.57 m (15 feet).

(h) Projections of up to 1.219 m (4 feet) into the above setbacks are permitted for eaves, patios, and architectural details.

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.4.

(b) The following shall be included in the computation of floor space ratio:

(i) All floors to be measured to the extreme outer limits of the building;

(ii) Stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(iii) All living areas on all floors excluding the basement are to be included; and

(iv) The area of parking garages, parking access areas, decks, porches, patios, balconies, and exterior steps is excluded.

(5) Accessory Buildings and Structures: Attached and detached accessory buildings and structures are not permitted except in accordance with an approved Development Permit.

4B267 **Landscaping Regulations:**

(1) All setback areas shall either be landscaped or hard-surfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B268 **Parking, Loading and Bicycle Parking Regulations:**

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking shall be provided on the basis of a total of 45 spaces: 35 resident/staff parking spaces, and 10 visitor parking spaces.

(2) Bicycle parking shall be provided on the basis of 6 spaces.

(Bylaw 7455)

4B269 Comprehensive Development Zone 50 CD50

Intent

The intent of the Comprehensive Development Zone 50 (CD50) is to accommodate the development of a high quality light industrial park containing a mix of uses which are environmentally safe and clean.

The CD50 Zone is applied to the properties legally described as: Ptn of Lot 1, D.L. 611, Plan LMP50323 and Lot 1 and Ptn. Lot 2, Block 35, D.L. 611, Plan 2353.

4B270 Uses

All uses of land, buildings and structures is prohibited except the use of such buildings and structures for:

Principal Uses

(i) business/office support services;
(ii) call centre;
(iii) contractor services;
(iv) courier and messenger services;
(v) custom manufacturing;
(vi) fitness centre;
(vii) household repair services;
(viii) industrial product sales establishments;
(ix) light manufacturing;
(x) media-related establishments;
(xi) mini-warehousing;
(xii) office purposes;
(xiii) professional offices;
(xiv) research and development establishments;
(xv) specialized light industrial and technological establishments;
(xvi) warehousing; and
(xvii) wholesaling.

Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(i) administrative offices;
(ii) conference, display, sales and reception areas;
(iii) exterior storage;
vi) film set construction;

vii) interior storage;
viii) retail purposes related to a principal use; and
ix) servicing, repair or testing of goods normally associated with a principal use.

4B271 Principal Use Regulations

The following regulations apply to principal uses:

(1) All operations associated with permitted uses shall be contained within a completely enclosed building except for the storage of fleet vehicles and activities associated with contractor services; film set construction, industrial product sales establishments; light manufacturing and specialized light industrial and technological establishments;

(2) Nothing shall be done on the property which is or may become an annoyance or nuisance to the surrounding areas by reason of unsightliness or the emission of odours, effluent, dust, fumes, smoke, vibration, noise or glare;

4B272 Accessory Use Regulations

The following regulations apply to accessory uses:

(1) For uses included within the definition of 'custom manufacturing', the provision of instruction is permitted as an accessory use;

(2) Retail sales are permitted as an accessory use for wholesaling uses subject to the accessory floor space regulations in Section 4B273(6);

4B273 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of the all buildings and structures shall not exceed 12m (40ft.) except where exempted under Section 407 of this Bylaw;

(2) Building Coverage:

Building coverage shall not exceed 50% of the lot area;

(3) Site Coverage:

Site coverage, including all buildings, structures, parking spaces, loading spaces and manoeuvering aisles shall not occupy more than 80% of the lot area;

(4) Floor Space Ratio:

The Floor Space Ratio shall not exceed 1.0 as measured to the interior side of the exterior walls;

(5) Building and Parking Setbacks:

(a) Buildings and structures shall be setback:

(1) 6.1m (20ft.) from exterior property lines with the exception of the east and west property lines where the setback shall be established in accordance with approved site and landscape plans;
(2) 3.1m (10ft.) from any interior road, driveway or lane;

(b) Parking spaces shall be setback a minimum of:

(1) 3.1m (10ft.) from all other exterior property lines; with the exception of the east and west property lines where the setback shall be established in accordance with approved site and landscape plans; and
(2) 1.83m (6ft.) from any interior road, driveway or lane;

(6) Accessory Floor Space:

Accessory floor space shall not exceed 25% of the gross leasable floor area of a business or tenancy in a multi-tenant building, except in the case of media-related establishments; research and development establishments and specialized light industrial and technological establishments;

4B274 <u>Landscaping Regulations:</u>

(1) All required building and parking setback areas and parking lots shall be landscaped in accordance with an approved landscape plan;

(2) All exterior garbage and recycling container pads shall be screened by a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All exterior storage areas shall be screened through the use of fencing and landscaping suitable to prevent views from adjacent properties; and

(4) All electrical kiosks not located underground or within a building shall be located outside of any required setback areas and screened with landscaping.

4B275 <u>Parking, Loading and Bicycle Parking Regulations:</u>

(1) Parking, loading and bicycle parking shall be provided in accordance with Part 10 of this Bylaw;

(2) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of 1 space/40m^2 (430.5$ft.^2$) of gross leasable area up to a maximum of 25% of the gross leasable area of the building and 1 space/100m^2 (1076$ft.^2$) of all other gross leasable area and the issuance business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw;

(3) in the case of film sound stages, including accessory set construction floor space, 1 space for each 51m^2 (550$ft.^2$) of floor area;

(4) all loading areas shall be provided to the side or rear of buildings adjacent to an interior lot line and where loading spaces are visible from a flanking street other than an interior driveway, the loading spaces shall be screened;

(Bylaw 7479)

4B276 Comprehensive Development Zone 51 CD51

Intent
The purpose of the CD51 Zone is to establish specific land use and development regulations for a residential townhouse project on the block bounded by Ross, Sunnyhurst, Harold and Baird Roads

(Bylaw 7743)

The CD51 Zone is applied to the properties legally described as:
Lots A, 21, 24 and 26 all of North ½ of Block 4, District Lot 2023, Plan 3097;

Lots 1 and 2 both of North ½ of Block 4, District Lot 2023, Plan 9959 and Lot C, North ½ of Block 4, District Lot 2023, Plan 3097.

(Bylaw 7545)

Amended lot 4 (See 191137L), Lot 6 (See 191138L) and Lots 7, 8 South ½ of Block 4, District Lot 2023, Plan 3170

(Bylaw 7743)

Amended lot 19 (Explanatory Plan 5450) North ½ of Block 4, District Lot 2023
Plan 3097.

(Bylaw 7762)

Lot 9 South ½ of Block 4 District Lot 2023 Plan 3170 and Lot 10 of the South ½ of Lot 4 District Lot 2023 Plan 3170

(Bylaw 8029)

Amended lot 11 (see 298518L) South ½ of Block 4 District Lot 2023 Plan 3170

(Bylaw 8239)

4B277 Uses

All uses of land, buildings and structures are prohibited except the use of such buildings and structures for residential purposes in the form of ground-oriented townhouses which may contain home occupations.

4B278 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:
The height of the all buildings and structures including the 15% bonus for pitched roofs, shall not exceed 12.5m (41 ft.)

2) Building Coverage:
Building coverage shall not exceed 45%.

(3) Site Coverage:

Site coverage of all buildings, parking and driveways shall not exceed 70%.

(4) (a) Setbacks:

The distance between the front building face and the property line parallel to the street must be a minimum of 2.4m (8 ft.).

(b) The distance between the building wall and the interior side property lines must be a minimum of 4.25m (14 ft.) when the rear of the building backs on the interior property line and 2.4m (8ft.) when the building flanks the interior property line.

(i) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634).

The distance between the building wall and the interior side property lines specified in Section 4B278 (4) (b) may be reduced to a minimum of 2.13 m (7ft.) when the building flanks the interior property line.

(Bylaw 8239)

(5) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.55.

(b) The following shall be included in the computation of floor space ratio:

(i) All floors wholly above grade to be measured to the inside surface of every exterior wall plus a deemed thickness of 100mm;

(ii) Any floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of more than 4.0 feet from the floor above to finished grade.

(iii) In the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below, that area shall be counted as if it were an additional floor level; and

(iv) Stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

(c) The following shall be excluded from the computation of floor space ratio: parking garages.

(i) For development on Amended Lot 11 (see 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

In addition to parking garages, the following shall be excluded from the computation of floor space ratio:

a. Crawlspaces beneath landings not exceeding a floor to ceiling height of 1.2 m (4 ft.); and
b. Unenclosed common storage areas, up to and not exceeding 10.2 m2 (110 sq. ft.) in area in total on a parcel.

(Bylaw 7743)
(Bylaw 7762)
(Bylaw 8239)

4B279 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B280 Parking, Loading and Bicycle Parking Regulations:

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking for each townhouse shall be provided on the basis of 2 spaces per unit.

(2) No on-site visitor parking is required.

4B281 Amenities

Despite Section 4B278 which limits Floor Space Ration to 0.55, FSR in the CD51 Zone may be increased to 0.8 if the applicant provides the following amenity at his/her sole cost, before issuance of any building permits:

(1) For development on Lots A, 21, 24 and 26, all of North ½ of Block 4, District Lot 2023, Plan 3097 a cash payment in the amount of $30,386.00 towards the purchase and installation of playground equipment at the Lynn Valley Elementary School.

(Bylaw 7489)

(2) For development on Lots 1 and 2 both of North ½ of Block 4, District Lot 2023, Plan 9959 and Lot C, North ½ of Block 4, District Lot 2023, Plan 3097, a cash payment in the amount of $ 25,758 toward the construction of a youth facility at the Lynn Valley Recreation Centre.

(Bylaw 7545)

(3) For development on Amended Lot 4 (See 191137L), and Lots 7, 8, South ½ of Block 4, District Lot 2023, Plan 3170 a contribution in the amount of $25,682 to the municipality to be used only for one or more of the following amenities (with allocation to be determined by the municipality in its sole discretion):

i. Parks improvements in Lynn Valley
ii. Notice boards and other features at the Lynn Valley Library Complex; and
iii. The development of youth facilities in Lynn Valley.

(Bylaw 7743)

(4) For development on Amended Lot 19 (Explanatory Plan 5450) North ½ of Block 4, District Lot 2023, Plan 3097 a contribution in the amount of $7,103 to the municipality to be used only for one or more of the following amenities (with allocation to be determined by the municipality in its sole discretion):

i. Parks improvements in Lynn Valley; and
ii. Public art projects in Lynn Valley.

(Bylaw 7762)

(5) For development on Lot 9 South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-618) and Lot 10 of the South ½ of Lot 4 District Lot 2023 Plan 3170 (003-430-472):

a) enter into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

b) a contribution in the amount of $36,778.20 to the municipality to be used for the following amenity:

i. Public art;
ii.Park, trail, environmental, pedestrian or other public realm, infrastructure improvements; and/or
iii. Affordable housing fund.

(Bylaw 8029)

(6) For development on Amended Lot 11 (See 298518L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634):

(a) A contribution in the amount of $23,382.00 to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
   (i) Improvements to public parks, plazas, facilities, trails and greenways;
   (ii) Public art and other beautification projects; and
   (iii) Affordable housing.

(Bylaw 8239)

(b) The Zoning Map is amended in the case of the lands legally described Amended Lot 11 (See 298519L) South ½ of Block 4 District Lot 2023 Plan 3170 (PID: 013-086-634) by rezoning the land from Residential Single-Family Zone 4 (RS4) to Comprehensive Development (CD51) as shown on Schedule A.

(Bylaw 8239) September 2018

Schedule A to Bylaw 8239

SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO COMPREHENSIVE DEVELOPMENT ZONE 51 (CD51)

N

4B282 Comprehensive Development Zone 52 CD52

Intent

The purpose of the CD52 Zone is to establish specific land use and development regulations for a seniors' apartment project. The CD52 Zone is applied to the properties legally described as: Lots 8, 9, 10, and 11, all of Lot B, Blocks 4 to 13, District Lot 2026, Plan 3544C, and Lots C, D, and E, all of Block 2, District Lot 801, Plan 9372, and a portion of the existing municipal lane.

4B283 Uses

All uses of land, buildings and structures are prohibited except for residential dwelling units (which may contain home occupations), and associated ancillary service areas, such as dining, kitchen, and recreation facilities, in the form of a multiple-family seniors' residential complex where the total number of dwelling units does not exceed 50.

4B284 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

(a) The height of buildings and structures shall not exceed 12.8 m (42.0 feet) for apartment buildings, and 11.7 m (38.5 feet) for townhouse buildings. Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade, to the highest point of the roof surface.

(b) Elevator penthouses, heating, cooling, ventilation and mechanical equipment shall not be subject to this height limitation, provided they are completely screened and do not extend more than 2.4 m (8.0 feet) above the highest point of any roof surface, but in no case shall these components exceed a height of 14.0 m (46.0 feet).

(2) Building and Site Coverage:

Residential buildings shall not occupy more than 45% of the lot area and total site coverage shall not occupy more than 50% of the lot area.

(3) Setbacks:

(a) The distance between the north building face and the property line on W. Queens Road must be a minimum of 4.72 m (15.5 feet).
(b) The distance between the south building face and the property line on W. 29th Street shall be a minimum of 7.62 m (25 feet).
(c) The distance between the south building face and the south property line shall be a minimum of 2.44 m (8 feet).
(d) The distance between the east building face and the east property line shall be a minimum of 2.59 m (8.5 feet).
(e) The distance between the west building face and the west property line at Chesterfield Avenue shall be a minimum of 2.74 m (9 feet)
(f) The distance between the west building face and the west shared property line shall be a minimum of 13.4 m (44 feet).
(g) Projections of up to 1.219 m (4 feet) into the above setbacks are permitted for eaves, patios, and architectural details.

(4) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.4.
(b) The following shall be included in the computation of floor space ratio:
  (i) all floors to be measured to the inside surface of every exterior wall, plus a deemed wall thickness of 100 mm (4 inches);
  (ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
  (iii) All living areas on all floors excluding the basement; and
  (iv) The area of parking garages, parking access areas, decks, porches, patios, balconies, and exterior steps is excluded.

(5) Accessory Buildings and Structures:

Attached and detached accessory buildings and structures are not permitted except in accordance with an approved Development Permit.

4B285 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or hard-surfaced in accordance with an approved landscape plan;

(2) All garbage and recycling container pads above grade shall be screened with a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B286 Parking, Loading and Bicycle Parking Regulations:

Parking shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(1) Parking shall be provided on the basis of a total of 81 spaces: 68 resident spaces and 13 visitor spaces;

(2) Tandem parking is permitted in conjunction with townhouse dwelling units;

(3) A restrictive covenant is required to guarantee the following: that a minimum of one parking space will be allocated (or sold) for the exclusive use of each unit in the building; that each pair of tandem parking spaces will be allocated (or sold) for the exclusive use of a single dwelling unit; and that the required designated visitor parking spaces will not be sold or leased to other users;

(4) Bicycle parking shall be provided on the basis of a minimum of 12 spaces.

(Bylaw 7508)

4B300 Comprehensive Development Zone 55 (CD55)

Intent

The intent of the CD55 Zone is to establish a comprehensive development zone to accommodate a range of higher-level light industrial, business park uses plus passenger rail station.

The CD55 in Zone is applied to the properties legally described as: Lot A Block 25 District Lot 266 Plan 4680 (Parcel Identifier 011-423-552); Block J District Lot 266 Plan 22028 (Parcel Identifier 012-557-871); and Lot D Except Plan BCP10746 District Lot 266 Group 1 New Westminster District Plan 4680 (Parcel Identifier 011-426-926). (Generally located on the south side of W. 1st Street between Pemberton and Philip Avenues.)

4B301 Uses

All uses of land, buildings and structures are prohibited except the use of such buildings and structures for:

Principal Uses:

(i) artist's studio;
(ii) business/office support services;
(iii) contractor services;
(iv) custom manufacturing;
(v) delivery services;
(vi) equipment rental establishments;
(vii) hobby beer and wine-making establishments;
(viii) household repair services;
(ix) industrial product sales establishments;
(x) light manufacturing;
(xi) media-related establishments;
(xii) office equipment rental establishments;
(xiii) passenger rail station;
(xiv) professional offices;
(xv) research and development establishments;
(xvi) retail food services;
(xvii) school, trade;
(xviii) specialized light industrial and technological establishments; and
(xix) wholesaling.

Accessory Uses:

The total gross floor area of all permitted accessory uses shall not exceed 50% of the gross floor area of a building or any one tenancy within a multi-tenant building. Permitted accessory uses may include but are not necessarily limited to:

(i) office;
(ii) retail sales;
(iii) conference, display, sales and reception areas;
(iv) interior storage;
(v) exterior storage, which shall be screened from view from any road and land used for exterior storage and shall be hard surfaced with durable materials acceptable to the building inspector;
(vi) outdoor customer service areas subject to the limitation that outdoor customer service areas are permitted only on private property in conjunction with retail food services and passenger rail stations, and shall comply with Section 413 of the Zoning Bylaw;
(vii) restaurant, in association with a passenger rail station only;
(viii) servicing of goods normally associated with a principal use; and
(vix) caretaker unit, in compliance with the following limitations:
  i. is permitted only in conjunction with custom manufacturing, research and development establishments, specialized light industrial and technological establishments, media-related establishments, passenger rail station and school, trade;
  ii. must have an interior entry through the principal use for which it is required;
  iii. must contain a minimum of 47 m² (500 sq ft) of floor area and shall not exceed a total floor area of 74 m² (800 sq ft) of floor area; and
  iv. is limited to one per lot.

4B302 Principal Use Regulations

(1) All operations associated with permitted uses shall be contained within a completely enclosed building except outdoor customer service areas, passenger rail platform and exterior storage or where the exterior storage of goods or vehicles is expressly permitted.

(2) Nothing shall be done on the property which is or may become an annoyance or nuisance to the surrounding areas by reason of unsightliness or the emission of odours, effluent, dust, fumes, smoke, vibration, noise or glare.

(3) All principal and accessory offices purposes shall not together exceed a total of 50% of the gross floor area of all buildings on any parcel in the CD55 Zone.

4B303 Size, Shape and Siting Regulations

Buildings and structures in the CD55 Zone shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height: The height of the all buildings and structures shall not exceed a height of 12 m (40 ft) except where exempted under Section 407 of this Bylaw;

(2) Building Coverage shall not occupy more than 60% of the lot area.

(3) Site Coverage: Buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and exterior storage areas shall not occupy more than 85% of the lot area.

(4) Floor Space Ratio: The floor space ratio is 1.2 exclusive of a caretaker unit.

(5) Setbacks: Buildings and structures in the CD55 Zone shall be setback a minimum of 1.5m (5 ft) from a property line fronting a road.

4B304 Landscaping Regulations:

(1) All setback areas as well as areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks shall be landscaped in accordance with an approved landscape plan;

(2) All garbage and recycling container pads shall be screened by with a 2m (6.5ft) high screen consisting of a solid wood fence, landscaping or a combination thereof;

(3) All exterior storage areas shall be screened through the use of fencing and landscaping suitable to prevent views from adjacent properties;

(4) Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft) in width and 5.7m (18.7 ft) in length every 20 spaces; and

(5) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B305 Parking, Loading and Bicycle Parking Regulations:

(1) Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw;

(2) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of 50% of the gross floor area of all buildings providing a minimum of one space per 45 m² (484.4 sq ft) and the remaining 50% of the gross floor area providing a minimum of one space per 100 m² (1076 sq ft) and the issuance of business licenses for permitted uses in that building will be dependent upon the availability of parking in accordance with Part 10 of the Zoning Bylaw;

(3) In the case of film sound stages, including accessory set construction floor space, 1 space for each 51 m² (550 sq ft) of floor area;

(4) All loading areas shall be provided to the side or rear of buildings adjacent to an interior lot line and where loading spaces are visible from a flanking street other than an interior driveway, the loading spaces shall be screened; and

(5) Bicycle parking shall be provided in accordance with Part 10 of the Zoning Bylaw."
(Bylaw 7600)

(4) All loading areas shall be provided to the side or rear of buildings adjacent to an interior lot line and where loading spaces are visible from a flanking street other than an interior driveway, the loading spaces shall be screened; and

(5) Bicycle parking shall be provided in accordance with Part 10 of the Zoning Bylaw.
(Bylaw 7600)

4B307 Comprehensive Development Zone 56 (CD56)

Intent

The purpose of the CD56 Zone is to establish specific land use and development regulations for a residential apartment project. The CD56 Zone is applied to the properties legally described as: Lot A (Explanatory Plan 9517) Block W, District Lot 2022, Plan 12301.

4B308 Uses

All uses of land, buildings and structures are prohibited except for residential dwelling units (which may contain home occupations) and associated ancillary service areas such as storage and recreation facilities, in the form of a multiple-family residential complex where the total number of dwelling units does not exceed 167.

4B309 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures shall not exceed 16.46 m (54.0 feet), including the 15% bonus for pitched roofs. Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.

(2) Building Coverage:

Building coverage shall not exceed 45% of the lot area.

(3) Site Coverage:

Site coverage shall not exceed 50% of the lot area.

(4) Setbacks:

(a) The distance between any north building face and the property line at E. 27th Street shall be a minimum of 5.8 m (19.0 feet);
(b) The distance between any east building face and the property line at Whiteley Court shall be a minimum of 6.1 m (20.0 feet);

(c) The distance between any south building face and the south property line shall be a minimum of 6.1 m (20.0 feet);
(d) The distance between any west building face and the west property line shall be a minimum of 6.1 m (20.0 feet);
(e) The distance between the north building face and the north interior property line shall be a minimum of 6.1 m (20.0 feet); and
(f) Projections of up to 1.22 m (4.0 feet) into the above setbacks are permitted for eaves, patios, and architectural details.

(5) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.7.
(b) The following shall be included in the computation of floor space ratio:

(i) all floors to be measured to the inside surface of every exterior wall, plus a deemed wall thickness of 100 mm (4 inches);
(ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
(iii) All living areas on all floors.

(c) The following shall be excluded in the computation of floor space ratio:

(i) The area of parking garages, parking access areas, decks, porches, patios, balconies, and exterior steps is excluded.

(6) Accessory Buildings and Structures: attached and detached accessory buildings and structures are not permitted except in accordance with an approved Development Permit.

4B310 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or hard-surfaced in accordance with an approved landscape plan;

(2) All surface garbage and recycling container temporary storage areas shall be screened with a minimum 1m (3.28 ft.) high screen consisting of a masonry wall, landscaping or a combination thereof; and

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B311 Parking, Loading and Bicycle Parking Regulations:

Parking for vehicles and bicycles shall be provided in accordance with Part 10 of the Zoning Bylaw except that a restrictive covenant is required to guarantee the following:

(1) a minimum of one parking space will be allocated (or sold) for the exclusive use of each unit in the development; and

(2) the required designated visitor parking spaces will not be sold or leased to other users.

(Bylaw 7617)

4B312 Comprehensive Development Zone 57 CD57

Intent

The purpose of the CD57 Zone is to establish specific land use and development regulations for a mixed apartment and townhouse project.

The CD57 Zone is applied to the property legally described as Lot B of Lot 3, Blocks A & B, District Lot 621, Plan 4655; Am. Lot 18, Am. Lot 20 and Lots 21-24, of Lot 5, Blocks 1-4, District Lot 622, Plan 2866 and portions of the abutting unopened municipal road and lane allowances to be consolidated with the lots.

4B313 Uses

All uses of land, buildings and structures are prohibited except for:

Residential purposes in the form of one, 35 unit, 4 storey apartment building and 25, two storey plus loft townhouse units, consisting of not more than a total of 60 units.

4B314 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

(a) The height of the apartment building shall not exceed 16.8m (55ft.) and 4 storeys;

(b) The height of the townhouse buildings shall not exceed 10.4m (34ft.); and

(c) For the purposes of this section, building height shall be measured from the average finished grade at the base of the building to the highest roof element. Elevator shafts are exempt from the height restriction;

(2) Building Coverage:

Building coverage shall not exceed 34%;

(3) Site Coverage:

Site coverage shall not exceed 42%;

(4) Setbacks:

Buildings shall be sited in accordance with an approved development permit and in any case:

(a) The apartment building may not be less than 4m (13ft.) from the south property line, 3.7m (12ft.) from the north property line and 9.75m (32ft.) from the west property line as measured from the principal main floor wall;

(b) The minimum setback of Townhouse Unit Blocks 1, 2 and 3 from the north property line shall be as follows:

Block 1 – 6m (20ft.)
Block 2 – 4.2m (14ft.)
Block 3 – 4.8m (16ft.);

(c) The minimum setback of Townhouse Unit Blocks 4, 5 and 6 from the south property line shall be as follows:

Block 4 – 8.2m (27ft.)
Block 5 – 7m (23ft.)
Block 6 – 4.5m (15ft.); and

(d) The minimum setback of Townhouse Unit Block 4 from the east property line shall be 5.1m (17ft.);

(5) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.6;

(b) The following shall be included in the computation of floor space ratio:

(i) all floors wholly above grade to be measured to the extreme outer limits of the buildings;

(ii) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the floor below, that area shall be counted as if it were an additional floor level; and

(iii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(c) The following shall be excluded from the computation of floor space ratio:

(i) open balconies, sundecks, porches and any other similar appurtenances; and

(ii) patios, roof gardens and exterior entrance features;

4B315 Landscaping Regulations:

(1) All setback areas shall either be landscaped or finished in accordance with an approved landscape plan; and

(2) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B316 Parking, Loading and Bicycle Parking Regulations:

(1) Parking shall be provided on the basis of 2 spaces per residential unit and the spaces shall be sized in accordance with the regulations in Part 10 of the Zoning Bylaw;

(2) A minimum of 12 bicycle parking spaces shall be provided in accordance with the regulations in Sections 1008 and 1009 of the Zoning Bylaw.

4B317 Acoustic Regulations

A building permit application shall include evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in the apartment and townhouse units shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

4B318 Amenities

Despite Subsection 4B314(5) limiting FSR to 0.6, FSR in the CD57 Zone is increased to a maximum of 0.88 if the property owner provides at his/her sole cost, before issuance of any building permits, amenities in the location illustrated on the attached generalized sketch plan (Schedule 'A') and in accordance with the following details:

(1) The extension of the existing pathway by approximately 300m around the east side of Parkgate Park play field connecting to the walkway on the east side of 3461 Anne MacDonald Way, such pathway to consist of an asphalt surface not less than 2m in width, with pedestrian lighting generally consistent with the established standard;

(2) The construction of a permanent open channel from the DNV storm outfall (located at the terminus of DNV storm sewer system F5642) into the pond located in the southwest corner of the property identified as PID 023 561 092;

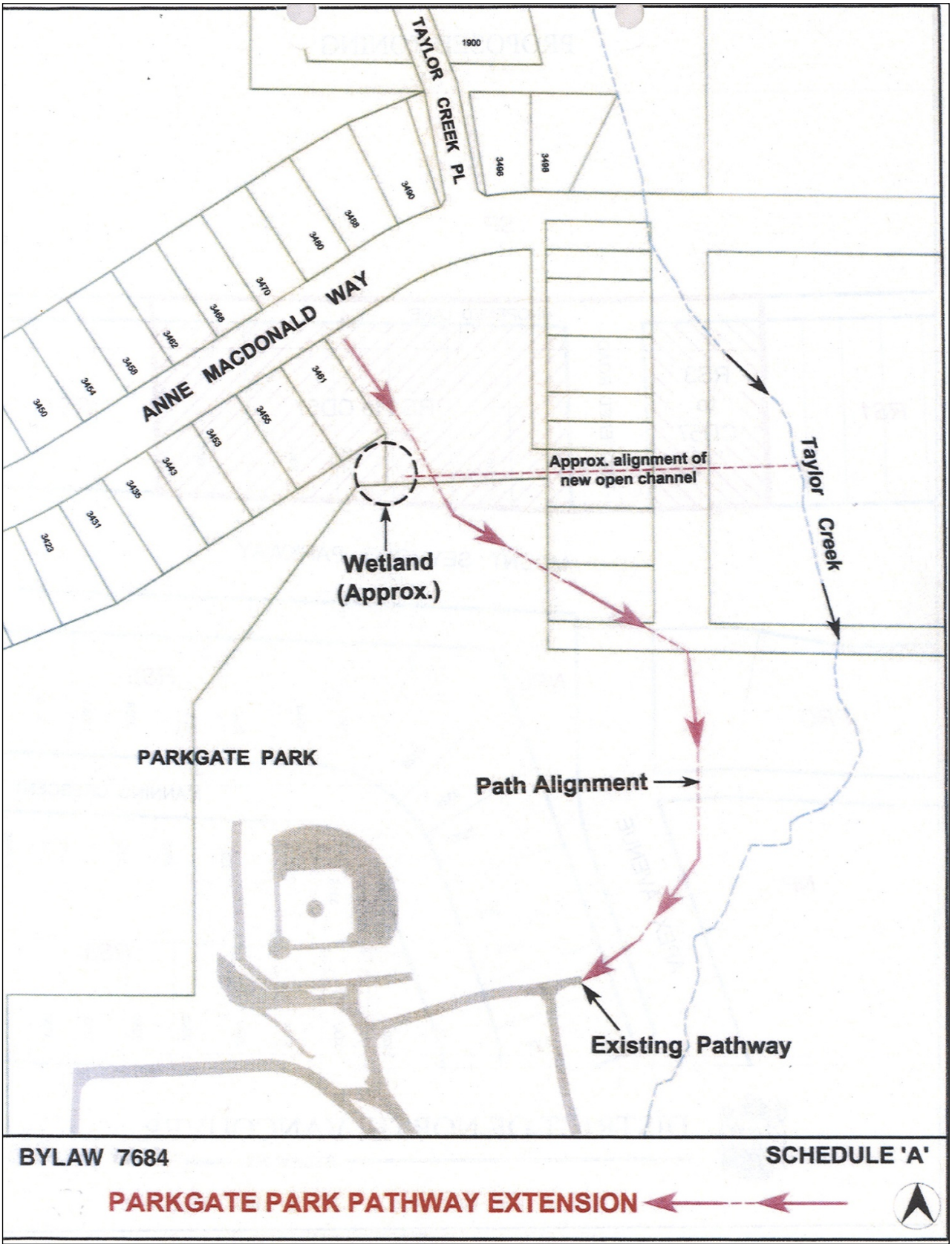
(3) Pond maintenance work as required to accommodate flow from the new open channel; and

(4) Channel maintenance work as required to connect pond to the previously constructed tributary to Taylor Creek. Work shall be conducted on this channel such that fish passage is created to allow resident fish to migrate into the pond via the tributary during times of high flow and out of the pond as low water necessitates.

4B319 Building Permit

Unless the conditions set out in Section 4B318 are met, the owner is not entitled to a building permit for the construction of a building in the CD57 Zone except in compliance with Section 4B314(5).

(Bylaw 7684)


TAYLOR CREEK PL
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ANNE MACDONALD WAY
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3453
3443
3435
3451
3423
Approx. alignment of new open channel
Taylor Creek
Wetland (Approx.)
PARKGATE PARK
Path Alignment
Existing Pathway
BYLAW 7684
SCHEDULE 'A'
PARKGATE PARK PATHWAY EXTENSION

4B320 Comprehensive Development Zone 58 (CD58)

The CD58 Zone is applied to:

720 Orwell Street, LOT A, EXCEPT: PART ON HIGHWAY PLAN 109 BLOCK 3 DISTRICT LOT 612 GROUP 1NEW WESTMINSTER DISTRICT PLAN 12922, PID: 008-763-763, 738 Orwell Street, LOT 9 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID:013-832-590, 756 Orwell Street, LOT 8 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 013-832-581, 774 Orwell Street, LOT 7 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 013-832-573, 792 Orwell Street, LOT 6 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 005-962-901, 1610 E. Keith Road, LOT B, EXCEPT PART ON HIGHWAY PLAN 109, BLOCK 3 DISTRICT LOT 612 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 12922, PID: 008-763-780, 775 Premier Street, LOT 17 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 004-541-499, 751 Premier Street, LOT 16 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 013-702-416, 723 Premier Street, LOT 15 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 013-832-646, 685 Premier Street, LOT 14 BLOCK 3 DISTRICT LOT 612 PLAN 2377, PID: 013-832-620

4B321 Intent

The purpose of CD58 is to permit low density, ground oriented multi-family residential development.

4B322 Uses

All uses of land, buildings and structures in the CD58 Zone are prohibited except for low density, ground oriented multi-family residential dwelling units, which may contain home occupations and accommodations of not more than two borders or lodgers but shall not contain secondary suites.

4B323 Size Shape and Siting Regulations

Buildings in the CD58 Zone shall comply with the following regulations:

(1) The maximum building height is 10.7 metres (35 feet).

(2) Front yard setbacks are measured from the front property line to the outermost building or structure including front porches but excluding eaves and stairs. The minimum front yard setback for buildings facing Orwell or Premier Streets is 3.0 m (10 feet) on Premier Street. For buildings facing south to Keith Road and the adjacent Lots 12 & 13, Block 3 District Lot 612 Plan 2377 there is no setback requirement.

(3) Rear yard setbacks are measured from the property line to the outermost building or structure including porches, balconies and verandas, but excluding eaves and stairs. Rear yard setbacks are required to be 6.0 m (20 feet).

(4) Side yard setbacks are measured from the side yard property line to the building face are as follows:

i) the minimum side yard setback in the first 15.3 metres (50 feet) of the lot, as measured from the property line facing a street, is 1.8 metres (6 feet);
ii) the minimum side yard setback after the first 15.3 metres (50 feet) of the lot, as measured from the property line facing a street, is 3.1 metres (10 feet);
iii) the minimum side yard setback may be reduced to 1.2 metres (4 feet) if the building located in the minimum side yard setback area is one storey or less in height.

(5) Building Coverage shall not exceed a maximum of 40%.

(6) The density in the CD58 zone is limited to a Floor Space Ratio of 0.4, and for the purposes of this CD58 zone the following areas are exempted from the floor space ratio calculations:
i) parking garages;
ii) 9.29 m^2 (100 square feet) per unit of floor area located on the parking garage level;
iii) attic floor space where the floor to ceiling height is less than 2.15 m (7 feet); and
iv) porches, patios, verandas and balconies.

(7) Units Per Hectare is limited to a maximum of 10 uph (4 units per acre).

4B324 <u>Flood Construction Requirements:</u>

No basement, habitable floor space, or parking structures shall be constructed below the established flood construction levels.

4B325 <u>Landscaping Regulations:</u>

(1) All setback areas shall either be landscaped or finished in accordance with an approved landscape plan; and

(2) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B326 **Parking, Loading and Bicycle Parking Regulations:**

(1) Parking shall be provided on the basis of 2 spaces per residential unit and the spaces shall be sized in accordance with the regulations in Part 10 of the Zoning Bylaw.

4B327 **Acoustic Regulations**

A building permit application shall include evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in the units shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

4B328 **Amenities**

Despite Subsection 4B323(6) and Subsection 4B323(7), FSR in the CD58 Zone is increased to a maximum of 0.7 and units per hectare is increase to a maximum of 59 units per hectare (24 units per acre), if $270,000 is contributed to the municipality to be used only for the following amenities (with allocation to be determined by the municipality in its sole discretion):

(i) expanding community services or access to those services in association with the Norvan Boys and Girls Club;
(ii) improvements to the local parks and open spaces; and
(iii) improvements to local trails and pathways.

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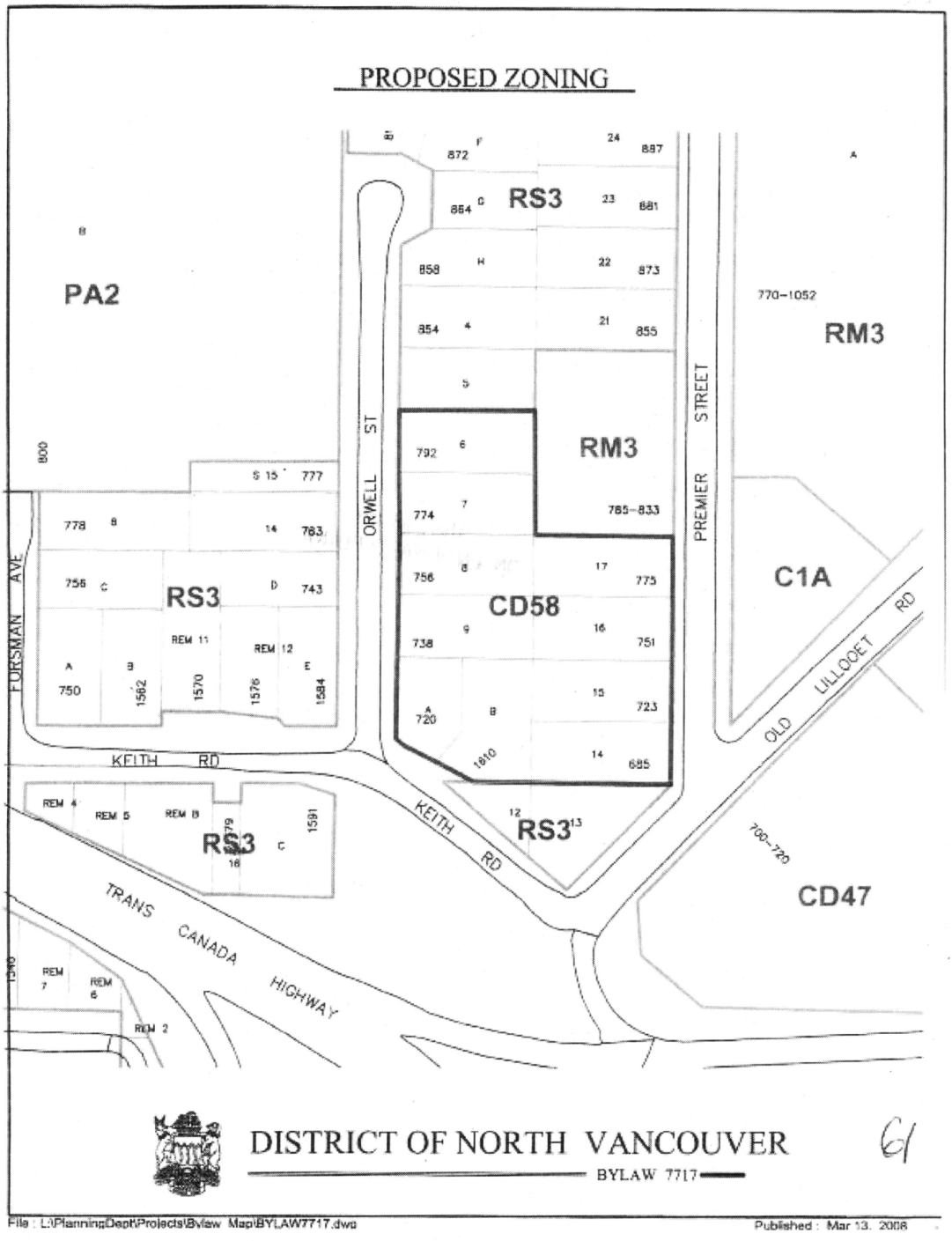
(c) The Zoning Map is amended in the case of the lands illustrated on the attached map by rezoning the land from Single Family Residential (RS3) to Comprehensive Development Zone 58 (CD58).

(Bylaw 7717)



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4B330 Comprehensive Development Zone 59 (CD59)

Intent

The purpose of the CD59 Zone is to establish specific land use and development regulations for a residential low rise apartment project. The CD59 Zone is applied to the properties legally described as Lot 6 Except Part on Highway Plan 38 and Amended Lot 5 (Explanatory Plan 6150), Block 13, District Lots 601 and 607, Plan 10111.

4B331 Uses

All uses of land, buildings and structures are prohibited except for residential dwelling units (which may contain home occupations) and associated ancillary service areas, in the form of a multiple-family residential complex where the total number of dwelling units does not exceed 14.

4B332 Lot Area

For the purposes of this zone, lot area is defined as the net lot area of 1956.6m^2 (21,061$ft.^2$), which excludes the lands covered by the creek and within the tops of the creek banks.

4B333 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations.

(1) Height:

The height of buildings and structures shall not exceed 10.36 m (34.0 feet). Height in this case is the vertical distance from the average, at the base of the building, of the lesser of the natural grade and the finished grade to the highest point of the roof surface.

(2) Building Coverage:

Building coverage shall not exceed 37% of the lot area.

(3) Site Coverage:

Site coverage shall not exceed 41% of the lot area.

(4) Setbacks:

In accordance with an approved Development Permit:

(a) the setback from the north property line shall be a minimum of 4.42m (14.5ft.) as measured from the northwest corner of the building;

(b) the setback from the east property line shall be a minimum of 12m (39.4 ft) as measured from the northeast corner of the building;

(c) the setback from the south property line shall be a minimum of 1.55m (5ft) as measured from the southeast corner of the building;

(d) the setback from the west property line shall be a minimum of 10.15m (33.3 ft) as measured from the southwest corner of the building;

(5) Floor Space Ratio:

(a) The floor space ratio shall not exceed 0.84;

(b) The following shall be included in the calculation of floor space ratio:

(i) all floors to be measured to the inside surface of every exterior wall, plus a deemed wall thickness of 100 mm (4 inches); and

(ii) stairways and other similar features to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;

(c) The following shall be excluded from the calculation of floor space ratio:

(i) the area of parking garages, parking access areas, decks, porches, patios, balconies, and exterior steps;

(6) Accessory Buildings and Structures:

Attached and detached accessory buildings and structures are not permitted except in accordance with an approved Development Permit.

4B334 **<u>Landscaping Regulations:</u>**

(1) All setback areas shall either be landscaped or hardsurfaced in accordance with an approved landscape plan;

(2) All surface garbage and recycling container temporary storage areas shall be screened with a minimum 1m (3.28 ft.) high screen consisting of a masonry wall, landscaping or a combination thereof;

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B335 **Parking, Loading and Bicycle Parking Regulations:**

Parking for vehicles and bicycles shall be provided in accordance with the following regulations:

(1) A total of 29 parking spaces shall be provided;

(2) Parking shall be assigned on the basis of the following:

(i) One bedroom units – a minimum of 1 space per unit
(ii) Two bedroom units – a minimum of 2 spaces per unit;

(3) A minimum of 4 spaces are required as designated visitor spaces;

(4) The required 4 designated visitor parking spaces may not be sold or leased to other users

(5) A minimum of 1 handicapped parking space is required;

(6) Not more than 30% of the total number of parking spaces may be tandem spaces; and

(7) All parking spaces, manoeuvring aisles and driveways shall comply with the minimum standards in Part 10 of the Zoning Bylaw;

4B336 **Acoustic Regulations**

A building permit application shall include evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in the dwelling units shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

(Bylaw 7786)

4B337 Comprehensive Development Zone 60 (CD60) – Repealed (Bylaw 7955)

4B345 Comprehensive Development Zone 61 (CD61) – Repealed (Bylaw 7955)

4B356 Comprehensive Development Zone 63 CD63

Intent

The purpose of the CD63 Zone is to establish specific land use and development regulations for a residential high rise apartment project. The CD63 Zone is applied to the properties legally described as:

i) Lot A, Except Part in Reference Plan 12763, Block 10, District Lot 622, Plan 3515 (PID: 012-811-050);
ii) Lot B, Except Part in Reference Plan 12763, Block 10, District Lot 622, Plan 3515 (PID: 012-811-068);
iii) Lot C, Except Part in Reference Plan 12763, , Block 10, District Lot 622, Plan 3515 (PID: 012-811-076);
iv) Lot 5, Block 10, District Lot 622, Plan 3515 (PID: 012-811-017);
v) Lot 6, Block 10, District Lot 622, Plan 3515 (PID: 012-811-025);
vi) Lot 9, Block 10, District Lot 622, Plan 3515 (PID: 012-811-033); and
vii) Lot 10, Block 10, District Lot 622, Plan 3515 (PID: 012-811-041).

4B357 Uses

All uses of land, buildings and structures are prohibited except for:

(a) a maximum of 146 seniors residential dwelling units, a maximum of 6 of which may be used as guest suites but which may not contain home occupations;

(b) ancillary service areas, including, but not limited to:

- kitchen;
- dining;
- multi-purpose rooms;
- art, music and craft rooms;
- lounge areas;
- library;
- fitness room;
- health office;
- staff lounge/locker room;
- amenity rooms;
- hair salon; and
- administration spaces.

4B358 Size, Shape and Siting Regulations

Buildings and structures shall be sited and constructed in accordance with an approved development permit and the following regulations:

(1) Height:

The height of buildings and structures shall not exceed 11 storeys or 33.6m (111ft.) as measured from average grade to the top of the roof parapet;

(2) Building Coverage:

Building coverage, including all buildings and structures more than 0.9m (3ft.) above grade, shall not exceed 29% of the lot area.

(3) Site Coverage:

Site coverage shall not exceed 43% of the lot area.

(4) Setbacks:

As measured to the principal face of the building in accordance with an approved Development Permit, the minimum setbacks are as follows:

(a) from the north property line, 7.9m (26ft.);

(b) from the east property line, 22.5m (74ft);

(c) from the south property line, 11.8m (39ft);

(d) from the west property line, 9.1m (30ft);

(5) Floor Space Ratio:

(a) The floor space ratio shall not exceed 1.95, inclusive of the 3rd floor greenhouse and patio stair enclosure;

(b) The following shall be included in the calculation of floor space ratio:

(i) all floors measured to the inside surface of every exterior wall, plus a deemed wall thickness of 100 mm (4 inches);

(c) The following shall be excluded from the calculation of floor space ratio:

(i) the area of parking garages, parking access ramps, decks, roof decks, patios, and exterior steps;

(6) Accessory Buildings and Structures:

Attached and detached accessory buildings and structures are permitted in accordance with an approved Development Permit.

4B359 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hard-surfaced in accordance with an approved landscape plan;

(2) Any surface garbage and recycling container temporary storage areas shall be screened with a minimum 1m (3.28 ft.) high screen consisting of a masonry wall, landscaping or a combination thereof;

(3) Any electrical kiosks not located underground or within a building shall be screened with landscaping.

4B360 Parking, Loading and Bicycle Parking Regulations:

(1) A minimum of 57 vehicle parking spaces are required, including a minimum of 6 designated visitor spaces and a minimum of 1 handicapped parking space;

(2) a minimum of 6 bicycle parking spaces are required;

(3) The size of all vehicle and bicycle parking spaces and maneuvering aisles shall comply with Part 10 of the Zoning Bylaw; and

(4) the required parking spaces, including the designated visitor parking spaces may not be sold or leased to other users.

(Bylaw 7851)

4B361 Comprehensive Development Zone 64 CD64

The CD 64 Zone is applied to:
881 Premier Street, Lot 23, Block 3, District Lot 612, Plan 2377, PID: 013-832-689
887 Premier Street, Lot 24, Block 3, District Lot 612, Plan 2377, PID: 013-832-701
872 Orwell Street, Lot F, Block 3, District Lot 612, Plan 15643, PID: 005-852-846
No Address, Lot D, Block 3, District Lot 612, Plan 15643, PID: 007-637-641
No Address, Lot E, Bock 3, District Lot 612, Plan 15643, PID: 007-637-683

4B362 Intent

The purpose of CD64 is to permit low-density, ground oriented multi-family residential development.

4B363 Uses

All uses of land, buildings and structures in the CD 64 Zone are prohibited except for low density, ground oriented multi-family residential dwelling units, which may contain home occupations and accommodations of not more than two borders or lodgers but shall not contain secondary suites.

4B364 Size Shape and Siting Regulations

Buildings in the CD64 Zone shall comply with the following regulations:

(1) The maximum building height is 10.7 metres (35 feet).

(2) Front yard setbacks are measured from the street front (Premier Street) property line to the building face (excluding bay windows). The minimum front yard setback for buildings facing Orwell or Premier Streets is 3.0 m (15 feet).

(3) Rear yard setback is measured in the midblock, where the property line faces onto another property's rear yard. Rear yard setbacks are required to be 6.0 m (20 feet) to the building face (excluding bay windows).

(4) Side yard setbacks are measured from the side yard property line to the building face (excluding bay windows). The minimum side yard setback is 1.8 metres (6 feet).

(5) Building Coverage shall not exceed a maximum of 45%.

(6) The density in the CD 64 zone is limited to a Floor Space Ratio of 0.4, and for the purposes of this CD 64 zone the following areas are exempted from the floor space ratio calculations:

A) Parking garages;
B) 9.29 m^2 (100 square feet) per unit of floor area located on the parking garage level;
C) Storage space on any level which is designed to convert into an elevator;
D) Attic floor space where the floor to ceiling height is less than 2.15 m (7 feet); and
E) Porches, patios, verandas and balconies.

(7) Units Per Hectare is limited to a maximum of 10 uph (4 units per acre).

4B365 Flood Construction Requirements:

No basement, or habitable floor space, shall be constructed below the established flood construction levels.

4B366 Landscaping Regulations:

(1) All setback areas shall either be landscaped or finished in accordance with an approved landscape plan; and

(2) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B367 Parking, Loading and Bicycle Parking Regulations:

(1) Parking shall be provided on the basis of 2 spaces per residential unit, at least one of which must be a standard size space in accordance with Part 10 of the District's Zoning Bylaw.

4B368 Acoustic Regulations

A building permit application shall include evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in the units shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreations rooms	40
kitchen, bathrooms, hallways	45

4B369 **Amenities**

Despite Subsection 4B364(6) and Subsection 4B364(7), FSR in the CD 64 Zone is increased to a maximum of 0.7 and units per hectare is increased to a maximum of 59 units per hectare (24 units per acre), if $ 152,780 is contributed to the municipality to be used only for the following amenities (with allocation to be determined by the municipality in its sole discretion):

(a) improvements to Inter-River Park;

(b) public art located in Lynnmour/ Inter-River;

(c) improvements to trails and pathways located in Lynnmour / Inter-River; and

(d) parks, trails and road improvements in Lynnmour / Inter-River that improve safety, urban design, community spirit, way finding, and pedestrian connectivity.

(Bylaw 7878)

4B370 Comprehensive Development Zone 65 (CD65)

The CD 65 Zone is applied to:
Lot B, Block 41, District Lot 599, Plan 13502, PID: 008-581-231 (3053-3059 Edgemont Boulevard)

4B371 Intent

The purpose of the CD65 zone is to permit commercial and office development in Edgemont Village.

4B372 Uses

The following *principal uses* shall be permitted in the Comprehensive Development 65 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

The following *principal uses* are permitted:

Office use
Personal service use
Restaurant
Retail use (with the exception of liquor store use as defined in Part 2 of the Zoning Bylaw)
Take-out Restaurant
Service use

(Bylaw 8077)

(c) *Prohibited Uses*

The following uses are not permitted:

Liquor Store

4B373 Conditions of Use:

(a) All uses: all uses of land, buildings, and structures are only permitted when the following conditions are met:

i. All aspects of use are completely contained within an *enclosed building* except for:

a. Parking and loading areas and external corridors
b. *Outdoor customer service areas*
c. The display of goods limited to 5m^2 (54 sq ft) per commercial unit
d. Glass elevator
e. Outdoor *amenity areas* (balconies, patios or roof decks).

ii. Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

iii. Any outdoor customer service areas must comply with the regulations found in Section 413.

(b) Restaurants are limited to:

i. only one per lot;

ii. no more than 30 indoor seats.

(Bylaw 8077)

4B374 Accessory Use

(a) ***Accessory Uses*** are permitted.

4B375 Density

a) The density in the CD 65 zone is limited to a Floor Area Ratio of 1.0.

b) Despite Subsection 4B375 (a), Floor Area Ratio in the CD 65 Zone is increased to a maximum of 1.84 if $312,975 is contributed to the municipality to be used for community amenities (such as public realm, park, trail, recreation improvements and the Affordable Housing Fund, with allocation to be determined by the municipality at its sole discretion), plus $95,000 in off-site landscaping and construction of park improvements and dedication of a Statutory Right of Way to formalize the seating park adjacent to the site (at the corner of Edgemont Blvd and West Queens Rd).

c) For the purpose of calculating Floor Area Ratio, the following are exempted:

i. Covered or enclosed parking and loading bays

ii. Bicycle storage

iii. Up to 11m^2 (119 sf) of the rooftop garden shed

iv. Glass elevator shaft

4B376 Maximum Principal Building Size

Not applicable.

4B377 Setbacks

Side Setback 1.8m (6 ft), applying only to the second and third storey, from the Edgemont Boulevard property line, extending 9.75m (32 feet) along the north-west property line, as illustrated on Bylaw 7922 Attachment 1: Level 2 & 3 Setbacks.

4B378 Building Orientation

Not applicable.

4B379 Building Depth and Width

Not applicable.

4B380 Coverage

a) Building Coverage shall not exceed a maximum of 85%.

b) Site Coverage shall not exceed a maximum of 90%.

4B381 Height

a) The maximum building height is 14 meters (46 feet) inclusive of any roof slope bonus permitted in Part 2 of the Zoning Bylaw.

4B382 Landscaping

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and
b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B383 Subdivision Requirements

Minimum Lot Area (m^2)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)
1,100	30	45

4B384 Additional Accessory Structure Regulations

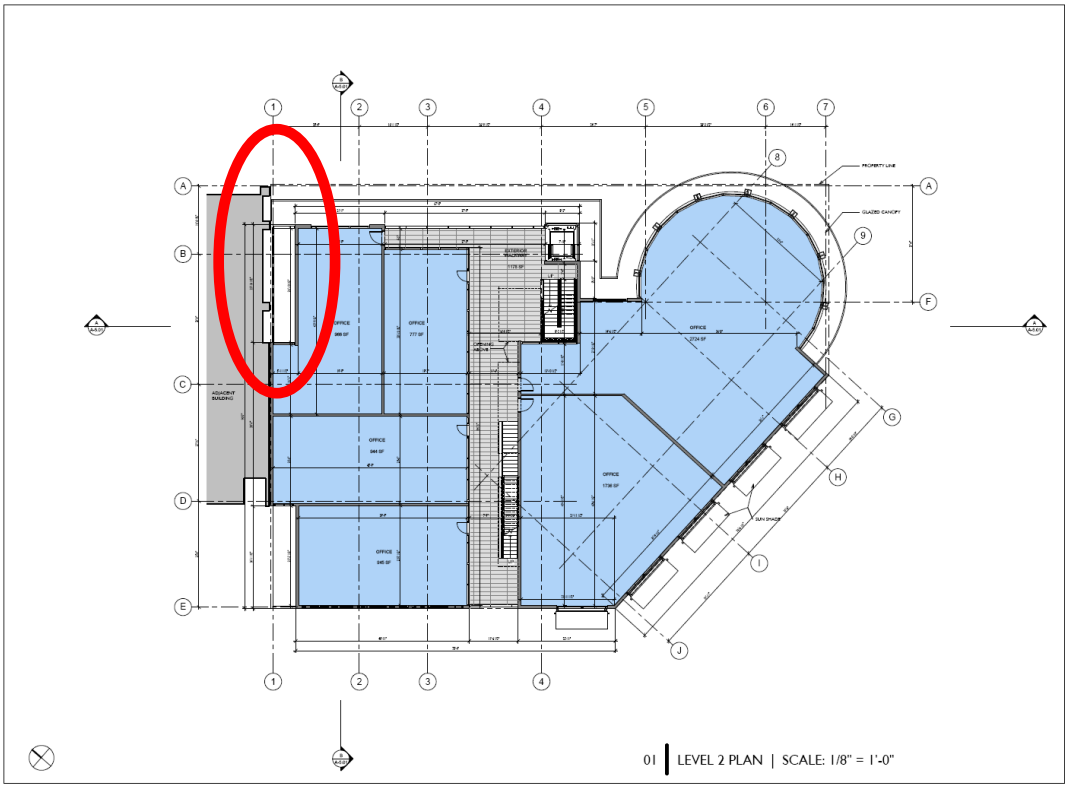
Not applicable.

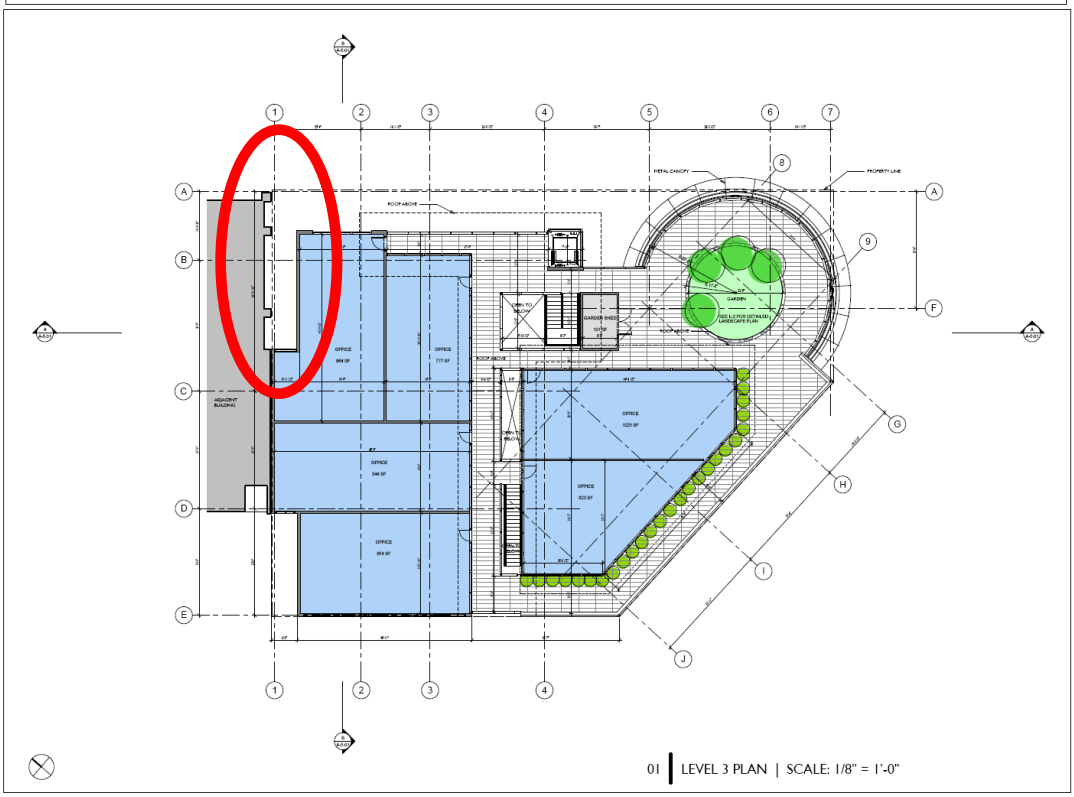
4B385 Parking and Loading Regulations

a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw except that restaurants up to 30 seats require 1 parking stall per 45m^2 GFA excluding any outdoor customer service area

(Bylaw 7922, 8077)

Bylaw 7922 Attachment 1: Level 2 & 3 Setbacks





4B386 Comprehensive Development Zone 66 (CD66)

The CD 66 Zone is applied to:

A portion of 1131 Frederick Road, legally described as Lot A, Blocks 11 and 12, District Lot 2023, Plan 16008, PID: 007-601-981 (see Schedule "A" to Bylaw 7883).

4B387 Intent

The purpose of the CD66 zone is to permit development of four multiple family residential units in a townhouse format.

4B388 Uses

(a) Uses Permitted without Conditions:

Ground-oriented multiple-family residential units

(b) Conditional Uses:

Not applicable.

4B389 Conditions of Use:

Not applicable.

4B390 Accessory Use

(a) ***Accessory Uses*** are permitted in a building provided that, in combination, they occupy less than 25% of the floor area of each unit.

(b) ***Home occupations*** are permitted in residential *dwelling units* in this zone.

4B391 Density

a) The density in the CD 66 zone is limited to one residential unit per 400m^2 of site area.

b) The Floor Space Ratio in the CD 66 zone is limited to 0.55.

4B392 Maximum Principal Building Size

Not applicable.

4B393 Setbacks

Setback	Buildings and Structures
Front	Minimum: 1.25 m (4 ft) Maximum: Not applicable
Rear on a lane	Not applicable
Rear	Minimum: 1.25 m (4 ft)
Side	Minimum: 1.25 m (4 ft)
Side facing a street	Not applicable
Setback to a Creek Top of Bank	Minimum: 7m (23 feet)
Setback from an Ocean Natural Boundary Line	Not applicable

4B394 Building Orientation

Not applicable.

4B395 Building Depth and Width

Not applicable.

4B396 Coverage

a) Building Coverage shall not exceed a maximum of 35%.

b) Site Coverage shall not exceed a maximum of 50%.

4B397 Height

a) The maximum building height is 8 meters (26 feet)

b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%.

4B398 Landscaping

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B399 Subdivision Requirements

a) Subdivision standards are as stipulated in Schedule A: Subdivision Plan

4B400 Additional Accessory Structure Regulations

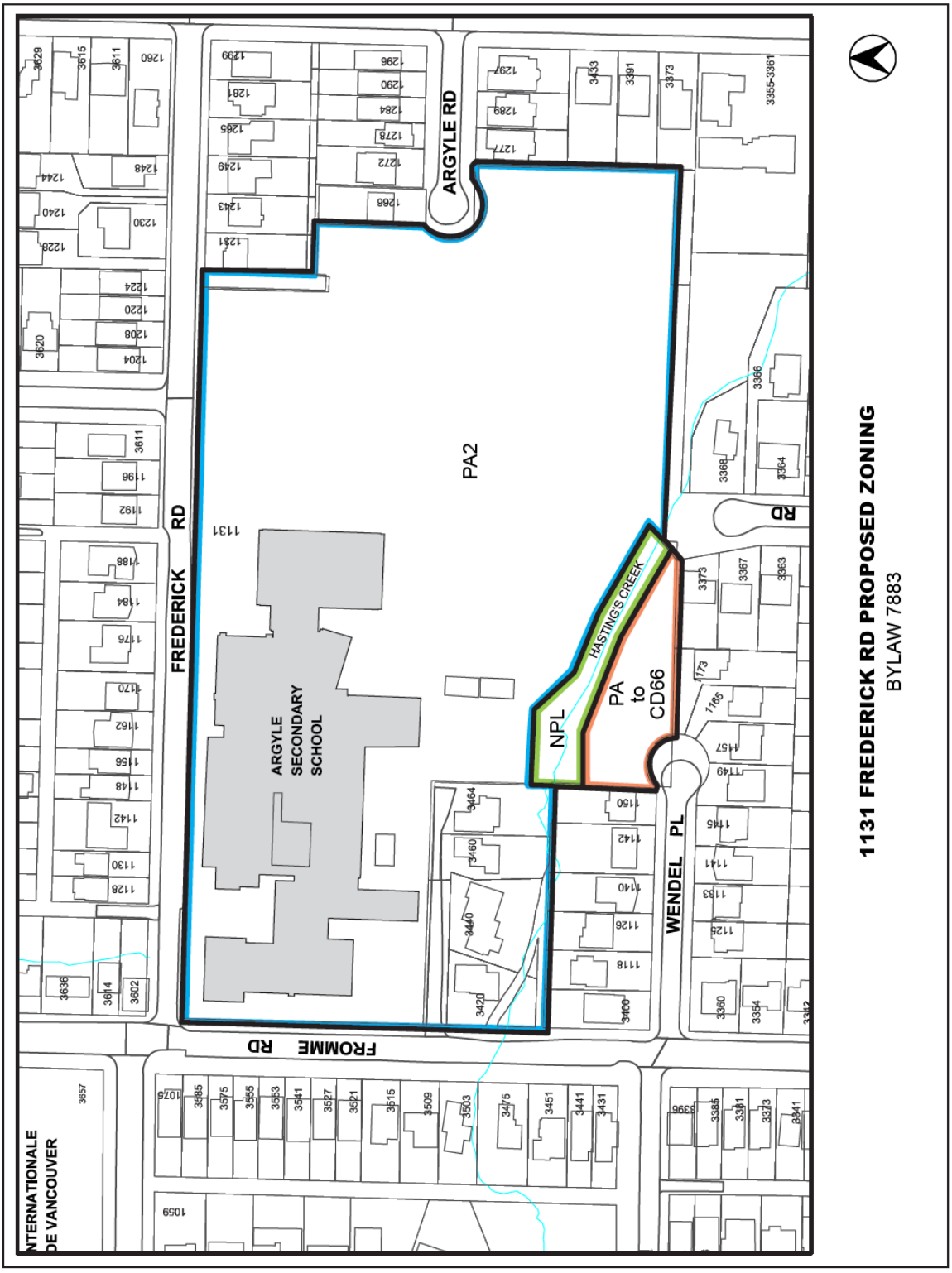
Not applicable.

4B401 Parking and Loading Regulations

a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7883)

Proposed Schedule "A" to Bylaw 7883



4B402 Comprehensive Development Zone 67 (CD67)

Intent

The purpose of the CD67 Zone is to establish specific land use and development regulations to facilitate a multi-family residential project including a variety of housing choices, commercial uses, and public spaces in a compact, liveable neighbourhood with access to alternative transportation options. The CD67 zone is intended to permit development of up to 790 multiple family residential units and up to 1,100 m^2 (11,840 sq. ft.) of commercial space, all in a mix of building forms.

The CD67 Zone is applied to all the lands included within:

Lot A, District Lot 613, Group 1, New Westminster District, Plan BCP49795 (PID 028-737-172),
Lot B, Block 6, District Lot 613, Plan 8284 (PID 010-168-265)
Lot 2, District Lot 613, Group 1, New Westminster District, Plan BCP 45273 (PID 028-278-968)
Lot 3, District Lot 613, Group 1, New Westminster District, Plan BCP45273 (PID 028-278-984)

as well as the portion of municipal road and lane labelled as “lane to be closed” and “road to be closed” on the road closure plan attached and labelled Schedule C.

4B403 Interpretation

For the purposes of the CD67 Zone, the following terms have the meaning given to them in Part 2A:

(i) office use;
(ii) personal service use;
(iii) residential use;
(iv) retail use;

The following additional interpretations shall apply in the CD67 Zone:

Commercial purposes means the use of land, buildings and structures for office use, personal service use, retail use, and take-out restaurant.

Floor Space Ratio (FSR) means that figure obtained when the aggregate gross floor area of all buildings and structures in the CD67 zone exclusive of areas below grade, areas exempted by Section 410 and areas exempted by section 4B406(5) is divided by the aggregate area of all lots in the CD67 zone.

Micro car parking space means a parking space meeting the requirements set out in Section 4B410(4)(iii).

Multi-family flex unit means an owner-occupied dwelling unit that has a gross floor area of not less than 74 m^2 (796.5 sq. ft.) and contains a defined area (the "lock-off room") for potential separate accommodation, where the lock-off room:

(a) is not less than 24 m^2 (258.3 sq. ft.) and not more than 37 m^2 (398 sq. ft.);
(b) is not a separate strata lot;
(c) includes living space which contains a compact kitchen, at least one closet, and a bathroom with a toilet, sink, and bathtub or shower; and
(d) has a separate lockable entrance door providing independent and direct access to the exterior of the dwelling unit or public corridor.

The owner of the multi-family flex unit must be a resident in the multi-family flex unit.

Take-out restaurant use means the use of land, buildings and structures for the provision of prepared food and beverages primarily for off-site or outdoor consumption but may include an indoor eating area limited to not more than 20 persons. Typical uses would include: pizzerias, delicatessens; caterers, cafes; and sandwich bars. This use class does not include: neighbourhood public houses; drive-through restaurants; licensed lounge or supermarkets;

4B404 Uses

(1) The following uses of land, buildings and structures are permitted in the CD67 Zone:

a. Principle Uses:
   (i) Residential Use;
   (ii) Multi-family flex unit;
   (iii) Personal Service Use;
   (iv) Retail Use;
   (v) Take Out Restaurant Use;
   (vi) Office Use.

b. Accessory Uses:
   (i) Home occupations;
   (ii) Private recreation facility to serve residential units; and
   (iii) Outdoor customer service areas.

4B405 Principal Use Regulations

(1) The following regulations apply to principal uses:

(a) All uses: all uses of land, buildings, and structures are permitted only when all aspects of the use are completely contained within an enclosed building except for:
   i.) on-site roadways, driveways, parking and loading areas;
   ii.) landscaped areas such as public plazas, trails, and pedestrian walkways, outdoor seating, and play areas;
   iii.) outdoor customer service areas;
   iv.) the display of goods limited to 5m^2 (54 sq.ft. per commercial purposes unit;
   v.) outdoor amenity areas (balconies, patios or roof decks).

(b) Residential uses: the use of land, buildings, and structures for dwelling units is permitted when the following conditions are met:

i.) each dwelling unit shall have access to a private outdoor amenity area (balcony, patio, or roof deck) not less than 4.5 m^2 (48.4 sq.ft.) in size.
ii.) balcony enclosures are prohibited.

(c) Office, Personal Service, Take-out Restaurant, Retail and Service uses: the use of land, buildings, and structures for these uses is only permitted when the following conditions are met:

i.) Drive-through service windows and drive-through aisles are prohibited.
ii.) any associated outdoor customer service areas must comply with the regulations in Section 4B405(6).

(2) Development applications in the CD67 Zone will be reviewed in conjunction with the applicable development permit guidelines, land use covenant, and development guidelines.

(3) In no case shall more than 25% of the dwelling units in a multi-family building be multi-family flex units.

(4) In the case of multi-family flex units, laundry facilities shall be provided for the lock-off room within the lock-off room, or, alternatively, one washing machine and one dryer shall be provided for each 20 multi-family flex units within the multi-family building in which the multi-family flex units are located.

(5) A minimum of 500 m2 (5,382 sq.ft.) of the total permissible floor area in the CD67 Zone must be used for commercial purposes.

(6) Outdoor Customer Service Areas:

Despite Section 413, outdoor customer service areas in Comprehensive Development Zone CD67 shall be permitted only in accordance with the following regulations:

a) an outdoor customer service area must be operationally and physically tied to the principal use premises which it serves;
b) an outdoor customer service area shall not exceed the lesser of 50% of the total gross floor area of the premises to which it relates or 25 seats;

(7) Acoustical Requirements:

In the case of residential purposes a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units.

For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

For the purposes of mixed-use development with ground floor commercial space, the acoustical report shall provide evidence that commercial activities will not result in contraventions of the above-noted residential noise-level limits.

4B406 Height, Size and Density Regulations

The height, size, and density buildings and structures in the CD67 zone shall comply with the following regulations:

(1) Height:

The maximum height and maximum number of storeys of buildings and structures in the CD67 zone shall be regulated as follows, with specific building height provisions based on the development parcel identifiers noted in the map attached labelled "Schedule B."

For the purposes of this section:

i. Building height shall be measured from the finished grade to the highest point of the roof surface.

ii. Notwithstanding the provisions of Section 407, the following height exceptions shall apply in the CD67 Zone:

a) The following buildings, structures or portions thereof shall not be subject to height limitation: Elevator penthouses, heating, cooling, ventilation and mechanical equipment provided they are completely screened and do not extend more than 5.0 metres above the highest point of any roof surface.

iii. A podium element attached to a higher building shall be considered part of the higher building.

iv. Maximum building height shall be as follows:

On Parcel 1, a residential building may not exceed 24 storeys and 75.4 m (247.4 ft.) in height.

On Parcel 2, a residential building may not exceed 6 storeys and 18.6 m (61 ft.) in height. Other buildings on Parcel B may not exceed 3 storeys or 13.0 m (42.7 ft.) in height.

On Parcel 3, a building may not exceed 28 storeys and 86.8 m (284.8 ft.) in height.

On Parcel 4, a building may not exceed 32 storeys and 98.2 m (322.2 ft.) in height.

(2) Density:

In the CD67 Zone the floor space ratio shall be a maximum of 1.5. The maximum aggregate number of dwelling units shall be 275, including a maximum of 205 market condominium dwelling units and 70 affordable rental dwelling units. The maximum floor area for commercial purposes shall be 200 m^2 (2,153 sq. ft.)

(3) Despite Section 4B406(2) the maximum aggregate gross floor area for residential uses shall be 48,000 m^2 (516,668 sq. ft.) the maximum aggregate gross floor area for commercial purposes shall be 500 m^2 (5,382 sq. ft.) and the maximum aggregate number of dwelling units shall be increased to a total of 545 dwelling units if the following condition is met at no cost to the District:

(a) $1.5 million is contributed to a reserve fund to be used for the design and construction of improvements and enhancements to Seylynn Park and for other community facility enhancements in the Lower Lynn neighbourhood in the District of North Vancouver, with the choice of the amenity enhancement projects, the timing and allocation of the funds between amenity enhancement projects and the design and extent of the amenity enhancement projects to be determined by the District in its sole discretion.

(4) Despite Sections 4B406(2) and 4B406(3) the maximum aggregate gross floor area for residential uses shall be 73,400 m^2 (790,071 sq. ft.), the maximum aggregate gross floor area for commercial purposes shall be 1,025 m^2 (11,033 sq. ft.) and the maximum aggregate number of dwelling units shall be increased to a total of 790 dwelling units if the following condition is met at no cost to the District:

(a) $1.0 million (over and above the $1.5 million referred to in section 4B340(2)) is contributed to a reserve fund to be used for the design and construction of improvements and enhancements to Seylynn Park and for other community facility enhancements in the Lower Lynn neighbourhood in the District of

North Vancouver, with the choice of the amenity enhancement projects, the timing and allocation of the funds between amenity enhancement projects and the design and extent of the amenity enhancement projects to be determined by the District in its sole discretion.

(5) Floor Space Ratio Exemptions

The following shall be excluded from the computation of gross floor area:

(i) The area within parking garages, parking access areas, interior and exterior common staircases, elevator shafts, uncovered roof deck areas, as well as common heating, mechanical, electrical and utility rooms.

(ii) The area of balconies and covered patios in a building up to an area equal to 10% of the residential floor area in this building.

(iii) An area not to exceed 2,100 m^2 (22,604 sq. ft.) within a single common private accessory recreation building to serve all residential units on Parcels A, C, and D as shown on the map attached labelled "Schedule B" where such recreation building shall include workout rooms, games rooms, or other uses of a social or recreational nature.

(iv) The area within dwelling units required to achieve the District's Adaptable Design Guidelines to accommodate mobility and accessibility, to a maximum of 1.86 m^2 (20 square feet) for a Level 2 unit, and 4.2 m^2 (45 square feet) for a Level 3 unit.

(v) The area within designated bicycle parking and storage areas, not within an individual dwelling unit, and located at or below Level 2 of a building, to a maximum of 5% of the gross floor area of the building within which the designated bicycle parking and storage area is located.

(vi) The area within a child-care space secured by a restrictive covenant satisfactory to the District of North Vancouver and up to a maximum of 260 m^2 (2,799 square feet).

4B407 <u>Landscaping Regulations</u>

(1) All land areas not occupied by buildings, structures, driveways, sidewalks and public plaza spaces shall be landscaped or finished in accordance with an approved landscape plan.

(2) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B408 Flood Construction Requirements

(1) All construction must be done in accordance with requirements to address the flood hazard, in particular all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

4B409 Waste Disposal / Recycling Facility Regulations

(1) All surface garbage and recycling container temporary storage areas shall be screened with a minimum 2 metre (6.56 foot) high screen consisting of a screening wall, landscaping or a combination thereof.

4B410 Parking, Loading and Bicycle Parking Regulations

Parking for vehicles and bicycles and loading facilities in this zone shall be provided in accordance with the following regulations:

(1) Parking shall be provided as follows:

a) Commercial purposes:	1 space / 45 m² of GFA*
b) Child-care:	1.25 spaces / classroom
c) Market Residential:	1.1 spaces / dwelling unit
d) Market Residential Visitor Parking:	0.1 spaces / dwelling unit
e) Affordable Rental Housing	0.74 spaces / dwelling unit inclusive of visitor parking

*GFA (Gross Floor Area).

(2) Unbundled parking is permitted to a maximum of 25% of market residential units.

(3) All off-street parking spaces shall be provided on the same parcel as the building for which such spaces are required and Sections 1002.4 and 1002.5 of the Zoning Bylaw shall not apply in the CD67 Zone.

(4) Small Car and Micro Car Parking Spaces are permitted under the following conditions:

(i) The ratio of small car parking spaces in the CD67 Zone shall not exceed 35% of the total vehicle parking requirement.

(ii) The ratio of micro car parking spaces in the CD67 Zone shall not exceed 5% of the total vehicle parking requirement.

(iii) Parking space sizes shall be in accordance with Part 10 of the Zoning Bylaw and in addition Micro Car spaces shall comply with the dimensions indicated in the following table:

Parking Space Type	Length	Width	Height
Micro Car	3 m (9.9 ft.)	2.3 m (7.6 ft.)	2.1m (6.9 ft.)

(5) Loading facilities shall be provided in accordance with the following:

a) One loading space shall be provided for each building of more than 100 dwelling units. Loading spaces shall be shared between residential and commercial loading activities where buildings include a commercial purposes use.

b) A loading space shall be located on the same lot as the development or building it is intended to serve.

(6) One community car share vehicle shall be provided for each 160 residential units, or portion thereof, and such community care share vehicle(s) shall be available for use by all occupants of lands zoned CD67.

(7) Bicycle Parking Requirements:

Indoor bicycle parking spaces (secured and weather-protected) and exterior parking spaces (adjacent to the entrances of buildings for visitors to the site) are required in accordance with the following table:

Land Use	**Secured Bicycle Parking**	**Exterior/Visitor Bicycle Parking**
Residential	A minimum of 0.5 spaces per dwelling unit	A minimum of 6 spaces for any development containing 20 or more dwelling units
Commercial Uses	Not Applicable	A minimum of 1 space for each $100m^2$ *GFA
Child Care Facility	No requirement	No requirement

*GFA (Gross Floor Area)

(d) The Zoning map is amended as follows:

(i) in the case of all the lands included within:

Lot A, District Lot 613, Group 1, New Westminster District,
Plan BCP49795 (PID 028-737-172),
Lot B, Block 6, District Lot 613, Plan 8284 (PID 010-168-265)
Lot 2, District Lot 613, Group 1, New Westminster District,
Plan BCP 45273 (PID 028-278-968)
Lot 3, District Lot 613, Group 1, New Westminster District,
Plan BCP45273 (PID 028-278-984)

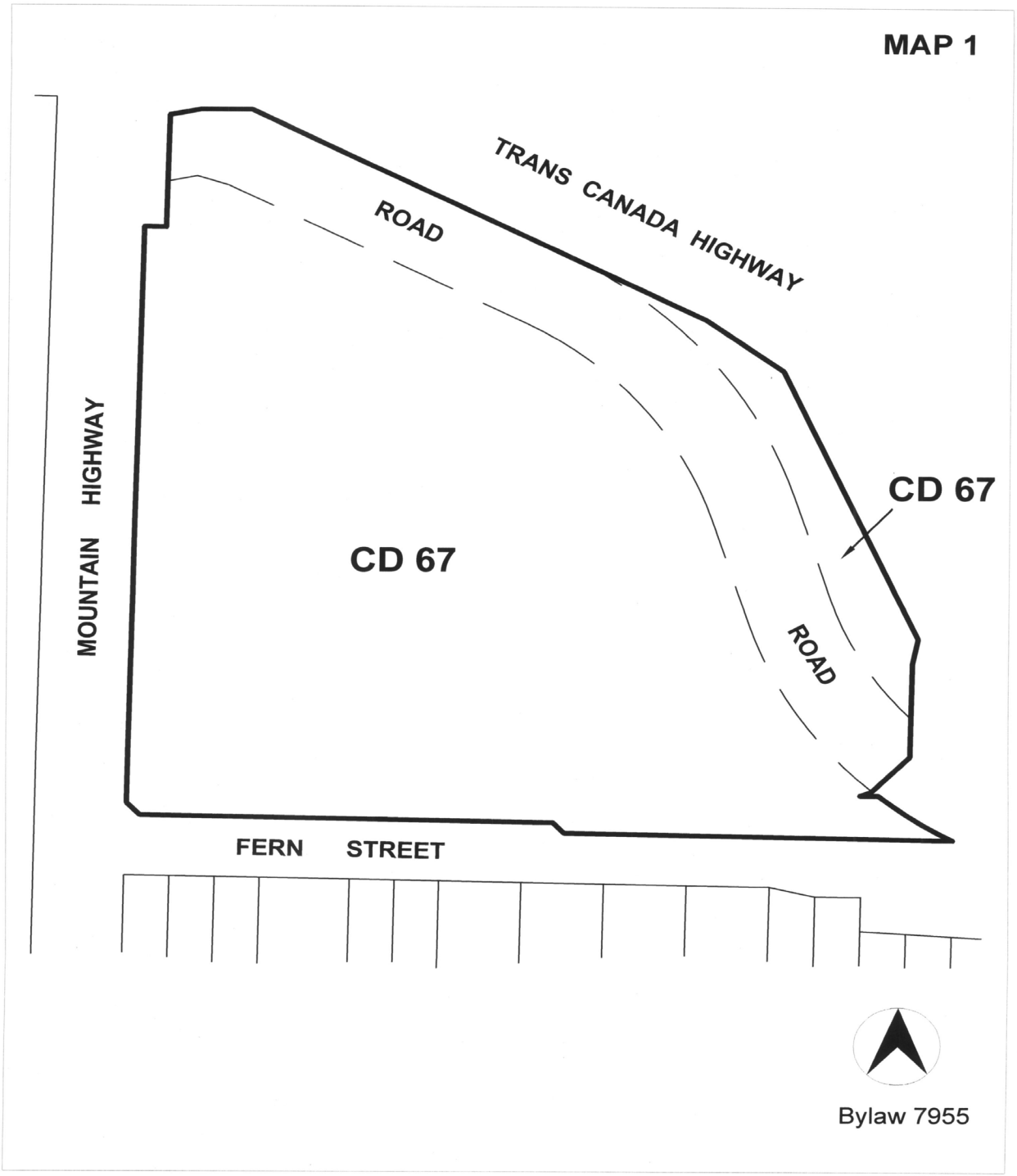
by rezoning the land from Comprehensive Development Zone 60 (CD60), Comprehensive Development Zone 61 (CD61), and General Commercial Zone 1A (C1A) to Comprehensive Development Zone 67 (CD67); and

(ii) in the case of the portion of municipal road and lane labelled as “lane to be closed” and “road to be closed” on the road closure plan attached and labelled Schedule C, by zoning said land to Comprehensive Development Zone 60 (CD67),

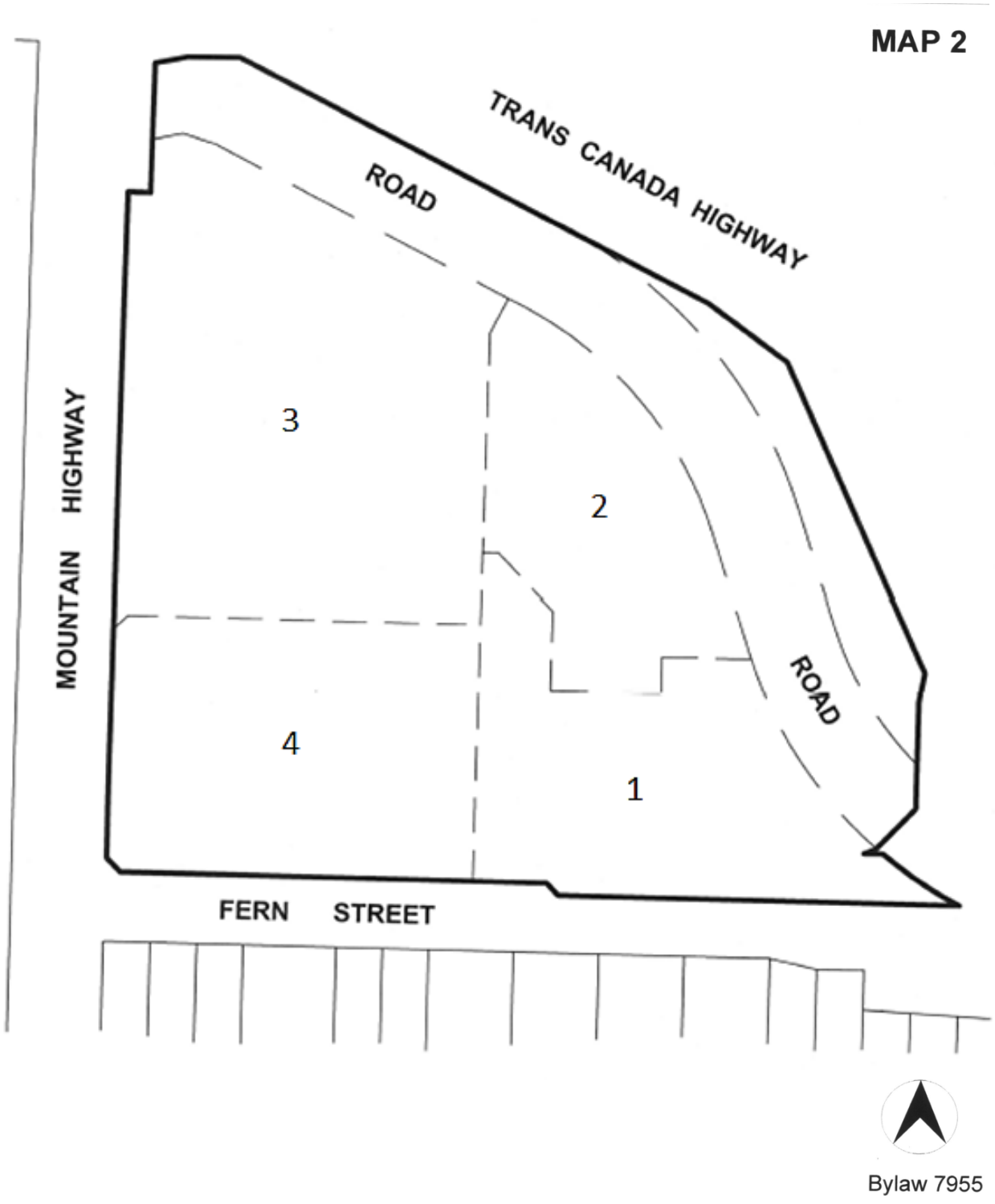
all as generally illustrated on the attached map labelled Schedule A.

(Bylaw 7955)

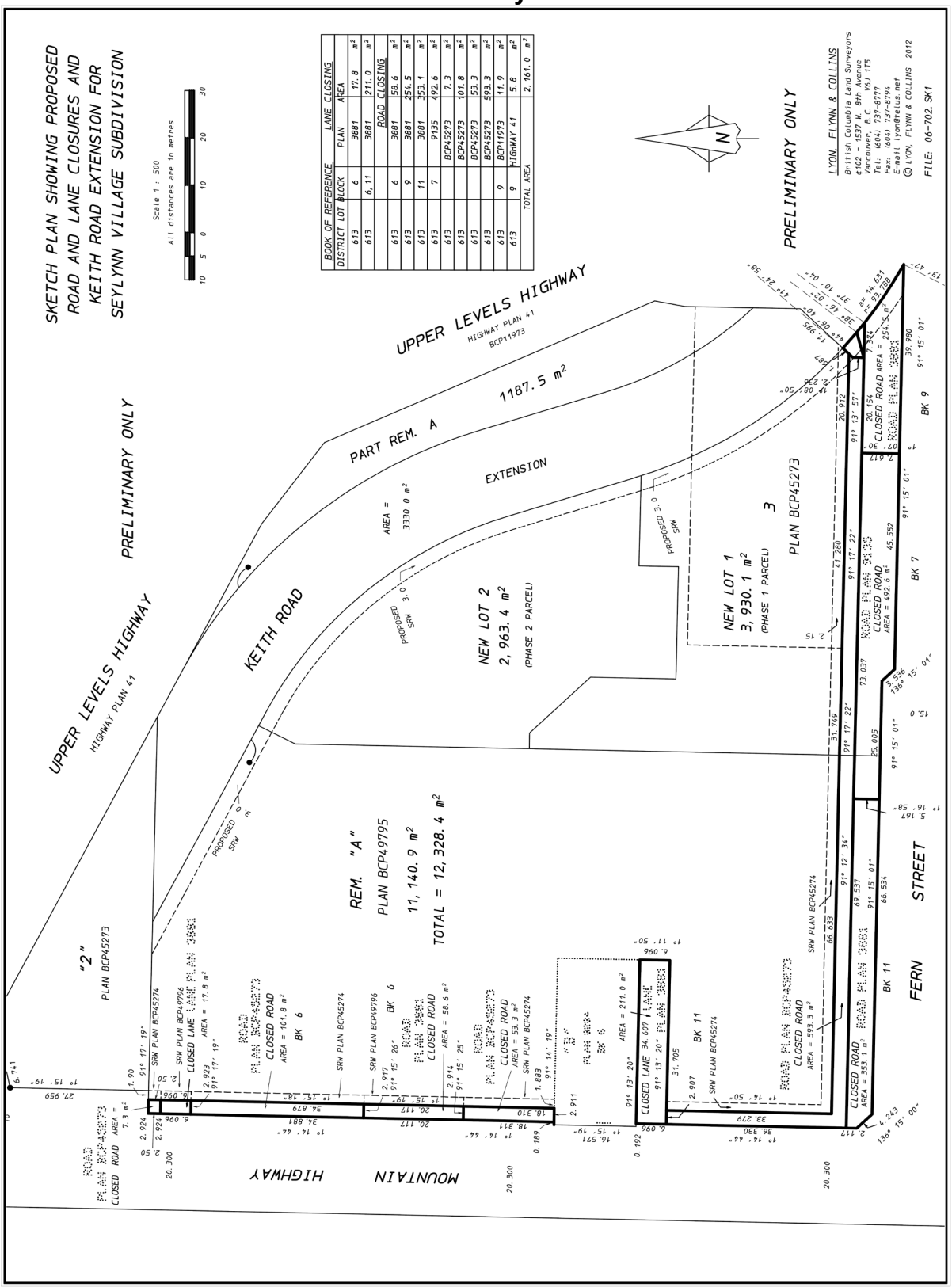
Schedule A to Bylaw 7955



Schedule B to Bylaw 7955



Schedule C to Bylaw 7955



4B411 Comprehensive Development Zone 68 CD68

Intent

The purpose of the CD68 Zone is to establish specific land use and development regulations for project consisting of commercial floor space in separate buildings and a mixed use building containing at-grade commercial space and not more than 80 multi-family residential units, including live/work units, in the Maplewood Village Centre.

4B412 Uses

(1) All uses of land, buildings and structures in the Comprehensive Development Zone 68 are prohibited except for those uses expressly permitted in this section.

(2) Principal Uses:

Permitted principal uses may include:

(i) Cannabis Retail Store (where included on the table in Section 405B(1)
(ii) liquor store;
(iii) live/work use;
(iv) neighbourhood public house;
(v) office use;
(vi) personal service use;
(vii) residential use;
(viii) restaurant use;
(ix) retail use, excluding auctioneer use; and
(x) service use.

(Bylaw 8340)

(3) Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(i) administrative offices;
(ii) display, sales and reception areas;
(iii) home occupations;
(iv) interior storage; and
(v) outdoor customer service areas.

4B413 Use Regulations

(1) The following regulations apply to principal uses:

(a) All operations associated with permitted principal uses shall be completely contained within an enclosed building, except outdoor merchandise displays, outdoor customer service areas and, outdoor play area required for a child care use.

(b) In the case of residential use:

(i) not more than 80 residential units, including live/work units, are permitted;

(ii) with the exception of live/work units, the dwelling units shall be located above the ground floor of the building and shall be provided with a separate entrance from ground level; and

(iii) the dwelling units, in addition to the live/work use, may contain home occupations in accordance with Section 405 of the Zoning Bylaw.

(c) In the case of live/work use:

(i) not more than 4 units devoted to live/work use, are permitted;

(ii) businesses within a live/work use are limited to those permitted in the CD68 Zone, excluding:

(1) dating service;
(2) exotic dancer business;
(3) gun shops;
(4) liquor store;
(5) restaurant use;
(6) social escort business, or other similar business; and
(7) tattooing, piercing, branding, or other similar service; and

(iii) not more than 3 persons shall be engaged in a business at one time.

(d) In the case of a liquor store:

(i) not more than two liquor stores are permitted in the CD68 Zone;

(ii) in the case of 2 liquor stores, one of the two liquor stores must be associated with a neighbourhood pub or restaurant.

(e) In the case of a neighbourhood public house:

(i) the neighbourhood public house may not be located on the lot legally described as Lot A, Except: Part Dedicated Road on Plan LMP52867, Block 18, District Lot 193, Plan 1587 PID: 014-538-415.

(f) in the case of a pet care establishment or veterinarian:

(i) a separate exterior entrance is required;

(ii) all noise associated with the keeping of and caring for animals must be contained within the premises.

(g) Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcels property line and all permitted uses shall comply with Section 414 of the Zoning Bylaw.

(h) Drive-through service windows and drive-through aisles are prohibited.

(2) The following regulations apply to accessory uses:

(a) In the case of the outdoor display of goods:

(i) the display area must be located adjacent to the business for which it is required and may not extend beyond the frontage or flanking side of the premises of the business;

(ii) the display area must not prevent safe pedestrian movement on a sidewalk; and

(iii) the display area may not occupy any parking or loading spaces.

(b) In the case of outdoor customer service areas:

Despite Section 413, outdoor customer service areas in the CD68 Zone shall be permitted only in accordance with the following regulations:

(i) an outdoor customer service area must be operationally tied to the principal use of premises which it serves;

(ii) in conjunction with a restaurant use or retail use, the outdoor customer service area shall not exceed the lesser of 50% of the total gross floor area of the premises to which it relates or 20 seats in the case of a retail use and 124 seats in the case of a restaurant use; and

(iii) additional parking is not required for an outdoor customer service area.

(c) Attached and detached accessory buildings and structures are not permitted in the CD68 Zone, except in accordance with an approved development permit.

4B414 Acoustical Requirements:

In the case of residential purposes, including live/work uses, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

For the purposes of this section, the acoustical report shall provide evidence that commercial activities will not result in contraventions of the above-noted residential noise-level limits.

4B415 Height, Size and Density Regulations

Buildings and structures in the CD68 zone shall comply with the following regulations:

(1) Height:

As measured from the lesser of natural or finished grade to the highest point of the roof of a building:

(i) the height of a mixed use commercial/residential building shall not exceed 18.9m (62ft.); and

(ii) the height of a commercial building, including a building used as a restaurant, shall not exceed 12m (40ft.).

(2) Building Coverage:

The maximum building coverage shall not exceed 80%.

(3) Site Coverage:

The maximum site coverage shall not exceed 90%.

(4) Floor Space Ratio:

(i) The floor space ratio shall exclude the floor area of an underground parking structure; and

(ii) The maximum floor space ratio shall not exceed 1.0.

4B416 Landscaping Regulations:

(1) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan.

(2) All surface garbage and recycling container temporary storage areas shall be screened with a minimum 2m (6.5ft.) high screen consisting of a screening wall, landscaping or a combination thereof.

(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B417 Flood Construction Requirements:

All construction must be done in accordance with requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

4B418 Parking, Loading and Bicycle Parking Regulations:

(1) Parking for vehicles shall be provided in accordance with the following regulations:

a) Commercial Use (excluding business use in a live/work use	1 space/45m^2 of Gross Floor Area
b) Residential Use (including Live/Work Use)	1 space per unit + 0.25 spaces/unit for visitor parking

(2) The ratio of small car spaces may not exceed 35% of the total parking requirement;

(3) The provision of handicapped parking spaces and loading spaces for all commercial uses, including any restaurant use, shall be provided in accordance with Part 10 of the Zoning Bylaw;

(4) All regular, small car, handicapped parking spaces and all loading spaces and all manoeuvring aisles shall be provided in accordance with the minimum stall sizes in accordance with Part 10 of the Zoning Bylaw;

(5) A total of 16 Bicycle Class 2 spaces are required for the residential use and a minimum of 15 Bicycle Class 2 spaces are required for all commercial and restaurant uses.

(Bylaw 7962)

4B420 Comprehensive Development Zone 69 CD69

The CD 69 Zone is applied to:
2635 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-676)
2637 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 758 (PID 005-823-684)
2645 Mountain Highway, Strata Lot 1, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-753)
2647 Mountain Highway, Strata Lot 2, District Lot 2022, Group 1, Strata Plan VR 759 (PID 005-824-788)
2653 Mountain Highway, Lot 17, Block W, District Lot 2022, Group 1, Plan 12301 (PID 008-066-914)
2661 Mountain Highway, Lot 3, Block W, District Lot 2022, Group 1, Plan 12740 (PID 006-738-982)
2669 Mountain Highway, Lot 1, Block 33, District Lot 2022, Group 1, Plan 11271 (PID 009-218-459)
2675/2679 Mountain Highway, Lot 6, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-461-437)
2691/2695 Mountain Highway, Lot 5, Block W, District Lot 2022, Group 1, Plan 13960 (PID 007-986-904)

4B421 Intent

The purpose of the CD69 Zone is to permit low density apartments, with a building form that includes 4 and 5 storey residential buildings.

4B422 Permitted Uses

The following *principal uses* shall be permitted in the CD69 Zone:

a) Uses Permitted without conditions:
residential use.

b) The following principal uses are permitted when the conditions outlined in section 4B423 Conditions of Use are met:

i. Not applicable.

4B423 Conditions of Use

Not applicable.

4B424 Accessory Use

a) *Home occupations* are permitted in *residential* dwelling units in this zone.

4B425 Density

a) The maximum permitted density in the CD69 Zone is limited to a floor space ratio (FSR) of 0.6 FSR.
b) For the purposes of calculating floor area ratio the following areas are exempted:
    i. Amenity space and lounge up to 117 m^2 (1,260 square feet); and
    ii. Underground parking and underground storage areas.

4B426 Amenities:

Despite Subsection 4B425 , density in the CD69 Zone is increased to a maximum floor space ratio of 1.96 and a total of 108 units if $983,575 is contributed to the municipality to be used for the following amenities in Lynn Valley (with allocation to be determined by the municipality in its sole discretion):

a) Public Art;
b) Hastings Creek Watershed Environmental Enhancements;
c) Community arts, cultural features and facilities;
d) Child and adult daycare facility;
e) A network of interconnected public gathering places (including urban plazas, pocket parks and pedestrian pathways);
f) Parks, trails and paths;
g) Community multi-purpose services and facilities including a youth and senior's centre;
h) Recreation facilities and services;
i) Public community and public rooftop gardens;
j) Affordable and non-market rental housing;
k) Restoration of heritage features;

Or other community projects as identified.

4B427 Maximum Principal Building Size

Not applicable.

4B428 Setbacks

a) From all Streets to building face: A minimum setback of 4.6 m (15.0 feet);
b) Rear (west) Yard to building face: A minimum setback of 5.5 m (18.0 feet).

4B429 Building Orientation

Not applicable.

4B430 Building Depth and Width

a) Building Depth: not applicable.
b) Building Width: not applicable.

4B431 Coverage

a) Building Coverage: maximum: 50%.
b) Site Coverage: maximum: 55%.

4B432 Height

a) The maximum building height is 19.2 m (63 feet).

4B433 Landscaping

a) All setback areas shall either be landscaped or hard surfaced in accordance with an approved landscape plan;
b) All garbage and recycling container pads above grade shall be screened by with a 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof; and
c) All electrical kiosks not located underground or within a building shall be screened with landscaping.

4B434 Subdivision

Not applicable.

4B435 Parking, Loading and Bicycle Parking Regulations

Parking and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

a) Parking shall be provided on the basis of 1.5 cars per unit.
b) Bicycle storage for residents shall be provided on the basis of one space per unit.

(Bylaw 7969)

4B70 Comprehensive Development Zone 70 (CD70)

4B70-1 Intent

The purpose of the CD70 Zone is to establish specific land use and development regulations for a ground-oriented townhouse project consisting of not more than 8 dwelling units on Mount Seymour Parkway.

4B70-2 Uses

The following *principal uses* shall be permitted in the Comprehensive Development 70 Zone:

(a) Uses Permitted without Conditions:

Residential building, multiple-family townhouse

(b) Conditional Uses:

Not applicable

4B70-3 Conditions of Use:

Not applicable.

4B70-4 Accessory Use:

(a) *Accessory Uses* are permitted and are limited to:

(i) Home Occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B70-5 Density:

(a) The maximum permitted density in the CD70 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, electrical/mechanical rooms, garbage and recycling collection areas, deck area, and area beneath a deck, is exempted; and

(c) Deck and balcony enclosures are not permitted.

4B70-6 Amenities:

Despite subsection 4B70-5, density in the CD70 Zone is increased to a maximum floor space ratio of 1.05 FSR, inclusive of any density bonus for energy performance, if the owner:

(Bylaw 7984)

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions; and

2. Contributes $48,075 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund.

4B70-7 Maximum Principal Building Size

Not applicable.

4B70-8 Setbacks

a)

Setback	Buildings and Structures
Front Yard	• Minimum: 5.51 m (18.1 ft) • Maximum: Not applicable • Upper storey cantilevered features may extend into the front yard setback by a maximum of 0.3 m (1 ft).
Lane	Minimum: 2 m (6.56 ft)
West Side Yard	Minimum: 1.60 m (5.25 ft)
East Side Yard	Minimum setback must be no less than an average of 15 m (49.21 ft) from the Top of Bank of Taylor Creek and must comply with the Top of Bank setback drawing attached as Schedule B to this bylaw.

b) The front yard setback is not applicable to trellises.

4B70-9 Building Orientation

Not applicable.

4B70-10 Building Depth and Width

Not applicable.

4B70-11 Coverage

a) Building Coverage shall not exceed a maximum of 35%.

b) Site Coverage shall not exceed a maximum of 80%.

(Bylaw 7984)

4B70-12 Height

a) The maximum building height, measured from the average natural grade, for the eastern building is 13.56 meters (44.5 feet); and

b) The maximum building height, measured from the average natural grade, for the western buildings is 11.53 meters (37.83 feet).

4B70-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B70-14 Landscaping

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B70-15 Subdivision Requirements

Not applicable.

4B70-16 Additional Accessory Structure Regulations

Not applicable.

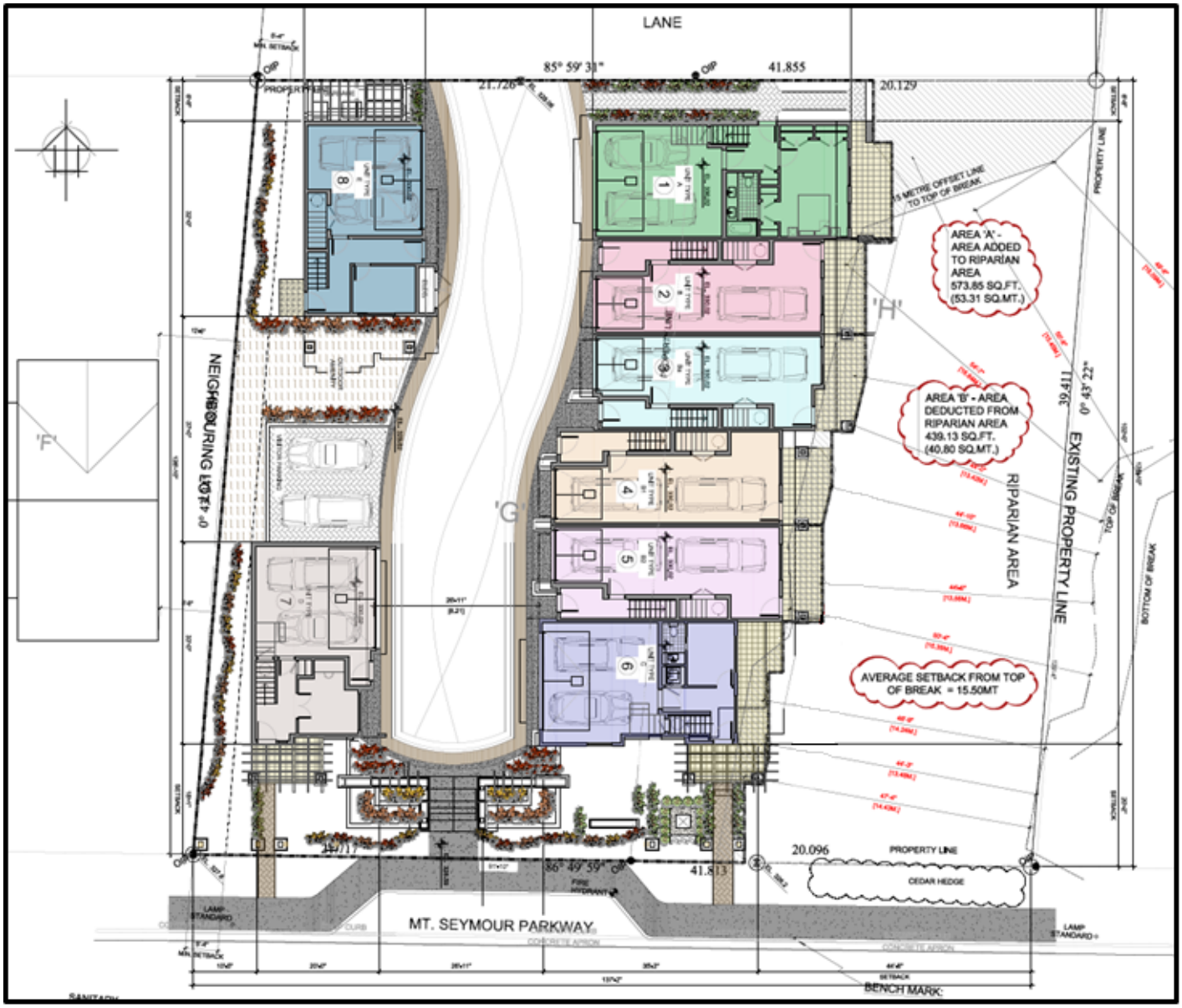
4B70-17 Parking and Loading Regulations

a) Parking spaces and drive aisle regulations shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7984)

Schedule B to Bylaw 7984

"Top of Bank Setback Drawing"



(Bylaw 7984)

4B452 Comprehensive Development Zone 71 CD71

4B453 Intent

The purpose of the CD71 Zone is to establish specific land use and development regulations for a ground-oriented townhouse project consisting of not more than 16 dwelling units on Mount Seymour Parkway.

4B454 Uses

The following *principal uses* shall be permitted in the Comprehensive Development 71 Zone:

(c) Uses Permitted without Conditions:

Ground-oriented multiple-family residential use

(d) Conditional Uses

Not applicable

4B455 Conditions of Use

Not applicable.

4B456 Accessory Use

(b) ***Accessory Uses*** are permitted in a building provided that, in combination, they occupy less than 25% of the floor area of each unit.

(c) ***Home occupations*** are permitted in residential *dwelling units* in this zone.

4B457 Density

(a) The maximum permitted density in the CD71 zone is limited to a floor space ratio (FSR) of 0.45 FSR;

(b) For the purposes of calculating floor space ratio underground parking garage and underground storage areas are exempted.

4B458 Amenities

Despite subsection 4B457, density in the CD71 Zone is increased to a maximum floor space ratio of 1.22, inclusive of any energy performance density (FSR) bonus, and a total of 16 units if $62,300 is contributed to the municipality to be used for the provision or maintenance of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; community facilities or facility improvements; child, youth and seniors services or amenities; park, trail, cycling or environment improvements; or other Seymour amenities as determined by the District.

4B459 Maximum Principal Building Size

Not applicable.

4B460 Setbacks

Buildings and structures shall be set back from property lines in accordance with the following regulations:

Setback	Buildings and Structures
Front	Minimum: 4.5 m (15 ft)
Rear on a lane	Minimum: 2.4 m (8 ft)
West Side (Parkgate Avenue)	Minimum: 3 m (10 ft)
East Side (Adjacent residential lot)	Minimum: 4 m (13 ft)

4B461 Building Orientation

Not applicable.

4B462 Building Depth and Width

Not applicable.

4B463 Coverage

c) Building Coverage shall not exceed 50%.

d) Site Coverage shall not exceed 85%.

4B464 Height

c) The maximum building height of the east building, as identified in Schedule A, is 12.8 meters (42 feet).

d) The maximum building height of the west building, as identified in Schedule A, is 11m (36 feet).

4B465 Acoustical Requirements

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and dining rooms	40
Kitchen, bathrooms, hallways	45

4B466 Landscaping

c) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

d) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B467 Subdivision Requirements

Not applicable.

4B468 Additional Accessory Structure Regulations

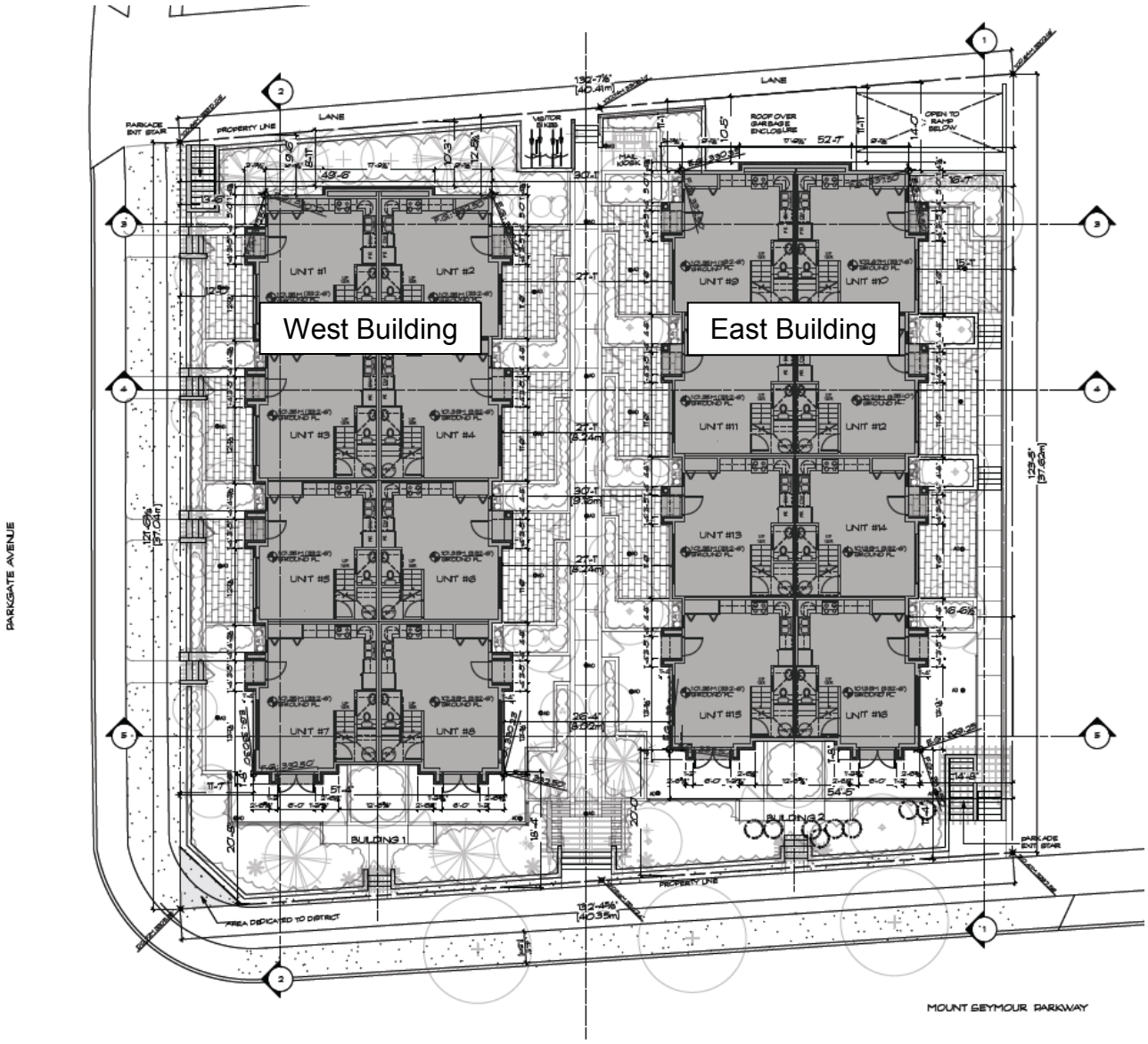
Not applicable.

4B469 Parking and Loading Regulations

Parking spaces shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7983)

Bylaw 7983 Schedule A: Building Height



4B72 Comprehensive Development Zone 72 CD 72

4B72-1) Intent:

The purpose of the CD 72 Zone is to establish specific land use and development regulations for a three-storey senior's rental project consisting of up to 115 seniors independent and assisted living rental units and a licensed seniors care facility for up to 23 persons in care.

4B72-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 72 Zone:

(a) **Uses Permitted without Conditions:**

(i) Multiple-family seniors rental accommodation;
(ii) Seniors care facility for up to 23 persons in care.

(b) **Conditional Uses:**

Not Applicable.

4B72-3) Conditions of Use:

Not Applicable.

4B72-4) Accessory Uses:

(a) ***Accessory uses*** are permitted and may include but are not necessarily limited to:

a. Kitchen
b. Dining
c. Multi-purpose rooms
d. Art, music and craft rooms
e. Lounge areas
f. Library
g. Fitness room
h. Health office
i. Staff lounge/locker room
j. Amenity rooms
k. Administration spaces.

4B72-5) Density:

(a) The maximum permitted density in the CD-72 Zone is limited to a floor space ratio (FSR) of 0.45 FSR inclusive of any density bonus for energy performance and a maximum of 12 seniors rental units;

(b) For the purposes of calculating floor space ratio, underground parking garage and underground storage areas are exempted.

4B72-6) Amenities:

Despite subsection 4B72-5), density in the CD-72 Zone is increased to a maximum floor space ratio of 1.5 FSR, inclusive of any density bonus for energy performance, and 115 seniors rental units (for both independent living and assisted living) plus a care facility for up to 23 persons in care if the owner:

1. enters into a Housing Agreement committing to provide a minimum of fifteen (15) seniors assisted living rental units plus a care facility to serve a minimum of twelve (12) seniors in care;

2. contributes $500,000 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; public plaza, park, trails or other public realm improvements; library or recreation service or facility improvements; and / or the affordable housing fund.

4B72-7) Maximum Principal Building Size:

Not applicable.

4B72-8) Setbacks:

Buildings and structures shall be set back from property lines to the building face in accordance with the following regulations:

Setback	Buildings and Structures
Highland Boulevard	4.5 meters (15 feet), excluding the Porte-Cochere
Woodbine Drive	3 meters (10 feet)
Ayr Avenue	7.7 meters (25 feet)
North Property Line	7.7 meters (25 feet)

4B72-9) Building Orientation:

Not applicable.

4B72-10) Building Depth and Width:

Not applicable.

4B72-11) Coverage:

(a) Building Coverage shall not exceed 70%.

(b) Site Coverage shall not exceed 95%.

4B72-12) Height:

(a) The maximum permitted building height is 13.4 meters (44 feet).

4B72-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B72-14) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B72-15) Subdivision Requirements:

Not applicable.

4B72-16) Additional Accessory Structure Regulations:

Not applicable.

4B72-17) Parking and Loading Regulations:

(a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7986)

4B73 Comprehensive Development Zone 73 CD73

4B73-1) Intent:

The purpose of the CD73 Zone is to establish specific land use and development regulations for a 61 unit townhouse project over underground parking.

4B73-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 73 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, multiple-family townhouse

(b) Conditional Uses:

Not Applicable

4B73-3) Conditions of Use:

Not Applicable

4B73-4) Accessory Uses:

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B73-5) Density:

(a) The maximum permitted density in the CD73 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, the area of underground parking garage, underground mechanical rooms, underground garbage and recycling collection areas, underground storage areas, high sill bay windows, window seats, chimneys and above ground electrical/mechanical rooms, is exempted.

4B73-6) Amenities:

Despite subsection 4B73-5, density in the CD73 Zone is increased to a maximum floor space ratio of 1.224 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation rental restrictions; and

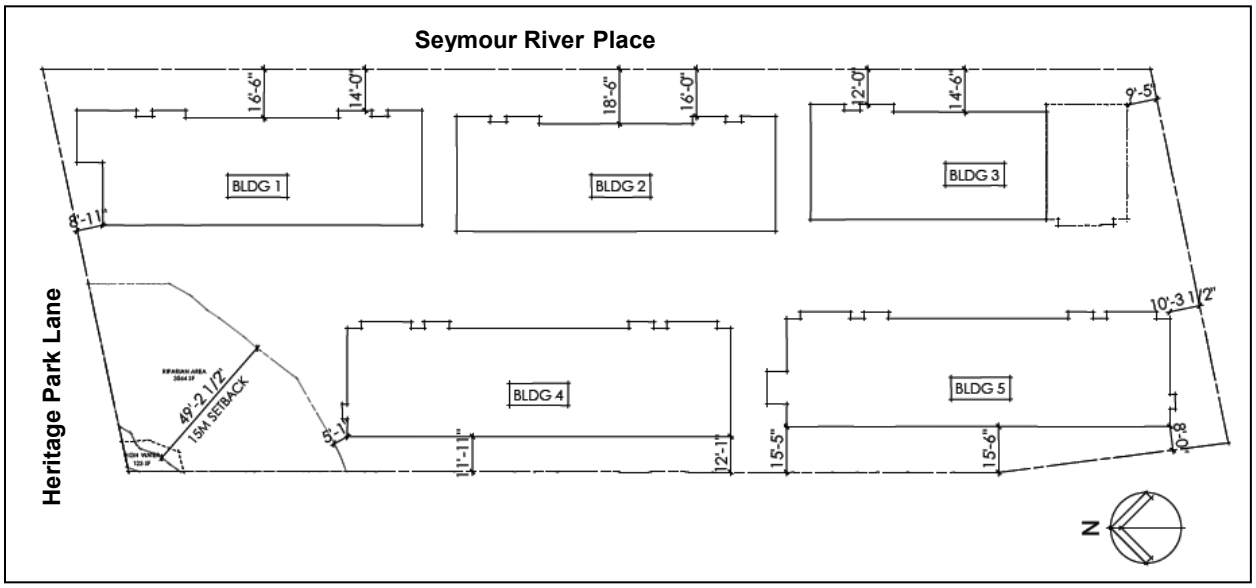
2. Contributes $395,000 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; public plaza, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund.

4B73-7) Maximum Principal Building Size:

Not applicable

4B73-8) Setbacks:

Buildings and structures shall be set back from property lines to the principal building face in accordance with the following setback plan:



4B73-9) Building Orientation:

Not applicable

4B73-10) Building Depth and Width:

Not applicable

4B73-11) Coverage:

(a) Building Coverage shall not exceed 47%.

(b) Site Coverage shall not exceed 47.3%.

4B73-12) Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 11.6m (38ft.).

4B73-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B73-14) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B73-15) Subdivision Requirements:

Not Applicable

4B73-16) Additional Accessory Structure Regulations:

Not applicable.

4B73-17) Parking and Loading Regulations:

(a) Parking spaces shall be provided on the basis of 1.89 spaces/unit inclusive of designated visitor and handicapped parking spaces

(b) Not more than 14 spaces may be small car spaces;

(c) Not more than 46 parking spaces may be tandem spaces and such spaces must be allocated in pairs to one unit;

(d) All parking spaces shall meet the minimum width and length standards established in Part 10 of this Bylaw;

(e) All manoeuvring aisles shall meet the minimum width standards established in Part 10 of this Bylaw; and

(f) A minimum of 13 Class 2 bicycle parking spaces are required.

(Bylaw 7999)

4B74 Comprehensive Development Zone 74 CD74

4B74-1) Intent:

The purpose of the CD74 Zone is to establish specific land use and development regulations for a 30 unit townhouse project.

4B74-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 74 Zone:

(c) Uses Permitted Without Conditions:

(ii)Residential building, multiple-family townhouse.

(d) Conditional Uses:

Not Applicable.

4B74-3) Conditions of Use:

Not Applicable.

4B74-4) Accessory Uses:

(b) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965.

4B74-5) Density:

(a) The maximum permitted density in the CD74 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, the area of all floors above grade and a portion of the garage level determined on the basis of a P1/P2 calculation, are counted.

4B74-6) Amenities:

Despite subsection 4B74-5, density in the CD74 Zone is increased to a maximum floor space ratio of 1.22 FSR, inclusive of any density bonus for energy performance, if the owner:

3. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

4. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

5. Contributes $200,000 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; gateway signage or other gateway improvements; public plaza, park, trail, environmental or other public realm improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B74-7) Maximum Principal Building Size:

Not applicable.

4B73-8) Setbacks:

Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback From	**Buildings (Min Setback)**
Heritage Park Lane	4.87m (16 ft.) to the building face 4.26m (14 ft.) to window projections
East Property Line	Building 2 1.2m (4ft.) Building 4 1.8m (6ft.)
South Property Line	2.44m (8ft.) to the building face 1.8m (6 ft.) to window projections
West Property Line	2.1m (7ft.)

4B74-9) Building Orientation:

Not applicable.

4B74-10) Building Depth and Width:

Not applicable.

4B74-11) Coverage:

(c) Building Coverage shall not exceed 50%.

(d) Site Coverage shall not exceed 75%.

4B74-12) Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12m (39 ft.).

4B74-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B74-14) Landscaping:

(c) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(d) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B74-15) Subdivision Requirements:

Not applicable.

4B74-16) Additional Accessory Structure Regulations:

Not applicable.

4B74-17) Parking and Loading Regulations:

(g) Parking spaces shall be provided on the basis of 2 spaces/unit, inclusive of 2 handicapped spaces, plus an additional 5 designated visitor spaces;

(h) Not more than 30 spaces may be small car spaces;

(i) Not more than 42 parking spaces may be in a tandem arrangement;

(j) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw;

(k) The driveway shall meet the minimum manoeuvring aisle width standard established by Development Permit; and

(l) A minimum of 6 Class 2 bicycle parking spaces are required.

(Bylaw 8000)

4B75 Comprehensive Development Zone 75 CD75

4B75-1 Intent:

The purpose of the CD75 Zone is to establish specific land use and development regulations for a project including a place of religious worship and a 75 unit multi-family apartment building.

4B75-2 Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 75 Zone:

(a) Uses Permitted Without Conditions:

(i) None

(b) Conditional Uses:

(i) Subject to being located entirely within the area marked "A" on Schedule B to this bylaw:

a. Residential building, multiple-family apartment, not to exceed 75 dwelling units

(ii) Subject to being located entirely within the area marked "B" on Schedule B to this bylaw:

b. Place of religious worship and associated assembly hall

4B75-3 Conditions of Use:

Uses must be located as per Section 4B75-2 (b) (i) and Section 4B75-2 (b) (ii).

4B75-4 Accessory Uses:

Accessory uses are permitted as follows:

(a) in the area marked "A" on Schedule B to this bylaw, uses customarily incidental to the residential building, multiple-family apartment use, which may include, but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

(b) in the area marked "B" on Schedule B to this bylaw, uses customarily incidental to the place of religious worship use, which may include, but are not necessarily limited to:

(i) Administrative offices related to a place of religious worship or other non-profit group or society;
(ii) Educational, fitness, and social activities;
(iii) Special events such as music, theatre or dance performances, arts and crafts shows, conferences or workshops.

4B75-5 Density:

(a) The maximum permitted density in the CD-75 Zone is as follows:

(i) In the area marked "A" on Schedule B to this bylaw gross floor area not to exceed 140 m^2 (1,507 sq. ft.) inclusive of any density bonus for energy performance, in a maximum of not more than two multi-family residential dwellings;
(ii) In the area marked "B" on Schedule B to this bylaw gross floor area not to exceed 787 m^2 (8,471 sq. ft.) inclusive of any density bonus for energy performance, in the form of a place of religious worship;
(iii) In the area marked "C" on Schedule B to this bylaw, no floor area, including in any underground structures, is permitted.

(b) For the purposes of calculating gross floor area the following shall be exempted:

(i) underground parking garage areas;
(ii) underground storage and mechanical areas;
(iii) common amenity areas for residential multiple-family apartment buildings, to a maximum of 70 m^2 753.5 sq. ft.).
(iv) trellises, pergolas and similar incidental open-sided structures having overhead framing members spaced to leave not less than 50% of the horizontal surface open to the sky.

4B75-6 Community Amenities:

(a) Despite subsection 4B75-5, density in the CD75 Zone is increased to the following, inclusive of any density bonus for energy performance:

(i) In the area marked "A" on Schedule B to this bylaw gross floor area not to exceed 6,850 m^2 (73,733 sq. ft.) in the form of a 75 unit multi-family residential apartment building;
(ii) In the area marked "B" on Schedule B to this bylaw gross floor area not to exceed 787 m^2 (8,471 sq. ft.) inclusive of any density bonus for energy performance, in the form of a place of religious worship.

if the owner:

(i) Enters into a Housing Agreement to secure a minimum of four affordable rental apartment units, each unit of no less than 50 m^2 (539 sq. ft.) in size; and

(ii) Contributes $455,000 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): childcare, public art, park, trail, environmental or other public realm improvements, municipal, recreation or social service facility improvements; and/or the affordable housing fund.

(b) In the area marked "C" on Schedule B to this bylaw, no gross floor area, including in any underground structures, is permitted.

(c) For the purposes of calculating floor gross area the following shall be exempted:

(i) underground parking garage areas;
(ii) underground storage and mechanical areas;
(iii) common amenity areas for residential multiple-family apartment buildings, to a maximum of 70 m^2 753.5 sq. ft.);
(iv) trellises, pergolas and similar incidental open-sided structures having overhead framing members spaced to leave not less than 50% of the horizontal surface open to the sky.

4B75-8 Setbacks:

Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

(a) In the area marked "A" on Schedule B to this bylaw:

Setback	Minimum Required Setback
From Mountain Highway	4.9 m (16.1 ft.)
From Harold Road	4.27 m (14.0 ft.)
From West Property Line	15.0 m (49.2 ft.)
From North Property Line	6.1m (20 ft.)

(b) In the area marked "B" on Schedule B to this bylaw:

Setback	Minimum Required Setback
From Mountain Highway	0.0m (0 ft.)
From Harold Road	2.4 m (7.9 ft.)

4B75-11 Coverage:

Maximum permitted coverage for any development in the CD75 Zone is as follows:

(a) Building Coverage in the CD75 Zone shall not exceed 50%.

(b) Site Coverage in the CD75 Zone shall not exceed 75%. For the purposes of site coverage calculations, trellises, pergolas and similar incidental open-sided structures having overhead framing members spaced to leave not less than 50% of the horizontal surface open to the sky shall be excluded.

4B75-12 Height:

Maximum permitted height for any building in the CD75 Zone, inclusive of a 15% bonus for any sloping roofs, is as follows:

(a) Multi-family apartment building: 14.5 m (47.6 feet)

(b) Place of public worship: 10.5 m (34.5 feet)

4B75-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B75-14 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B75-17 Signage Regulations:

(a) Signage on the property shall not exceed a height of 1.8 m (5.9 feet) and the number of signs shall not exceed 2.

4B75-18 Parking and Loading Regulations:

Parking and loading shall be in accordance with Part 10 of the District of North Vancouver Zoning Bylaw with the following exceptions:

(a) Residential building, multiple-family apartment: Parking shall be provided on the basis of 1.37 spaces per dwelling unit, inclusive of 4 handicapped spaces, plus an additional 15 designated visitor spaces, 11 of which (inclusive of 1 handicapped space) to allow for shared access with places of public worship;

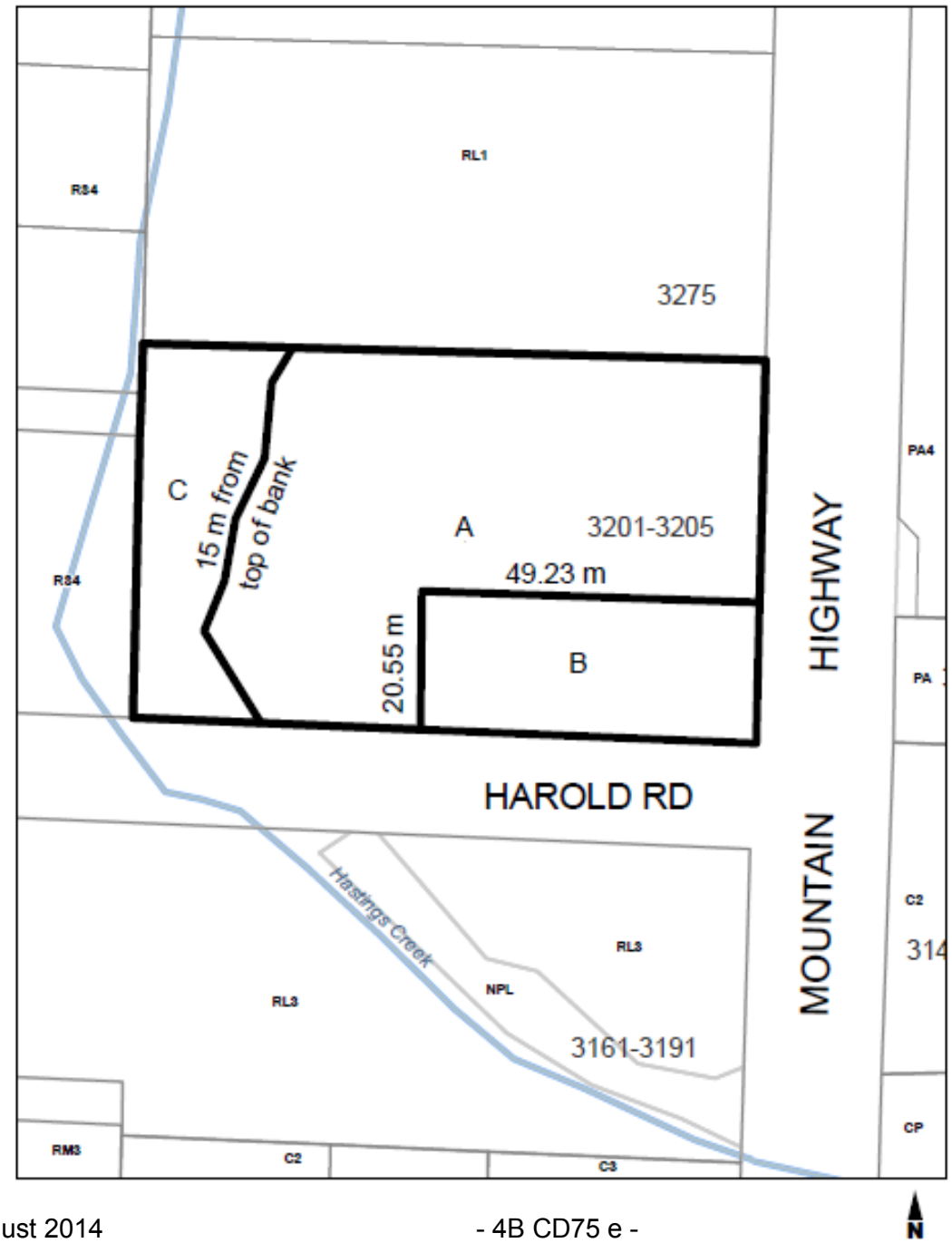
(b) Place of public worship: Parking shall be provided on the basis 28 spaces, plus access to 11 residential visitor parking spaces (inclusive of one handicapped space);

(c) A minimum of 75 Class 1 bicycle parking spaces shall be provided;

A minimum of 22 Class 2 bicycle parking spaces shall be provided.

(Bylaw 8014)

Schedule B to Bylaw 8014



4B76 Comprehensive Development Zone 76 CD76

The CD76 Zone is applied to:
1570 E Keith Rd, Lot 11 Except: Part on Statutory Right of Way Plan 109; of Lot 6 Block A District Lot 613 Plan 2459, PID: 013-739-590
1576 E Keith Rd, Lot 12 Except: Part in Plan 21096; of Lot 6 Block A District Lot 613 Plan 2459, PID: 006-089-615
1584 E Keith Rd, Lot E of Lot 6 Block A District Lot 613 Plan 21096, PID: 006-111-645
743 Orwell St, Lot D of Lot 6 Block A District Lot 613 Plan 21096, PID: 006-111-637
763 Orwell St, Lot B Block A District Lot 613 Group 1 New Westminster District Plan BCP39525, PID: 027-780-236
777 Orwell St, The South ½ of Lot 15 of Lot 6 Block A District Lot 613 Plan 2459, PID: 008-106-193
The portions of road allowance as shown on Schedule B.

4B76-1) Intent:

The purpose of the CD76 Zone is to establish specific land use and development regulations for a 32 unit townhouse project.

4B76-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 76 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, multiple-family townhouse;

(b) Conditional Uses:

Not Applicable.

4B76-3) Conditions of Use:

Not Applicable.

4B76-4) Accessory Uses:

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965.

4B76-5) Density:

(a) The maximum permitted density in the CD76 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, the area within the parking garage is excluded.

4B76-5) Density:

(c) The maximum permitted density in the CD76 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;

(d) For the purposes of calculating floor space ratio, the area within the parking garage is excluded.

4B76-6) Amenities:

(b) Despite subsection 4B76-5, density in the CD76 Zone is increased to a maximum floor space ratio of 0.8 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

2. Contributes $182,841.45 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

    (i) For the purposes of calculating floor space ratio, the area within the parking garage is excluded.

4B76-7) Maximum Principal Building Size:

Not applicable

4B76-8) Setbacks:

Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback From	Buildings (Min Setback)
Orwell	3.66m (12 ft) to the building face
East Keith Road	3.66m (12 ft) to the building face
West Property Line	2.44m (8 ft) to the building face (Building 1 and 2) 4.57m (15 ft) to the building face (Building 3) 3.05m (10 ft) to the building face (Building 4)
North Property Line	3.05m (10 ft) to the building face

4B76-9) Building Orientation:

Not applicable.

4B76-10) Building Depth and Width:

Not applicable.

4B76-11) Coverage:

(a) Building Coverage shall not exceed 45%.

(b) Site Coverage shall not exceed 70%.

4B76-12) Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.3m (40.5 ft).

4B76-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B76-14) Flood Construction Requirements:

No basement, or habitable floor space, shall be constructed below the established flood construction levels as identified in a floor hazard report prepared by a qualified registered professional engineer.

4B76-15) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B76-16) Subdivision Requirements:

Not applicable.

4B76-17) Additional Accessory Structure Regulations:

Not applicable.

4B76-18) Parking and Loading Regulations:

(a) Parking spaces shall be provided on the basis of 2 spaces/unit;

(b) Not more than 28 spaces may be small car spaces;

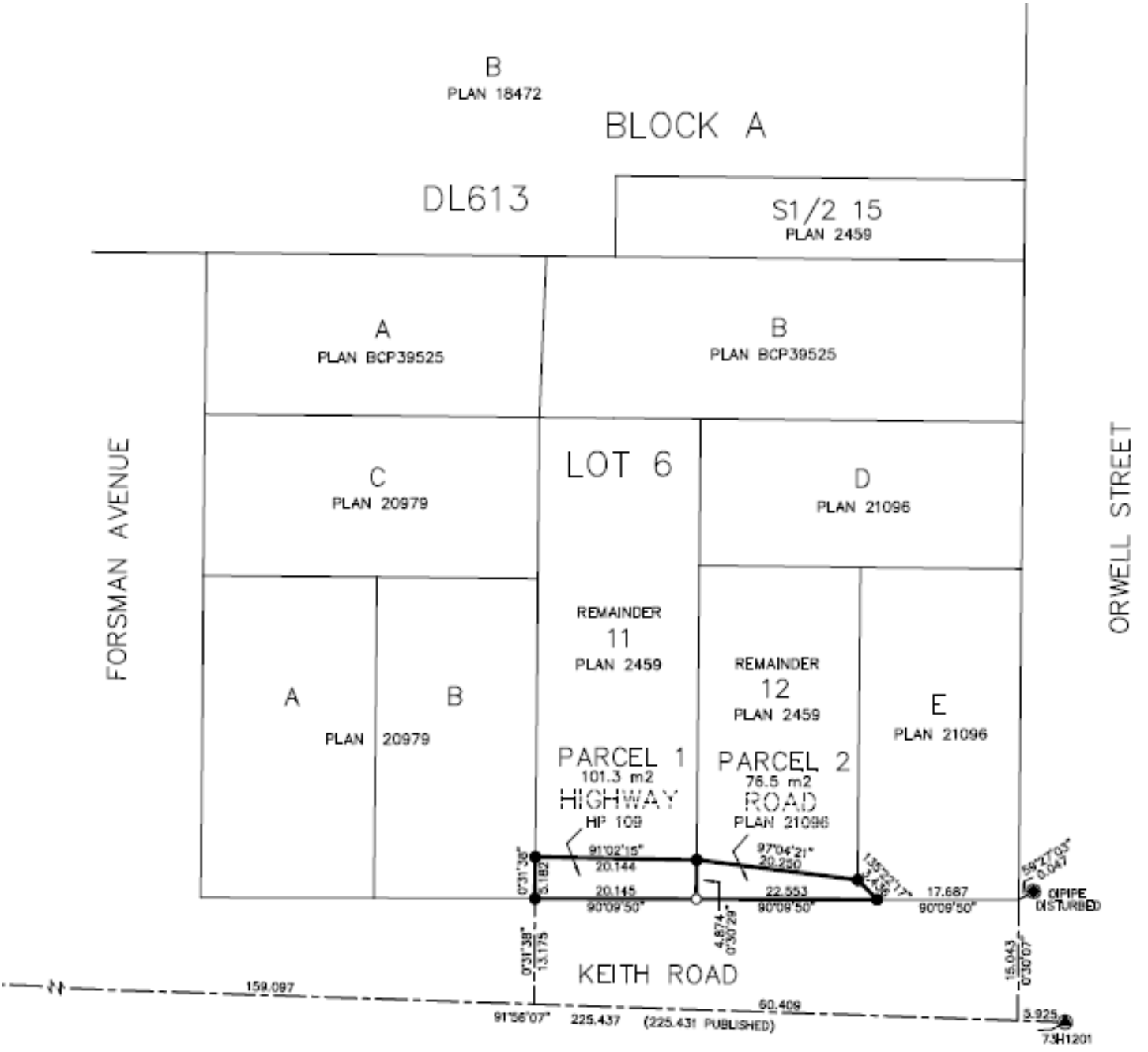
(c) Not more than 8 parking spaces may be in a tandem arrangement;

(d) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw;

(e) The driveway shall meet the minimum manoeuvring aisle width standard established by Development Permit.

(Bylaw 8028)

Bylaw 8028
Schedule B: Road Closure



4B77 Comprehensive Development Zone 77 CD77

4B77-1) Intent:

The purpose of the CD77 Zone is to establish specific land use and development regulations for a 95 unit mixed apartment and townhouse project.

4B77-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 77 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, low rise apartment; and

(ii) Residential building, multiple-family townhouse

(b) Conditional Uses:

Not Applicable

4B77-3) Conditions of Use:

Not Applicable

4B77-4) Accessory Uses:

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B77-5) Density:

(a) The maximum permitted density in the CD77 Zone is limited to a floor space ratio (FSR) of 0.3, inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, the area of underground parking garages, underground mechanical rooms, underground garbage and recycling collection areas, underground storage areas and above ground electrical/mechanical rooms, is exempted.

4B77-6) Amenities:

Despite subsection 4B77-5, density in the CD77 Zone is increased to a maximum floor space ratio of 0.9 FSR, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation rental restrictions; and

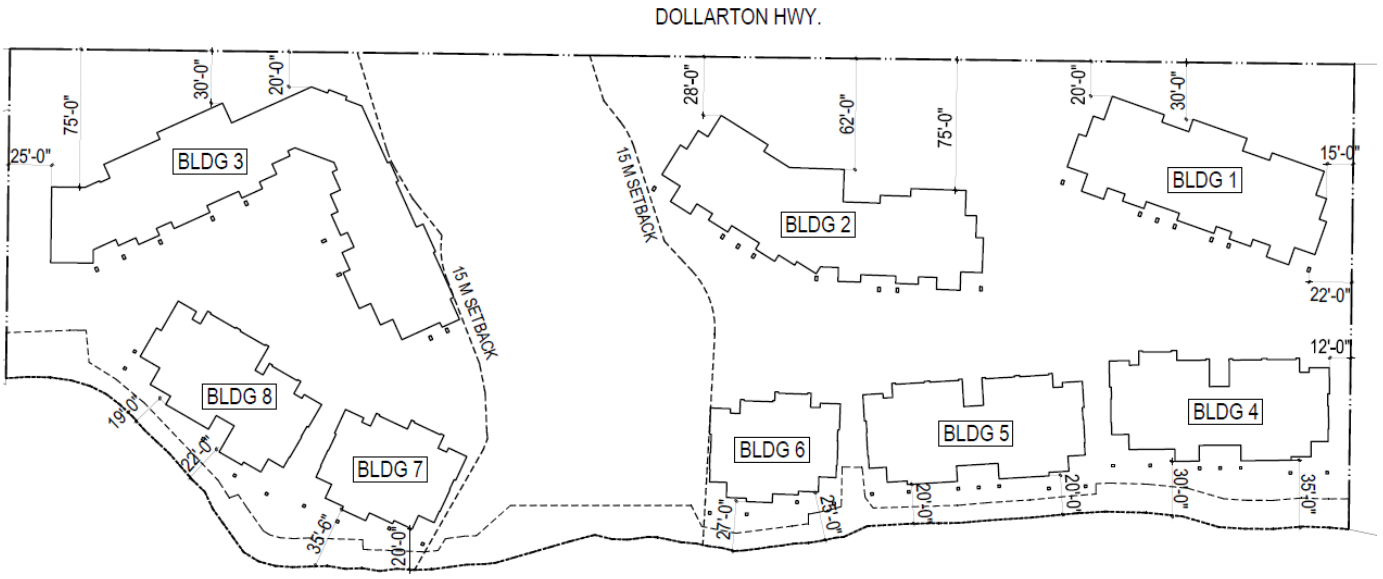
2. Contributes $1,863,720 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund.

4B77-7) Maximum Principal Building Size:

Not applicable

4B77-8) Setbacks:

Buildings and structures shall be set back from property lines to the principal building face in accordance with the following setback plan:



4B77-9) Building Orientation:

Not applicable

4B77-10) Building Depth and Width:

Not applicable

4B77-11) Coverage:

(a) Building Coverage shall not exceed 42%.

(b) Site Coverage shall not exceed 60%.

4B77-12) Height:

The maximum permitted height for each building type is:

(a) Apartment building: 16.2m (53ft.);

(b) Townhouse building: 9.9m (32.5ft.).

4B77-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B77-14) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B77-15) Subdivision Requirements:

Not Applicable

4B77-16) Additional Accessory Structure Regulations:

Not applicable.

4B77-17) Parking and Loading Regulations:

(a) Parking spaces shall be provided on the basis of 2 spaces/unit inclusive of designated visitor and parking for persons with disabilities;

(b) All regular, small car and handicapped parking spaces shall meet the minimum width and length standards established in Part 10 of this Bylaw;

(c) All manoeuvring aisles shall meet the minimum width standards established in Part 10 of this Bylaw; and

(d) A minimum of 16 Class 2 bicycle parking spaces are required for the apartment units.

(Bylaw 8034)

4B78 Comprehensive Development Zone 78 CD78

4B78-1) Intent:

The purpose of the CD78 Zone is to establish specific land use and development regulations for a 112 unit residential rental apartment building.

4B78-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 78 Zone:

(a) **Uses Permitted Without Conditions:**

Not Applicable

(b) **Conditional Uses:**

(i) Residential rental apartment building pursuant to section 904(3) of the Local Government Act; and
(ii) Commercial use

4B78-3) Conditions of Use:

(a) Not more than 1 caretaker suite is permitted;

(b) commercial use may not exceed 82m^2 (882.5$ft.^2$) in area.

4B78-4) Accessory Uses:

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965.

4B78-5) Density:

(a) The maximum permitted density in the CD78 Zone is limited to a floor space ratio (FSR) of 3.32, inclusive of any density bonus for energy performance;

(b) The maximum number of units in the CD78 Zone is 112;

(c) For the purposes of calculating floor space ratio, the area of underground parking garages and underground mechanical rooms are exempted and above ground facilities are exempted to a maximum area as follows:

- electrical/mechanical rooms/recycling container rooms: 49m^2 (528ft.^{2});
- bike storage rooms: 83m^2 (891ft.^{2});
- amenity room: 52m^2 (552ft.^{2});
- parking trellis structure (open to above at a minimum of 70%): 162.6m^2 (1750ft.^{2});
- roof stair enclosure: 17.37m^2 (187ft.^{2}).

4B78-6) Amenities:

Not Applicable

4B78-7) Maximum Principal Building Size:

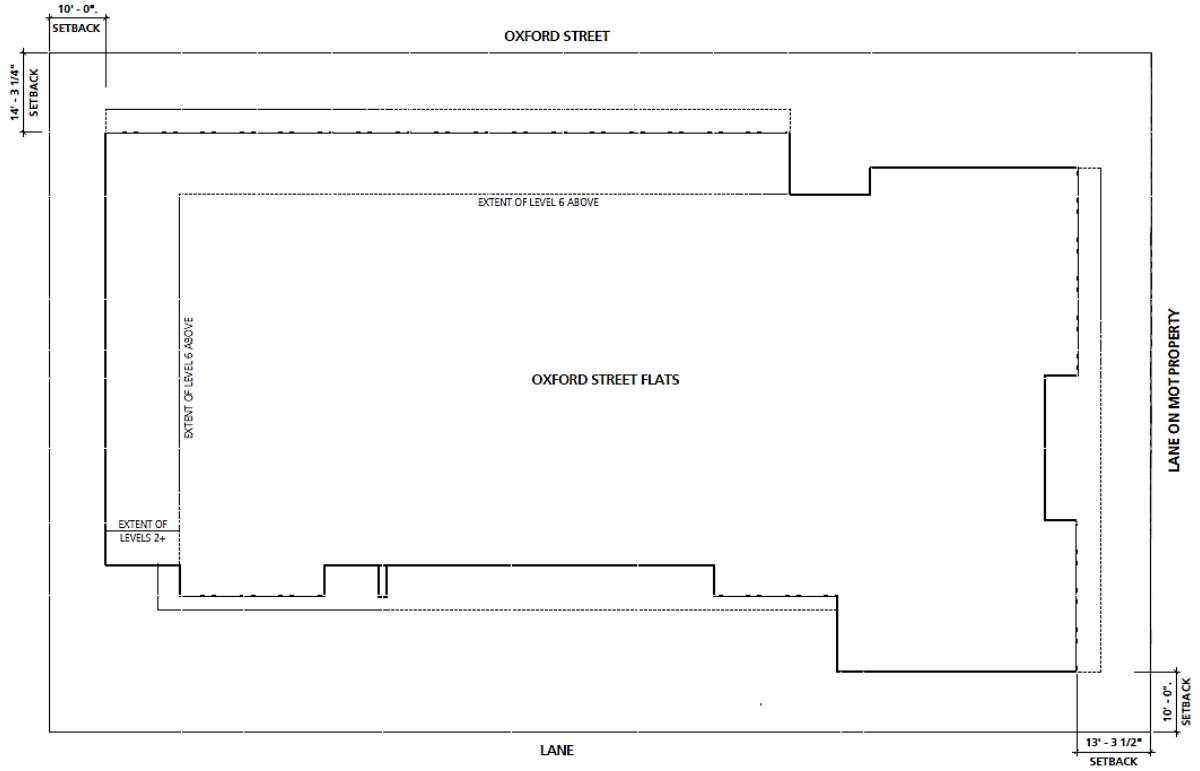
Not applicable

4B78-8) Setbacks:

The building shall meet the following building setbacks as measured from the property lines to the principal building face:

a) North: 4.34m (14.25ft.);
b) East: 4.03m (13.25ft.);
c) South: 3m (10ft.);
d) West: 3m (10ft.),

as illustrated on the following setback plan:



Building Setback Plan

4B78-9) Building Orientation:

Not applicable

4B78-10) Building Depth and Width:

Not applicable

4B78-11) Coverage:

(a) Building Coverage, excluding the parking trellis structure when open to above at a minimum of 70%, shall not exceed 75%.

(b) Site Coverage shall not exceed 93%.

4B78-12) Height:

The maximum permitted height is 19.8m (65ft.) excluding the heights of elevator penthouse and rooftop stairwell enclosure.

4B78-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B78-14) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B78-15) Subdivision Requirements:

Not Applicable

4B78-16) Additional Accessory Structure Regulations:

Not applicable.

4B78-17) Parking and Loading Regulations:

(a) Parking spaces for residential use shall be provided on the basis of 0.75 spaces/unit + 0.01 spaces/unit for designated visitors parking, inclusive of 2 handicapped parking spaces;

(b) 3 parallel parking spaces are required for the commercial use, 2 of which may be shared in tandem as a loading bay;

(c) Not more than 39.5% of the spaces may be small car spaces and not more than 9.3% of the spaces may be micro car spaces;

(d) Parking spaces shall meet the following minimum space sizes:

Parking Space Type	Length	Width	Height
Regular	5.7m (18.7ft.)	2.67m (8.75ft.)	2.1m (6.9ft.)
Disabled	5.7m (18.7ft.)	3.7m (12.1ft.)	2.1m (6.9ft.)
Small Car	4.6m (15.1ft.)	2.47m (8.1ft.)	2.1m (6.9ft.)
Micro Car	3m (9.9ft.)	2.3m (7.6ft.)	2.1m (6.9ft.)
Parallel	6.7m (22ft.)	5.7m (8.83ft.)	2.1m (6.9ft.)
Tandem	5.7m (18.7ft.)	2.74m (9ft.)	2.1m (6.9ft.)

(e) All manoeuvring aisles within the underground parking structure shall meet or exceed a minimum width of 6.8m (22.3ft.); and

(f) A minimum of 10 Class 2 bicycle parking spaces are required for the residential and commercial uses.

(Bylaw 8040)

4B79 Comprehensive Development Zone 79 CD 79

The CD 79 zone is applied to:
2035 Fullerton Avenue, legally known as:
Lot H, Block 15, District Lot 764, Explanatory Plan LMP 11271,
PID: 018 -349-269

4B 79 – 1 Intent

The purpose of the CD 79 Zone is to permit a commercial and residential medium density mixed use development which also includes a community centre, public plaza and park space.

4B 79 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD 79 Zone:

a) Uses Permitted Without Conditions:
Not applicable.

b) Conditional Uses:
The following *principal* uses are permitted when the conditions outlined in Section 4B 79-3 Conditions of Use, are met:
live-work use;
mini-storage use;
office use;
personal service use;
recreation/community centre use;
restaurant use;
retail use; and
residential use.

4B 79-3 Conditions of Use

a) **All conditional uses**: All uses of land, buildings and structures are only permitted when the following condition of use is met:
   i) All aspects of the use are completely contained within an enclosed building except for:
      (1) Parking and loading areas;
      (2) *Outdoor customer services areas*;
      (3) The display of goods;
      (4) Outdoor amenity areas (plazas, roof decks, play areas, and private or semi-private outdoor space); and
      (5) Public plazas and park areas.

b) ***Residential* and *live-work***: *Residential uses* and *live-work uses* are only permitted when the following conditions are met:
   i) Each dwelling unit has access to private or semi-private outdoor space; and
   ii) Each dwelling unit has exclusive access to a private storage space.

c) ***Live-work:*** *Live-work use* is only permitted when the following condition is met:
   i) An outside public entrance is provided; or
   ii) An entrance onto a corridor that is open to the public, as in a commercial building.

(d) ***Mini-storage*:** Except as set out below, *mini-storage use* is only permitted when the following conditions are met:

   i) Must be located on a basement level in a commercial, residential or mixed use building; and
   ii) Must be entirely located below natural and finished grade.
   iii) As an exception to the foregoing, a *mini-storage* use having a maximum gross floor area of 150m^2 (1,614 square feet) is permitted without meeting the foregoing conditions.

4B 79-4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* dwelling units.

c) The production of energy for use on site or as part of a District Energy program that they are part of is permitted as an *accessory use*.

4B 79 – 5 Density

a) The maximum permitted density is 44,275 m^2 (476,572 sq. ft.) *gross floor area*, inclusive of any density bonus for energy performance.

b) A minimum of 425 m^2 (4,575 sq. ft.) of the total permissible *gross floor area* must be used for commercial purposes located immediately adjacent to the public park and plaza as noted in Schedule B, where commercial purposes includes any of the following permitted uses singly or in combination: *personal service use, restaurant use,* and *retail use*.

c) The maximum permitted number of dwelling units inclusive of both *residential* units and *live-work* units is 460 units.

d) For the purpose of calculating *gross floor area* the following are exempted:
   i) The public *recreation/ community centre* contemplated in Phased Development Agreement Bylaw 8042;
   ii) Any areas completely below natural and finished grade;

   iii) Bicycle storage located on the ground floor of up to 100 m^2 (1,076 sq. ft.) gross floor area for each residential building to a maximum of 400m^2 (4,305 sq.ft.) gross floor area in total in the CD 79 Zone;
   iv) The area of balconies and covered patios up to 10% of the total residential floor area for the building they are part of;
   v) Common amenity areas that are accessory to the residential buildings permitted in this zone of up to 200 m^2 (2,152 sq. ft.) gross floor area per residential building to a maximum of 500m^2 (5,382 sq.ft.) gross floor area in total in the CD 79 Zone.

4B79 – 6 Height

a) The maximum permitted height for any building in the CD 79 Zone, shall be regulated as follows:

   Development Area A: The maximum permitted height is 56.4 metres (185 feet) and 18 storeys.

   Development Area B: The maximum permitted height is 41.2 metres (135 feet) and 12 storeys.

   Development Area C: The maximum permitted height is 19.8 metres (65 feet) and 6 storeys.

   Development Area D: The maximum permitted height is 13.7 metres (45 feet) and 4 storeys.

   (Development Areas are delineated in Schedule B of this Bylaw, Bylaw 8041)

b) For the purpose of measuring building *height,* the rules set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured to from the *finished grade*.

c) In addition to Part 4 General Regulations, Section 407 Height Exceptions, the following height exceptions shall apply in the CD 79 zone: Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building's design and do not extend more than 5.0 metres (16.4 feet) above the highest point of any roof surface.

4B 79 – 7 Setbacks

The intent of the following minimum setbacks is to ensure a 4.0 metre (13.1 foot) setback from public road or public trail to residential building face.

a) North - Fullerton Avenue: The minimum building setback is 4.0 metres (13.1 feet).

b) West - Greenway Trail: The minimum building setback from the west lot line is 7 metres (23 feet).

c) South - Curling Road: The minimum building setback is 4.0 metres (13.1 feet);

d) East - New Street: The minimum building setback is 4.0 metres (13.1 feet).

4B 79 – 8 Coverage

a) Building Coverage: The maximum building coverage is 60%.

b) Site Coverage: The maximum site coverage is 65%.

4B 79 – 9 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
   i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
   ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 79- 10 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Parking Requirement
Residential *Residential* dwelling unit in a mid rise, low rise, or high rise building	1.1 space/ unit
Residential townhouse dwelling unit	1.5 space/ unit
Residential rental dwelling units in an entirely rental building	0.75 space/ unit
Residential Visitor Parking	0.1 space / unit
Recreation/community centre use	66 spaces, of which up to 15 may be converted to Red Cross Storage
Public Parking	Visitor parking, recreation/community centre parking and commercial parking shall all be in a central area and available for shared use
Commercial including *office use*, *personal service use*, *restaurant use* and *retail use*	1 space/ 30m^2
Mini-storage use	1 space/ 1,950 m^2 and 1 loading space/ 1,300 m^2

b) Bicycle storage for residents shall be provided on the basis of one space per unit.

c) Except as specifically provided in 4B79-10 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 8041)

Bylaw 8041 Schedule B: Zoning Map

4B80 Comprehensive Development Zone 80 CD80

4B80-1 Intent:

The purpose of Comprehensive Development Zone 80 (CD80) is to establish specific land use and development regulations for a project including a mix of commercial and multi-family residential purposes.

4B80-2 Uses:

The following *principal uses* shall be permitted in Comprehensive Development Zone 80 (CD80):

(a) Uses Permitted Without Conditions:

(ii) None

(b) Conditional Uses:

(i) artist's studio;
(ii) billiard hall;
(iii) business/office support services;
(iv) Cannabis Retial Store (where included o the table in Section 405B(1)
(v) clubs;
(vi) fitness centre
(vii) health service purposes;
(viii) household repair services;
(ix) office purposes;
(x) personal service shops;
(xi) pet care establishment;
(xii) professional offices;
(xiii) restaurants;
(xiv) residential purposes;
(xv) retail food services;
(xvi) retail purposes;
(xvii) school, trade;
(xviii) shopping centre;
(xix) vehicle sales/rental/leasing establishments;
(xx) veterinarian; and
(xxi) liquor store.

(Bylaw 8340)

4B80-3 Conditions of Use:

The following conditions apply to permitted *principal uses:*

(a) All uses of land, buildings, and structures are permitted only when all aspects of the use are completely contained within an enclosed building except for:
    (i) on-site roadways, driveways, parking and loading areas;
    (ii) landscaped areas such as public plazas, trails, and pedestrian walkways, outdoor seating, and play areas;
    (iii) outdoor customer service areas;
    (iv) outdoor display areas;
    (v) outdoor amenity areas (balconies, patios or roof decks).
(b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises. (Bylaw 7528)
(c) In the case of residential purposes, the dwelling units:
    (i) shall be provided with a separate shared or private entrance from ground level;
    (ii) may contain home occupations in accordance with Section 405 of this Bylaw;
(d) In the case of vehicle sales/rental/leasing establishments no outside storage of vehicle inventory is permitted;
(e) In the case of liquor stores:
    (i) the minimum lot size on which a liquor store may be located is 8,500 m^2 (91,493 sq. ft.);
    (ii) no more than one liquor store per lot is permitted;
    (iii) the maximum size liquor store is 640 m^2 (6,889 sq. ft.) (Bylaw 7444);
(f) No fitness centre shall be smaller than 446 m^2 (4,800 sq. ft.) or larger than 632 m^2 (6,803 sq. ft.), and any non-residential unit between 446 m^2 (4,800 sq. ft.) and 632 m^2 (6,803 sq. ft.) in size shall be used only as a fitness centre;
(g) All non-residential uses shall be permitted only within the lowest 7.86 m. (25.8 ft.) of any building.

4B80-4 Accessory Uses:

Accessory uses are permitted as follows:

(a) home occupations
(b) administrative offices;
(c) display, sales and reception areas;
(d) outdoor customer service areas; and
(e) storage.

4B80-5 Accessory Use Regulations

The following regulations apply to permitted *accessory uses:*

(a) home occupations shall comply with Section 405 of this Bylaw;
(b) Despite Section 413, outdoor customer service areas in Comprehensive Development Zone 80 shall be permitted only in accordance with the following regulations:

(i) an outdoor customer service area must be operationally and physically tied to the principal use premises which it serves;
(ii) an outdoor customer service area shall not exceed 50% of the total gross floor area of the premises to which it relates or 25 seats, whichever is lesser.

4B80-6 Density:

(a) The maximum permitted density in the Comprehensive Development Zone 80 (CD80) is as follows:

(i) maximum aggregate gross floor area for residential purposes shall not exceed 40,865 m^2 (439,867 sq. ft.) and maximum aggregate gross floor area for non-residential purposes shall not exceed 4,738 m^2 (51,000 sq. ft.), all inclusive of any density bonus for energy performance. The maximum aggregate number of dwelling units shall not exceed 399 dwelling units.

(b) For the purposes of calculating gross floor area the following shall be excluded from the calculation:

(i) underground storage and mechanical areas;
(ii) the area within designated bicycle parking and residential storage areas not within an individual dwelling unit of a building, to a maximum of 5% of the total floor area of the building within which the designated bicycle parking and residential storage area is located;
(iii) common amenity areas accessory to a residential use to a maximum of 3% of the total floor area in a building, or 100 m^2 (1,076.4 sq. ft.), whichever is lesser;
(iv) area within parking garages, parking access areas, covered loading areas, uncovered roof deck areas, and common heating, mechanical, electrical, service and utility rooms;
(v) The area of balconies and covered patios in a building to a maximum area equal to 10% of the residential floor area in that building.

4B80-7 Setbacks:

(a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations, with reference to the development area identifiers noted in the map attached labelled "Schedule B":

(i) In "Area A," "Area B," "Area C," and "Area D" the following minimum setbacks shall be provided:
1. 10.6 m (34.8 ft.) from the east property line;
2. 7.2 m (23.6 ft.) from the south property line.

(ii) In "Area E" the following minimum setbacks shall be provided:
1. 4.4 m (14.4 ft.) from the east property line;
2. 9.3 m (30.5 ft.) from the south property line;
3. 8.4 m (27.6 ft.) from the west property line.

(iii) In "Area F" a minimum setback of 10.0 m (32.8 ft.) from the east property line shall be provided.

4B80-8 Height:

Maximum permitted height for any building in the CD80 Zone, inclusive of a 15% bonus for any sloping roofs, shall be regulated as follows, with specific building height provisions based on the development area identifiers noted in the map attached labelled "Schedule B."

For the purposes of this section:

(a) Building height shall be measured from the finished grade to the highest point of the roof surface.

(b) Maximum building height shall be as follows:

(i) In "Area A" a building may not exceed 8 storeys and 31.7 m (104.0 ft.) in height;
(ii) In "Area B" a building may not exceed 12 storeys and 45.72 m (150.0 ft.) in height;
(iii) In "Area C" a building may not exceed 12 storeys and 45.72 m (150.0 ft.) in height;
(iv) In "Area D" a building may not exceed 5 storeys and 18.0 m (59.1 ft.) in height;
(v) In "Area E" a building may not exceed 7 storeys and 26.9 m (88.3 ft.) in height;
(vi) In "Area F" a building may not exceed 6 storeys and 24.0 m (78.7 ft.) in height;
(vii) In "Area A," "Area B," "Area C," and "Area D" non-residential portions of a building may not exceed 1 storey and 7.86 m (25.8 ft.) in height.

4B80-9 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B80-10 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping, architectural screening, or a combination.

4B80-11 Parking and Loading Regulations:

Parking and loading shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw with the following exceptions:

(a) For a residential building, multiple-family apartment or townhouse, parking shall be provided on the basis of the following, with reference to the development area identifiers noted in the map attached and labelled as "Schedule B":

(i) For residential development within "Area A," "Area B," "Area C," "Area D," "Area E," and "Area F" a minimum of 1.35 parking spaces per dwelling unit shall be provided for the use of residents, inclusive of 1.0 parking space for use by disabled persons per each dwelling unit designated as an affordable rental unit;

(ii) For residential development within "Area A," "Area B," "Area C," and "Area D" a minimum of 0.11 designated visitor parking spaces per dwelling unit shall be provided;

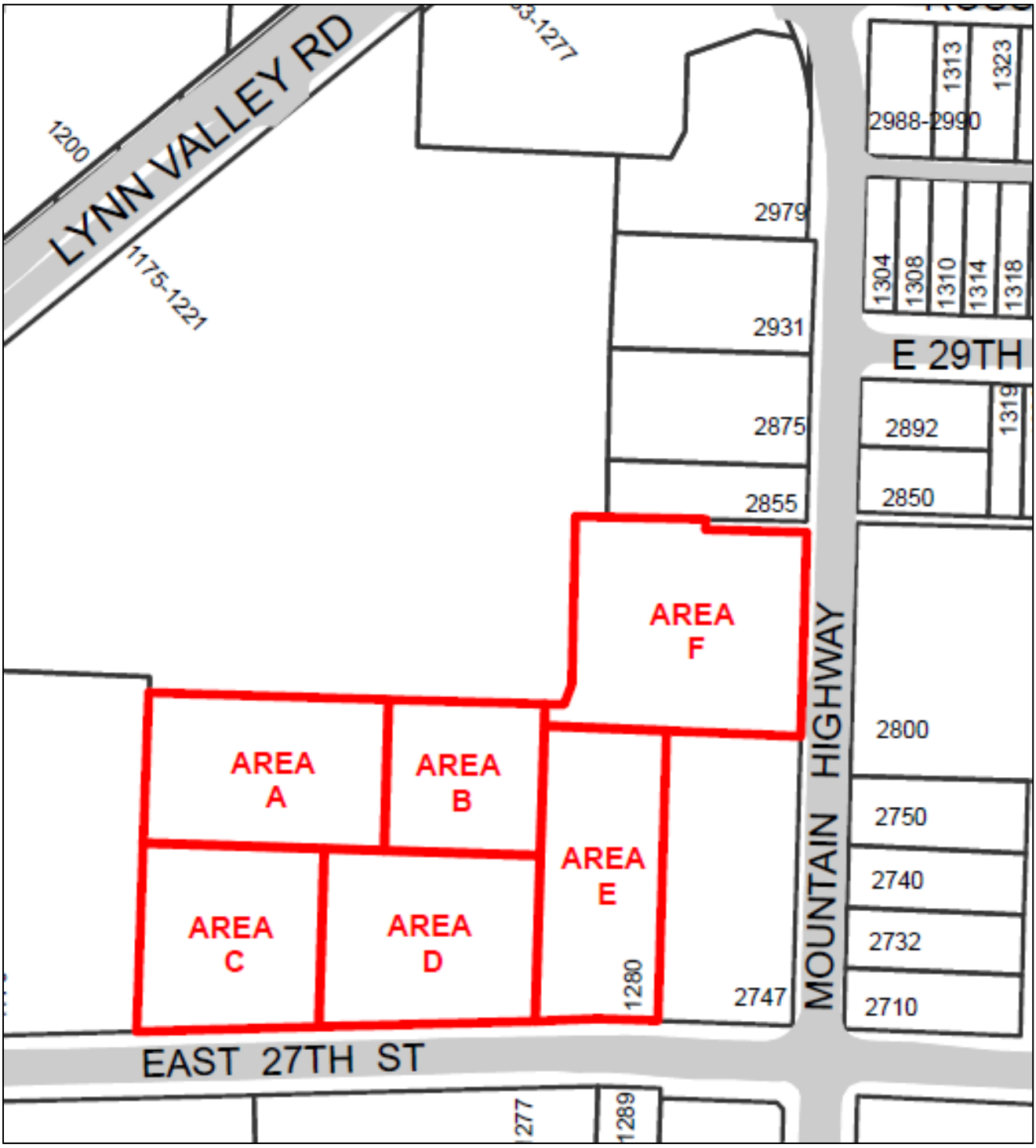
(iii) For residential development within "Area E" and "Area F" a minimum of 0.15 designated visitor parking spaces per dwelling unit shall be provided.

(b) Indoor bicycle parking spaces (secured and weather-protected) and exterior parking spaces (adjacent to the entrances of buildings for visitors to the site) are required in accordance with the following table:

Land Use	**Secured Bicycle Parking**	**Exterior/Visitor Bicycle Parking**
Residential	A minimum of 2.0 spaces per dwelling unit	A minimum of .04 spaces per dwelling unit
Non-residential	A minimum of 1 space per 139 m^2 (1,496 sq. ft.) of non-residential floor area.	A minimum of 1 space per 232 m^2 (2497 sq. ft.) of non-residential floor area.

(Bylaw 8051)

Bylaw 8051 Schedule B: Area Map



4B81 Comprehensive Development Zone 81 CD 81

The CD 81 zone is applied to:

2010 Marine Drive and 1633 Capilano Road, legally known as:

Amended Lot D (Reference Plan 4323) of Lot 1, Block 15, District Lot 764, Plan 7880, LTO (PID 003-920-445);
and
Lot A, Except Part in Explanatory Plan 12555, of Lot 1, Block 15, District Lot 764, Plan 6750, (LTO PID 010-828-303).

4B 81 – 1 Intent

The purpose of the CD 81 Zone is to establish land use and development regulations to permit a mixed use development with commercial and residential uses.

4B 81 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD 81 Zone:

c) Uses Permitted Without Conditions:
Not applicable.

d) Conditional Uses:
The following *principal* uses are permitted when the conditions outlined in Section 4B81 - 3 Conditions of Use, are met:
live-work use;
office use;
personal service;
restaurant use;
retail use; and
residential use.

4B 81 – 3 Conditions of Use

c) **All conditional uses**: all uses of land, buildings and structures are only permitted when the following conditions of use are met:

i) All aspects of the use are completely contained within an enclosed building except for:

(1) Parking and loading areas;
(2) Outdoor customer services areas;
(3) The display of goods; and
(4) Outdoor amenity areas (plazas, balconies, patios, or roof decks).

d) ***Residential,* and *live-work***: the use of land, buildings and structures for *residential,* and *live-work,* uses are only permitted when the following conditions are met:
   i) Each dwelling unit has access to private or semi-private outdoor space;
   ii) Each dwelling unit has access to a private storage space.

d) ***Live-work:*** the use of land, buildings and structures for *live-work* use is only permitted when the following condition is met:
   i) An outside public entrance is provided; or
   ii) An entrance onto a corridor that is open to the public, as in a commercial building.

4B 81 – 4 Accessory Use

d) *Accessory uses* customarily ancillary to the principal uses are permitted.

e) *Home occupations* are permitted in *residential* dwelling units in this zone.

f) The production of energy for use on site or as part of a District Energy program is permitted as an *accessory use*.

4B 81 – 5 Density

e) The maximum permitted density is 1,888 m^2 (20,318 sq. ft.) and 20 residential units.

f) For the purpose of calculating *gross floor area* the following are exempted:
   vi) Any areas completely below finished or natural grade;
   vii) Storage space located on the ground floor of residential buildings permitted in this zone and located in Development Areas A and B as noted in Schedule B, of up to 100 m^2 (1,076 sq. ft.) gross floor area for each residential tower to a maximum of 200m^2 (2,152 sq.ft.) gross floor area in total in the CD81 Zone;
   viii) Bicycle storage located on the ground floor of up to 100 m^2 (1,076 sq. ft.) gross floor area for each residential tower to a maximum of 200m^2 (2,152 sq.ft.) gross floor area in total in the CD 81 Zone;

ix) The area of balconies and covered patios up to 10% of the total residential floor area for the building they are part of;
x) Common amenity areas that are accessory to the residential buildings permitted in this zone and located in Development Areas A and B as noted in Schedule B, of up to 400 m^2 (4,305 sq. ft.) gross floor area per residential tower to a maximum of 800m^2 (8,611 sq.ft.) gross floor area in total in the CD 81 Zone;.
xi) Retail floor area that is partially below grade, with the finished floor a minimum of 1.2 metres below natural and finished grade up to a maximum of 400 m^2 (4,306 sq. ft.) gross floor area.

4B 81 – 6 Amenities

a) Despite Subsection 4B81 – 5, permitted density in the CD 81 Zone is increased to a maximum of 16,449 m^2 (177,052 sq. ft.) *gross floor area* and 172 units if $2,828,750 is contributed to the municipality to be used for any of the following amenities benefiting the Lower Capilano Marine Village Centre (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
   i) The provision or enhancement of public facilities which may include but are not limited to: the community centre, or a day care centre;
   ii) Improvements to public parks, plazas, trails and greenways;
   iii) Public art and other beautification projects; and
   iv) Affordable or special needs housing.

b) Despite Subsection 4B81-5 and Subsection 4B81-6 (a), permitted density in the CD 81 Zone is further increased to a maximum of 26,410 m^2 (284,277 sq. ft.) *gross floor area* and 280 units if an additional $1,733,750 is contributed to the municipality to be used for the amenities listed in 4B81-6 (a).

c) The cumulative development in the CD 81 Zone must not exceed 26,410 m^2 (284,277 sq. ft.) *gross floor area*, inclusive of any density bonus for energy performance.

d) Of the total permitted *gross floor area*, no more than 24,250 m^2 (261,026 sq. ft.) may be used for residential purposes.

e) A minimum of 2,160 m^2 (23,251 sq. ft.) of the total permissible *gross floor area* must be used for commercial purposes, occurring either singly or in combination in Development Areas A, C and D, as noted in Schedule B, where commercial purposes includes any of the following permitted uses singly or in combination: *office use, personal service use, restaurant use,* and *retail use*.

4B81 – 7 Height

d) The maximum permitted height for any building in the CD 81 Zone, shall be regulated as follows, with specific building height provisions based on the Development Areas noted in Schedule B of Bylaw 8061:

Development Area A: The maximum permitted height is 71.5 metres (235 feet) and 23 storeys.

Development Area B: The maximum permitted height is 59.5 metres (195 feet) and 19 storeys.

Development Area C: The maximum permitted height is 15 metres (49 feet) and 4 storeys.

Development Area D: The maximum permitted height is 17 metres (56 feet) and 4 storeys.

e) For the purpose of measuring building height, height is to be measured from average finished grade to the highest point on the roof surface.

f) In addition to Part 4 General Regulations, Section 407 Height Exceptions, the following height exceptions shall apply in the CD 81 zone: Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building's design and do not extend more than 5.0 metres (16.4 feet) above the highest point of any roof surface.

4B 81 – 8 Coverage

c) Building Coverage: The maximum building coverage is 50%.

d) Site Coverage: The maximum site coverage is 60%.

4B 81 – 9 Landscaping and Storm Water Management

b) All land areas not occupied by buildings, and patios shall be landscaped in accordance with an approved landscape plan.

b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from public view:

iii) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
iv) any surface garbage or loading areas that are not located underground and / or within a building.

4B 81 – 11 Parking, Loading and Servicing Regulations

a) Parking and loading shall be provided in accordance with Part 10 of this Bylaw except that:

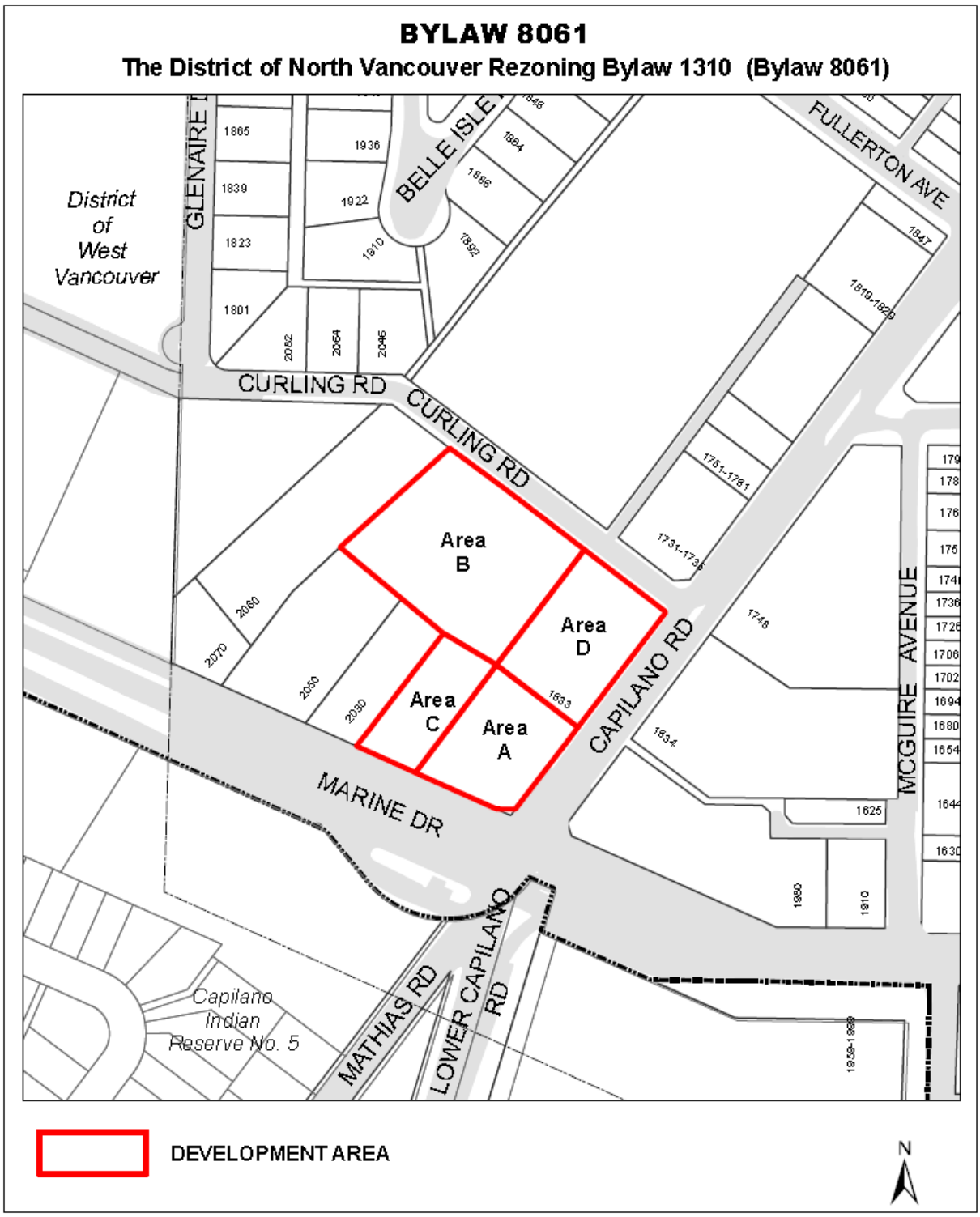
i) The provision of parking is to be based on the following ratio:

Building Type	Ratio of Parking
Residential unit in a mid rise, low rise, or high rise building	1.4 space/ unit
Townhouse unit	1.5 space/ unit
Residential Visitor Parking	0.1 space / unit
Public parking	Visitor parking, and commercial parking shall all be in a central area and available for shared use

ii) Bicycle storage for residents shall be provided on the basis of one space per unit.

(Bylaw 8061)

Bylaw 8061 Schedule B: Zoning Map



4B83 Comprehensive Development Zone 83 CD83

The CD83 Zone is applied to:

Lot 11, Block A, District Lot 825, Plan 743, PID: 010-618-007.

4B83-1) Intent:

The purpose of the CD83 Zone is to establish specific land use and development regulations for a 16 unit apartment building.

4B83-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 83 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, low rise apartment;

(b) Conditional Uses:

(i) Live-work use.

4B83-3) Conditions of Use:

The use of land, buildings and structures for live-work use is permitted subject to the following conditions:

(a) Live-work use is limited to the ground floor of the building;

(b) Businesses within a live-work use are limited to the following uses only, as defined in Part 2A of the Zoning Bylaw, 1965:

(i) Office use; and
(ii) Personal service use;

(c) The following uses are specifically prohibited in a live-work use:

(i) Dating service;
(ii) Exotic dancer business;
(iii) Gun shops;
(iv) Social escort business or other similar business; and
(v) Tattooing, piercing, branding or other similar service;

(d) A live-work use may not be used solely for business purposes;

(Bylaw 8080)

(e) The business component of a live-work use must be conducted by a resident of the dwelling unit in which live-work use is permitted and not more than 3 persons may be engaged at one time in a business in a live-work use;

(f) All materials, equipment and products associated with a business in a live-work unit shall be stored within the building;

(g) No vibration, noise, heat, glare, odour, or electrical interference shall be detectable from outside the live-work premises and no excessive traffic or air pollution shall be generated by a business in a live-work use;

(h) No operations, displays or signs shall be visible from outside the premises of a live-work use with the exception of a sign name-plate not exceeding one square foot in area;

(i) No commodity may be sold in a live-work use except that which is permitted to be made in a live-work use;

4B83-4) Accessory Uses:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965.

4B83-5) Density:

(a) The maximum permitted density in the CD83 Zone is limited to a floor space ratio (FSR) of 1.0;

(b) For the purposes of calculating floor space ratio, the area of underground parking garages, underground mechanical rooms, underground garbage and recycling collection areas, underground storage areas and, above ground electrical and mechanical rooms, is exempted.

4B83-6) Amenities:

Despite section 4B83-5, density in the CD83 Zone is increased to a maximum floor space ratio of 1.68, inclusive of any density bonus for energy performance, if the owner:

1. contributes $111,850 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund; and

(Bylaw 8080)

2. enters into a Housing Agreement to ensure that all units in the building may be rental units;

4B83-7) Maximum Principal Building Size:

Not applicable

4B83-8) Setbacks:

Buildings and structures shall be set back from property lines to the principal building face in accordance with the following regulations:

a) North - 0m (0ft.);
b) East - 2.3m (7.5ft.);
c) South - 2.4m (7.9ft.);
d) West - 9.6m (31.5ft.).

4B83-9) Building Orientation:

Not applicable.

4B83-10) Building Depth and Width:

Not applicable.

4B83-11) Coverage:

Buildings, structures, parking spaces, loading spaces and driveways shall not occupy more than 74% of the lot area.

4B83-12) Height:

(a) For a building with a maximum FSR of 1.0, the building is limited to a maximum of two storeys and a maximum permitted height, as measured to the top of the roof parapet, of 8m (26.25ft.); or,

(b) For a building with a maximum FSR of 1.68 as contemplated in Section 4B83-6, the building is limited to a maximum of three storeys and a maximum permitted height, as measured to the top of the roof parapet, of 11m (36ft.).

4B83-13) Acoustic Requirements:

A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

(Bylaw 8080)

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B83-14) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened.

4B83-15) Subdivision Requirements:

Not Applicable.

4B83-16) Additional Accessory Structure Regulations:

Not applicable.

4B83-17) Parking and Loading Regulations:

(a) A minimum of 22 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;

(b) A minimum of 1 parking space designated for persons with disabilities is required;

(c) A minimum of 2 parking spaces are required for designated visitor parking;

(d) All regular, small car and handicapped parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

(e) All manoeuvring aisles shall be a minimum of 6.79m (22.3ft.) wide; and

(f) A minimum of 7 Class 2 bicycle parking spaces are required.

(Bylaw 8080)

4B84 Comprehensive Development Zone 84 CD84

The CD84 Zone is applied to:

Lot 5 District Lot 2023 Plan 15449, PID: 007-659-954;
Lot 1 of Lots 7 and 8 Block 2 District Lot 2023 Plan 4336, PID 011-632-721;
Lot 2 of Lots 7 and 8 Block 2 District Lot 2023 Plan 4336, PID 011-632-739; and
Lot 3 of Lots 7 and 8 Block 2 District Lot 2023 Plan 4336, PID 011-632-755.

4B84-1) Intent:

The purpose of the CD84 Zone is to establish specific land use and development regulations for a 35 unit apartment project.

4B84-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 84 Zone:

(a) Uses Permitted Without Conditions:

(i) Five Storey Residential building, multiple-family apartment

(b) Conditional Uses:

Not Applicable

4B84-3) Conditions of Use:

Not Applicable

4B84-4) Accessory Uses:

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B84-5) Density:

(a) The maximum permitted density in the CD84 Zone is limited to a floor space ratio (FSR) of 1.75, inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, the following areas are excluded:
(i) Parking garage;
(ii) Amenity space to a maximum of 60.4m ² (650 sq ft).

(Bylaw 8096)

4B84-6) Amenities:

(a) Despite subsection 4B84-5, density in the CD84 Zone is increased to a maximum floor space of 3444m² (37,071 sq ft), inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

2. Contributes $57,557 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; maintenance of the retained hedge on the land to be dedicated as lane; and/or park, trail, environmental, pedestrian or other public realm, infrastructure improvements.

4B76-7) Maximum Principal Building Size:

Not applicable

4B84-8) Setbacks:

Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	5.03m (16.5 ft)
East	2.27m (7.5ft)
West	2.29m (7.5 ft)
South	8.08m (26.5 ft)

4B84-9) Building Orientation:

Not applicable

4B84-10) Building Depth and Width:

Not applicable

4B84-11) Coverage:

(a) Building Coverage shall not exceed 56%.
(b) Site Coverage shall not exceed 71%.

(Bylaw 8096)

4B84-12) Height:

The maximum permitted height for each building is 17.1 m (56.0 ft);

4B84-13) Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B84-14) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B84-15) Subdivision Requirements:

Not applicable

4B84-16) Additional Accessory Structure Regulations:

Not applicable.

4B84-17) Parking and Loading Regulations:

(a) A minimum of 60 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;

(b) A minimum of 4 parking spaces are required for designated visitor parking;

(c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

(d) A minimum of 17 Class 2 bicycle parking spaces are required.

(Bylaw 8096)

4B85 Comprehensive Development Zone 85 CD 85

The CD 85 zone is applied to:

Legal Address:

Lot 14, Block B, District Lot 601, Group 1 Plan 10816, PID 009-360-514

4B 85 – 1 Intent

The purpose of the CD 85 Zone is to permit a multi-family residential 7 unit townhouse project.

4B 85 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 85 Zone:

a) Uses Permitted Without Conditions:
   i. Residential building, multi-family townhouse

b) Conditional Uses:
   i. Not applicable.

4B 85 – 3 Conditions of Use

   i. Not applicable.

4B 85 – 4 Accessory Use

a) *Accessory uses* are permitted and may include but are not necessarily limited to:

   i. *Home occupations* in accordance with the regulations in Section 405 of the Zoning Bylaw 3210, 1965.

4B 85 – 5 Density

a) The maximum permitted density in the CD85 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance;

b) For the purposes of calculating floor space ratio, the following areas are excluded:

   i. Parking
   ii. Underground storage to a maximum of 147 m^2 (1,583 sq. ft.)

(Bylaw 8126)

4B 85 – 6 Amenities

a) Despite Subsection 4B85 – 5, permitted density in the CD 85 Zone is increased to a maximum of 1,496.1 m^2 (16,103.8 sq. ft.) *gross floor area*, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

2. Contributes $33,585 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

    a. Improvements to public parks, plazas, trails and greenways;
    b. Municipal facilities and facility improvements;
    c. Public art and other beautification projects; and
    d. Affordable or special needs housing.

4B85 – 7 Height

a) The maximum permitted height for each building is 9.14 metres (30.0 feet) and a maximum of two storeys.

b) For the purpose of measuring building *height,* the rules set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured to from the *finished grade*. For the purposes of calculating number of storeys, underground parking and roof decks are excluded.

4B 85 – 8 Setbacks

Buildings must be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North (rear)	2.6 m (8.43 ft)
East	1.2 m (4.0 ft)
South (Edgemont Blvd)	6.1 m (20 ft)
West	1.2 m (4.0 ft)

The foundation wall for the underground parking structure must be set back a minimum of 2.4 m (8 ft) from the north property line on the west and a minimum of 8.2 m (27 ft) from the north property line on the east as illustrated in Figure 1.

(Bylaw 8126)

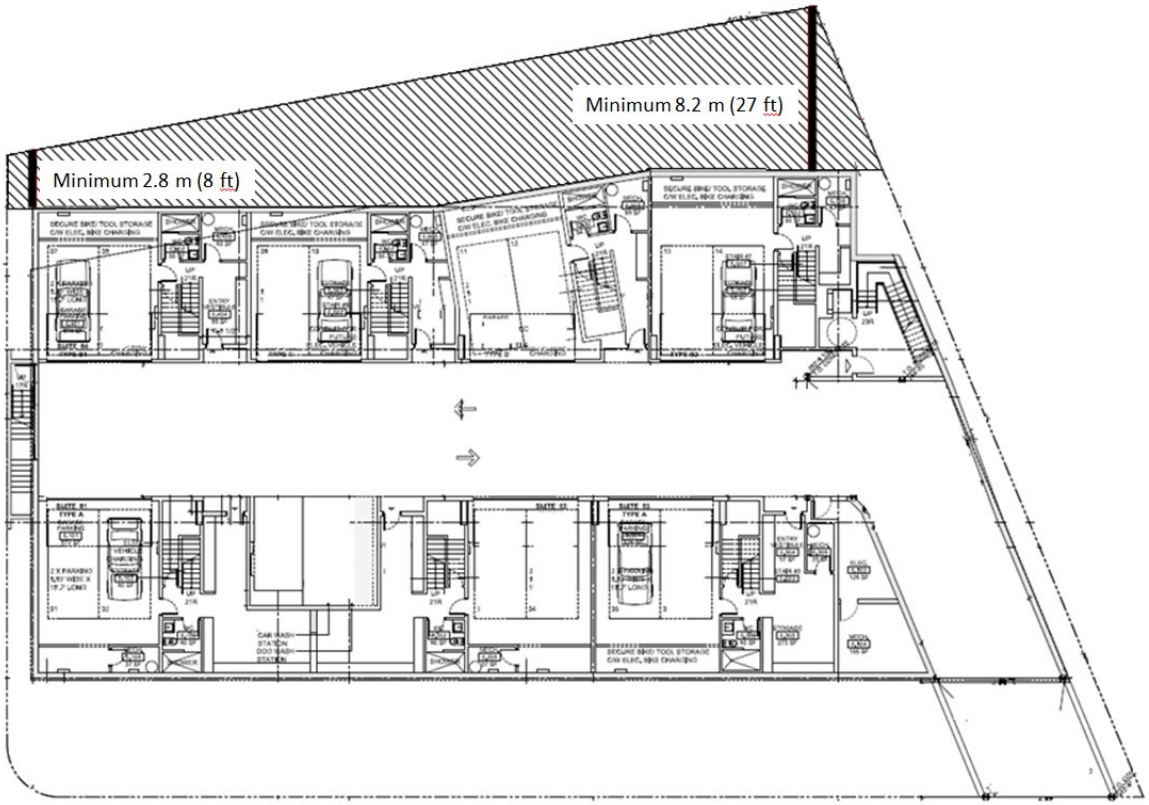


Figure 1

Any excavation within this setback area, as shown hatched in Figure 1, is subject to the requirements of the District's Tree Protection Bylaw 7671 with regard to tree protection issues.

4B 85 – 9 Coverage

a) Building Coverage: The maximum building coverage is 48%.

b) Site Coverage: The maximum site coverage is 51%.

(Bylaw 8126)

4B 85 – 10 Acoustic Requirements

a) In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining Rooms	40
Kitchen, Bathrooms, and Hallways	45

4B 85 – 11 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or a solid wood fence or a combination thereof.

4B 85-12 Parking, Loading and Servicing Regulations

a) A minimum of 16 parking spaces are required, inclusive of 2 designated visitor parking spaces;

b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

c) Bicycle storage for residents shall be provided on the basis of one space per unit."

(Bylaw 8126)

4B86 Comprehensive Development Zone 86 CD 86

The CD 86 zone is applied to:

1241 – 1289 East 27th Street

Lot 2 Block W District Lot 2022 Plan 12740 (008-804-311); and
Lot 4 Block W District Lot 2022 Plan 13960 (007-986-882).

4B 86 – 1 Intent

The purpose of the CD 86 Zone is to permit a low rise residential development consisting of 4 residential buildings.

4B 86 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD 86 Zone:

a) Uses Permitted Without Conditions:

Not Applicable

b) Conditional Uses:

Residential use

4B 86 – 3 Conditions of Use

a) ***Residential****: Residential uses* are only permitted when the following condition is are met:
   i) Each dwelling unit has access to private or semi-private outdoor space.

4B 86 – 4 Accessory Use

a) Accessory uses customarily ancillary to the principal uses are permitted;

b) *Home occupations* are permitted in *residential* dwelling units.

4B 86 – 5 Density

a) The maximum permitted density is of 34,745 m^2 (374,000 sq. ft.) *gross floor area* and 330 units cumulatively across the entire site, inclusive of any density bonus for energy performance.

(Bylaw 8101)

b) For the purpose of calculating *gross floor area* the following are exempted:

i) Any areas completely below finished grade;
ii) Amenity Space to a maximum of 150m^2 per building;
iii) Bicycle storage areas to a maximum of 100m^2 per building and 400m^2 in total in the zone;
iv) The area of balconies and covered patios but not enclosed patios and balconies which are not permitted.

4B 86 – 6 Height

a) The maximum permitted height for each building is 18.3 m (60.0 ft).

b) For the purpose of measuring building height, the rules set out in the definition of height in Part 2 of this Bylaw apply except that height is measured to finished grade, and no one section of any building may have more than 5 floors of residential space.

4B 86 – 7 Setbacks

a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North / East 27th Street	5.0 m (16.4 feet)
Library Lane	4.0 m (13.1 feet)
East (For buildings where the eastern setback is in the rear)	4.0 m (13.1 feet)
South / Mountain Gate	4.0 m (13.1 feet)
West (For buildings where the western setback is in the rear)	6.0 m (19.7 feet)

b) For the purpose of measuring setbacks, measurements exclude:
i) Partially exposed underground parkades; and
ii) Balconies, canopies and awnings.

4B 86 – 8 Coverage

a) Building Coverage: The maximum building coverage is 50%.

b) Site Coverage: The maximum site coverage is 60%.

4B 86 – 9 Landscaping and Storm Water Management

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(Bylaw 8101)

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 86 – 10 Parking, Loading and Servicing Regulations

(a) Parking and loading are required as follows:

Use	Parking Requirement
Residential dwelling unit	1.4 spaces per unit
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	1.0 spaces per unit
Residential visitor parking	0.1 spaces per unit

(b) Bicycle storage for residents shall be provided on the basis of one space per unit.

(c) Except as specifically provided in 4B86-10 (a) and (b), Parking and Loading shall be provided in accordance with Part 10 of this Bylaw."

(Bylaw 8101)

4B87 Comprehensive Development Zone 87 CD87

4B87-1 Intent:

The purpose of the CD87 Zone is to establish specific land use and development regulations for a seven unit townhouse project.

The CD87 Zone is applied to those parts of:

Lot 1 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-811-475;
Lot 2 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-811-491; and
Lot 3 of Lots 1 to 4 Block 3 District Lot 2023 Plan 3511 PID 012-817-040.

shown outlined in bold in the plan attached as Schedule "A".

4B87-2 Permitted Uses:

The following *principal* uses shall be permitted in the Comprehensive Development 87 Zone:

(a) Uses Permitted Without Conditions:

(i) Residential building, multiple family townhouse.

(b) Conditional Uses:

Not Applicable.

4B87-3 Conditions of Use:

Not Applicable

4B87-4 Accessory Uses:

(a) Accessory uses are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965.

4B87-5 Density:

(a) The maximum permitted density in the CD87 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance.

(Bylaw 8103)

(b) For the purposes of calculating floor space ratio, the following areas are excluded:
   (i) Open carports;
   (ii) At grade crawlspaces beneath landings;
   (iii) Specified potential elevator locations on all floors;
   (iv) Roof deck stairs and access areas;
   (v) Grade level waste disposal and recycling room, and electrical room; and
   (vi) Bay window areas.

4B87-6 Amenities:

(a) Despite subsection 4B87-5, density in the CD87 Zone is increased to a maximum floor space of 1372 sq metres (14,764 sq ft), inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

2. Contributes $55,016 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or the affordable housing fund.

4B87-6 Height:

The maximum permitted height is 12.2 m (40.0 ft).

4B87-7 Setbacks:

(a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following minimum regulations:

Setback	**Buildings (Min Setback)**
North Property Line (Harold Rd)	3.0 m (10.0 ft)
East Property Line	1.5 m (5.0 ft)
West Property Line (Baird Rd)	2.6 m (8.5 ft)
South Property Line (Lane)	2.1 m (7.0 ft)

(b) Projections above ground level are permissible as follows:

Bylaw 8103)

Setback	Maximum Setback Reduction
North Property Line (Harold Rd)	0.76 m (2.5 ft)
East Property Line	n/a
West Property Line (Baird Rd)	1.1 m (3.5 ft)
South Property Line (Lane)	0.3 m (1 ft)

4B87-8 Coverage:

(a) Building Coverage shall not exceed 57%.

(b) Site Coverage shall not exceed 75%.

4B87-9 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks, garbage and recycling container pads not located within a building shall be screened with landscaping.

4B87-10 Parking, Loading and Bicycle Parking Regulations:

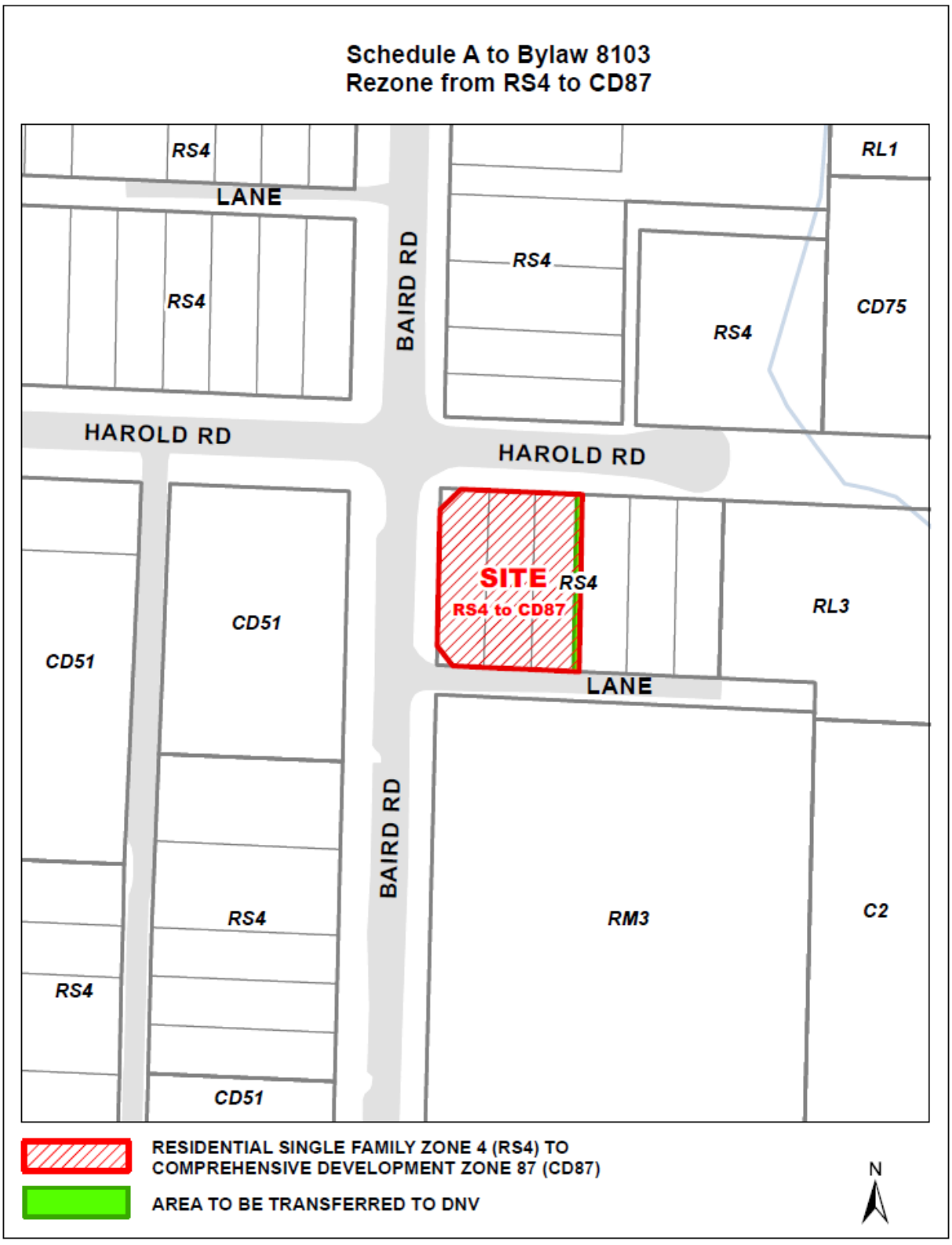
Parking, driveway and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(a) Bicycle parking is to be accommodated in private carport and garage. Each carport or garage shall have a minimum of one bike parking space per unit;

(b) No on-site visitor parking is required; and

(c) A maximum of 50% of the parking spaces provided are permitted to be small car parking spaces sized in accordance with Part 10 of the Zoning Bylaw."

(Bylaw 8103)


Schedule A to Bylaw 8103
Rezone from RS4 to CD87
RS4
LANE
RS4
BAIRD RD
RS4
RL1
RS4
CD75
HAROLD RD
HAROLD RD
SITE
RS4 to CD87
RS4
RL3
CD51
CD51
LANE
BAIRD RD
RS4
RM3
C2
RS4
CD51
RESIDENTIAL SINGLE FAMILY ZONE 4 (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 87 (CD87)
AREA TO BE TRANSFERRED TO DNV
N

(Bylaw 8103)

4B88 Comprehensive Development Zone 88 (CD88)

The CD 88 Zone is applied to:

A portion of 4343 Starlight Way legally described as Lot 8, Block 4, District Lot 785, Plan 12456 PID: 008-951-756 as outlined on Schedule A of Bylaw 8109

4B88-1 Intent

The purpose of the CD88 zone is to permit development of 12 single family residential buildings.

4B88-2 Principal Use

One single-family residential building per lot

4B88-3 Accessory Uses

Accessory uses are permitted as follows:

(a) home occupations;
(b) accommodation of not more than two boarders or lodgers in a single-family residential building;
(c) secondary suites subject to the following regulations:
  i. secondary suites are permitted only in single-family residential zones;
  ii. only one secondary suite is permitted on a single-family lot;
  iii. the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
  iv. a single-family residential building containing more than one boarder or lodger may not have a secondary suite.
(d) bed and breakfast business submit to the regulations contained in Section 405A; and
(e) buildings and structures accessory to Section 4B88-2.

4B88-4 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single Family Residential Zones

(a) Location of Secondary Suites: secondary suites must be located within the single-family residential building; and

(b) Size of Secondary Suite: a secondary suite shall not exceed in total area the lesser of 90m² (968sq ft) or 40% of the residential floor space of the principal single-family residential building

(Bylaw 8109)

4B88-5 Density

(a) The maximum permitted floorspace is regulated as follows:

Lots (as per plan of subdivision attached as Schedule B to Bylaw 8109)	Floor Space Ratio
Lots 1-4	0.35 + 11.5 m² (124 sq ft)
Lots 5-12	0.35 + 43.0 m² (463 sq ft)

(b) The area above 4.27m (14 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building.

(c) The floor space ratio exemptions for an RS1-5 lot found in Section 410 of the Zoning Bylaw apply to CD88.

(d) Deleted as per Bylaw 8273

(Bylaw 8273)

4B88-6 Maximum Principal Building Height

(a) For the purpose of measuring height, the height is to be measured from finished grade as determined by the Grading Plan prepared by Hunter Laird dated November 2014 as attached as Schedule C to Bylaw 8109.

(b) The maximum permitted Building Height is regulated as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft)	6.71m (22 ft)
3 in 12 slope or greater	7.32m (24 ft)	6.71m (22 ft)
4½ in 12 slope or greater	7.92m (26 ft)	6.71m (22 ft)
6 in 12 slope or greater	8.53m (28 ft)	6.71m (22 ft)

(c) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

4B88-7 Maximum Principal Building Size

Shall be in accordance with Section 4B88-5 Density.

(Bylaw 8109)

4B88-8 Principal Building Setbacks

The minimum required principal building setbacks in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front and Rear	7.62m (25 ft)
Side	1.22m (4 ft)

4B88-9 Maximum Building Depth

The maximum permitted building depth in the CD88 zone shall not exceed a building depth of 19.8m (65 ft).

4B88-10 Maximum Upper Storey Floor Area

The maximum permitted upper storey floor area in the CD88 zone shall not exceed 75% of the total floor area of the largest storey below, excluding parking structures, or 92.9m^2 (1000 sq ft) whichever is greater.

4B88-11 Coverage

The maximum permitted building coverage in the CD88 zone shall be regulated as follows:

c) Building Coverage shall not exceed a maximum of 35% (including parking and accessory structures).

d) When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required font yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

e) When there is a side-entry parking structure a maximum of 60% of the required font yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.

4B88-12 Parking Structures

a) The maximum permitted size of a parking structure in the CD88 zone for each shall not exceed 37.16m^2 (400 sq ft).
b) The minimum required setbacks for a parking structure in the CD88 zone shall be regulated as outlined below:

Setback	Buildings and Structures
Front (straight in entry)	6.10m (20 ft)
Front (side entry)	3.0m (10.0 ft)
Side	1.22m (4 ft)

(Bylaw 8109)

4B88-13 Accessory Buildings

a) Accessory Structures are allowed in the rear yard or interior side yard only.

b) The maximum permitted size of an accessory building shall not exceed 25m^2 (269 sq ft).

c) The minimum required setbacks for an accessory structure shall be regulated as outlined below:

Setback	**Buildings and Structures**
Accessory Structure from any lot line	1.22m (4 ft)
Swimming Pools from rear lot line	3.0m (10 ft)

4B88-14 Subdivision Requirements

b) Subdivision layout shall be in accordance with Bylaw 8109 Schedule B and the minimum lot sizes outlined below:

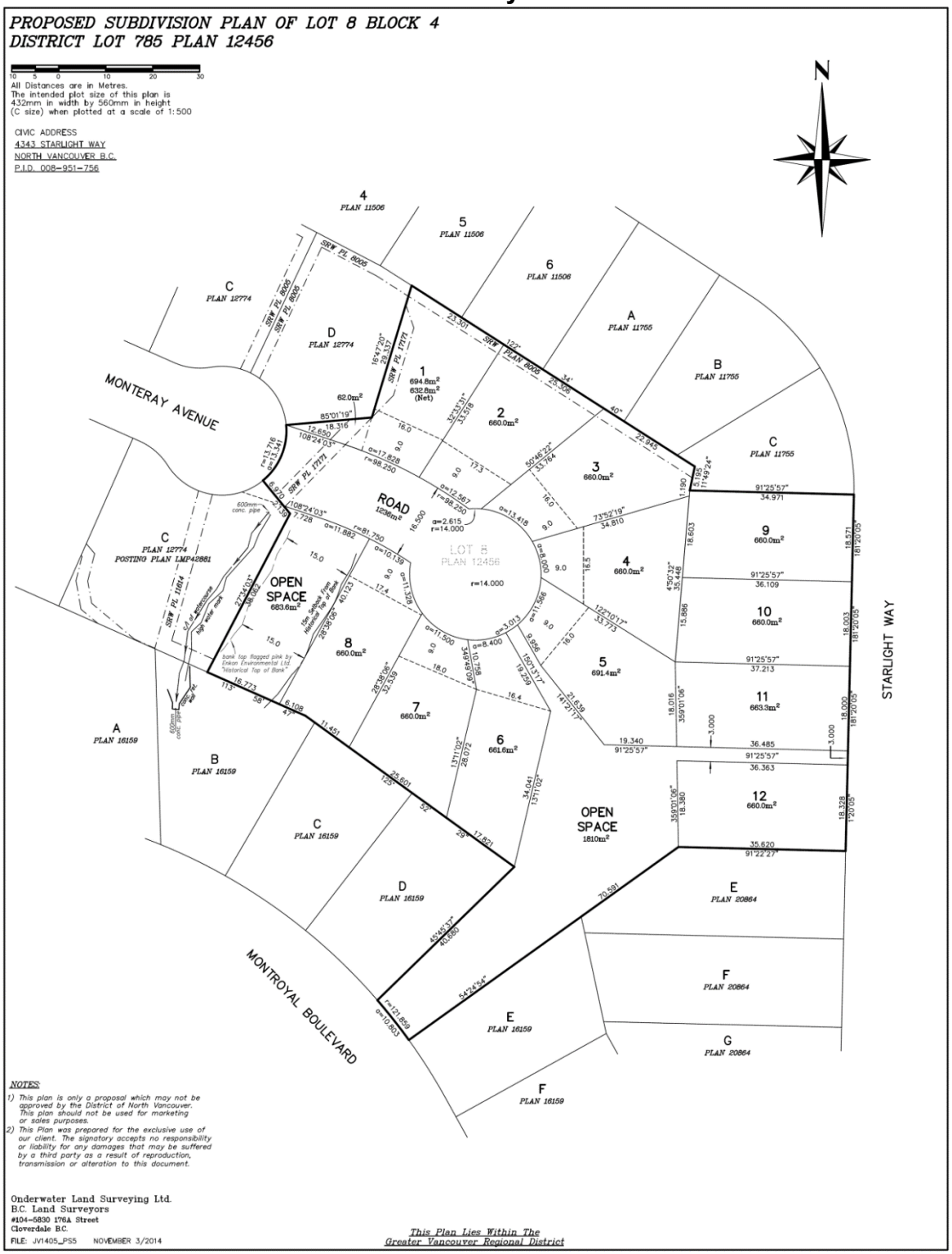
Zone	Short Form	Minimum Lot Area (square metres)	Minimum Lot Width (metres)	Minimum Lot Depth (metres)	Minimum Lot Width for corner lots (metres)
Comprehensive Development Zone 88	CD88	660m² (7104 sq ft) Inclusive of areas over 50% slope	16m (52.5 ft)	33m (108ft)	Not Applicable

4B88-15 Parking Regulations

Parking spaces shall be provided in accordance with Part 10 of the District of North Vancouver Zoning Bylaw.

(Bylaw 8109)

Schedule B to Bylaw 8109



(Bylaw 8109)

Schedule C to Bylaw 8109

(Bylaw 8109)

4B89 Comprehensive Development Zone 89 (CD89)

4B89-1 Intent:

The purpose of the CD89 zone is to permit development of a 14 unit townhouse development at 115 and 123 West Queens Road.

4B89-2 Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 89 Zone:

(a) Uses Permitted without Conditions:

Residential building, multiple-family townhouse

For the purposes of this CD89 Zone, "Residential building, multiple-family townhouse" means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade and whereby entrance areas associated with units which are located in the parkade level do not count as a residential storey.

(b) Conditional Uses

Not applicable

4B89-3 Conditions of Use:

Not applicable.

4B89-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965.

4B89-5 Density:

(a) The maximum permitted density in the CD89 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 4 units, inclusive of any density bonus for energy performance; and
(b) For the purposes of calculating floor space ratio, the area of parking garages, electrical/mechanical rooms, garbage and recycling collection areas, and bicycle storage areas, is exempted.

(Bylaw 8149)

4B89-6 Amenities:

Despite subsection 4B89-5, density in the CD89 Zone is increased to a maximum floor space ratio (FSR) of 1.6 FSR and a maximum number of 14 units, inclusive of any density bonus for energy performance, if the owner:

1. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions; and

2. Contributes $91,835 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements; and/or the affordable housing fund.

4B89-7 Maximum Principal Building Size:

Not applicable.

4B89-8 Setbacks:

(a) Basement Level:

Location	Buildings and Structures Minimum setback
Front Yard (West Queens Road)	0 m (0 ft)
Lane	0 m (0 ft)
Rear Yard	2.44 m (8 ft)
West Side Yard	0 m (0 ft)
East Side Yard	0 m (0 ft)

(b) Ground Level:

Location	Buildings and Structures Minimum setback
Front Yard (West Queens Road)	3.56 m (11.67 ft)
Lane	0 m (0 ft)
Rear Yard	2.44 m (8 ft)
West Side Yard	3.75 m (12.3 ft)
East Side Yard	2.59 m (8.5 ft)

(Bylaw 8149)

(c) Projections above ground level are permissible as follows:

Setback	Maximum Setback Reduction
Building Projections - West Side Yard	0.43 m (1.41 ft)
Building Projections - East Side Yard	0.43 m (1.41 ft)
Balconies – Front Yard	1.52 m (5 ft)

(d) Minimum separation (excluding doorway entrances) at the ground level required between the buildings within the CD89 zone shall be at least 9.14 m. (30 ft).

4B89-9 Building Orientation:

Not applicable.

4B89-10 Building Depth and Width:

Not applicable.

4B89-11 Coverage:

a) Building Coverage shall not exceed 50%

b) Site Coverage shall not exceed 82%.

4B89-12 Height:

a) The maximum building height is 13.7 meters (45 ft).

b) In the case of a roof, the slope of which is 6 in 12 or greater, the maximum permitted height may be increased by 15%.

4B89-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

(Bylaw 8149)

4B89-14 Landscaping:

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B89-15 Subdivision Requirements

Within the CD89 zone, the Minimum Lot Area must be at least 1,425 sq. m. (15,338 sq. ft.).

4B89-16 Additional Accessory Structure Regulations

Not applicable.

4B89-17 Parking and Loading Regulations:

(a) Parking shall be provided at a ratio of 2 parking spaces per unit inclusive of designated visitor and parking for persons with disabilities;

(b) All regular, small car and handicapped parking spaces shall meet the minimum width and length requirements established in Part 10 of this Bylaw;

(c) Small car parking spaces shall not exceed 36% of the required parking spaces

(d) Vehicular drive aisles shall meet the minimum width requirements established in Part 10 of this Bylaw

(e) A minimum of 19 Class 2 bicycle parking spaces shall be provided

(f) A bike rack within the shared courtyard that can accommodate a minimum of 5 bicycles shall be provided."

(Bylaw 8149)

Comprehensive Development Zone 90 CD90

4B90-1 Intent:

The purpose of the CD90 Zone is to establish specific land use and development regulations for a mixed use, commercial/residential project over underground parking.

4B90-2 Uses:

(a) Uses Permitted Without Conditions:

Not Applicable

(b) Conditional Uses:

(i) The Comprehensive Development Zone 90, permits the following conditional uses, as defined in Part 2 and Part 2A of the Zoning Bylaw:

CONDITIONAL USES DEFINED IN PART 2	CONDITIONAL USES DEFINED IN PART 2A
• artist's studio	• office use
• cannabis retail store	• personal service use
• child care facility	• recreation/community centre use
• custom manufacturing establishments	• residential use
• fitness centre	• restaurant use
• hobby beer and wine making establishment	• retail use
• liquor store	
• pet care establishment	
• studio	
• veterinarian	

(Bylaw 8340)

4B90-3 Conditions of Use:

The use of land, buildings and structures subject to the following conditions:

(a) All operations associated with permitted conditional uses and accessory uses:
(i) shall be contained within a completely enclosed building except for outdoor display and sales areas, outdoor customer service areas and, shared and private outdoor resident amenity areas, when accessory to a permitted conditional use; and
(ii) shall comply with the noise, lighting and glare and, air quality standards contained in Section 414(a), (b) and (c) of the Zoning Bylaw;

(Bylaw 8122)

(b) *Pet Care Establishment* and *Veterinarian* are permitted subject to the following condition:

(i) an outside public entrance is required;

(c) *Residential use* is permitted subject to the following condition:

(i) *Residential use* is limited to a maximum of 90 *dwelling units*;

(d) *Restaurant use* is permitted subject to the following condition:

(i) *Restaurant* use may not include a *drive-in restaurant* or a *drive-through use*;

(e) *Retail use* is permitted subject to the following conditions:

(i) *Retail use* may not include: *auctioneer use; equipment sales and rental use;* or *vehicle sales use*;

4B90-4 Accessory Uses:

Accessory use is permitted when customarily ancillary to permitted conditional uses, subject to the following conditions:

(a) *Home occupations* are permitted only when accessory to a *residential use* and only in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965;

(b) *Outdoor customer service areas* are permitted subject to the following conditions:

(i) an *outdoor customer service area* is permitted only in conjunction with a *restaurant* use, including a *licenced lounge, neighbourhood public house, retail use* or a *retail food service*;
(ii) an *outdoor customer service area* in conjunction with a *restaurant use,* including a *licenced lounge* and a *neighbourhood public house,* shall not exceed 60 seats;
(iii) an *outdoor customer service area* in conjunction with a retail grocery store use, shall not exceed 24 seats;
(iv) *an outdoor customer service area* in conjunction with any other *retail use* or a *retail food service, shall not exceed 8 seats;*
(v) an *outdoor customer service area* must be operationally tied to, and contained within the frontage of, an individual premise for which it is permitted;
(vi) an *outdoor customer service area* may not impede the safe movement of pedestrians and must maintain a minimum setback of 2m from a property line; and

(Bylaw 8122)

(vii) additional parking is not required for an *outdoor customer service area;*

(c) Outdoor product display and sales areas are permitted only for a *retail use*, subject to the following conditions:

(i) outdoor product display and sales areas must be sited and sized so as not to impede the safe movement of pedestrians and must maintain a minimum setback of 2m from a property line;

(ii) outdoor product display and sales areas must be contained within the frontage of an individual *retail use*; and

(iii) additional parking is not required for outdoor product display and sales areas.

4B90-5 Density:

(a) The maximum permitted density in the CD90 Zone is limited to a total commercial and residential floor space of 6,652m^2 (71,600$ft.^2$) of which no more than 930m^2 (10,000$ft.^2$) can be residential use to a maximum of 10 residential units;

(b) For the purposes of calculating floor space ratio, all above grade resident amenity rooms up to an aggregate total of 140m^2 (1,500$ft.^2$), plus all floor areas less than 1.22m (4ft.) above grade are exempted.

4B90-6 Amenities:

(a) Despite section 4B90-5, density in the CD90 Zone is increased to a maximum floor space of 14,368m^2 (154,650$ft.^2$), including any density bonus for energy performance, and a maximum of 90 residential dwelling units, if the owner:

(i) contributes $1,468,230 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, plaza or other public realm improvements; municipal or recreation service facility, or facility improvements; and/or the affordable housing fund; and

(ii) enters into a Housing Agreement to ensure that all residential units may be operated as rental units;

4B90-7 Maximum Principal Building Size:

Not applicable

(Bylaw 8122)

4B90-8 Setbacks:

Buildings and structures shall be set back from property lines to the principal building face in accordance with an approved Development Permit.

4B90-9 Building Orientation:

Not applicable

4B90-10 Building Depth and Width:

Not applicable

4B90-11 Coverage:

(a) Building coverage shall not exceed 82%;

(b) Site coverage shall not exceed 85%.

4B90-12 Height:

(c) For a building with a maximum density as stipulated under Section 4B90-5(a), the building is limited to a maximum of two storeys and a maximum height, as measured to the top of a roof parapet, of 8m (26.25ft.); or,

(d) For a building with a density as stipulated under Section 4B90-6(a), the building is limited to a maximum height of 15.85m (52ft.), as measured to the top of the roof parapet from an average geodetic grade of 89.76m (294.5ft.) above sea level and excluding the height of all roof appurtenances, including elevator penthouses, to a maximum of 3m (10ft.)

4B90-13 Acoustic Requirements:

(a) A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

(Bylaw 8122)

(b) All parkade exhaust systems not located underground shall be screened and designed to minimize noise and odors;

(c) Venting for conditional uses shall be designed to minimize noise and odors. Venting for conditional restaurant uses shall be directed to the roof of the building.

4B90-14 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan;

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened.

4B90-15 Subdivision Requirements:

Not Applicable.

4B90-16 Additional Accessory Structure Regulations:

Not applicable.

4B90-17 Parking, Bicycle Parking and Loading Regulations:

(a) Parking spaces for all conditional uses are to be provided on the basis of the following ratios by type of use:

Use	**Parking Requirement**
Residential dwelling unit	1 space per unit + 1 space per 100m^2 (1076.4$ft.^2$) of residential dwelling unit floor area, to a maximum of 2 spaces/unit , inclusive of 0.1 spaces/unit for visitor parking
Retail grocery store	1 space/25m^2 of gross floor area
Restaurant use, including licenced lounge and neighbourhood public house but excluding take-out restaurant use	1 space/15m^2 of gross floor area
All other conditional commercial uses	1 space/45m^2 of gross floor area

(b) A minimum of 10 residential parking spaces shall be provided for disabled persons and a minimum of 4 disabled spaces shall be provided for all other uses;

(Bylaw 8122)

(c) All required residential visitor parking spaces and up to 9 required commercial spaces may be shared subject to a section 219 covenant that secures the reciprocal use of these spaces and the total commercial parking requirement is reduced by a maximum of 9 spaces;

(d) Small car parking spaces shall not exceed 35% of the total number of required parking spaces;

(e) All regular, small car and disabled parking spaces and manoeuvring aisles shall meet the minimum width, length and height standards established in Part 10 of the Zoning Bylaw;

(f) Bicycle parking for commercial uses shall be provided on the basis of 3 spaces/500m^2 of gross commercial floor area;

(g) Bicycle parking for residential uses shall be provided on the basis of a minimum of 1 space for each residential dwelling unit;

(h) All bicycle parking shall meet the minimum size requirements contained in Section 1009.1 of the Zoning Bylaw;

(i) A minimum of 2 off-street loading spaces are required and at least one space shall be available for residential use, in accordance with the size requirements in Part 10 of the Zoning Bylaw.

(Bylaw 8122)

4B92 Comprehensive Development Zone 92 CD 92

The CD 92 zone is applied to:

1103, 1109, 1123 Ridgewood Drive and 3293 Edgemont Boulevard
Legally described as:

a) Lot 4 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-522;
b) Lot 5 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-531;
c) Lot 6 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-549;
d) Lot 7 Block 69 District Lots 598 to 601 Plan 6659, PID 010-823-557.

4B 92 – 1 Intent:

The purpose of the CD 92 Zone is to establish specific land use and development regulations for a 24 unit townhouse project.

4B 92 – 2 Permitted Uses:

The following *principal* uses are permitted in the CD 92 Zone:

a) Uses Permitted Without Conditions:

    i. Residential building, multifamily townhouse.

b) Conditional Uses:

    i. Not applicable.

4B 92 – 3 Conditions of Use:

a) Not applicable.

4B 92 – 4 Accessory Use:

a) *Home occupations* are permitted in *residential* dwelling units.

4B 92 – 5 Density:

a) The maximum permitted density in the CD92 Zone is limited to a floor space ratio (FSR) of 0.45 and four residential units, inclusive of any density bonus for energy performance.

(Bylaw 8160)

4B 92 – 6 Amenities:

a) Despite Subsection 4B92 – 5, permitted density in the CD 92 Zone may be increased to a maximum of 3,761 m^2 (40,486 sq. ft.) and 24 residential units,

b) inclusive of any density bonus for energy performance, if the owner completes the following:

i. Contributes $157,460 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

a. Improvements to public parks, plazas, trails and greenways;
b. Municipal facilities and facility improvements;
c. Public art and other beautification projects; and,
d. Affordable or special needs housing.;

ii. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and,

iii. Provides at least five units which meet the basic accessible design criteria; two of which must also meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing.'

4B 92 – 7 Height:

a) The maximum permitted height for any building in the CD 92 Zone, is 11.6 m (38.0 ft.).

4B 92 – 8 Setbacks:

a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and projecting window boxes which are not to exceed 0.15 m (0.5 ft), in accordance with the following regulations:

(Bylaw 8160)

Setback	Minimum Required Setback
North (From Ridgewood Dr.)	2.08 m (6.8 ft.)
Northeast (From Edgemont Blvd)	5.02 m (16.5 ft)
Southeast	2.43 m (8.0 ft.)
South	3.04 m (10.0 ft.)
West	3.53 m (11. ft.)

4B 92 – 9 Coverage:

a) Maximum building coverage is 50%; not including underground parking or patios;

b) Maximum site coverage is 60%.

4B 92 – 10 Acoustic Requirements:

a) In the case of residential purposes, a building permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 92 – 11 Landscaping and Storm Water Management:

a) All land areas not occupied by buildings must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,

b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 92 – 12 Parking, Loading and Servicing Regulations:

a) A minimum of 44 parking spaces are required for the use of residents;

b) A minimum of 6 parking spaces are required for designated visitor parking;

(Bylaw 8160)

c) All parking spaces must meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns; and,

d) Resident bicycle storage must be provided on the basis of one space per unit;

e) Visitor bicycle storage must be provided on the basis of a minimum of 5 class 2 bicycle parking spaces."

(Bylaw 8160)

4B94 Comprehensive Development Zone 94 CD 94

The CD 94 zone is applied to: 467 Mountain Hwy
Lot 2 (Explanatory Plan 15163) Block J District Lot 613 Plan 10064 (008-067-856);

4B 94 – 1 Intent

The purpose of the CD 94 Zone is to permit a commercial and residential mixed use development.

4B 94 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 94 Zone:

a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 94-3 Conditions of Use, are met:

Conditional Uses defined in Part 2	**Conditional Uses defined in Part 2A**
Artist's studio	Office use
Cannabis Retail Store	Personal service use
Custom manufacturing establishments	Residential use
Hobby beer and wine making establishment	Retail use
Liquor store (limit of one per lot)	
Pet care establishment	
Retail Food Service	
Veterinarian	

(Bylaw 8340)

4B 94-3 Conditions of Use

a) **All conditional uses**: All uses of land, buildings and structures are only permitted when the following condition of use is met:
i) All aspects of the use are completely contained within an enclosed building except for:
(1) Parking and loading areas;
(2) *Outdoor customer services areas*;
(3) The display of goods; and
(4) Outdoor amenity areas (play areas and private or semi-private outdoor space).

b) ***Residential****: Residential uses* are only permitted when the following conditions are met:
   i) Residential uses are not permitted on the ground floor;
   ii) Each dwelling unit has access to private or semi-private outdoor space;
   iii) Each dwelling unit has exclusive access to a private storage space; and
   iv) Enclosed patios and balconies are not permitted.

4B 94-4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* dwelling units.

4B 94 - 5 Density

a) The maximum permitted density is 1.2 *gross floor area*, inclusive of any density bonus for energy performance, and a maximum of 10 residential dwelling units.

b) For the purpose of calculating *gross floor area* the following are exempted:
i) Any areas completely below natural and finished grade
ii) Ground level parking up to 136m ² (1,463 sq ft);
iii) Residential and commercial garbage areas up to 45m² (479 sq ft);
iv) Residential storage rooms up to 185.8m² (2000 sq ft) in total on the lot;
v) The area of balconies and covered patios.

4B 94-6 Amenities

a) Despite Subsection 4B94 – 5, permitted density in the CD 94 Zone is increased to a maximum of 3.5 FSR *gross floor area,* including any density bonus for energy performance, and a maximum of 63 residential dwelling units if the owner:
   i) Contributes $705,000 the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): public art; park, trail, environmental, plaza or other public realm improvements; municipal or recreation service facility, or facility improvements; and/or the affordable housing fund.
   ii) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units.
b) For the purposes of calculating FSR the lot area is deemed to be 1,728.2m ² (18,603 sq ft) being the site size at the time of rezoning.

4B94 – 6 Height

a) The maximum permitted height for the building is 23m (75.5 ft).

4B 94 - 7 Setbacks

a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North	0.0 m (0.0 feet)
East (Mountain Hwy)	3.0 m (9.8 feet)
South (Charlotte Rd)	1.5 m (5.0 feet)
West	0.0 m (0.0 feet)

b) For the purpose of measuring setbacks, measurements exclude:
   i) Balconies, canopies, overhangs, architectural elements and awnings.

4B 94 - 8 Coverage

a) Building Coverage: The maximum building coverage is 85%.

b) Site Coverage: The maximum site coverage is 96%.

4B 94 - 9 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 94 – 10 Parking, Loading and Servicing Regulations

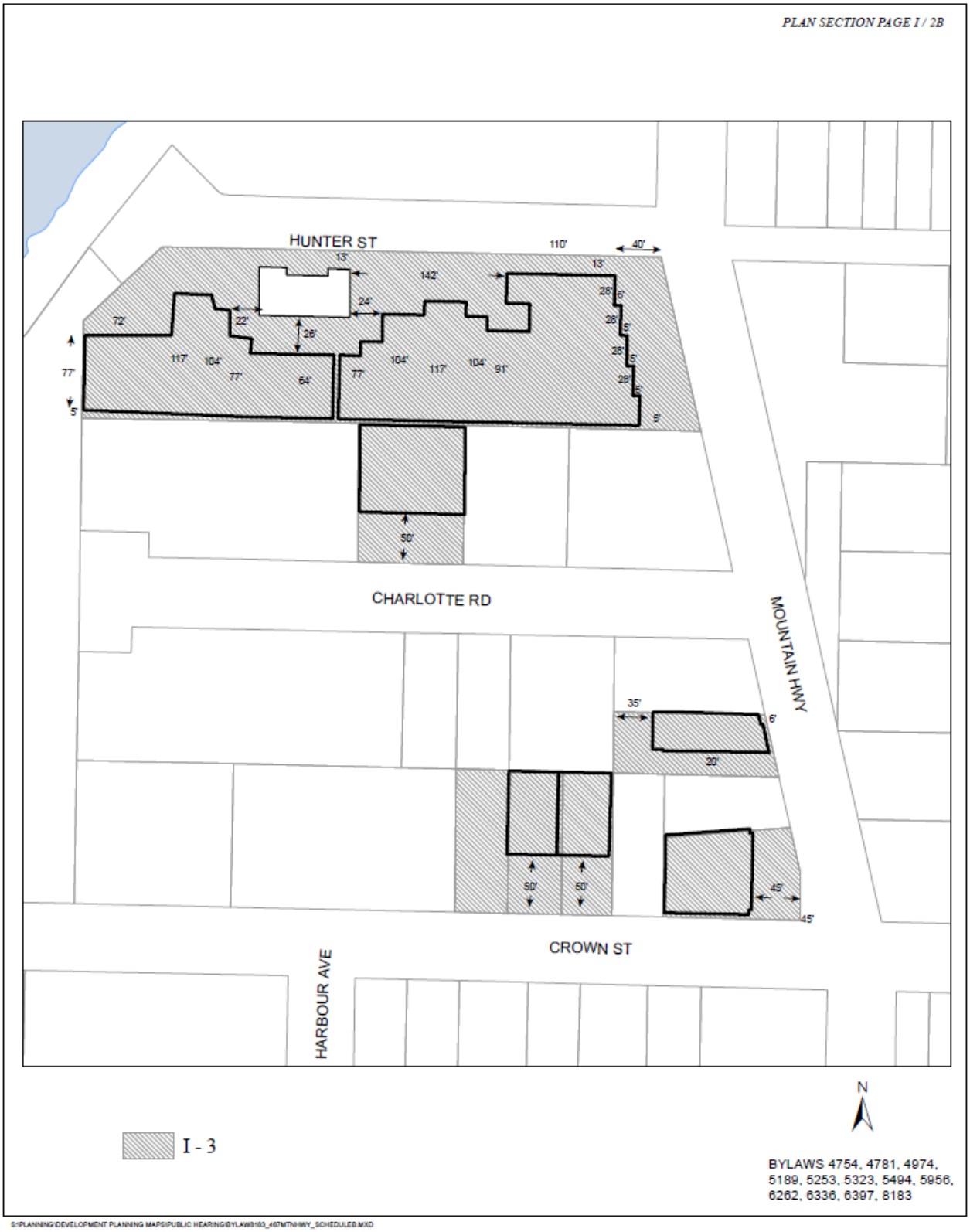
a) Parking and loading are required as follows:

Use	Parking Requirement
Residential	1.1 space/ unit
Residential Visitor Parking	0.1 space / unit
Commercial	1 space/ 40m^2
Shared commercial and visitor parking	2 of the visitor parking spaces shall available for shared use with commercial uses

b) Bicycle storage for residents shall be provided on the basis of one space per unit.

c) Except as specifically provided in 4B94-10 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw. (Bylaw 8183)

Schedule B to Bylaw 8183



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4B95 Comprehensive Development Zone 95 CD95

The CD95 Zone is applied to:

a) Amended Lot 3 (See 149056L) Block 55 District Lot 598 to 601 Plan 6659, PID: 010-825-428;
b) Amended Lot 4 (See 149056L) Block 55 District Lot 598 to 601 Plan 6659, PID: 010-825-444;
c) Lot 5 Block 55 District Lots 598 to 601 Plan 6659, PID: 010-825-479

4B95-1) Intent:

The purpose of the CD95 Zone is to establish specific land use and development regulations for a 23 unit apartment and one single family house project.

4B95-2) Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 95 Zone:

a) Uses permitted without conditions:
   i. Three storey residential building, low-rise apartment; and,
   ii. Two storey residential building, single family house.

b) Conditional uses:
   i. Not applicable

4B95-3) Conditions of Use:

a) Secondary suites are not permitted in the CD95 Zone

4B95-4) Accessory Uses:

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

   (i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B95-5) Density:

(a) The maximum permitted density in the CD95 Zone is limited to a floor space ratio (FSR) of 0.45 inclusive of any density bonus for energy performance and a maximum of 6 dwelling units;

(b) For the purposes of calculating floor space ratio, the following areas are excluded:

   i. Underground parking level

4B95-6) Amenities:

(a) Despite subsection 4B95-5, density in the CD95 Zone is increased to a maximum floor space of 3,112m² (33,496 sq ft) inclusive of any density bonus for energy performance; and, a maximum of 22 units in a low-rise apartment and a maximum of one unit in a detached single family house, if the owner:

i. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units;

ii. Contributes $337,095 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion): public art; park, trail, environmental, plaza or other public realm improvements; municipal or recreation service facility, or facility improvements; and/or the affordable housing fund;

iii. Ensures a minimum of 364 m² (3,918 sq. ft.) of the total permissible floor space occurs in Area A as noted in Schedule B.

iv. Ensures a minimum of 2,748 m² (29,581 sq. ft.) of the total permissible floor space must occur in Area B as noted in Schedule B.

4B95-7) Setbacks:

a) Buildings shall be set back from property lines to the closest building face, excluding any partially exposed underground parking structure, window wells, balcony columns, or projecting balconies, said projecting balconies not to exceed 0.9 m (3.0 ft) as established by development permit and in accordance with Figure 1:

Figure 1.

4B95-8) Coverage:

(e) Maximum building coverage is 58%; not including underground parking or patios;

(f) Maximum site coverage is 60%; not including underground parking or patios.

4B95-9) Height:

(a)The maximum permitted height for any building in the CD95 Zone is as follows:

i. Area A: 7.3 m (24.0 ft)
ii. Area B: 11.75 m (38.5 ft)

4B95-13) Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and,

(b) All electrical kiosks, pad mounted transformers, and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B95-14) Parking and Loading Regulations:

(a) A minimum of 46 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;

(b)A minimum of 6 parking spaces are required for designated visitor parking;

(c)A maximum of 15 parking spaces may be small car spaces;

(d)All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

(e) A minimum of 26 class 1 resident bicycle storage spaces must be provided;

(f) A minimum of 5 class 2 visitor bicycle parking spaces must be provided."

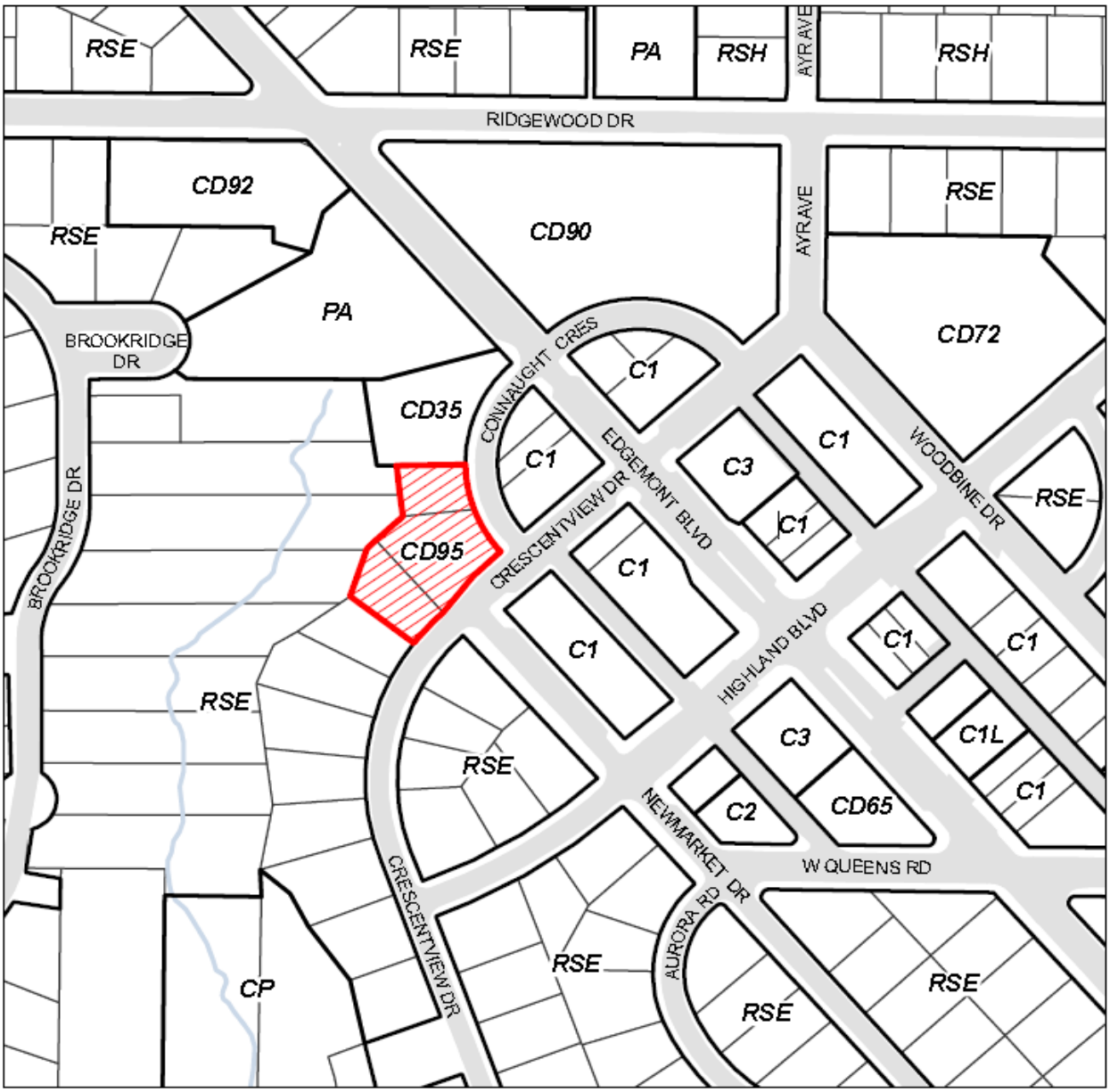
(g)The Zoning Map is amended in the case of the lands illustrated on the attached maps (Schedule A and Schedule B) by rezoning the land to Comprehensive Development Zone 95 (CD 95).

(Bylaw 8179)

Bylaw 8179 Schedule A

BYLAW 8179

The District of North Vancouver Rezoning Bylaw 1341 (Bylaw 8179)

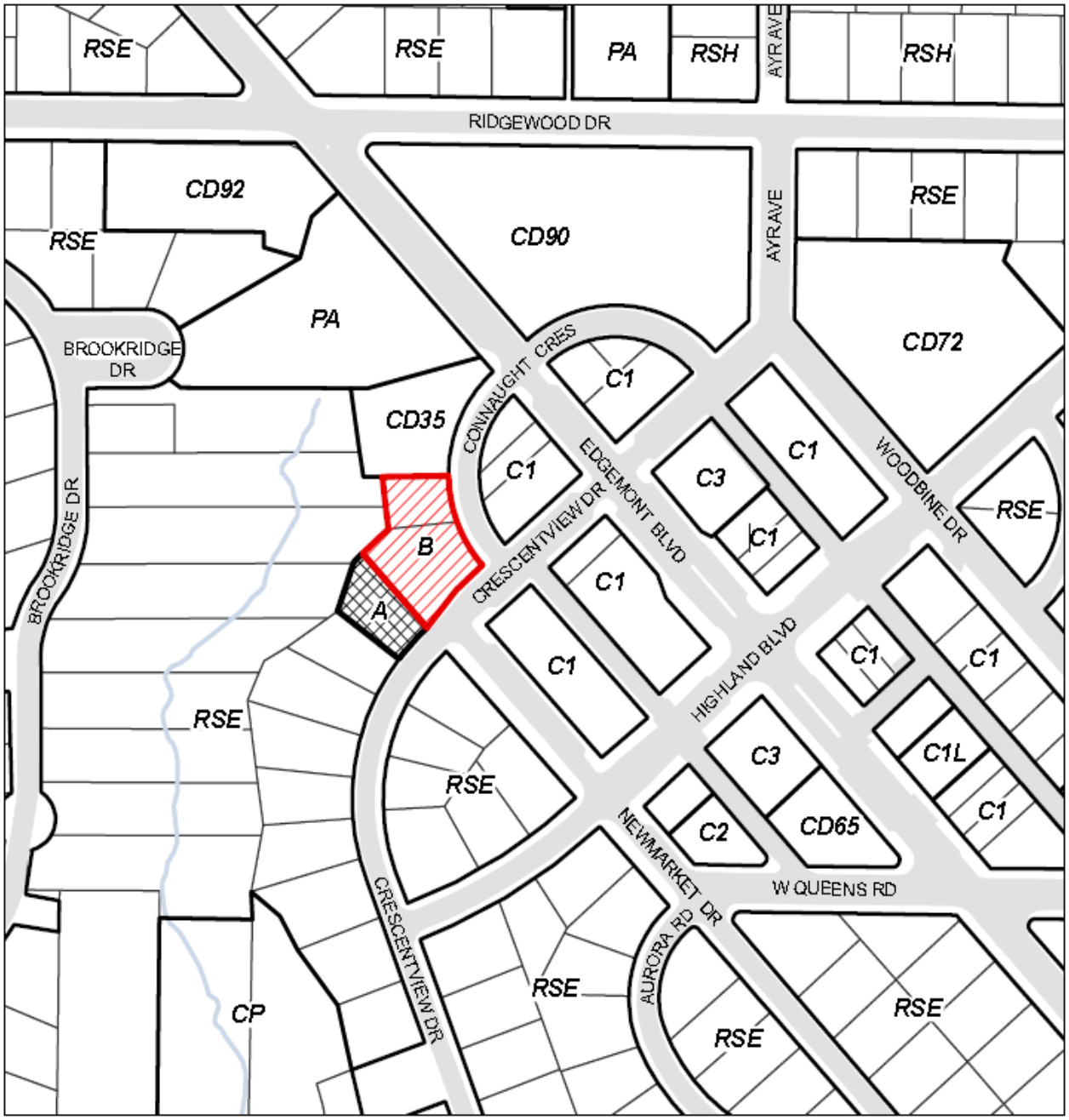


REZONE THE LANDS
FROM SINGLE FAMILY RESIDENTIAL EDGEMONT ZONE (RSE)
TO COMPREHENSIVE DEVELOPMENT ZONE 95 (CD95)

N

BYLAW 8179

The District of North Vancouver Rezoning Bylaw 1341 (Bylaw 8179)



4B96 Comprehensive Development Zone 96 CD 96

The CD 96 zone is applied to:

1503 – 1519 Crown Street, legally known as:

Lot 1, Block 44, District Lot 204, Plan 1340 PID: 011-284-650
Lot 2, Block 44, District Lot 204, Plan 1340 PID:014-739-992
Amended Lot 3 (See 196703L) Block 44, District Lot 204, Plan 1340 PID: 014-405 482
Amended Lot 5 (See 196704L), Block 44, District Lot 204, Plan 1340 PID: 014-740-010

4B 96 – 1 Intent

The purpose of the CD 96 Zone is to permit a residential apartment building.

4B 96 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 96 Zone:

a) Uses Permitted Without Conditions:
Not applicable.

b) Conditional Uses:
The following *principal* uses are permitted when the conditions outlined in Section 4B 96-3 Conditions of Use, are met:
Live-work use; and Residential use.

4B 96 – 3 Conditions of Use

a) ***Residential* and *live-work***: *Residential uses* and *live-work uses* are only permitted when the following conditions are met:
   i) Each dwelling unit has access to private or semi-private outdoor space;
   ii) Each dwelling unit has exclusive access to a private storage space; an
   iii) All aspects of the use are completely contained within an enclosed building except for outdoor amenity areas (roof decks, play areas, and private or semi-private outdoor space).

b) ***Live-work***: *Live-work uses* are only permitted when the subject unit has direct access to the street and is located on the ground floor.

4B 96 – 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* dwelling units.

4B 96 – 5 Density

a) The maximum permitted density is 1,120 m^2 (12,052 square feet) and 8 residential units.
b) For the purpose of calculating *gross floor area* the following are exempted:
   i) All areas below finished grade including parking and storage areas in the parkade;
   ii) Common amenity areas of up to 55m^2 (592 square feet); and
   iii) Mechanical and electrical rooms located above the flood construction level.

4B 96 – 6 Amenities

a) Despite Subsection 4B96 – 5, permitted density in the CD 96 Zone is increased to a maximum of 4,043 m^2 (43,510 square feet) *gross floor area* and 47 units if $100,000 is contributed to the municipality to be used for any of the following amenities benefiting the Lynn Creek Town Centre (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
   i) The provision or enhancement of public facilities which may include but are not limited to: the community centre, or a day care centre;
   ii) Improvements to public parks, plazas, trails and greenways;
   iii) Public art and other beautification projects; and
   iv) Affordable or special needs housing.

4B96 – 7 Height

a) The maximum permitted height is 19.5 m (64 feet).

4B 96 – 8 Setbacks

Setback to Building Face	Minimum Required Setback
From Mountain Highway	3.0 m (10 feet)
From Crown Street	4.0 m (13 feet)
From south property line	3.0 m (10 feet)
From east property line	4.0 m (13 feet)

4B 96 – 9 Coverage

a) Building Coverage: The maximum building coverage is 60%.

b) Site Coverage: The maximum site coverage is 70%.

4B 96 – 10 Landscaping

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
   i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
   ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 96- 11 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

Use	Parking Requirement
Residential *Residential* dwelling unit *Residential* Visitor Parking	 1.1 space/ unit 0.1 space / unit
Bicycle Storage	1 space / unit

b) Except as specifically provided in 4B96-11 (a) and (b) Parking shall be provided in accordance
with Part 10 of this Bylaw.

(Bylaw 8192)

4B98 Comprehensive Development Zone 98 CD98

The CD98 Zone is applied to:

a) Vacant lot: Lot 5, Block 3, District Lot 612, Group 1, New Westminster District Plan 2377 (PID: 025-885-545);
b) 854 Orwell Street: Lot 4, Block 3, District Lot 612 Plan 2377 (PID: 013-832-565);
c) 858 Orwell Street: Lot H, Block 3, District Lot 612, Plan 15643 (PID: 007-637-713);
d) 855 Premier Street: Lot 21, Block 3, District Lot 612, Plan 2377 (PID: 013-832-654).

4B98-1 Intent:

The purpose of the CD98 Zone is to establish specific land use and development regulations for a 23 unit townhouse project.

4B98-2 Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 98 Zone:

(a) Uses Permitted Without Conditions:

(i) residential use.

(b) Conditional Uses:

Not Applicable

4B98-3 Conditions of Use:

Not Applicable

4B98-4 Accessory Uses:

(a) *Accessory uses* are permitted and may include:
(i) *Accessory uses* customarily ancillary to the principal uses are permitted.
(ii) *Home occupations* are permitted in *residential* dwelling units.

4B98-5 Density:

(a) The maximum permitted density in the CD 98 Zone is limited to a maximum permitted floor space of 1,797 m^2 (19,344 square feet), inclusive of any density bonus for energy performance and a maximum of 4 residential dwelling units;

(b) For the purposes of calculating floor space ratio, the following areas are exempted from floor space:
(i) Areas within the parking garages;

(ii) Storage areas of up to 9.29m^2 (100 sq ft) per unit;
(iii) Crawlspace where the crawlspace is less than 1.2m (4 ft) in height to a total of 1.85m^2 (20 sq ft) per unit; and
(iv) Roof deck access landings of up to 1.40m^2 (15 sq ft) per unit.

4B98-6 Amenities:

(i) Despite subsection 4B98-5, density in the CD98 Zone is increased to a maximum floor space of 2,795 m2 (30,085 square feet), inclusive of any density bonus for energy performance and a maximum of 23 residential dwelling units, if $125,020 is contributed to the municipality to be used for any of the following amenities (with allocation to be determined by the municipality in its sole discretion): Affordable housing; Improvements to public parks, trails and greenways; Public plazas and other public realm projects; Environmental restoration and enhancement projects; Improvements to public service facilities including recreation centres, the Lynnmour Boys and Girls Club and the Lynnmour Elementary School; and Public art.

4B98-7 Maximum Principal Building Size:

Not applicable

4B98-8 Setbacks:

Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback From	Buildings (Min Setback)
Orwell Street	3.05m (10 ft)
Premier Street	3.66m (12 ft)
Rear (internal) property lines	4.88m (16 ft)
Side (north and south) property lines In the first 15.24m (50 ft) from the front property line	1.83m (6 ft)
Side (north and south) property lines after the first 15.24m (50 ft) from the front property line	3.05m (10 ft)

4B98-9 Building Orientation:

Not applicable

4B98-10 Building Depth and Width:

Not applicable

4B98-11 Coverage:

(a) Building Coverage shall not exceed 40%.

(b) Site Coverage shall not exceed 85%.

4B98-12 Height:

The maximum permitted height for each building, inclusive of a 15% bonus for sloping roofs, is 12.85 m (42 ft).

4B98-13 Landscaping:

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
   i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
   ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B98-14 Subdivision Requirements:

Not applicable

4B98-15 Additional Accessory Structure Regulations:

Not applicable.

4B98-18 Parking and Loading Regulations:

a) Parking and Loading are required as follows:

Use	Parking Requirement
Residential Residential dwelling unit Visitor Parking	2 spaces/ unit 2 spaces

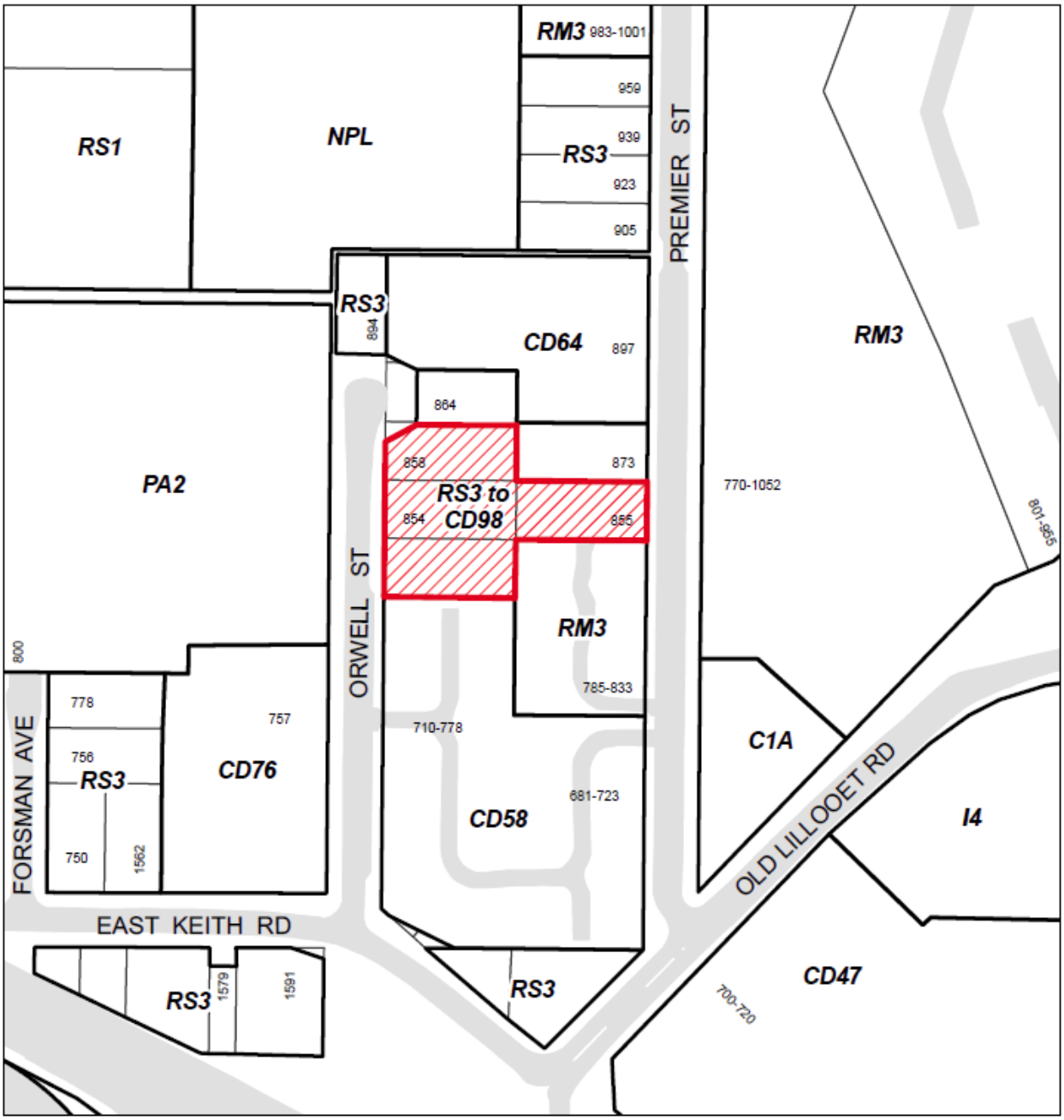
Except as specifically provided in 4B98 – 18 (a) parking shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 8197)

Schedule A to Bylaw 8197

BYLAW 8197

The District of North Vancouver Rezoning Bylaw 1346 (Bylaw 8197)



SINGLE FAMILY RESIDENTIAL (RS3) TO
COMPREHENSIVE DEVELOPMENT ZONE 98 (CD98)

4B99 Comprehensive Development Zone 99 CD 99

The CD 99 zone is applied to:

225 to 247 Seymour River Place and 2015 to 2029 Old Dollarton Road

Legally described as:

a) Lot G Block 18 District Lot 193 New Westminster District Plan 20080; PID: 002-491-702
b) Lot H Block 18 and 20 District Lot 193 New Westminster District Plan 20080; PID: 002-491-699
c) the portion of closed road shown outlined in bold on the plan attached hereto as Schedule C

4B 99-1 Intent

The purpose of the CD 99 Zone is to establish specific land use and development regulations to permit a medium density commercial and residential mixed use development.

4B 99-2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 99 Zone:

a) Uses Permitted Without Conditions:
Not applicable.

b) Conditional Uses:
The following *principal* uses are permitted when the conditions outlined in Section 4B 99-3 Conditions of Use, are met:

iii) live-work use;
iv) office use;
v) personal service use;
vi) residential use;
vii) restaurant use;
viii) retail use; and,
ix) service use.

4B 99-3 Conditions of Use

a) **All conditional uses**: All uses of land, buildings and structures are only permitted when the following condition of use is met:

i) All aspects of the use are completely contained within an enclosed building except for:

(1) Parking and loading areas;
(2) *Outdoor customer services areas*;
(3) The display of goods; and,
(4) Outdoor amenity areas (plazas, roof decks, play areas, and private or semi-private outdoor space).

b) ***Residential* and *live-work***: *Residential uses* and *live-work uses* are only permitted when the following conditions are met:

i) A minimum of seven live work units are provided on Front St and 14 on Old Dollarton Road;
ii) Each dwelling unit has access to private or semi-private outdoor space;
iii) Balcony enclosures are not permitted; and,
iv) Each dwelling unit has exclusive access to a private storage space of a minimum size of 4.6 m^2 (50 sq. ft.).

c) ***Live-work:*** *Live-work use* is only permitted when the following condition is met:
i) A direct outside public entrance is provided; or
ii) An entrance onto a corridor that is open to the public, as in a commercial building, is provided.

d) ***Office use; personal service use; restaurant use; retail use;* and, *service use*** are limited to the ground floor.

e) ***Residential uses*** are only permitted when a minimum of 10,400 sq. ft. (966 m^2) of ground floor commercial is provided in accordance with Schedule B.

4B 99 - 4 Accessory Use

a) *Home occupations* are permitted in *residential* dwelling units.

4B 99 - 5 Density:

a) The maximum permitted density in the CD 99 Zone is limited to a 1.75 floor space ratio and 40 residential units for a total floor space maximum of 4,645 m^2 (50,000 sq. ft.), inclusive of any density bonus for energy performance

b) For the purpose of calculating *gross floor area* the following are exempted:

i) a common indoor amenity area that is accessory to the residential buildings permitted in this zone of up to 91 m^2 (980 sq. ft.) gross floor area; and,

ii) individually secured bicycle storage lockers co-located with a bicycle work and repair station of up to 137 m^2 (1,475 sq. ft.) on each floor to a maximum of 592 m^2 (6,380 sq.ft.) *gross floor area* in total;

iii) underground storage;

iv) above grade mechanical areas up to a maximum of 41 m^2 (448 sq. ft.);

v) area within parking garages, parking access areas, covered loading areas, roof deck areas, and common heating, mechanical, electrical, service and utility rooms; and,

vi) The area of private balconies and covered patios in a building to a maximum area equal to 10% of the residential floor area in that building.

4B 99 - 6 Amenities:

a) Despite Subsection 4B99-5, permitted density in the CD 99 Zone may be increased to a maximum of 17,284 m^2 (186,050 sq. ft.) and a maximum of 195 *residential* units, inclusive of a minimum of any *live-work* units; and, inclusive of any density bonus for energy performance, if the owner completes the following:

1. Contributes $500,000 to the municipality to be used for any or all of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

a. Improvements to public parks, plazas, trails and greenways, or other public realm improvements;
b. Municipal facilities and facility improvements;
c. Public art and other beautification projects; and,
d. Affordable or special needs housing.

2. A minimum of 964 m^2 (10,376 sq. ft.) of the total permissible gross floor area must be used for commercial purposes provided in accordance with Schedule B where commercial purposes includes any of the following permitted uses singly or in combination: *personal service use, restaurant use, live-work* and *retail use*.

3. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units;

4. Enters into a Housing Agreement securing a minimum of 38 residential rental units, of which a minimum of 10 residential rental units are secured as affordable;

5. All residential units meet the basic accessible design criteria; at least 11 units must meet the enhanced accessible design criteria as outlined in the District of North Vancouver Council Policy: 'Accessible Design Policy for Multi-Family Housing'; and,

4B 99-7 Setbacks

a) Buildings shall be set back from property lines to the closest building face, excluding any partially exposed underground parking structure, window wells, balcony columns, or projecting balconies, said projecting balconies not to exceed 0.9 m (3.0 ft) as established by development permit and in accordance with Figure 1:

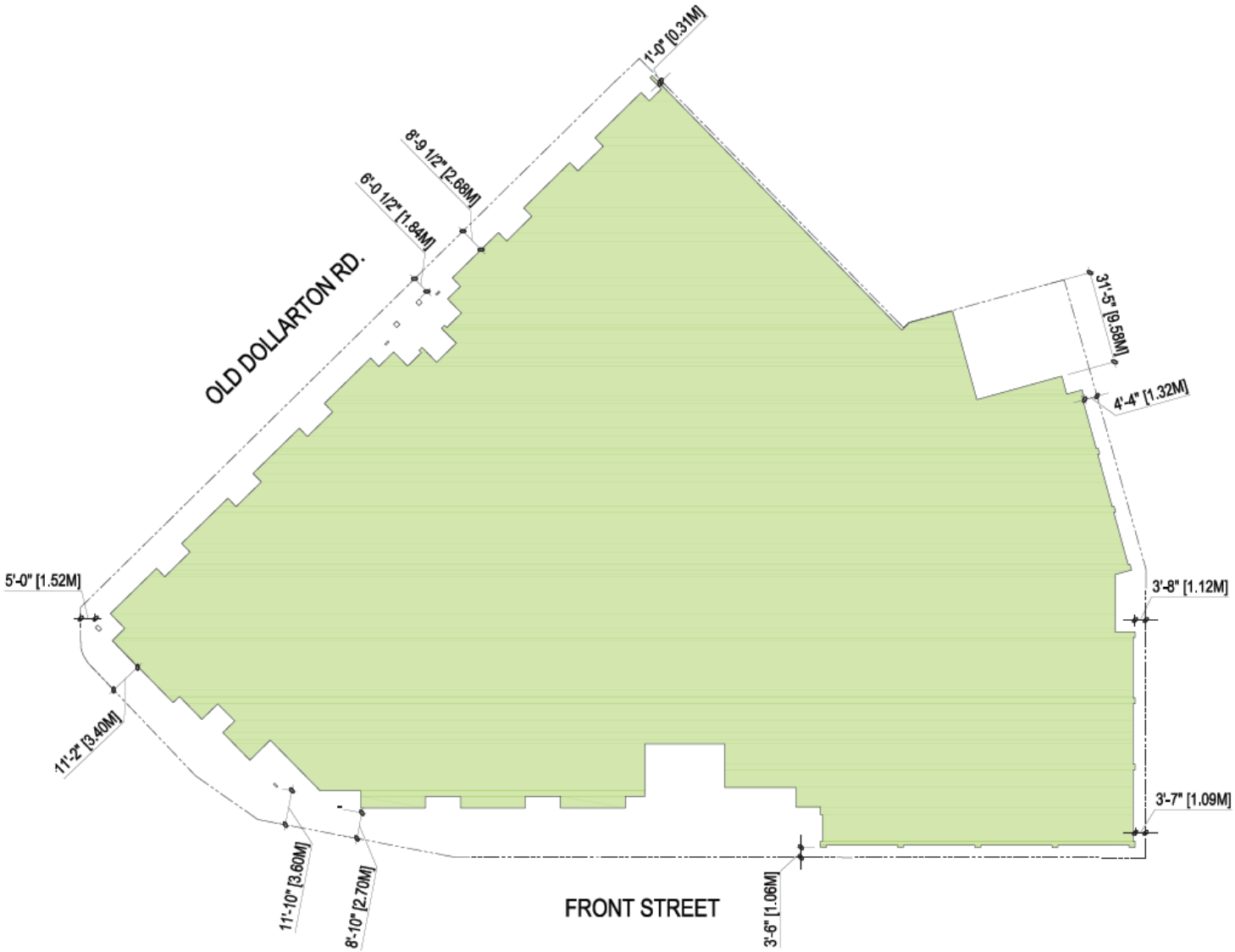


Figure 1.

4B 99-8 Coverage:

a) Maximum building coverage is 85%, not including parking or patios; and,

b) Maximum site coverage is 90%, not including parking or patios.

4B 99 - 9 Height

(a) Maximum permitted height for any building in the CD 99 Zone, inclusive of a 15% bonus for any sloping roofs, shall be 22.5 m (74.0 ft) and may not exceed 6 storeys. For the purposes of this section building height shall be measured from the average grade to the highest point of the roof surface.

4B 99 - 10 Landscaping:

(a) All land areas not occupied by buildings and patios must be landscaped in accordance with a landscape plan approved by the District of North Vancouver; and,

(b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 99 - 11 Parking and Loading Regulations:

(a) A minimum of 255 residential parking spaces are required and must be apportioned as follows:

i. a minimum of 20 designated visitor parking spaces are required;
ii. a minimum of 18 accessible parking spaces are required; and,
iii. a maximum of 89 parking spaces may be small car spaces.

(b) A minimum of 22 commercial parking spaces are required and must be apportioned as follows:

i. a minimum of 1 accessible parking space is required.

(c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

(d) A minimum of 201 class 1 (long term secure) resident bicycle storage spaces must be provided;

(e) A minimum of 58 class 2 (short term) visitor bicycle parking spaces must be provided and must be apportioned as follows:

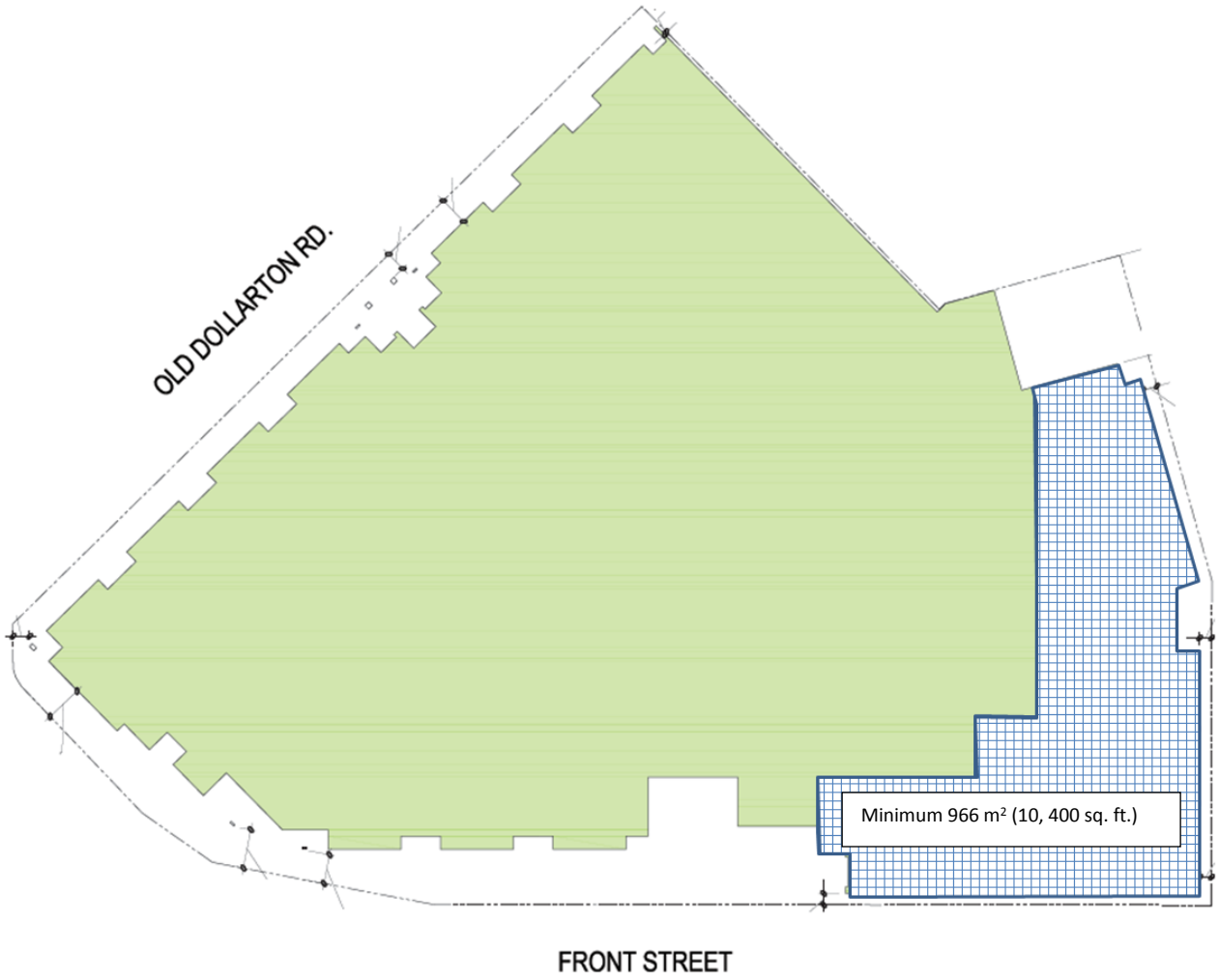
i. a minimum of 17 bicycle parking spaces for commercial use; and,
ii. a minimum of 41 bicycle parking spaces for residential use."

(Bylaw 8209)

Schedule A to Bylaw 8209

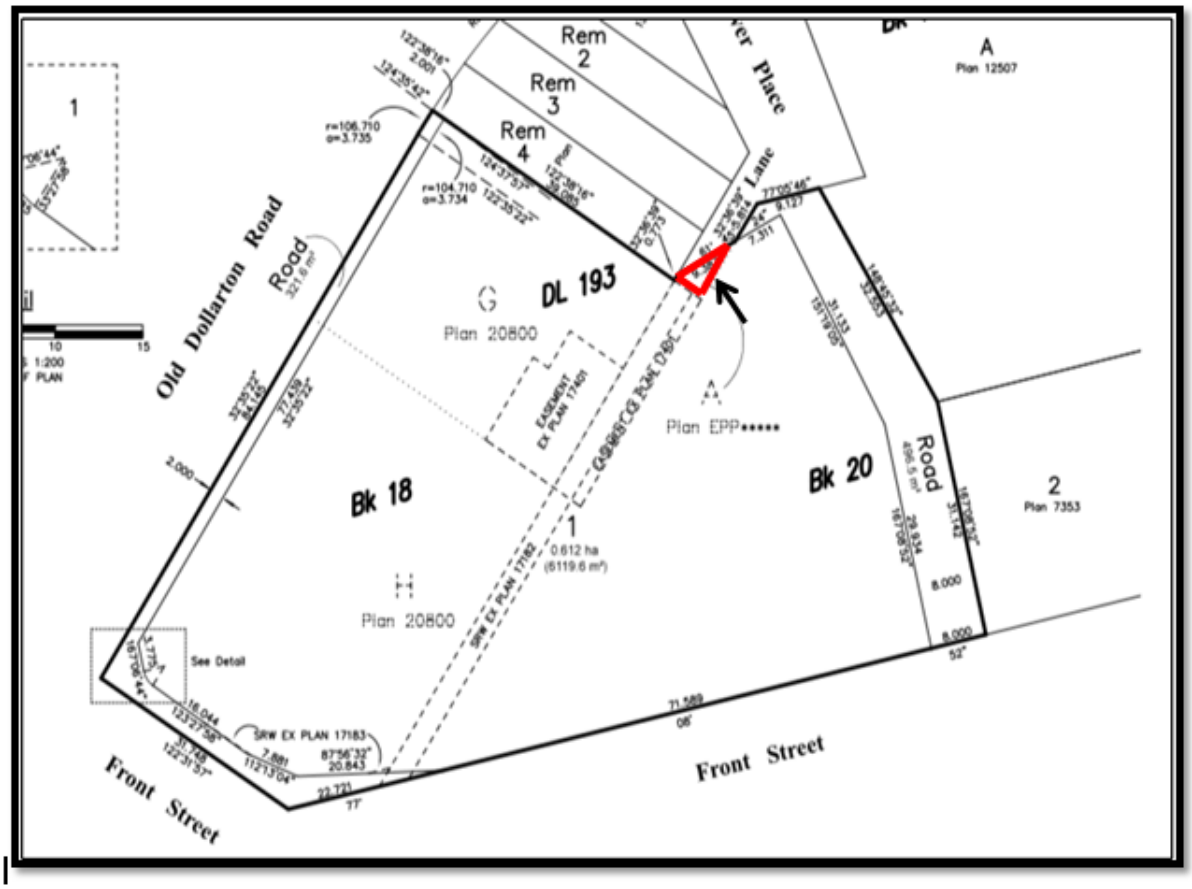
Schedule B to Bylaw 8209

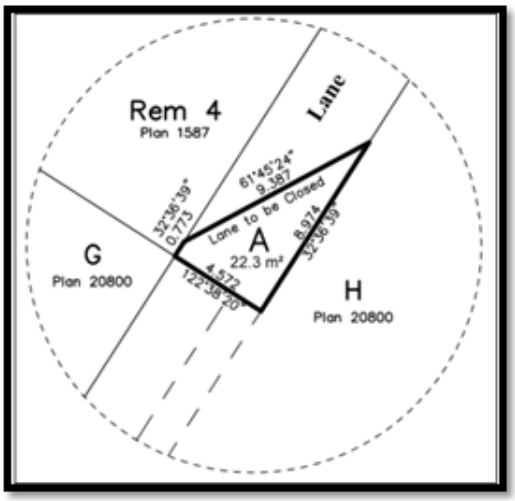
Sketch plan showing location of commercial use



Location of commercial use

Sketch Plan


Rem 2
Rem 3
Rem 4
A
Plan 12507
Lane
Old Dollarton Road
Road
DL 193
Plan 20800
Plan EPP*****
Bk 18
Bk 20
Road
2
Plan 7353
1
0.612 ha
(6119.6 m²)
Plan 20800
See Detail
SRW EX PLAN 17183
Front Street
Front Street


Rem 4
Plan 1587
Lane
Lane to be Closed
A
22.3 m²
G
Plan 20800
H
Plan 20800

4B100 Comprehensive Development Zone 100 (CD100)

4B100-1 Intent:

The purpose of the CD100 zone is to establish specific land use and development regulations for a 23 unit townhouse development.

4B100-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 100 Zone:

(a) Uses Permitted without Conditions:

(i) Residential building, multifamily townhouse

For the purposes of this CD100 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

(b) Conditional Uses

Not applicable

4B100-3 Conditions of Use:

Not applicable

4B100-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw

4B100-5 Density:

(a) The maximum permitted density in the CD100 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 units, inclusive of any density bonus for energy performance; and

(b) For the purposes of calculating floor space ratio, the area of underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas is exempted.

4B100-6 Amenities:

Despite subsection 4B100-5, density in the CD100 Zone is increased to a maximum floor space of 3,926 m² (42,257 sq. ft.) and a maximum number of 23 units, inclusive of any density bonus for energy performance, if the owner:

3. Contributes $121,581 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements within the Lions Gate Village Centre area, and/or affordable housing; and

4. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B100-7 Maximum Principal Building Size:

Not applicable.

4B100-8 Setbacks:

(a)Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
Front Yard (from Glenaire Drive)	3.05 m (10 ft)
Rear Yard	7.31 m (24 ft) except in the easterly 19.5 m (64 feet) of the property where the required setback may be reduced to 2.44 m (8 ft)
West Side Yard	1.83 m (6 ft)
East Side Yard (from Fullerton Avenue)	3.05 m (10 ft)

4B100-9 Building Orientation:

Not applicable.

4B100-10 Building Depth and Width:

Not applicable.

4B100-11 Coverage:

a) Maximum permitted Building Coverage is 49%

b) Maximum permitted Site Coverage is 51%.

4B100-12 Height:

a) Maximum permitted Height is 13.2 meters (43.3 ft).

4B100-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B100-14 Landscaping:

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B100-15 Subdivision Requirements

Within the CD100 zone, the Minimum Lot Area must be at least 2,601 sq. m. (27,997 sq. ft.).

4B100-16 Additional Accessory Structure Regulations

Not applicable.

4B100-17 Parking and Loading Regulations:

(a) Parking shall be provided at a ratio of 2 parking spaces per unit inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;

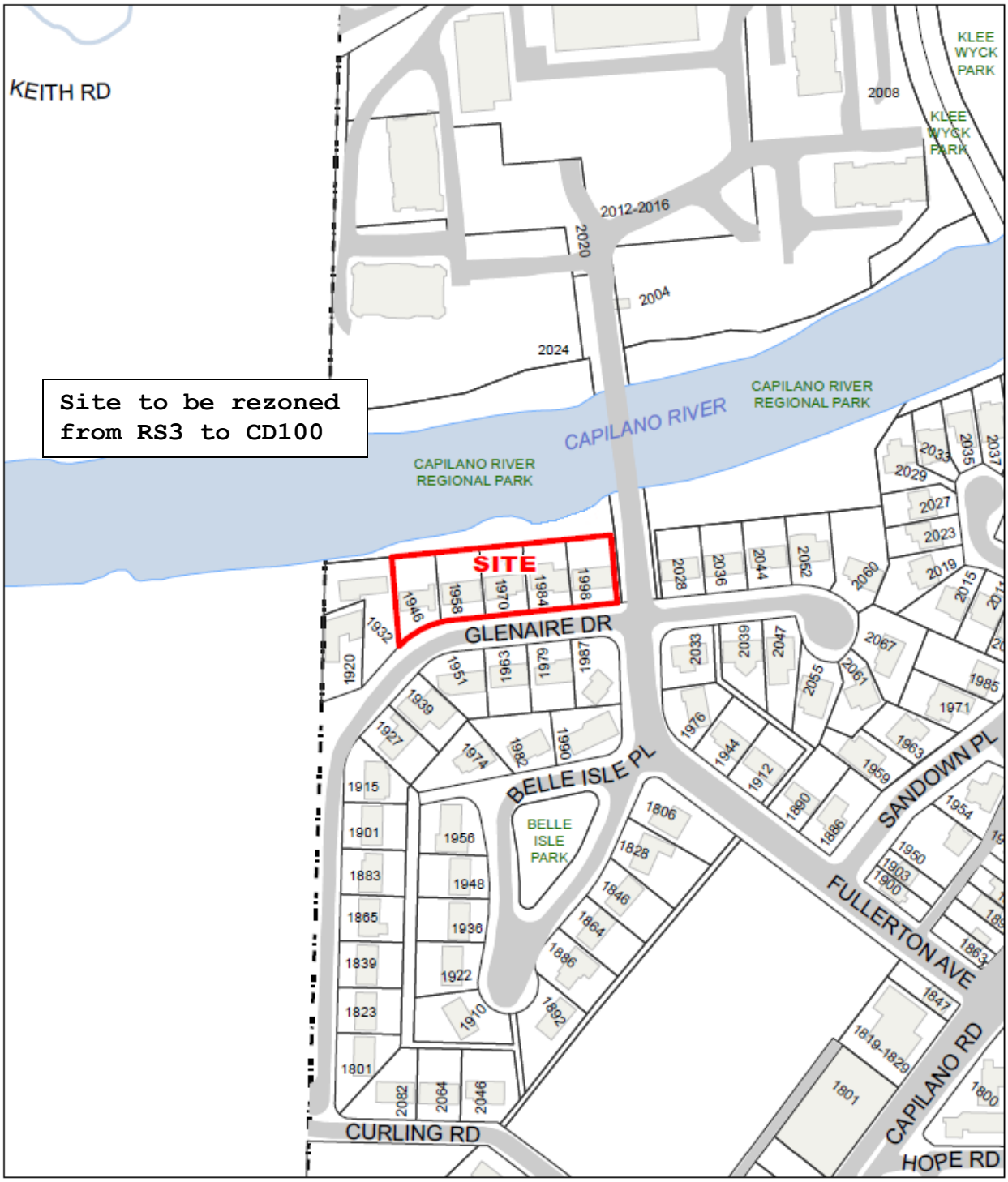
(b) Vehicular drive aisles shall be no less than 6.88 m (22.6 ft) wide;

(c) A minimum of 47 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided;

The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as “site” from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 100 Zone (CD100).”

(Bylaw 8220)

Schedule A to Bylaw 8220



4B101 Comprehensive Development Zone 101 CD 101

The CD 101 zone is applied to:
756 Forsman Avenue, LOT C OF LOT 6 BLOCK A DISTRICT LOT 613 PLAN 20979,
PID: 005-225-957
778 Forsman Avenue, LOT A BLOCK A DISTRICT LOT 613 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP39525, PID: 027-780-228

4B 101-1 Intent

The purpose of the CD 101 Zone is to establish specific land use and development regulations for a 8 unit townhouse project.

4B 101- 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 101 Zone:

(a) Uses Permitted Without Conditions:

Not Applicable

(b) Conditional Uses:

Residential building, multiple-family townhouse

4B 101-3 Conditions of Use

Balcony enclosures are not permitted.

4B 101-4 Accessory Use

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B 101-5 Density

(a) The maximum permitted density in the CD101 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance, and a maximum of 2 units;

(b) For the purposes of calculating floor space ratio, a maximum of 285 m² of individual parking garages (3068.1 sq ft) in total on the lot and a maximum of 74.3 m² of individual unit storage (a maximum of 100 sq ft per unit) in total on the lot as well as balconies and landscape trellis are excluded.

(c) Balcony enclosures are not permitted.

4B 101-6 Amenities

(a) Despite subsection 4B101-5, density in the CD101 Zone is increased to a maximum floor space of 1,135.98 m^2 (12,228 sq ft), inclusive of any density bonus for energy performance and a maximum of 8 units, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

2. Contributes $105,817.00 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B 101-7 Maximum Principal Building Size:

Not applicable

4B 101-8 Setbacks:

a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
Front (west property line)	4.88m (16 ft) to the building face
Rear (east property line)	6.10m (20 ft) to the building face
Side (north)	1.83m (6 ft) to the building face
Side (south)	3.05m (10 ft) to the building face

b) Projections at the ground level are permissible as follows:

Setback	Maximum Setback Reduction
Front Yard	1.52 m (5.0 ft)

c) Balconies and trellises are excluded from any setback requirements.

4B 101-9 Building Orientation:

Not applicable

4B 101-10 Building Depth and Width:

Not applicable

4B 101-11 Coverage:

(a) Building Coverage shall not exceed 36%.

(b) Site Coverage shall not exceed 61%.

4B 101-12 Height:

The maximum permitted height for each building is 11.3m (37 ft);

4B 101-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 101-14 Flood Construction Requirements:

No basement, or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction level as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 101-15 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 101-16 Subdivision Requirements:

Not applicable

4B 101-17 Additional Accessory Structure Regulations:

Not applicable.

4B 101-18 Parking and Loading Regulations:

(a) Parking spaces shall be provided on the basis of 2 spaces/unit plus 2 visitor spaces;

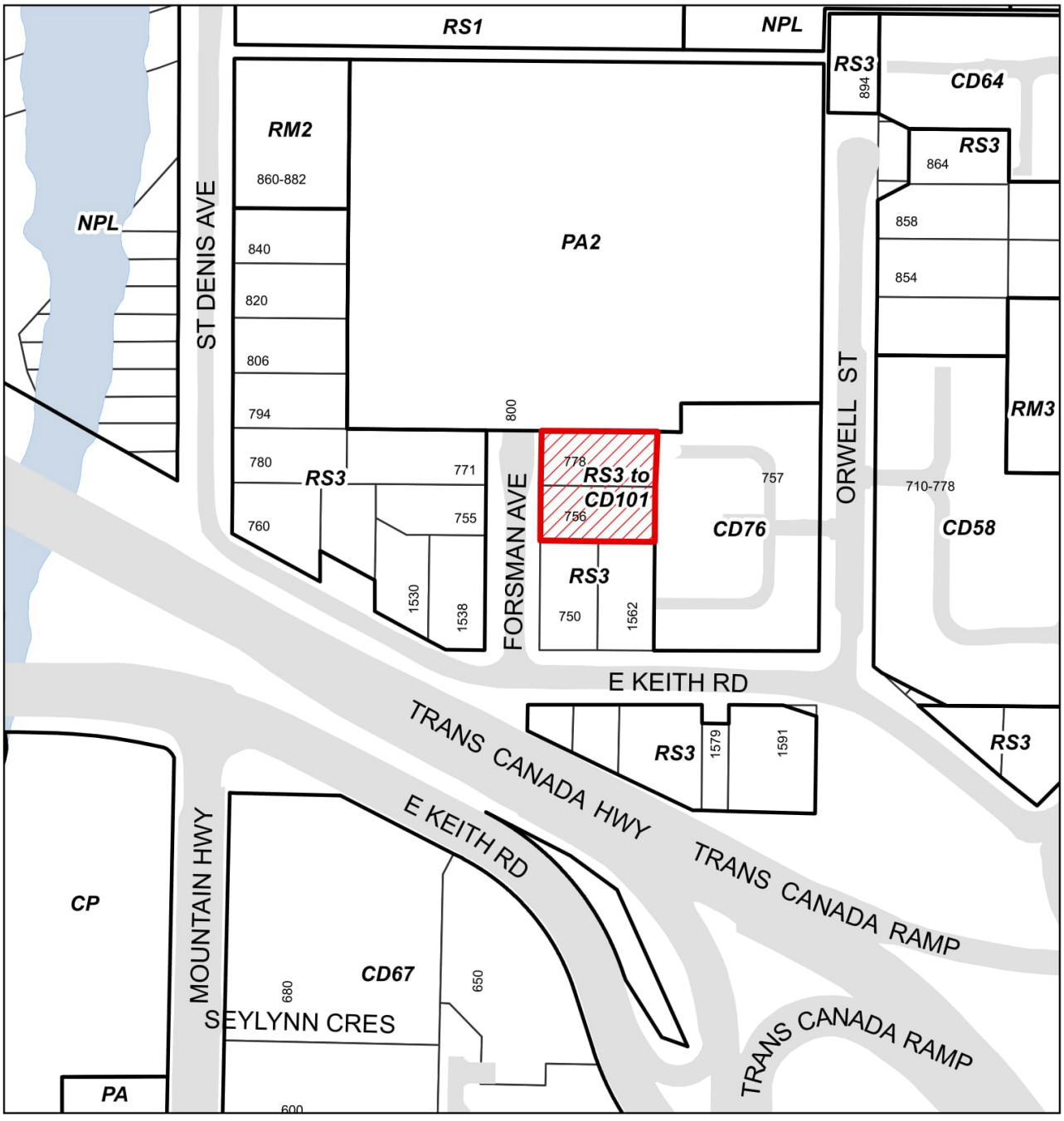
(b) Not more than 5 spaces may be small car spaces;

All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw.

(Bylaw 8225)

BYLAW 8225

The District of North Vancouver Rezoning Bylaw 1351 (Bylaw 8225)



RESIDENTIAL SINGLE FAMILY 7200 ZONE 3 (RS3) TO COMPREHENSIVE DEVELOPMENT ZONE 101 (CD101)

N

4B102 Comprehensive Development Zone 102 CD 102

The CD 102 zone is applied to:

905 Premier Street, LOT A BL 2 DL 612 PLAN 15462, PID: 007-637-781
923 Premier Street, LOT B BL 2 DL 612 PLAN 15462, PID: 007-637-811
939 Premier Street, LOT C BL 2 DL 612 PLAN 15462, PID: 007-637-837
959 Premier Street, LOT D BL 2 DL 612 PLAN 15642, PID: 007-637-861

4B 102-1 Intent

The purpose of the CD 102 Zone is to establish specific land use and development regulations for a seventeen-unit townhouse project.

4B 102- 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 102 Zone:

(a) Uses Permitted Without Conditions:

Not Applicable

(b) Conditional Uses:

(i) Residential building, multiple-family townhouse

4B 102-3 Conditions of Use

(a) Balcony enclosures not permitted

4B 102-4 Accessory Use

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B 102-5 Density

(a) The maximum permitted density in the CD102 Zone is limited to a floor space ratio (FSR) of 0.45, inclusive of any density bonus for energy performance, and a maximum of 4 units;

(b) For the purposes of calculating floor space ratio, a maximum of 804.91 m² of individual parking garages (8,664.25 sq ft) in total on the lot and a maximum of 74.3 m² of individual unit storage (a maximum of 100 sq ft per unit) in total on the lot as well as balconies and landscape trellis are excluded.

(c) Balcony enclosures are not permitted.

4B 102-6 Amenities

(a) Despite subsection 4B102-5, density in the CD102 Zone is increased to a maximum floor space of 2,363.15m^2 (25,437 sq ft), inclusive of any density bonus for energy performance and a maximum of 17 units, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

2. Contributes $257,281 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B 102-7 Maximum Principal Building Size:

Not applicable

4B 102-8 Setbacks:

a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
Front (east property line)	4.57m (15 ft) to the building face
Rear (west property line)	5.11m (16.75 ft) to the building face
Side (north)	2.44m (8 ft) to the building face
Side (south)	1.83m (6 ft) to the building face

b) Balconies and trellises are excluded from any setback requirements.

4B 102-9 Building Orientation:

Not applicable

4B 102-10 Building Depth and Width:

Not applicable

4B 102-11 Coverage:

(a) Building Coverage shall not exceed 40%.

(b) Site Coverage shall not exceed 82%.

4B 102-12 Height:

The maximum permitted height for each building is 10.7m (35 ft);

4B 102-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B 102-14 Flood Construction Requirements:

No basement, or habitable floor space, other than garage and storage space, shall be constructed below the established flood construction levels as identified in a flood hazard report prepared by a qualified registered professional engineer.

4B 102-15 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 102-16 Subdivision Requirements:

Not applicable

4B 102-17 Additional Accessory Structure Regulations:

Not applicable.

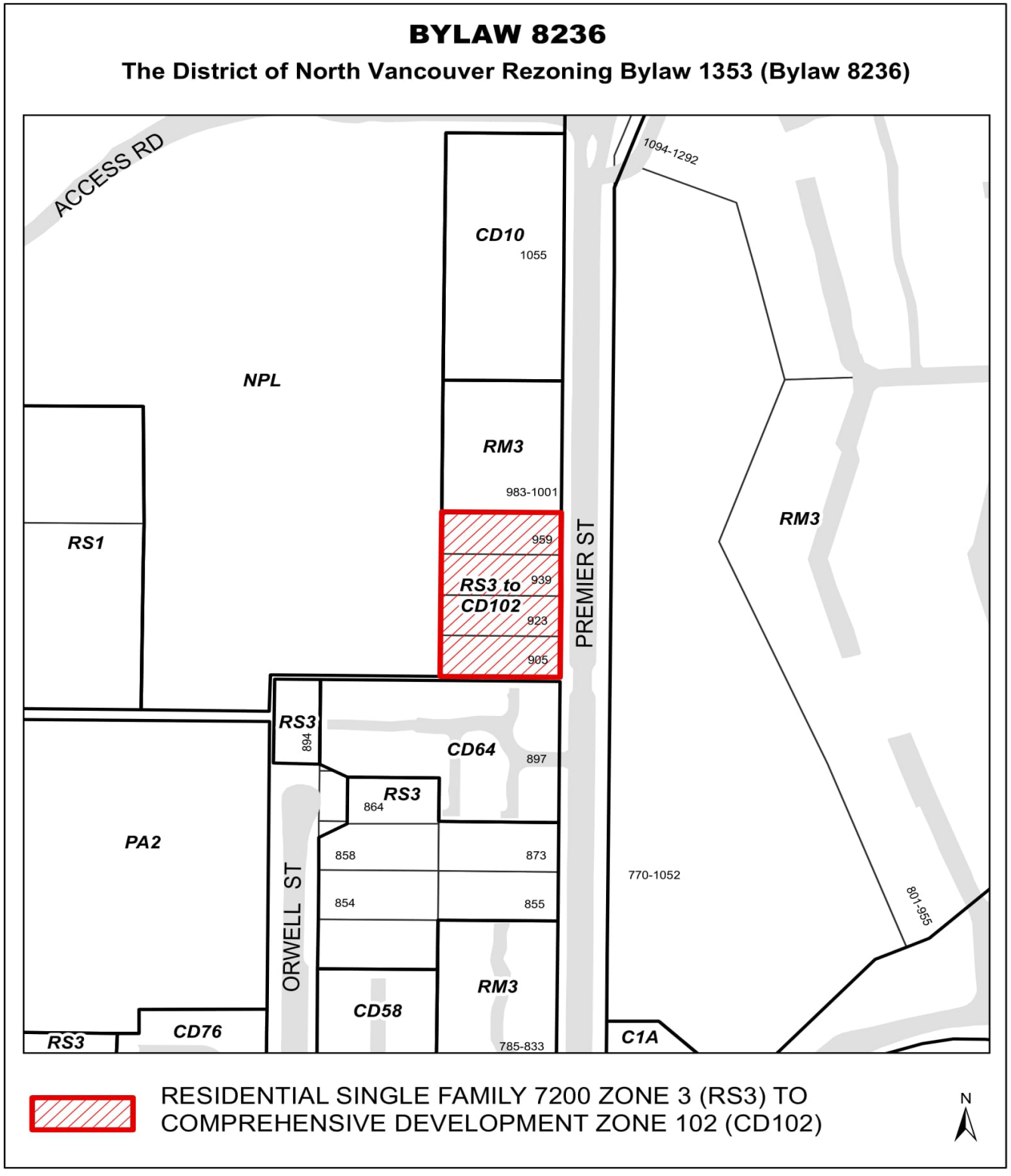
4B 102-18 Parking and Loading Regulations:

(a) Parking spaces shall be provided on the basis of 2 spaces/unit plus 1 visitor space; and

(b) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw.

(Bylaw 8236)

Schedule A to Bylaw 8236



4B103 Comprehensive Development Zone 103 (CD103)

4B103-1 Intent:

The purpose of the CD103 zone is to establish specific land use and development regulations to permit a development of a 27 storey residential building with associated podium townhouse units, and a private amenity building, a 16 storey residential building, and a public recreation/community centre, all with a shared parkade.

4B103-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 103 Zone:

(a) Uses Permitted without Conditions:

(i) Not Applicable

(b) Conditional Uses

(i) residential use

(ii) recreation / community centre use

4B103-3 Conditions of Use:

(i) "Residential use" is permitted only within "Area A" as indicated in Schedule C.

(ii) "Recreation / community centre use" is permitted only within "Area B" as indicated in Schedule C.

(iii) Development applications in the CD103 Zone will be reviewed in conjunction with the applicable development permit guidelines, any applicable land use covenant, and applicable development guidelines.

(iv) Balcony enclosures are not permitted.

(v) Only 5 buildings, as generally identified in Schedule C, are permitted in the CD103 zone.

4B103-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw;

(ii) Retail food services when located within a recreation/community centre and with a maximum 35 seats available for patrons; and

(iii) Standalone private amenity building as indicated in Schedule C.

4B103-5 Density:

(a) The maximum permitted density in the CD103 Zone is limited to a floor space ratio (FSR) of 1.0 and a maximum number of 30 dwelling units; and

(b) For the purposes of calculating floor space ratio, the following areas are exempted:

i. All areas within any building or structure located in "Area B" as indicated in Schedule C;

ii. All area of unenclosed balconies;

iii. All area in the common amenity room within Building 1 to a maximum of 62.25 m^2 (670 sq. ft) provided that no part of the said common amenity room is used for the purpose of providing residential accommodation;

iv. All areas in the common Amenity Building, as indicated in Attachment C, to a maximum of 252 sq. m. (2,715 sq. ft) provided that no part of the said common amenity building is used for the purpose of providing residential accommodation; and

v. All areas of underground and above-ground parking garages, which includes without limitation: parking stalls, drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas.

4B103-6 Amenities:

Despite subsection 4B103-5(a), density in the CD103 Zone is increased to a maximum of 29,858 m^2 (321,394 sq. ft.) [excluding exempted areas listed in 4B103-5 (b)] and a maximum number of 326 dwelling units if the following amenities are provided:

1. Agreements and security to the satisfaction of the District to ensure that the shell of a public Recreation/Community Centre within Area B as indicated in Schedule C in the CD103 Zone having a gross floor area of not less than 2,601 sq. m. (28,000 sq. ft.) will be constructed, subdivided into its own air space parcel, and transferred in fee simple to the District, all to the satisfaction of the District, and all in strict accordance with the requirements set out in the Phased Development Agreement dated _____,

authorized by Bylaw 8233, and registered under CA_____, and any registered section 219 covenants.

2. A housing agreement and section 219 covenant are registered in favour of the District against all the lands in the CD103 zone requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B103-7 Maximum Principal Building Size:

Not applicable.

4B103-8 Setbacks:

(b) Buildings must be set back from property lines to the closest building face, excluding unenclosed balconies and any partially exposed underground parking structure, canopies, roof projections according to the following table:

Location	Minimum Required Setback
North Setback (Hunter Street) – Area A	6.1 m (20 ft)
North Setback (Hunter Street) – Area B	5 m (16.4 ft)
South Setback	0 m (0 ft)
West Setback (Area A)	3.9 m (12.8 ft)
East Setback (Mountain Highway) – Area B	0.9 m (2.95 ft)

4B103-9 Building Orientation:

Not applicable.

4B103-10 Building Depth and Width:

Not applicable.

4B103-11 Coverage:

a) Building Coverage: Buildings and structures shall not occupy more than 80% of the lot within Area A as indicated in Schedule C.

b) Site Coverage: Buildings, structures, above ground parking spaces, loading spaces, driveways and manoeuvering aisles shall not occupy more than 85% of the lot within Area A as indicated in Schedule C.

c) Building Coverage and Site coverage are not applicable in Area B as indicated in Schedule C.

4B103-12 Height:

a) Notwithstanding the provisions of Section 407, for the purposes of this section, building height shall be measured from the finished grade to the highest point of the roof surface.

b) The following height exemptions shall apply in the CD103 Zone:

(i) Elevator penthouses, heating, cooling, ventilation and mechanical equipment provided they are completely screened and do not extend more than 5.0 metres above the highest point of any roof surface.

c) The maximum height and maximum number of storeys of buildings and structures in the CD103 zone shall be regulated as follows:

(i) The building labelled “Building 1” in Schedule C: 27 storeys and 88.5 m (290 ft.) except that the portion of the Building 1 labelled “Townhouse” may not exceed 4 storeys and 17.68 m (58 ft.)

(ii) The building labelled “Building 2” in Schedule C: 16 storeys and 57.5 m (189 ft.)

(iii) The building labelled “Community Centre” in Schedule C: 4 storeys and 21.34 m (70 ft.).

(iv) The building labelled “Amenity Building” in Schedule C: 1 storey (measured from the courtyard on Level 3), 6.9 m (22.5 ft.) and shall not exceed 252 sq. m. (2,715 sq. ft.).

4B103-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B103-14 Landscaping:

a) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B103-15 Subdivision Requirements

Not applicable.

4B103-16 Additional Accessory Structure Regulations

Not applicable.

4B103-17 Parking and Loading Regulations:

(a) A minimum of 438 parking stalls shall be provided on-site and be allocated as outlined in the following table:

Required Vehicle Parking	Number of stalls
Residential	356 (in non-tandem formation)
Visitor	33 (in non-tandem formation)
Community Centre	49 (in non-tandem formation)

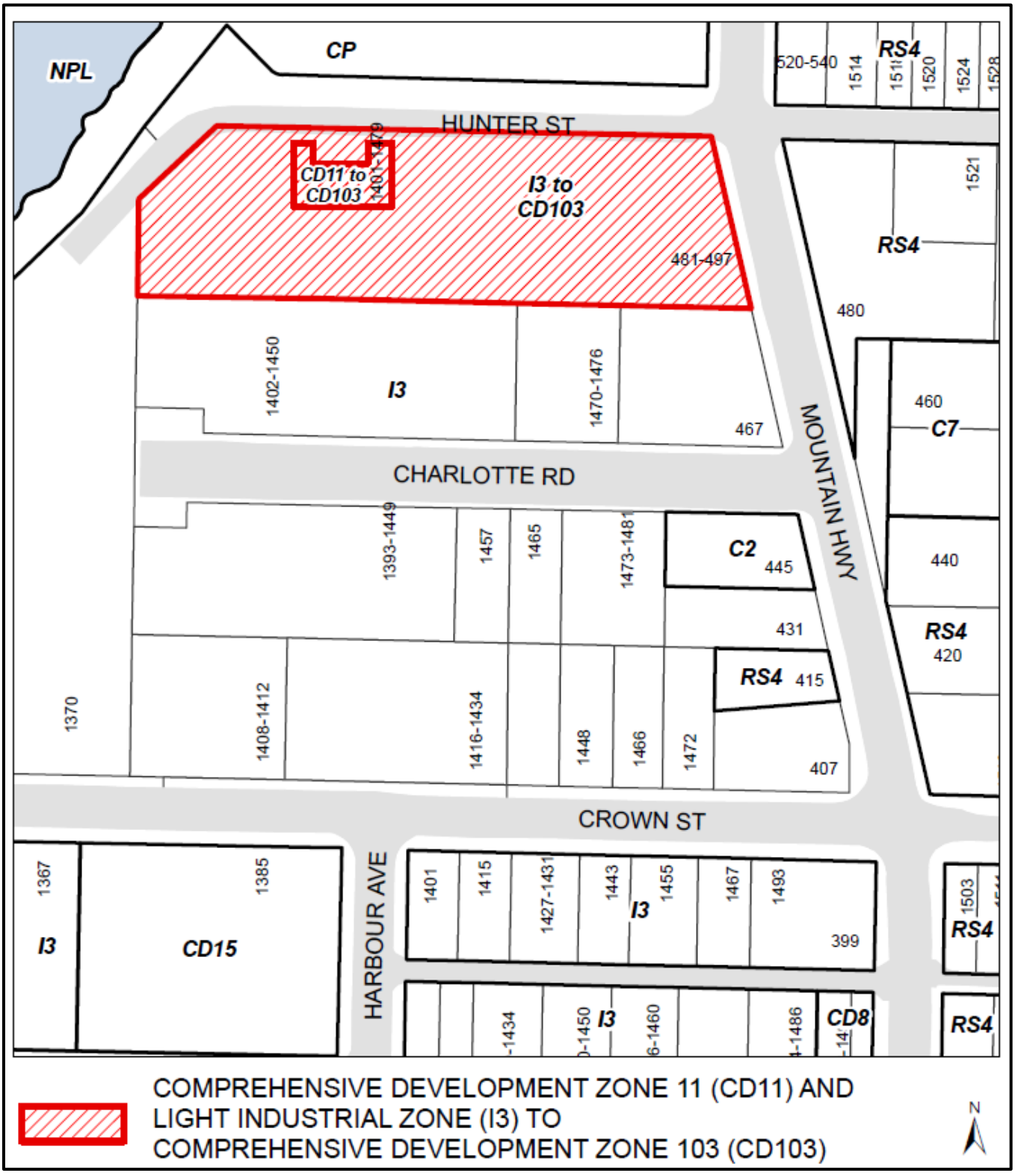
(b) Any tandem formation parking stalls provided on-site shall be allocated for residential use only;

(c) The total number of aggregate parking stalls shall not exceed 480;

(d) A minimum of 505 bicycle storage spaces shall be provided onsite and be allocated as outlined in the following table:

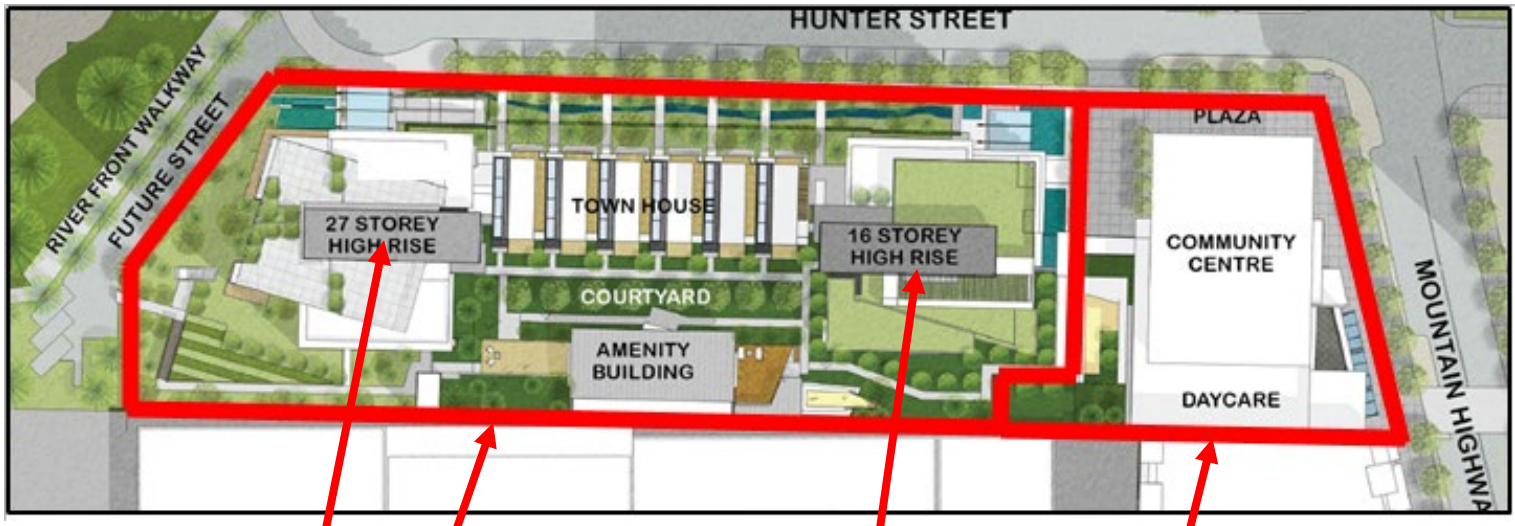
Required Bicycle Parking	Number of bicycle storage spaces
Residential – Class 1	421
Community Centre – Class 1	6
Residential – Class 2	66
Community Centre – Class 2	12

Schedule A to Bylaw 8215



Schedule B to Bylaw 8215

Schedule C to Bylaw 8215



AREA A

AREA B

Building 1 - includes a 27 storey high rise with associated 4 storey townhouse podium, elevated courtyard and 1 storey amenity building

Building 2 - includes a 16 storey high rise which will be adjoined to the community centre (within Area B) via a second storey outdoor play area for the daycare

(Bylaw 8215)

4B104 Comprehensive Development Zone 104 (CD104)

4B104-1 Intent:

The purpose of the CD104 zone is to establish specific land use and development regulations for an 88 unit townhouse development.

4B104-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 104 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD104 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys, with rooftop amenity spaces and consisting of two or more dwelling units with individual, exterior access to grade above an underground parkade.

4B104-3 Conditions of Use:

Balcony enclosures are not permitted.

4B104-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw.

4B104-5 Density:

(a) The maximum permitted density in the CD104 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 16 dwelling units, inclusive of any density bonus for energy performance; and

(b) For the purposes of calculating floor space ratio, the following areas are exempted:

- underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas;

- unenclosed balcony areas;
- enclosed bay windows;
- one elevator shaft to a maximum of 13.95 sq. m. (150 sq. ft.); and
- rooftop amenity areas, which includes access stairwells to the rooftop and enclosed stairwell rooftop landing areas to a maximum of 7.43 sq. m. (80 sq. ft.) for each unit with an enclosed rooftop stairwell and landing.

4B104-6 Amenities:

Despite subsection 4B104-5, density in the CD104 Zone is increased to a maximum floor space of 9,621 m² (103,560 sq. ft.) and a maximum number of 88 units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes $324,071 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B104-7 Maximum Principal Building Size:

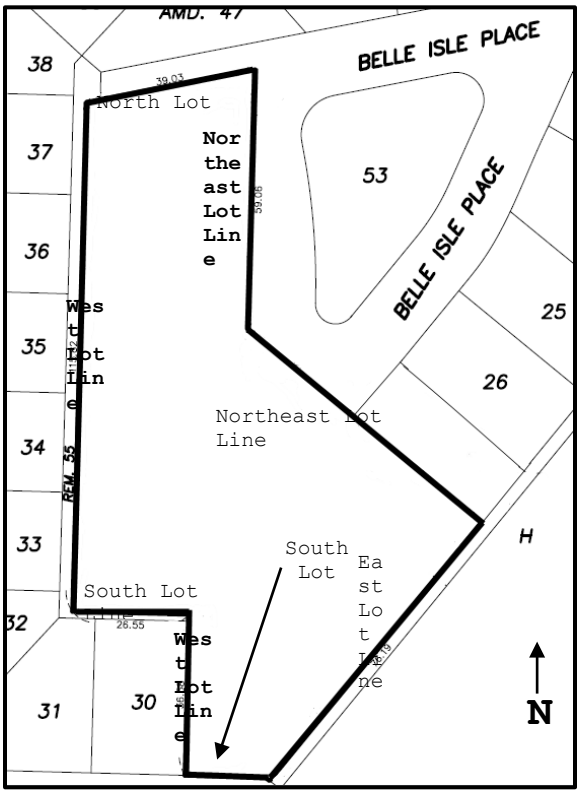
Not applicable.

4B104-8 Setbacks:

(a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
North Lot Line	2.89 m (9.5 ft)
Northeast Lot Line	4.57 m (15 ft)
East Lot Lines	4.11 m (13.5 ft)
South Lot Lines	4.11 m (13.5 ft)
West Lot Line	4.57 m (15 ft)

The map below defines the naming convention of each lot line:



4B104-9 Building Orientation:

Not applicable.

4B104-10 Building Depth and Width:

Not applicable.

4B104-11 Coverage:

a) Maximum permitted Building Coverage is 45%

b) Maximum permitted Site Coverage is 50%.

4B104-12 Height:

a) Maximum permitted Height is 12.5 meters (41 ft).

4B104-13 Acoustic Requirements:

In the case of residential purposes, a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B104-14 Landscaping:

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B104-15 Subdivision Requirements

Within the CD104 zone, the Minimum Lot Area must be at least 7,990 sq. m. (86,000 sq. ft.).

4B104-16 Additional Accessory Structure Regulations

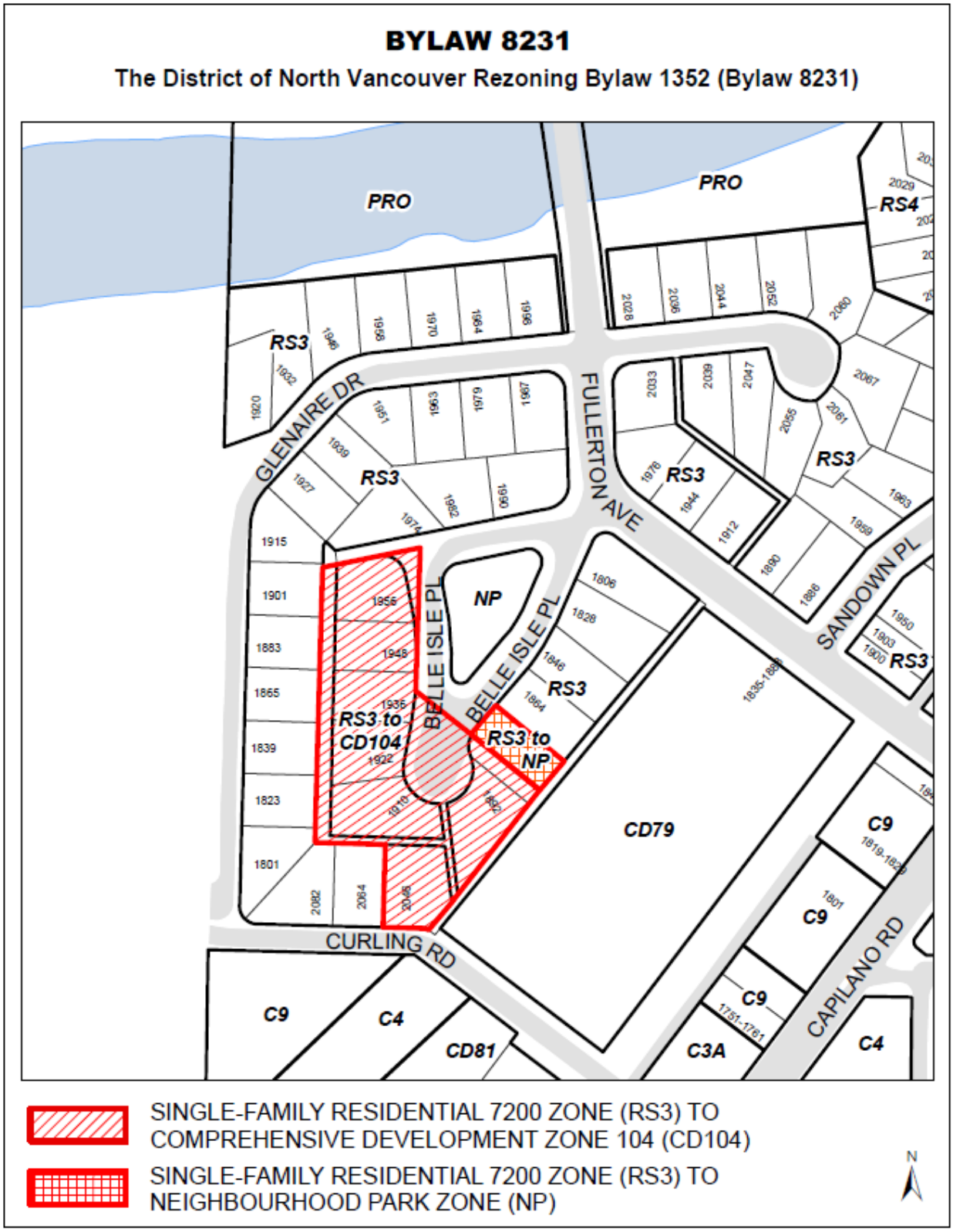
Not applicable.

4B104-17 Parking and Loading Regulations:

(a) A minimum of 163 vehicle parking stalls shall be provided inclusive of designated parking spaces for visitors and parking spaces for persons with disabilities;

(b) A minimum of 120 Class 1 bicycle parking spaces (secured within a shared bike storage area or individual bicycle storage areas) shall be provided.

Schedule A to Bylaw 8231



4B105 Comprehensive Development Zone 105 CD105

The CD105 Zone is applied to:

i) Lot 36 Block 42 District Lot 204 Plan 1340 (PID: 005-866-197);
ii) Lot 35 Block 42 District Lot 204 Plan 1340 (PID: 014-742-390);
iii) Lot 30 Block 42 District Lot 204 Plan 1340 (PID: 014-742-373);
iv) Lot 34 Block 42 District Lot 204 Plan 1340 (PID: 014-742-381);
v) Lot B Block 42 District Lot 204 Plan 18808 (PID: 007-074-964);
vi) Lot 31 Block 42 District Lot 204 Plan 1340 (PID: 010-511-954);
vii) Lot 29 Block 42 District Lot 204 Plan 1340 (PID: 014-742-357); and
vii) Lot A Block 42 District Lot 204 Plan 18808 (PID: 007-074-956).

4B105 - 1 Intent:

The purpose of the CD105 Zone is to establish specific land use and development regulations for a residential care facility.

4B105 - 2 Uses:

The following *principal uses* shall be permitted in the Comprehensive Development 105 Zone:

a) Uses permitted without conditions:
   i. Multi-level care facility;

b) Conditional uses:
   i. Not applicable

4B105 - 3 Accessory Uses:

a) *Accessory uses* are permitted and include, but not necessarily limited to:
   - Storage;
   - Laundry;
   - Kitchen;
   - Dining;
   - Administration spaces;
   - Therapy treatment rooms;
   - Hair salon, spa, and other personal services;
   - Multi-purpose rooms;
   - Activity rooms; and,
   - Other uses customarily incidental to the principal use.

4B105 - 4 Density:

Buildings and structures shall be sited and constructed in accordance with the following regulations:

(a) The maximum permitted floor space in the CD105 Zone is 11,130m² (119,806 sq ft) inclusive of any density bonus for energy performance;

(b) For the purposes of calculating floor space ratio, the following areas are excluded:

i. All spaces underground including but not limited to parking and storage
ii. Mechanical and Electrical equipment spaces, laundry, and kitchen up to 455m² (4,897 sq ft)
iii. Balconies, decks, canopies, overhangs, architectural elements and awnings.

(c) For the purposes of calculating FSR the lot area is deemed to be 4,157.3m² (44,748.8 sq ft) being the site size at the time of rezoning.

(d) Balcony and deck enclosures are not permitted

4B105 – 5 Height:

a) The maximum permitted height measured to the top of the sixth floor of the building is 21.0m (68.9 ft)

b) The maximum permitted height measured to the top of the mechanical penthouse, kitchen and laundry of the building is 24.5m (80.4 ft)

4B105 - 6 Setbacks:

a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Minimum Required Setback
North	2.9m (9.5 ft)
East	7.0m (23.0 ft)
South (Oxford St)	2.3m (7.5 ft)
West (Mountain Hwy)	2.3m (7.5 ft)

b) For the purpose of measuring setbacks, measurements exclude:
i. Balconies, canopies, overhangs, architectural elements and awnings.

4B105 - 7 Coverage:

a) Building Coverage: The maximum building coverage is 60%.
b) Site Coverage: The maximum site coverage is 70%.

4B 105 - 8 Landscaping and Storm Water Management:

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 105 – 9 Parking, Loading and Servicing Regulations:

a) A minimum of 47 parking spaces are required, inclusive of designated visitor parking and parking for persons with disabilities;

b) A maximum of 13 parking spaces may be small car spaces;

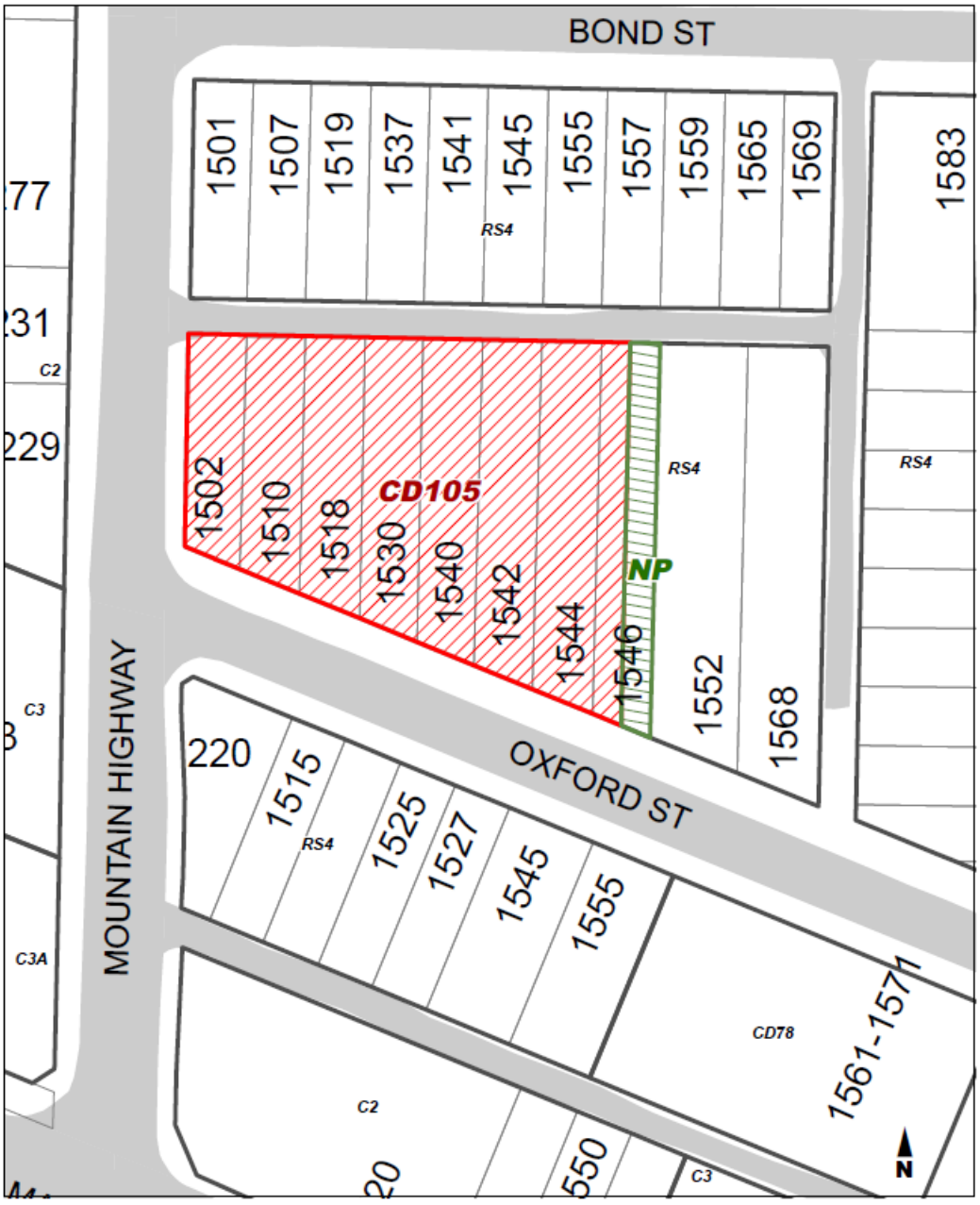
c) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

d) a minimum of 6 class 2 visitor bicycle parking spaces must be provided.

(Bylaw 8241)

Schedule A to Bylaw 8241

The District of North Vancouver
Rezoning Bylaw 8241



SINGLE-FAMILY RESIDENTIAL ZONE (RS4) TO COMPREHENSIVE DEVELOPMENT ZONE 105 (CD105)

SINGLE-FAMILY RESIDENTIAL ZONE (RS4) TO NEIGHBOURHOOD PARK (NP)

4B106 Comprehensive Development Zone 106 (CD106)

4B106-1 Intent:

The purpose of the CD106 zone is to establish specific land use and development regulations for a 40 unit townhouse development.

4B106-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 106 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD106 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B106-3 Conditions of Use:

(a) Balcony enclosures are not permitted;

(b) Rooftop decks are not permitted; and

(c) All dwelling units must be constructed with a minimum of 3 bedrooms.

4B106-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw.

4B106-5 Density:

(a) The maximum permitted density in the CD106 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 6 dwelling units, inclusive of any density bonus for energy performance; and

(b) For the purposes of calculating floor space ratio, the following areas are exempted:

(i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and general storage areas; and

(ii) unenclosed balcony areas.

4B106-6 Amenities:

Despite subsection 4B106-5, density in the CD106 Zone is increased to a maximum floor space of 5,570 m² (59,955 sq. ft.) and a maximum number of 40 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes $164,797.00 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

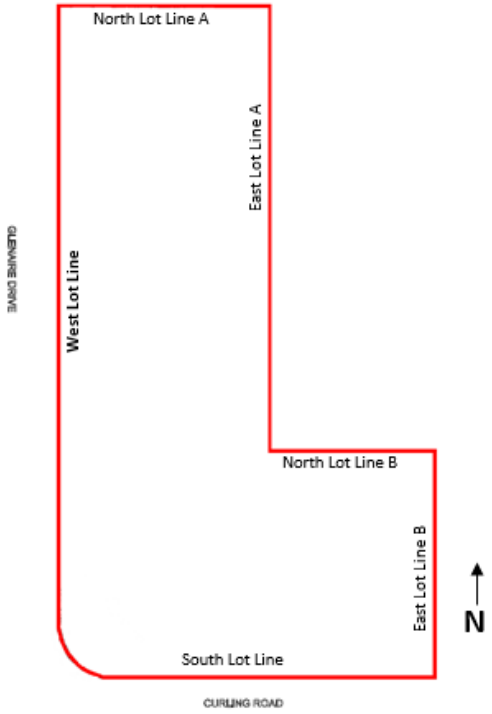
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B106-7 Setbacks:

(a) Buildings must be set back from property lines to the closest building face, excluding any partially exposed underground parking structure and upper floor encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
North Lot Line A	3.05 m (10 ft)
North Lot Line B	4.42 m (14.5 ft)
East Lot Line A	4.42 m (14.5 ft)
East Lot Line B	3.81 m (12.5 ft)
South Lot Line	4.87 m (16 ft)
West Lot Line	3.05 m (10 ft)

The map below defines the naming convention of each lot line:



(b) Buildings which are parallel to each other must be separated by a minimum distance of 9.14 m (30 ft).

4B106-8 Coverage:

a) Maximum permitted Building Coverage is 43%

b) Maximum permitted Site Coverage is 45%.

4B106-9 Height:

a) Maximum permitted height is 11.6 meters (38 ft).

4B106-10 Acoustic Requirements:

A development permit application under the CD106 Zone shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living and Dining rooms	40
Kitchen, Bathrooms and Hallways	45

4B106-11 Landscaping:

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B106-12 Subdivision Requirements

Within the CD106 zone, the minimum lot area for the purposes of subdivision is 3,716m^2 (40,000 sq. ft.).

4B106-13 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

(a) A minimum of 77 motor vehicle parking spaces shall be provided inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;

(b) A minimum of 8 motor vehicle parking spaces shall be provided for the use of visitors;

(c) A maximum of 4 small parking spaces shall be permitted;

(d) Enclosure of motor vehicle parking spaces, by means of doors, gates or otherwise, is not permitted;

(e) Motor vehicle parking spaces must remain free of stored items to allow parking of motor vehicles;

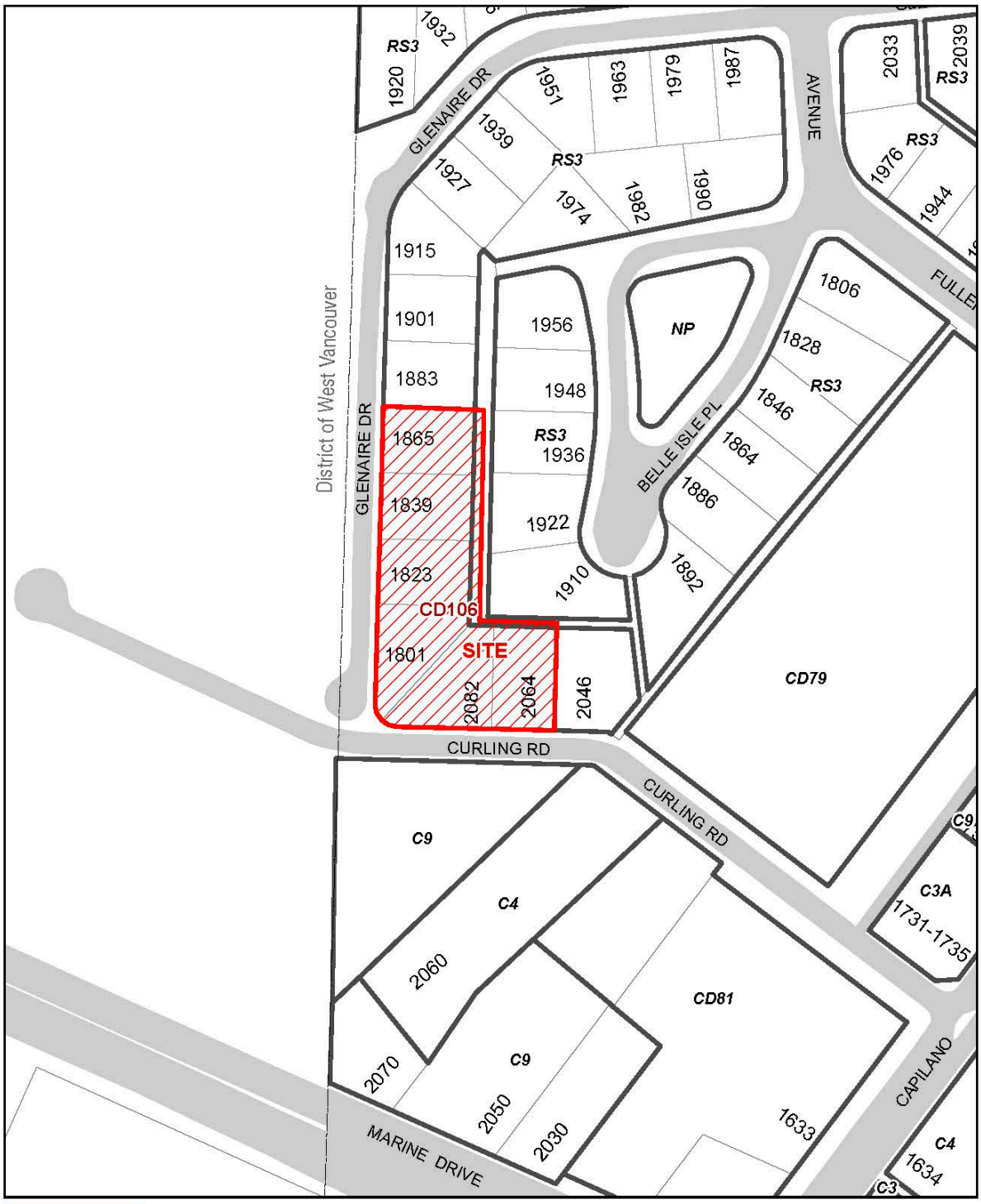
(f) A minimum of 40 Class 1 bicycle parking spaces (secured within a shared bike storage area) with an adjacent bicycle maintenance room of a minimum size of 24.7 m^2 (266 sq. ft.), shall be provided;

(g) Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex; and

(h) An individual secure storage area within the underground parkade, available for bicycle storage, shall be provided for each dwelling unit.

(Bylaw 8245)

District of North Vancouver
Rezoning Bylaw 1356 (Bylaw 8245)



4B108 Comprehensive Development Zone 108 (CD108)

4B108-1 Intent:

The purpose of the CD108 zone is to establish specific land use and development regulations for a 27 unit townhouse development.

4B108-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 108 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential building, multifamily townhouse

For the purposes of this CD108 Zone, "Residential building, multifamily townhouse" means a building having not more than three residential storeys with private rooftop deck and consisting of two or more dwelling units with individual, exterior access to grade, all above an underground parkade.

4B108-3 Conditions of Use:

(a) Balcony enclosures are not permitted;

(b) Rooftop trellises, pergolas, or similar structures are not permitted; and

(c) Providing the site is developed in accordance with density provisions permitted in Section "4B108-5 Amenities", the following outlines the minimum number of unit typologies that must be constructed:

Unit Description	Number of Units
2 bedroom	11
3 Bedroom	16

4B108-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw.

4B108-5 Density:

(a) The maximum permitted density in the CD108 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 3 dwelling units, inclusive of any density bonus for energy performance; and

(b) For the purposes of calculating floor space ratio, the following areas are exempted:

(i) underground parkades, including: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, and basement areas on the parkade level; and

(ii) unenclosed balcony areas and rooftop deck areas.

4B108-6 Amenities:

Despite subsection 4B108-5, density in the CD108 Zone is increased to a maximum floor space of 3,214.6 m² (34,602 sq. ft.) and a maximum number of 27 townhouse units, inclusive of any density bonus for energy performance, if the owner:

1. Contributes $533,979.00 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

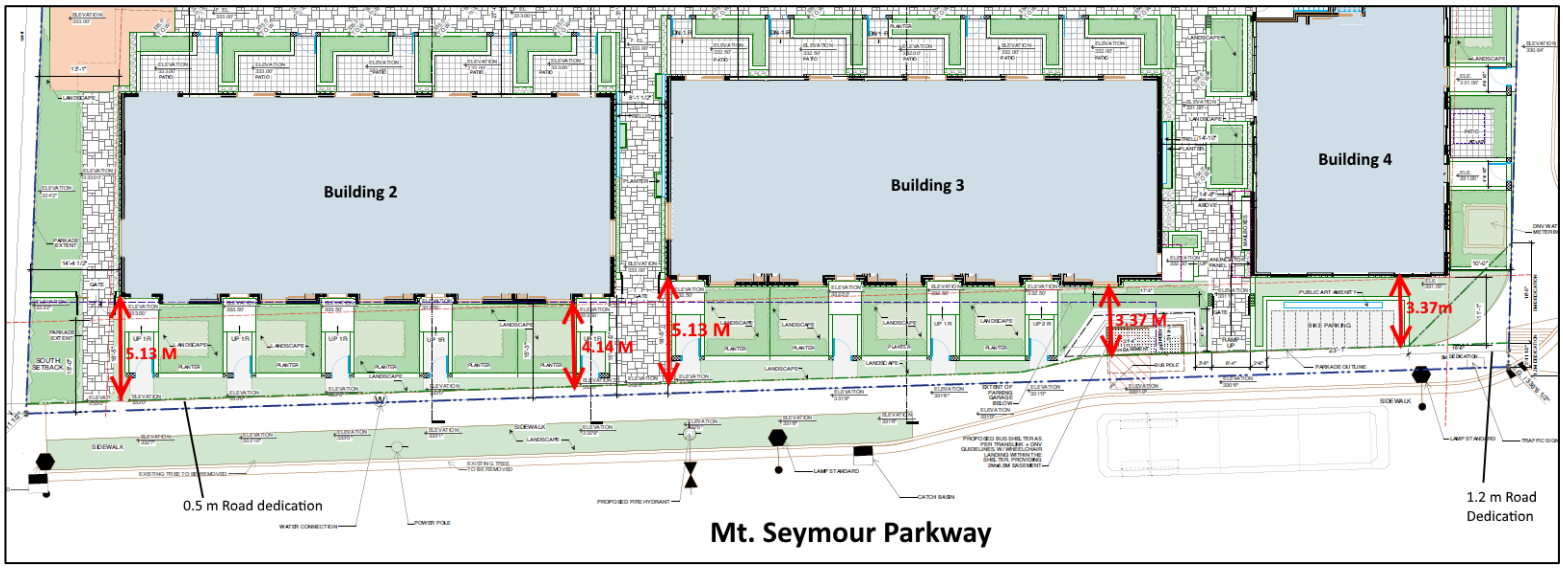
2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B108-7 Setbacks:

(a) Buildings must be set back from property lines to the closest building face in accordance with the following regulations:

Location	Minimum Required Setback
North Lot Line	1.61 m (5.29 ft)
East Lot Line	3.05 m (10 ft)
South Lot Line	per setbacks within section 4B108-7(b)
West Lot Line	3.99 m (13.08 ft)

(b) Notwithstanding setbacks stipulated in section 4B108-7 (a), buildings must be set back from property lines to the closest building face in accordance with the following plan, due to road dedication requirements:



(c) The north and south faces of buildings must be separated by a minimum distance of 8.23 m (27 ft).

4B108-8 Coverage:

a) Maximum permitted Building Coverage is 52%; and

b) Maximum permitted Site Coverage is 55%.

4B108-9 Height:

a) Maximum permitted height is 10.5 meters (34.5 ft) from finished grade.

4B108-10 Landscaping:

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B108-11 Subdivision Requirements

Within the CD108 zone, the minimum lot area for the purposes of subdivision is 2,508 m^2 (27,000 sq. ft.).

4B108-12 Motor Vehicle Parking, Bicycle Parking and Storage Regulations:

Parking, Loading and Drive Aisle regulations within Part 10 of the Zoning Bylaw are applicable to CD108 lands except that:

(a) A minimum of 52 motor vehicle parking spaces shall be provided in an underground parking garage inclusive of visitor parking spaces, small car spaces, and accessible parking spaces;

(b) A minimum of 6 motor vehicle parking spaces shall be provided for the use of visitors;

(c) A maximum of 19 small car spaces shall be permitted;

(d) A minimum of one drop-off/loading motor vehicle parking space, with a time duration parking restriction, shall be provided at grade with direct access from the lane;

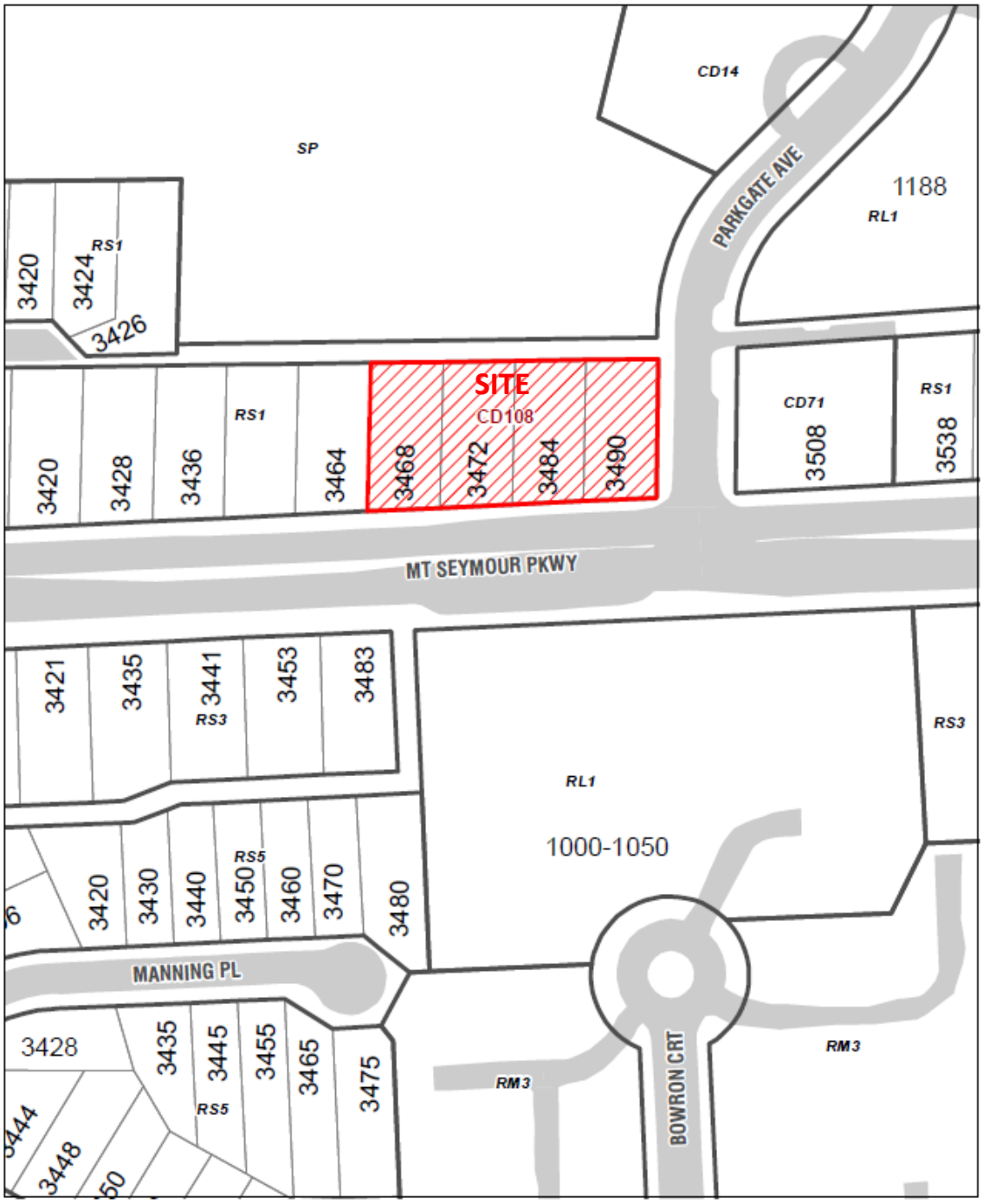
(e) A minimum of 53 Class 1 bicycle parking spaces (within a secured bike storage area) shall be provided; and

Each dwelling unit shall be provided a minimum of 1 Class 2 bicycle parking space (secure bicycle rack, bollard or post) at ground level within the townhouse complex.

(Bylaw 8354)

Schedule A to Bylaw 8254

District of North Vancouver
Rezoning Bylaw 1359 (Bylaw 8254)



The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" from Single-Family Residential One Acre Zone (RS1) to Comprehensive Development 108 Zone (CD108)."

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4B110 Comprehensive Development Zone 110 CD 110

The CD 110 zone is applied to:

Lot B Block 2 District Lot 801 Plan 9372 (PID: 009-716-971)

4B110-1 Intent:

The purpose of the CD110 Zone is to establish specific land use and development regulations for a four unit townhouse project.

4B110-2 Permitted Uses:

The following *principal* uses shall be permitted in the Comprehensive Development 110 Zone:

(a) Uses Permitted Without Conditions:

Not Applicable

(b) Conditional Uses:

(i) Residential building, multiple family townhouse.

4B110-3 Conditions of Use:

(a) Balcony enclosures are not permitted.
(b) Secondary suites are not permitted.
(c) Roof top decks are not permitted.

4B110-4 Accessory Uses:

(a) *Accessory uses* are permitted and are limited to:
(i) *Home occupations* in accordance with the regulations in Section 405 of this Bylaw.

4B110-5 Density:

(a) The maximum permitted density is 280m^2 (3,013 sq.ft.) *gross floor area* and one unit, inclusive of any density bonus for energy performance.

(b) For the purposes of calculating *gross floor area*, the following areas are excluded:
  (i) unenclosed carports and parking access areas;
  (ii) unenclosed garbage and recycling collection areas;
  (iii) decks, porches, patios, balconies and exterior steps; and,
  (iv) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 1.22 m (4 ft.) from the floor above to the lesser of natural grade and finished grade.

4B110-6 Amenities:

(a) Despite subsection 4B110-5, density in the CD110 Zone is increased to a maximum of 830.11 m^2 (8935 sq. ft.) *gross floor area* and four units if the owner contributes $158,564 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
   (i) Improvements to public parks, plazas, facilities, trails and greenways;
   (ii) Public art and other beautification projects; and,
   (iii) Affordable housing.

4B110-7 Setbacks:

(a) Buildings shall be set back from property lines to the closest building face as established by development permit, and in accordance with the following regulations, excluding encroachment of balconies, decks and street-fronting glass entrance canopies not to exceed 1.5 m (4.9 ft) in depth:

Setback	**Buildings (Min Setback)**
North Property Line (Interior lot line)	3.15 m (10.3 ft)
East Property Line (Interior lot line)	2.03 m (6.7 ft)
West Property Line (Chesterfield Ave.)	2.11 m (6.9 ft)
South Property Line (E. 29th St.)	2.51 m (8.2 ft)

4B110-8 Height:

(a) Maximum permitted height is 11.4 m (37.4 ft).

4B110-9 Coverage:

(a) Building Coverage: Maximum building coverage is 50%.

(b) Site Coverage: Maximum site coverage is 75%.

4B110-10 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and,

(b) A 2m (6.6 ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
   (i) Any utility boxes, vents or pumps that are not located underground and / or within a building; and
   (ii) Any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B110-11 Parking, Loading and Servicing Regulations:

Parking, driveway and loading shall be provided in accordance with Part 10 of the Zoning Bylaw except that:

(a) Bicycle parking is to be accommodated in private carports or garages and a minimum of six Class 2 bicycle parking spaces shall be provided.

(Bylaw 8249)

Schedule A to Bylaw 8249

SINGLE-FAMILY RESIDENTIAL 6000 ZONE (RS4) TO
COMPREHENSIVE DEVELOPMENT ZONE 110 (CD110)

4B112 Comprehensive Development Zone 112 (CD112)

4B112-1 Intent:

The purpose of the CD112 zone is to establish specific land use and development regulations for a 150 unit townhouse development.

4B112-2 Uses:

The following *principal uses* are permitted in the Comprehensive Development 112 Zone:

(a) Uses Permitted without Conditions:

Not applicable

(b) Conditional Uses:

(i) Residential Building, Multiple-Family Townhouse

For the purposes of this CD112 Zone, "Residential Building, Multiple-Family Townhouse" means a building having not more than three residential storeys with private rooftop amenity areas and consisting of two or more dwelling units with individual, exterior access to grade, and underground parking.

4B112-3 Conditions of Use:

(a) The number of buildings must not exceed 12;

(b) Balcony enclosures and rooftop trellises are not permitted;

(c) The number of elevator kiosks, from the underground garage, must not exceed 3; and

(d) Providing the site is developed in accordance with density provisions permitted in Section "4B112-6 Amenities", the following outlines the minimum number of unit typologies that must be constructed:

Unit Description	Number of Units
3 bedroom	40
4 Bedroom	30

4B112-4 Accessory Use:

(a) *Accessory uses* are permitted and are limited to:

(i) Home occupations in accordance with the regulations in Section 405 of this Bylaw.

4B112-5 Density:

(a) The maximum permitted density in the CD112 Zone is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 16 dwelling units; and

(b) For the purposes of calculating floor space ratio, the following areas are exempted:

- underground parking garages, which includes: drive aisles, electrical/mechanical rooms, garbage and recycling collection areas, bicycle storage areas, basement areas on the parkade level and general storage areas on the parkade level;
- unenclosed balcony areas;
- enclosed bay windows;
- elevator shaft kiosks to a maximum of 16.73 sq. m. (180 sq. ft.) each; and
- outdoor rooftop private amenity areas; and
- enclosed rooftop stairwells and landing areas to a maximum of 7.9 sq m (85 sq ft) for each unit with an enclosed rooftop stairwell and landing with the rooftop landing exemption not to exceed 2.09 sq m (22.5 sq ft).

4B112-6 Amenities:

Despite subsection 4B112-5, density in the CD112 Zone is increased to a maximum floor space of 15,678 m² (168,743 sq. ft.) and a maximum number of 150 units, if the owner:

1. Contributes $575,178 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art, park, trail, environmental or other public realm improvements; municipal or recreation service or facility improvements and/or affordable housing; and

2. Enters into a Housing Agreement requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B112-7 Maximum Principal Building Size:

Not applicable.

4B112-8 Setbacks:

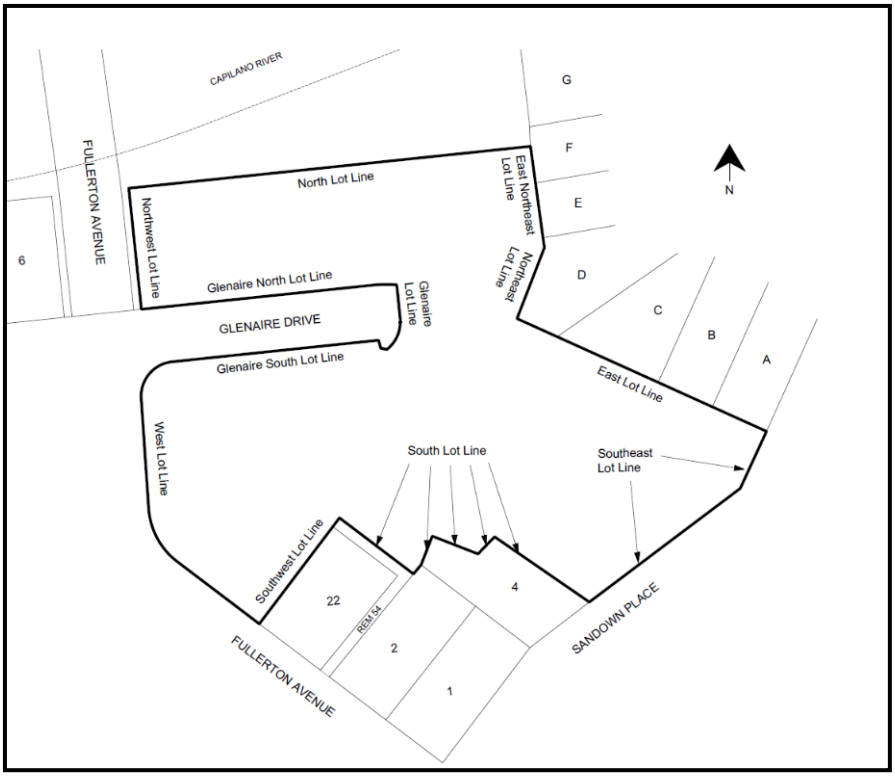
(a) Buildings must be set back from property lines to the closest building face, excluding any upper storey encroachments not to exceed 0.6 m (2.0 ft) in depth, in accordance with the following regulations:

Location	Minimum Required Setback
North Lot Line	3.66 m (12 ft)
East Northeast Lot Line	13.72 m (45 ft)
Northeast Lot Line	13.72 m (45 ft)
East Lot Lines	13.72 m (45 ft)
Southeast Lot Line	4.21 m (13.8 ft)
South Lot Line	3.66 m (12 ft)
Southwest Lot Line	4.42 m (14.5 ft)
West Lot Line	3.66 m (12 ft)
Glenaire South Lot Line	2.29 m (7.5 ft)
Glenaire Lot Line	4.42 m (14.5 ft)
Glenaire North Lot Line	3.20 (10.5 ft)
Northwest Lot Line	3.05 m (10 ft)

(b) The underground parkade wall must be set back from property lines in accordance with the following regulations:

Location	Minimum Required Setback
East Northeast Lot Line	4.23 m (13.88 ft)
Northeast Lot Line	4.00 m (13.12 ft)
East Lot Line	4.23 m (13.88 ft)
All other lot lines	No setback requirement

The adjacent map defines the naming convention of each lot line for the setback regulations in Section “4B112-8 Setbacks”:



4B112-9 Building Orientation:
Not applicable.

4B112-10 Building Depth and Width:
Not applicable.

4B112-11 Coverage:

a) Maximum permitted Building Coverage is 50%; and

b) Maximum permitted Site Coverage is 55%.

4B112-12 Height:

a) Maximum permitted Height is 13.56 meters (44.5 ft) from finished grade.

4B112-14 Landscaping:

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B112-15 Subdivision Requirements

Not Applicable.

4B112-16 Additional Accessory Structure Regulations

Not applicable.

4B112-17 Parking, Loading and Drive Aisle Regulations:

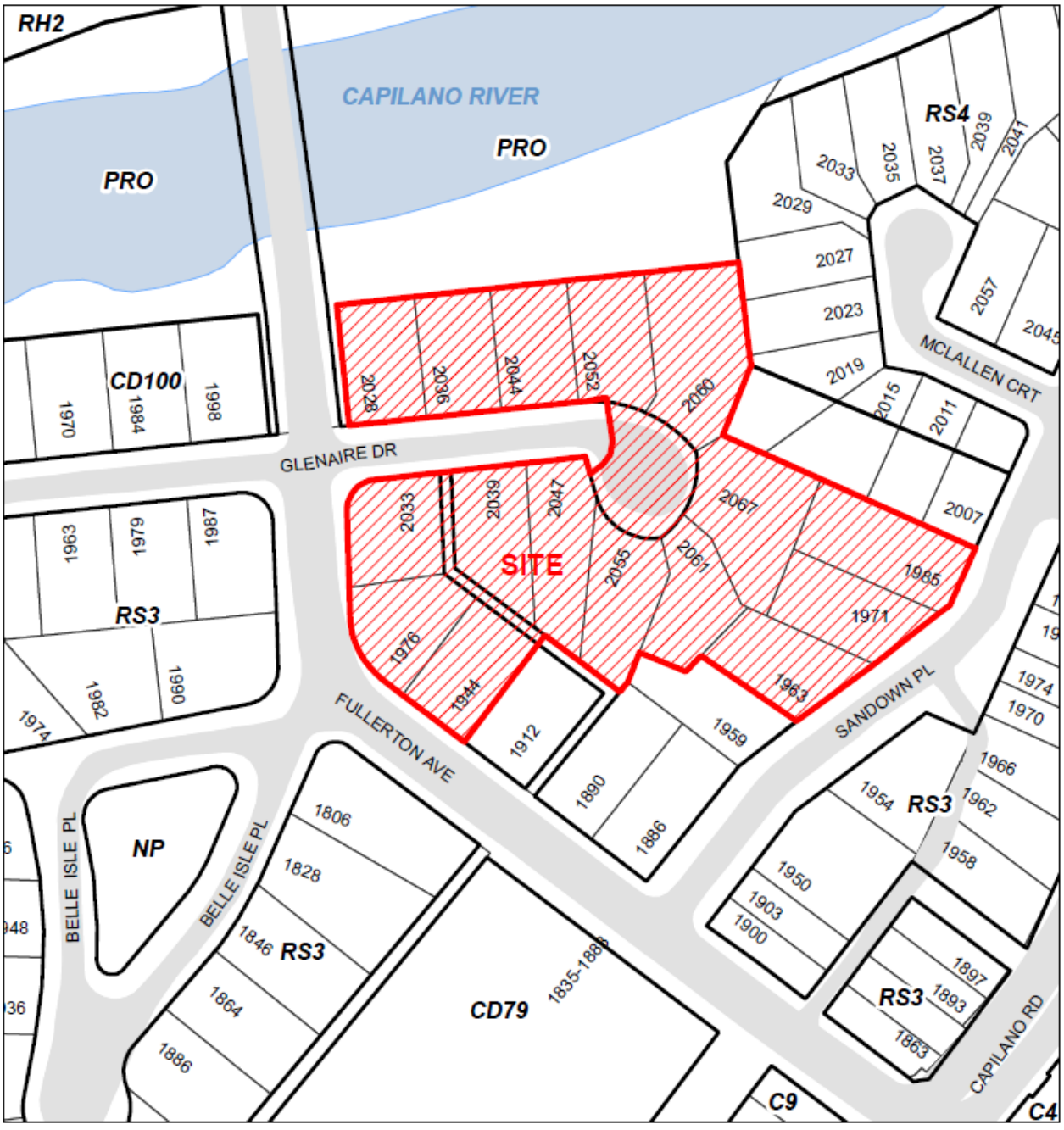
Parking, Loading and Drive Aisle regulations within Part 10 of the Zoning Bylaw are applicable to CD112 lands except that:

(a) A minimum of 226 vehicle parking, inclusive of visitor parking, stalls shall be provided;

(b) A minimum of 16 visitor vehicle parking stalls shall be provided; and

(c) A minimum of 150 Class 1 bicycle parking spaces (individual bicycle storage areas with a minimum area of 0.93 sq. m. [10 sq. ft.] each) shall be provided.

Schedule A to Bylaw 8251



The Zoning Map is amended in the case of the lands in Schedule A, by rezoning the land outlined and noted as "site" from Residential Single Family Residential 7200 Zone (RS3) to Comprehensive Development 112 Zone (CD112)."

4B115 Comprehensive Development Zone 115 CD 115

The CD 115 zone is applied to:

Lot 22 Block W District Lot 2022 Plan 12301 (PID: 005-213-266)

4B 115 – 1 Intent

The purpose of the CD 115 Zone is to permit a multi-family residential development in a mix of housing forms.

4B 115 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 115 Zone:

a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* use is permitted when the conditions outlined in Section 4B 115-3 Conditions of Use, are met:

Residential use.

4B 115 - 3 Conditions of Use

a) **All conditional uses**: All uses of land, buildings and structures are only permitted when the following condition of use is met:
   i) Each dwelling unit has access to private or semi-private outdoor space; and
   ii) Balcony enclosures are not permitted.

4B 115 - 4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.

b) *Home occupations* are permitted in *residential* dwelling units.

4B 115 – 5 Density

a) In the CD115 Zone the floor space ratio shall be a maximum of 6,900m^2 (74,273 sq ft) and the maximum number of dwelling units shall be 85 units.

b) Despite Section 4B115-5(a) the maximum gross floor area for residential uses shall be 32,500m^2 (349,839 sq ft) and the maximum number of dwelling units shall be increased to a total of 305 dwelling units if the following condition is met:
   i. $5,000,000 is contributed to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion).
      i. The provision or enhancement of public facilities;
      ii. Improvements to public parks, plazas, trails and greenways;
      iii. Playgrounds;
      iv. Public art and other beautification projects; and
      v. Affordable or special needs housing.

c) Despite Section 4B115-5(b) the maximum gross floor area for residential uses shall be 38,545m² (414,909 sq ft) and the maximum number of dwelling units shall be increased to a total of 355 dwelling units if the following condition is met:
   i. $1,500,000 is contributed to the municipality to be used for any of the amenities listed in 4B115-5 (b) (i) (with allocation and timing of expenditure to be determined by the municipality in its sole discretion).

d) Despite Section 4B115-5(c) the maximum gross floor area for residential uses shall be 44,485m^2 (478,848 sq ft) and the maximum number of dwelling units shall be increased to a total of 415 dwelling units if the following condition is met:
   i. $1,400,000 is contributed to the municipality to be used for any of the amenities listed in 4B115-5 (b) (i) (with allocation and timing of expenditure to be determined by the municipality in its sole discretion).

e) The cumulative development in the CD 115 Zone shall not exceed 44,485m^2 (478,848 sq ft) *gross floor area*.

f) For the purpose of calculating *gross floor area* the following are exempted:
   i. Any areas completely below natural and finished grade including but not limited to parking, storage, and amenity spaces;
   ii. Exterior balconies;
   iii. Rental office in the building on Lot 1 up to a maximum of 45m² (485 sq ft);
   iv. At-grade amenity spaces up to a maximum of 74m² (800sq ft) on Lot 1 and 93m² (1,000sq ft) on Lot 3.

g) Balcony enclosures are not permitted.

4B 115 – 7 Setbacks

a) Buildings shall be set back from property lines to the closest building face, excluding any partially exposed underground parking structure, window wells, balcony columns, alcove projections or projecting balconies, said projecting balconies not to exceed 2m (6.5 ft) as established by development permit and in accordance with "Table 1" and "Figure 1":

Table 1		
	Setback Identifier	**Minimum setback**
Phase 1	A	6.0m (19.7 ft)
	B	8.9m (29.2 ft)
	C	3.4m (11.2 ft)
Phase 2 a, b, and c	D	4.5m (14.7 ft)
	E	3.8m (12.5 ft)
	F	3.5m (11.5 ft)
	G	3.8m (12.5 ft)
	H	3.7m (12.1 ft)
Phase 3	I	12.0m (39.4 ft)
	J	7.2m (23.6 ft)
	K	6.0m (19.7 ft)
	L	4.1m (13.5 ft)
	M	3.7m (12.1 ft)
Phase 4	N	3.7m (12.1 ft)
	O	7.2m (23.6 ft)
	P	3.2m (10.5 ft)
	Q	3.2m (10.5 ft)

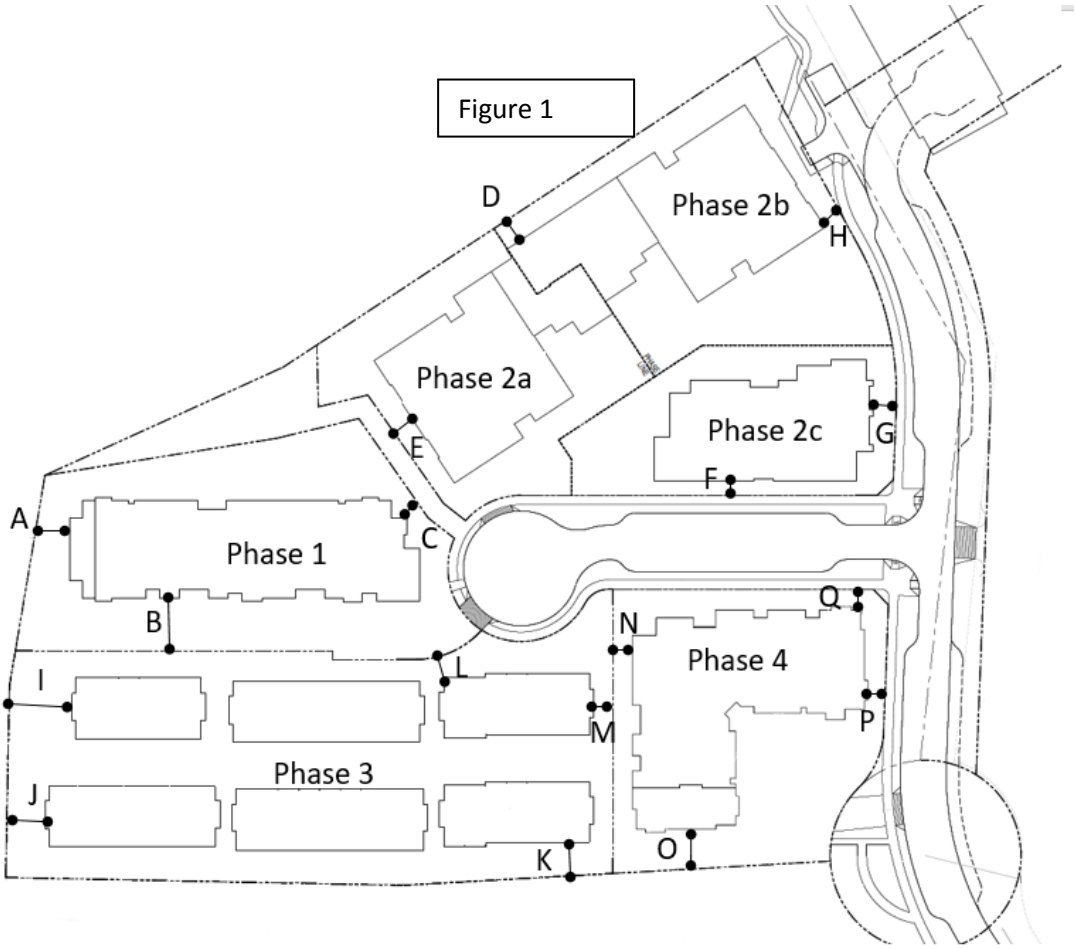


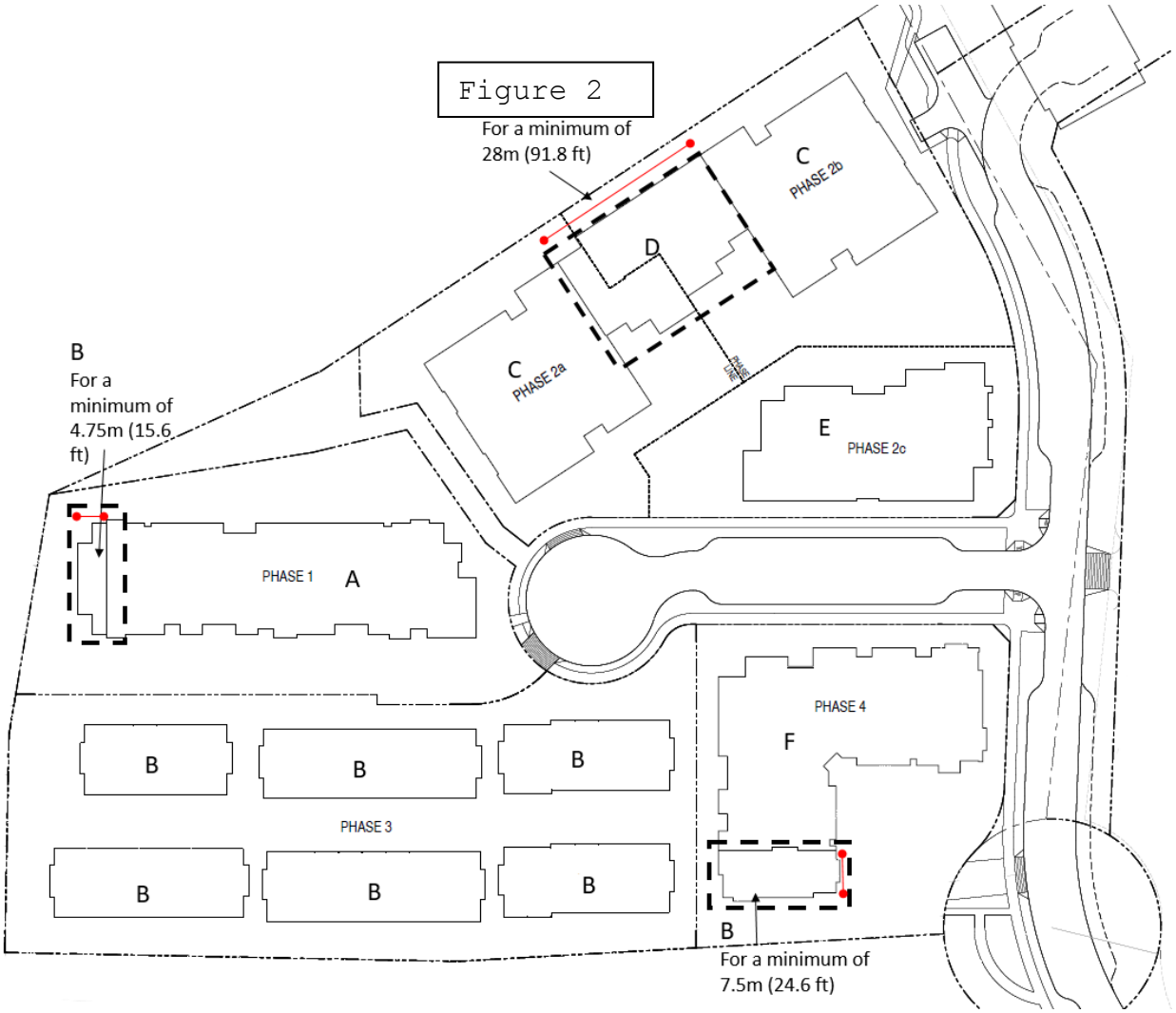
Figure 1
D
Phase 2b
H
Phase 2a
Phase 2c
G
E
F
A
C
Phase 1
B
Q
N
Phase 4
L
I
P
M
Phase 3
J
O
K

4B115 – 8 Height

a) The maximum permitted height for any building in the CD 115 Zone, shall be regulated as follows, with specific building height provisions based on “Table 2” and “Figure 2”:

Table 2		
Area	**Storeys**	**Height**
A	6	25m (82.0 ft)
B	3	13m (42.7 ft)
C	12	42m (137.8 ft)
D	4	15m (49.2 ft)
E	8	32m (105.0 ft)
F	5	22m (72.2 ft)

Figure 2



b) For the purpose of measuring building *height,* the rules set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured to from the *finished grade*.

c) In addition to Part 4 General Regulations, Section 407 Height Exceptions, the following height exceptions shall apply in the CD 115 zone: garden trellis, elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building's design and do not extend more than 5.0 metres (16.4 feet) above the highest point of any roof surface.

4B 115 - 8 Coverage

a) Building Coverage: The maximum building coverage is 60%.

b) Site Coverage: The maximum site coverage is 65%.

4B 115 - 10 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) A 2m (6.6. ft) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from view:
   i) any utility boxes, vents or pumps that are not located underground and/ or within a building; and
   ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and / or within a building.

4B 115 - 10 Parking, Loading and Servicing Regulations

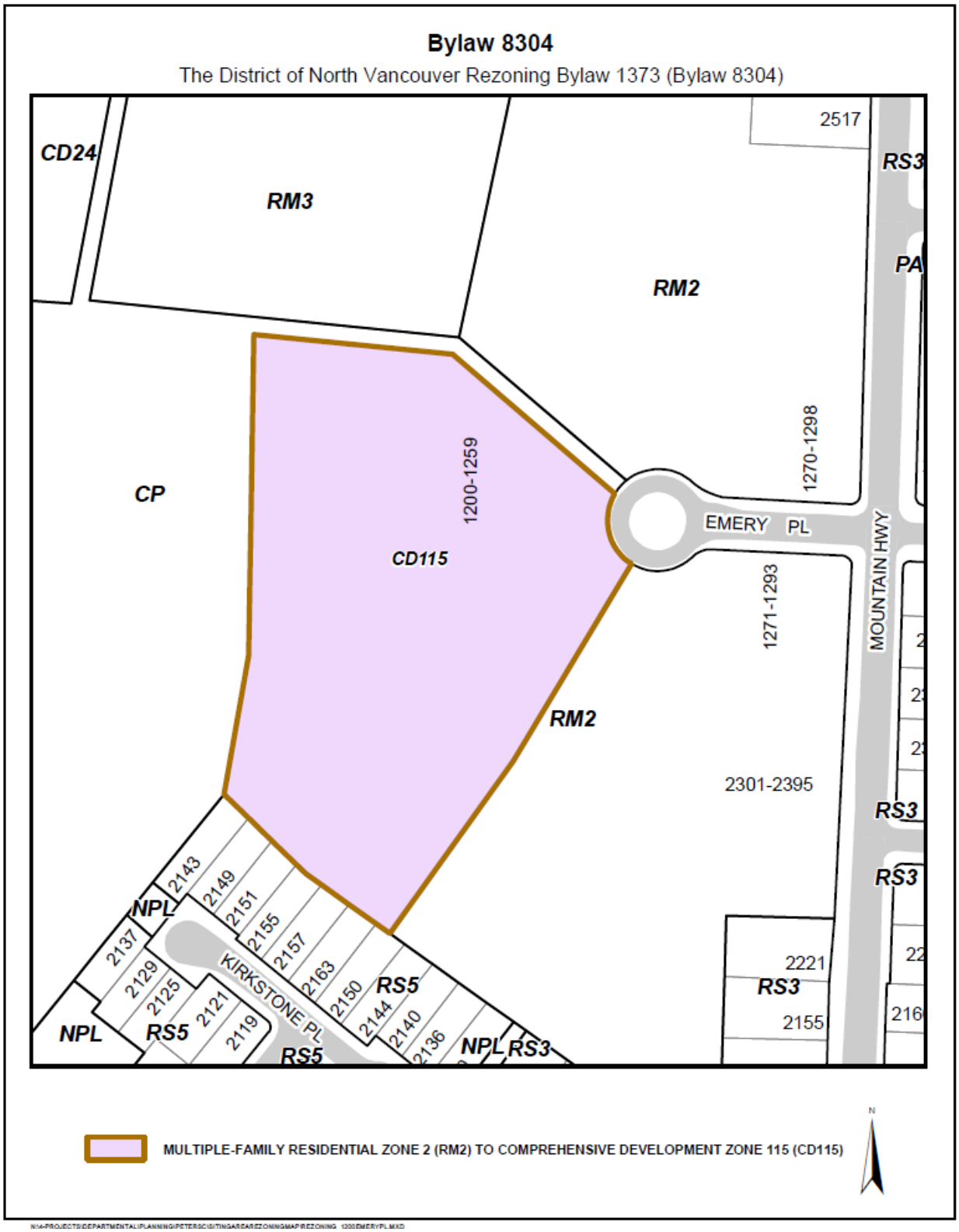
a) Parking and loading are required as follows:

Use	Minimum Parking Requirement	Maximum Parking Requirement
Residential dwelling unit in a mid rise, low rise, or high rise building	1.4 space/ unit	1.65 space/ unit
Residential townhouse dwelling unit	1.5 space/ unit	1.5 space/ unit
Residential rental dwelling units in an entirely rental building	0.75 space/ unit	1.3 space/ unit
Residential Visitor Parking	0.1 space / unit	0.1 space / unit

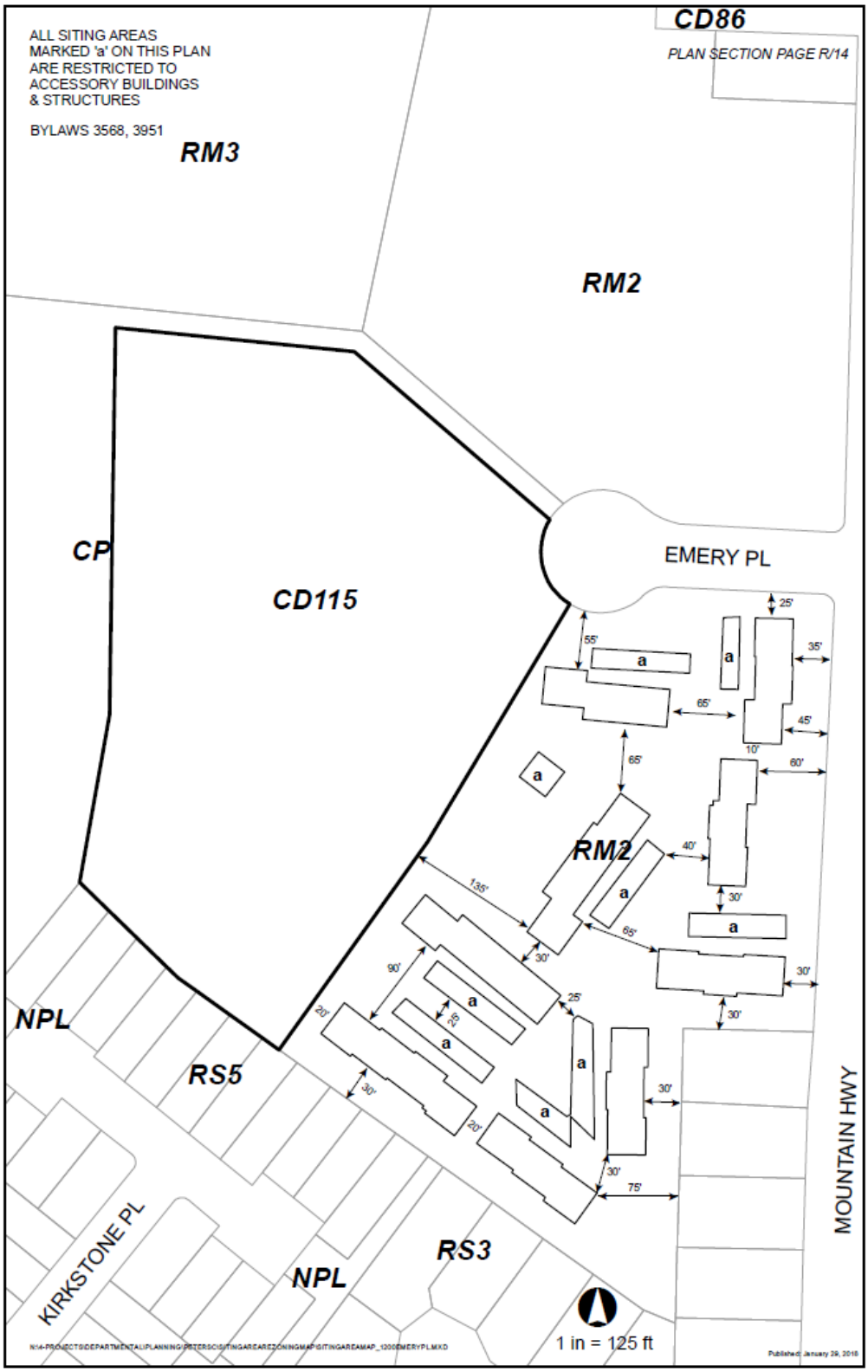
b) Bicycle storage for residents shall be provided on the basis of one space per unit.

Except as specifically provided in 4B115-10 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

Schedule A to Bylaw 8304



Schedule B to Bylaw 8304



4B116 Comprehensive Development Zone 116 CD116

The CD116 zone is applied to:

i) Amended Lot 26 (See 287530L) Block 42 District Lot 204 Group 1 New Westminster District Plan 1340 (PID: 004-588-363);
ii) Amended Lot 28 (See 287530L) Block 42 District Lot 204 Group 1 New Westminster District Plan 1340 (PID: 014-742-349); and
iii) The portion of lane allowance as shown on Schedule A.

4B 116 – 1 Intent

The purpose of the CD116 Zone is to permit a medium density residential development.

4B116 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD116 Zone:

a) Uses Permitted Without Conditions:

Not applicable

b) Conditional Uses:

Residential use

4B 116-3 Conditions of Use

a) ***Residential****: Residential uses* are only permitted when the following condition is are met:

(i) Each dwelling unit has access to private or semi-private outdoor space;
(ii) Balcony and deck enclosures are not permitted.

4B 116-4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.
b) *Home occupations* are permitted in *residential* dwelling units.

4B 116 – 5 Density

a) The maximum permitted density is 983.6 m^2 (10,587.4 sq ft) *gross floor area* and 4 units, inclusive of any density bonus for energy performance.

b) For the purpose of calculating *gross floor area* the following are exempted:
   i. Any areas below finished grade;
   ii. Amenity Space to a maximum of 69.96m^2 (753 sq ft);
   iii. Enclosed rooftop access to a maximum of 54.81m^2 (590 sq ft);
   iv. Mechanical and Electrical equipment spaces up to 98m.38² (1,059 sq ft); and
   v. The area of balconies and covered patios.

c) For the purposes of calculating FSR the lot area is deemed to be 2,459m² (26,471 sq ft) being the site size at the time of rezoning.

d) Balcony and deck enclosures are not permitted

4B 116 – 6 Amenities

a) Despite Subsection 4B116 – 5, permitted density in the CD116 Zone is increased to a maximum of 7,460 m^2 (80,299 sq ft) *gross floor area* and 88 units if the owner:
   i. Enters into a Housing Agreement to secure the units as rental in perpetuity; and
   ii. Contributes $922,000 to the municipality to be used for any of the following amenities (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):
      1. The provision or enhancement of public facilities which may include but are not limited to: the community centre, or a day care centre;
      2. Improvements to public parks, plazas, trails and greenways;
      3. Public art and other beautification projects; and
      4. Affordable or special needs housing.

4B 116 – 7 Setbacks

a) Buildings shall be set back from property lines to the closest building face (excluding any partially exposed underground parking structure) as established by development permit and in accordance with the following regulations:

Setback	Buildings (Min Setback)
North	4.5m (15.0 ft)
East	2.0m (6.5 ft)
West	2.0m (6.5 ft)
South	4.0m (13.1 ft)

b) Decks and patios are excluded from the setback requirement for the north, west and south setbacks. No projecting features can be within 2.0m (6.5 ft) of the east setback.

4B116 – 6 Height

The maximum permitted height is

a) Multi-family apartment building: 19.9 m (65.3 ft);
b) Rooftop access: 24.38m (80.00ft)

4B 116 – 8 Coverage

a) Building Coverage: The maximum building coverage is 66%.

b) Site Coverage: The maximum site coverage is 70%.

4B 116 – 9 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 116- 10 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:

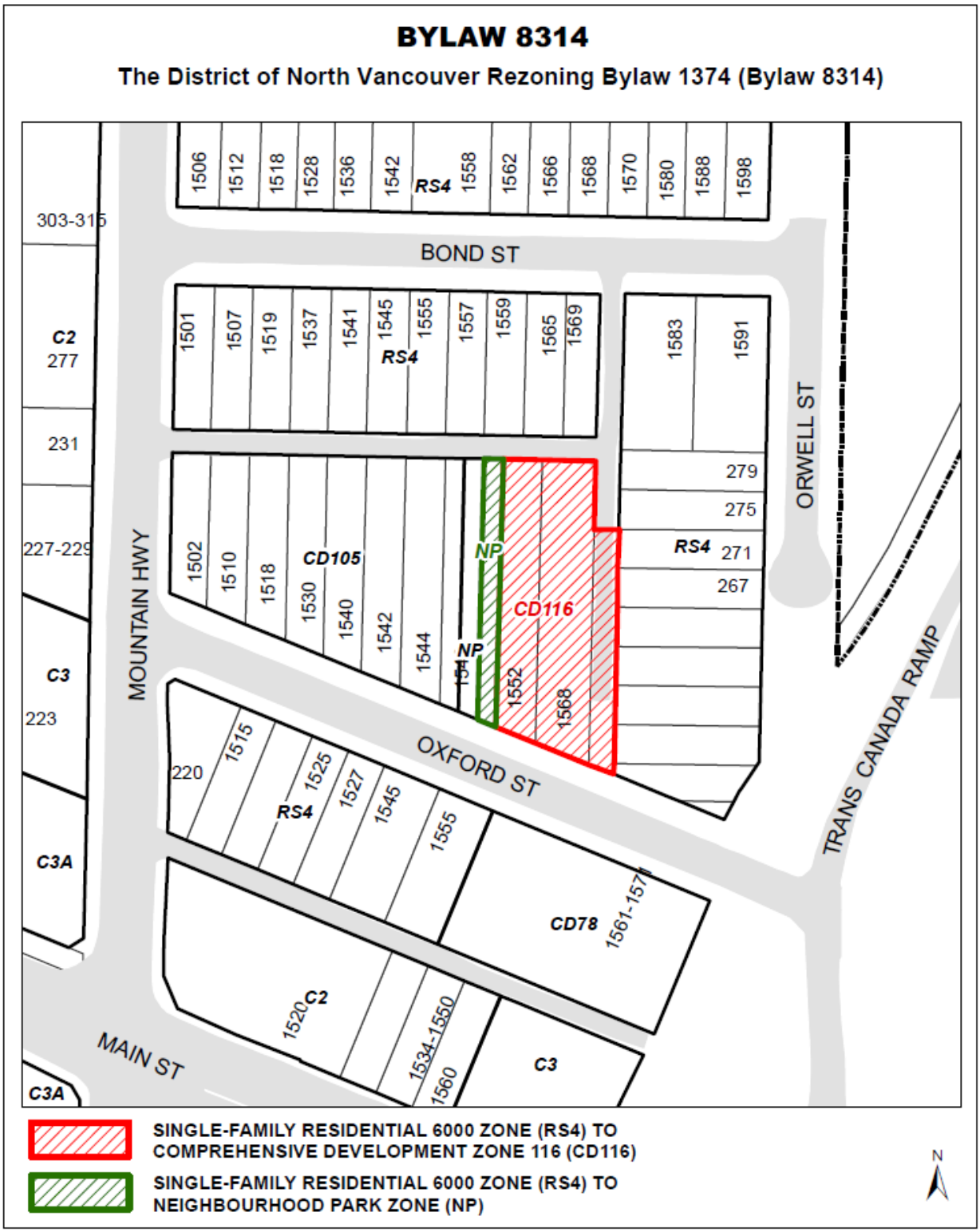
Use	Parking Requirement
Residential dwelling unit in a building designated rental in perpetuity by way of a housing agreement or legal covenant	0.75 spaces per unit
Residential visitor parking	0.1 spaces per unit

b) Bicycle storage for residents shall be provided on the basis of one space per unit.

Except as specifically provided in 4B116-10 (a) and (b) Parking shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 8314)

Schedule A to Bylaw 8314



4B117 Comprehensive Development Zone 117 CD117

The CD117 zone is applied to:

4670 Capilano Road, Lot A of Lot 3 Block D District Lot 595 Plan 9296, PID: 009-669-953

4B 117-1 Intent

The purpose of the CD117 Zone is to establish specific land use and development regulations for an eight-unit townhouse project.

4B 117- 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD117 Zone:

(a) Uses Permitted Without Conditions:

Not Applicable

(b) Conditional Uses:

(i) Residential building, multiple-family townhouse

4B 117-3 Conditions of Use

(a) Balcony enclosures not permitted

4B 117-4 Accessory Use

(a) *Accessory uses* are permitted and may include but are not necessarily limited to:

(i) Home occupations in accordance with the regulations in Section 405 of the Zoning Bylaw, 1965

4B 117-5 Density

(a) The maximum permitted density in the CD117 Zone is limited to a floor space ratio (FSR) of 0.45, and a maximum of 1 unit;

(b) For the purposes of calculating floor space ratio, the following are exempted:

i. garage spaces up to a maximum of 41.7 m^2 (449 sq ft)
ii. floor area contain within that part of the buildings having an adjacent exposed perimeter wall of less than 1.22m (4.0 ft) from the main floor geodetic to the finished grade up to a maximum of 464m^2 (5,000 sq ft) are excluded

(c) Balcony enclosures are not permitted.

4B 117-6 Amenities

(a) Despite subsection 4B117-5, density in the CD117 Zone is increased to a maximum floor space of 1,482m^2 (15,951 sq ft), inclusive of any density bonus for energy performance and a maximum of 8 units, if the owner:

1. Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

2. Contributes $162,408 to the municipality to be used for any or all of the following amenities (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B 117-7 Maximum Principal Building Size:

Not applicable

4B 117-8 Setbacks:

a) Buildings shall be set back from property lines to the closest building face as established by development permit and in accordance with the following regulations:

Setback	Buildings (Minimum Setback)
Front (west property line)	4.0m (13ft) to the building face
Rear (east property line)	11.3m (37ft) to the building face
Side (north property line)	1.83m (6ft) to the building face
Side (south property line)	1.83m (6ft) to the building face

b) No projecting features of a building can be within 1.2m (4ft) of a side property line.

4B 117-9 Building Orientation:

Not applicable

4B 117-10 Building Depth and Width:

Not applicable

4B 117-11 Coverage:

(a) Building Coverage shall not exceed 48%.

(b) Site Coverage shall not exceed 75%.

4B 117-12 Height:

The maximum permitted height for each building is 11.2m (36.8ft).

4B 117-13 Flood Construction Requirements:

Not applicable

4B 117-14 Landscaping:

(a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

(b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 117-15 Subdivision Requirements:

Not applicable

4B 117-16 Additional Accessory Structure Regulations:

Not applicable.

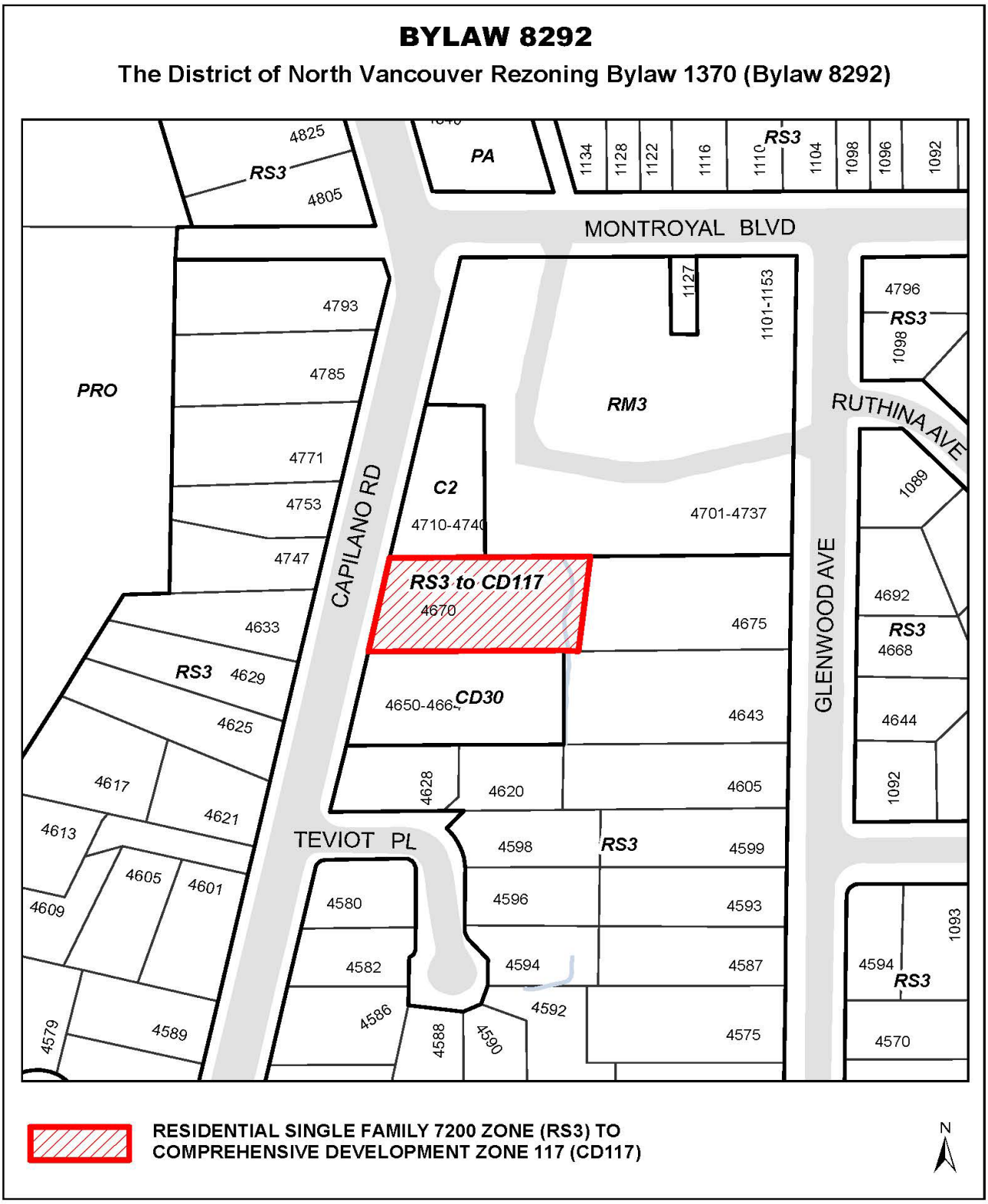
4B 117-17 Parking and Loading Regulations:

(a) Parking spaces shall be provided on the basis of 2 spaces/unit plus 1 visitor space; and

(b) All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw.

(Bylaw 8292)

Schedule A to Bylaw 8292



4B 120 Comprehensive Development Zone 120 CD120

The CD 120 zone is applied to Lot A Block W District Lot 2022 Plan 14661 (PID: 007-756-925)

4B 120 – 1 Intent

The purpose of the CD120 Zone is to establish specific land use and development regulations for a seniors rental residential project.

4B 120 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD120 Zone:

a) Uses Permitted Without Conditions: Not applicable

b) Conditional Uses: Residential use

4B 120 – 3 Conditions of Use

a) Balcony enclosures not permitted

4B 120 – 4 Accessory Use

a) Accessory uses customarily ancillary to the principal uses are permitted and include, but not necessarily limited to:

- Kitchen;
- Dining;
- Storage;
- Laundry;
- Library;
- Administration office;
- Hair salon, spa, and other personal services; and
- Amenity rooms.

4B 120 – 5 Density

(a) The maximum permitted density is limited to a floor space ratio (FSR) of 1.9 and 205 units.

(b) For the purposes of calculating floor space ratio, the following areas are excluded:

i. All spaces below natural and finished grade in the basement and parkade;
ii. All spaces below natural and finished grade in the basement and parkade;

iii. Amenity space up to 1,410 m^2 (15,177 sq. ft.) including above grade bike storage, laundry rooms, recreation rooms, storage lockers, office, great hall and reading lounge, top floor amenity space and ground floor amenity space; and
iv. Balconies, decks, canopies, overhangs, architectural elements and awnings.

4B 120 – 6 Amenities

a) Despite subsection 4B 120-5, density in the CD120 Zone is increased to a maximum floor space of 17,328m^2 (186,517 sq ft), and a maximum of 315 units (inclusive of three guest suites), if the owner:

(i) Enters into a Housing Agreement securing:
- All the units as rentals;
- All the units (except for the three guest suites) offered to seniors (i.e. 65 years or older); and,
- All the units in Building B (see "Figure 1" below) offered at below-market rates.

4B 120 – 7 Height

a) The maximum permitted height for any building in the CD120 Zone, shall be regulated as follows, with specific building height provisions based on "Table 1" and 'Figure 1":

Table 1		
Building	**Storeys**	**Height**
A	16	51.8m (170 ft)
B	6	23m (75.5 ft)

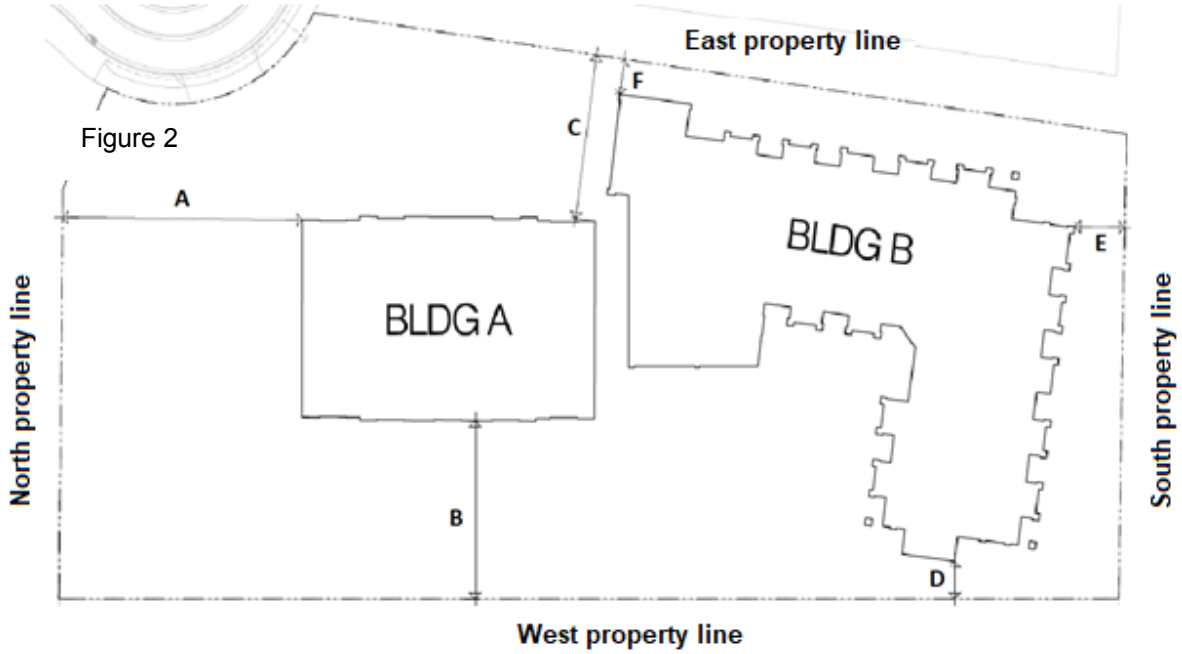
4B 120 - 8 Setbacks

a) Buildings shall be set back from property lines to the closest building face in accordance with “Table 2” and “Figure 2”:

Table 2		
Building	**Setback Identifier**	**Minimum setback**
A	A	27.5m (90.2 ft)
	B	19.0m (62.3 ft)
	C	17.5m (57.4 ft)
B	D	3.75m (12.3 ft)
	E	5.5m (18.0 ft)
	F	3.5m (11.5 ft)

Figure 1

Figure 2



For the purpose of measuring setbacks, measurements exclude partially exposed underground parking, balconies, canopies, overhangs, architectural elements and awnings.

4B 120 - 9 Coverage

a) Building Coverage: The maximum building coverage is 60%.
b) Site Coverage: The maximum site coverage is 80%.

4B 120 - 10 Landscaping and Storm Water Management

a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.

b) All electrical kiosks and garbage and recycling container facilities not located underground or within a building must be screened.

4B 120 – 11 Parking, Loading and Servicing Regulations

a) A minimum of 0.33 parking spaces per dwelling unit are required, inclusive of designated parking for persons with disabilities, and these spaces must have direct drive aisle access;

b) Tandem parking spaces are permitted for spaces provided in excess of the requirements in 4B 120 – 11 a);

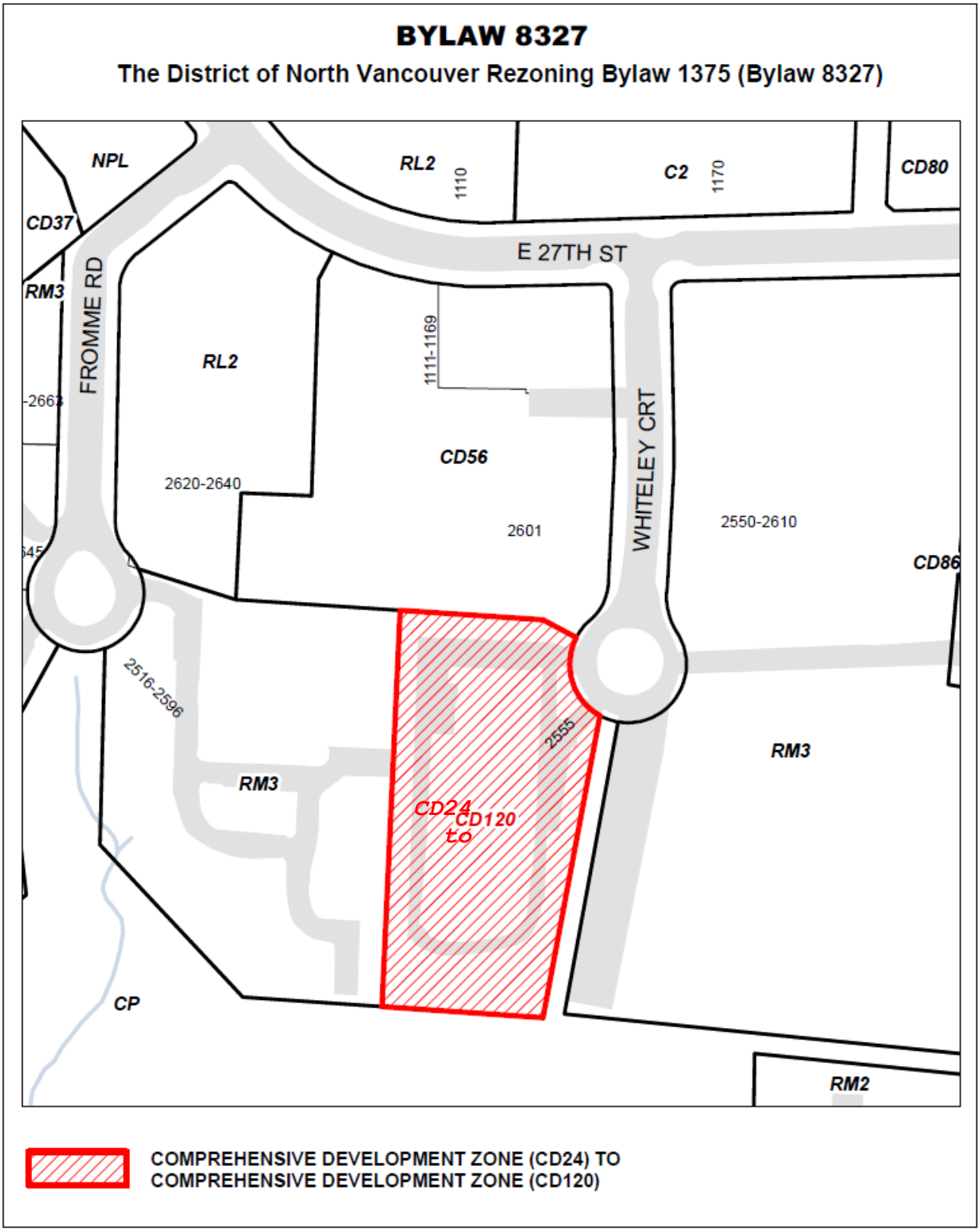
c) A maximum of 35% of provided parking spaces may be small car spaces;

d) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;

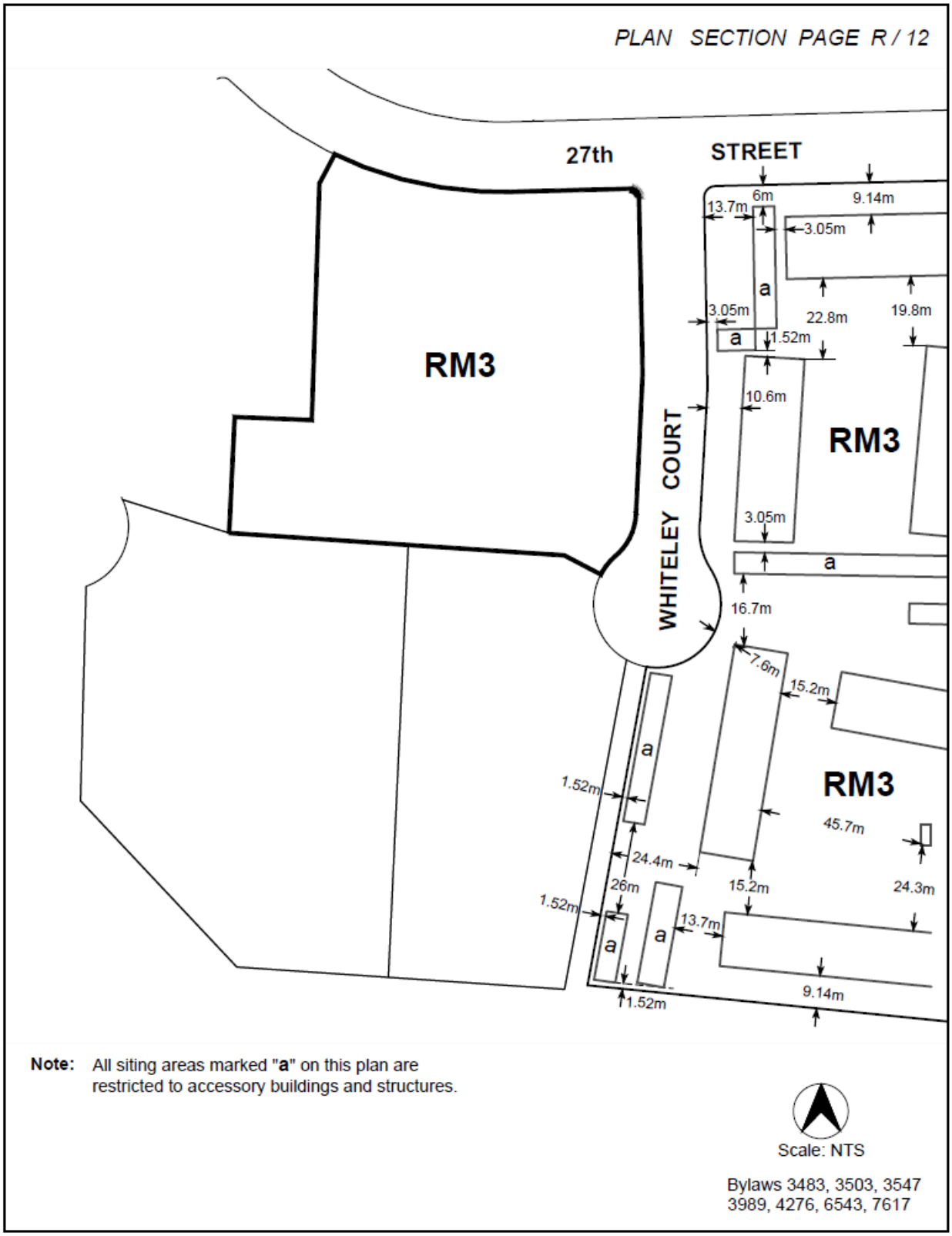
e) A minimum of 12 bicycle parking spaces must be provided."

(Bylaw 8327)

Schedule A to Bylaw 8327



Schedule B to Bylaw 8327



4B122 Comprehensive Development Zone 122 CD122

The CD122 zone is applied to:

340 Mountain Highway and 1515 - 1537 Rupert Street, legally known as:

- Lot 1, Block 43, District Lot 204, Plan 1340 PID: 014-741-474
- Lot 2, Block 43, District Lot 204, Plan 1340 PID: 014-741-482
- Lot 3, Block 43, District Lot 204, Plan 1340 PID: 008-354-065
- Lot 4, Block 43, District Lot 204, Plan 1340 PID: 014-741-491
- Lot 5, Block 43, District Lot 204, Plan 1340 PID: 014-741-504

4B 122- 1 Intent

The purpose of the CD122 Zone is to establish specific land use and development regulations for a 26-unit townhouse project.

4B 122- 2 Permitted Uses

The following *principal* uses shall be permitted in the CD122 Zone:

a) Uses Permitted Without Conditions: Not Applicable

b) Conditional Uses: Residential use

4B 122-3 Conditions of Use

a) Balcony enclosures not permitted

4B 122-4 Accessory Use

a) *Accessory uses* customarily ancillary to residential uses are permitted.

b) *Home occupations* are permitted in *residential* dwelling units.

4B 122-5 Density

a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and five dwelling units.

b) For the purposes of calculating floor space ratio, the following are exempted:

(i) All areas below natural and finished grade in the parkade, vehicle ramp and adjacent pedestrian path;

(ii) Communal stairwells within the courtyard provided it is external space (i.e. not heated/cooled or drywalled);

(iii) Mechanical rooms located above the flood construction level; and,

(iv) Outdoor storage up to 25m^2 (269 sq ft).

c) For the purposes of calculating FSR the lot areas is deemed to be 1,870m^2 (20,130 sq. ft) being the site size at the time of rezoning.

4B 122-6 Amenities

a) Despite subsection 4B 122-5, density in the CD122 Zone is increased to a maximum floor space of 3,272.5m^2 (35,225 sq ft), and a maximum of 26 units, if the owner:

(i) Enters into a Housing Agreement prohibiting any restrictions preventing the owners in the project from renting their units; and

(ii) Contributes $625,696 to the municipality to be used for any or all of the following amenities benefiting the Lynn Creek Town Centre (with allocation to be determined by the municipality in its sole discretion): public art; park, trail, environmental, pedestrian or other public realm, infrastructure improvements; municipal, recreation or social service facility or service / facility improvements; and/or the affordable housing fund.

4B 122-7 Setbacks

a) Buildings shall be set back from property lines to the closest building face in accordance with the following regulations:

Setback	Minimum Required Setback
From Mountain Highway	3.5m (11.48ft) to the building face
From east property line	2m (6.56ft) to the principle building face; and 0m (0 ft) to the ramp and services room
From Rupert Street	2.7m (8.85ft) to the building face
From south property line	4.5m (14.76ft) to the building face

b) For the purpose of measuring setbacks, measurements exclude partially exposed underground parkade, patios, and overhangs.

4B 122-8 Coverage

a) Building Coverage shall not exceed 60%.

b) Site Coverage shall not exceed 60%.

4B 122-9 Height

a) The maximum permitted height is 16.7m (55ft).

4B 122-10 Landscaping

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped or finished in accordance with an approved landscape plan; and

b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping.

4B 122-10 Parking and Loading Regulations

a) Parking spaces shall be provided as follows:

Use	Minimum Parking Requirement
Residential dwelling unit	1.5 space/ unit
Residential Visitor Parking	0.1 space / unit
Bicycle Storage	1 space / unit

All parking spaces shall meet the minimum length and width standards established in Part 10 of the District of North Vancouver Zoning Bylaw.

(Bylaw 8290)

Schedule A to Bylaw 8290

4B123 Comprehensive Development Zone 123 CD 123

The CD 123 zone is applied to the areas shown in Schedule A to Bylaw 8300 and includes:

a) 007-471-505 LOT 2 BLOCKS 2 AND 3 DISTRICT LOT 791 PLAN 16486
b) 007-471-521 LOT 3 BLOCKS 2 AND 3 DISTRICT LOT 791 PLAN 16486
c) 007-304-081 LOT A BLOCKS 2 AND 3 DISTRICT LOT 791 PLAN 17275
d) 007-304-102 LOT B BLOCKS 2 AND 3 DISTRICT LOT 791 PLAN 17275
e) 007-471-556 LOT 5 BLOCKS 2 AND 3 DISTRICT LOT 791 PLAN 16486

4B 123 – 1 Intent:

The purpose of the CD 123 Zone is to establish specific land use and development regulations for a townhouse development.

4B 123 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 123 Zone:

a) Uses Permitted Without Conditions:
Not applicable.

b) Conditional Uses:
The following *principal* uses are permitted when the conditions outlined in Section 4B 123-3 Conditions of Use, are met:
(i) *residential use*.

4B 123-3 Conditions of Use

a) **All conditional uses**: All uses of land, buildings and structures are only permitted when the following condition of use is met:
i) Each dwelling unit has access to private or semi-private outdoor space;
ii) Each dwelling unit has exclusive access to a private storage space; and
iii) Balcony enclosures are not permitted.

4B 123-4 Accessory Use

a) *Accessory uses* customarily ancillary to the principal uses are permitted.
b) *Home occupations* are permitted in *residential* dwelling units.

4B 123 – 5 Density

(a) The maximum permitted density is limited to a floor space ratio (FSR) of 0.45 and a maximum number of 5 dwelling units; and

(b) For the purposes of calculating floor space ratio, the following areas are exempted:

(i) underground parkade;
(ii) unenclosed balcony areas; and
(iii) mechanical and electrical rooms.

4B 123 – 6 Amenities

a) Despite Subsection 4B123 – 5, permitted density in the CD 123 Zone is increased to a maximum of 4,980 m^2 (53,600 sq. ft.) *gross floor area* and 39 units if:

i. $697,041 is contributed to the municipality to be used for any of the following amenities benefiting Maplewood Village Centre (with allocation and timing of expenditure to be determined by the municipality in its sole discretion):

ii. The provision or enhancement of public facilities;
iii. Improvements to public parks, plazas, trails and greenways;
iv. Public art and other beautification projects; and
v. Affordable or special needs housing.
A Housing Agreement is entered into requiring a rental disclosure statement to be filed and prohibiting any strata bylaw or regulation establishing rental restrictions.

4B 123 – 7 Setbacks

(a) Buildings must be set back from property lines to the closest building face in accordance with the following regulations:

Location	Minimum Required Setback
North Lot Line	10 m (32.8 ft)
East Lot Line	3.5 m (11.5ft)
South Lot Line	1.5 m (4.9 ft)
West Lot Line	10 m (32.8 ft)

4B123-8 Height:

Maximum permitted height for any building in the CD123 Zone, inclusive of a 15% bonus for any sloping roofs, is as follows:

(a) Maximum permitted height is 17.1 m (56.1 ft) from finished grade.

4B 123 – 9 Coverage

a) Building Coverage: The maximum building coverage is 45%.
b) Site Coverage: The maximum site coverage is 55%.

4B 123 – 10 Landscaping and Storm Water Management

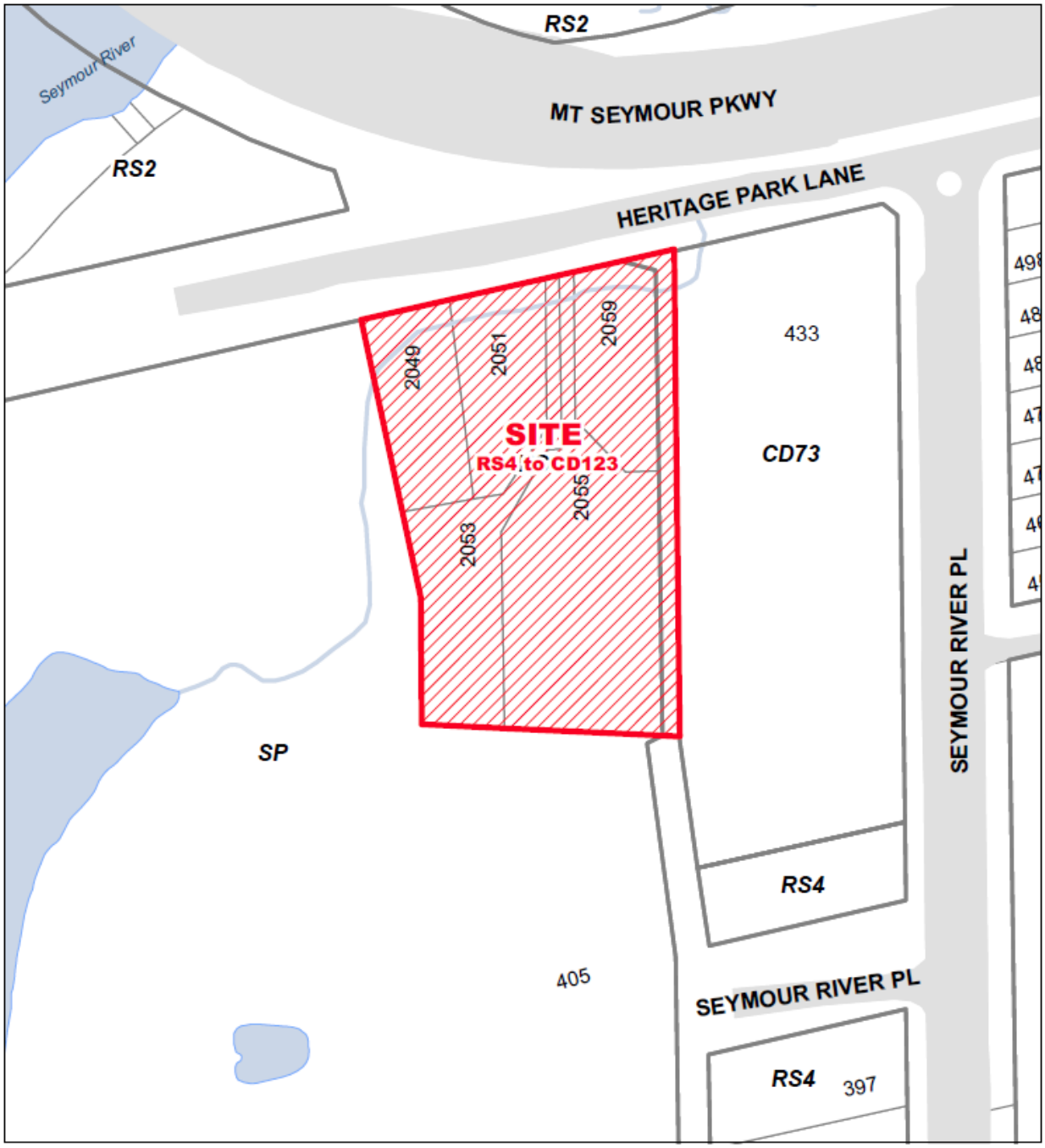
a) All land areas not occupied by buildings, and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
b) All electrical kiosks and garbage and recycling container pads not located underground or within a building shall be screened with landscaping or fencing in accordance with an approved landscape plan.

4B 123- 11 Parking, Loading and Servicing Regulations

a) Parking and loading are required as follows:
   i. Residential townhouse dwelling unit – minimum 1.5 spaces/unit and maximum 2.0 spaces/unit; and
   ii. Residential Visitor Parking – 0.1 spaces/unit
b) Bicycle storage for residents shall be provided on the basis of one space per unit.
c) Except as specifically provided in 4B123 -10 (a) and (b) Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 8300)

Schedule A to Bylaw 8300



4B128 Comprehensive Development Zone 128 CD 128

The CD 128 zone is applied to a portion of the site below as described in Schedule A to Bylaw 8398:

a) 006-999-832 LEGAL DESCRIPTION: BLOCK 19, EXCEPT PART IN EXPLANATORY PLAN 16399, WEST 1/2 OF DISTRICT LOT 617 PLAN 19489. R/P-R/W LMP24200

4B 128 – 1 Intent

The purpose of the CD 128 Zone is to establish specific land use and development regulations for a residential rental building with or without a seniors' care facility.

4B 128 – 2 Permitted Uses:

The following *principal* uses shall be permitted in the CD 128 Zone:

a) *residential use* (as defined in Part 2A);

b) Seniors' care facility, including seniors' respite centre and/or seniors' day care.

4B 128 – 3 Density

Buildings and structures shall be sited and constructed in accordance with the following regulations:

(a) The maximum permitted floor space in the CD 128 Zone is 6,200 m^2 (66,736 sq. ft.);

(b) For the purposes of calculating floor space ratio, the following areas are excluded:

i. All area underground including but not limited to parking and storage;
ii. Underground parking ramps, covered or uncovered;
iii. Above ground exposed parkade area;
iv. Balconies, decks, patios, canopies, overhangs, architectural elements and awnings;
v. Above ground residential amenity area up to 3% of the total gross residential floor area or 200 m^2 (2,153 sq. ft.), whichever is lesser;
vi. Above ground cycling storage and facilities up to a maximum of 90 m^2 (969 sq. ft.); and
vii. Residential lobbies on a parking level up to a maximum of 90 m^2 (969 sq. ft.).

4B128 – 4 Height:

a) The maximum number of storeys permitted is 4, excluding the parking level.
b) The maximum permitted height measured to the roof of the uppermost storey is 115.8 m (380 ft.) geodetic elevation.

4B128 – 5 Setbacks:

a) Minimum building set backs from property lines to the closest building face as established by development permit are as follows:

Setback	Minimum Required Setback
North	2 m (6.6 ft.)
East (Stanley Avenue)	6.5 m (21.3 ft.)
South (West Queens Road)	3 m (9.8 ft.)
West	2 m (6.6 ft.)

b) For the purpose of measuring setbacks, measurements exclude:
   i. Balconies, canopies, overhangs, architectural elements and awnings.

4B128 - 6 Coverage:

a) Building Coverage: The maximum building coverage is 80%.

b) Site Coverage: The maximum site coverage is 95%.

4B 128 – 7 Parking and Bicycle Regulations:

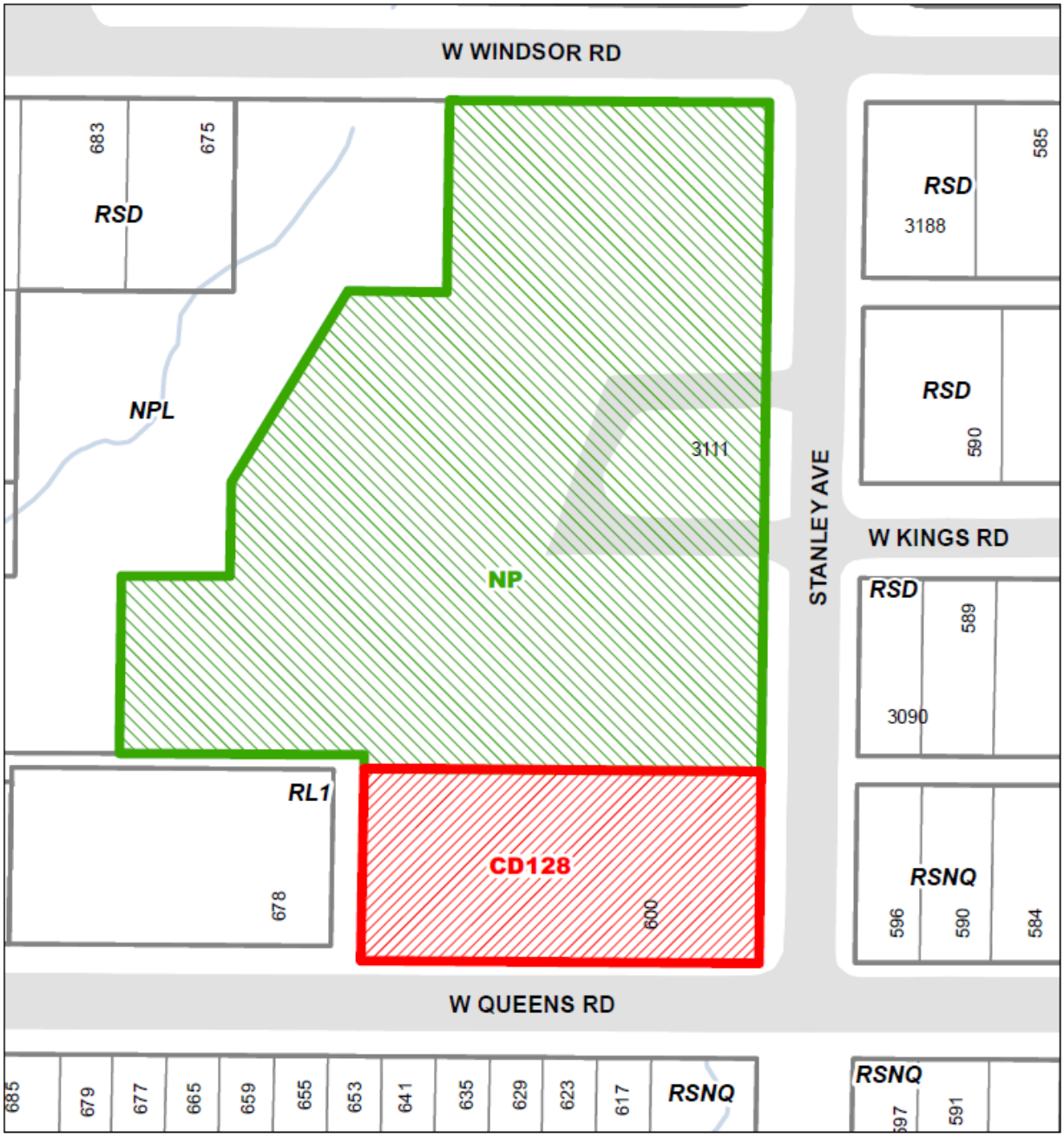
The minimum parking requirements are as follows:

a) one parking space per 140 m^2 (1507 sq. ft.) of seniors care facility floor area;
b) All parking spaces shall meet the minimum width and length standards established in Part 10 of the Zoning Bylaw, exclusive of building support columns;
c) one bicycle storage space per studio unit and one-bedroom unit and two bicycle storage spaces per two-bedroom unit and three-bedroom unit.

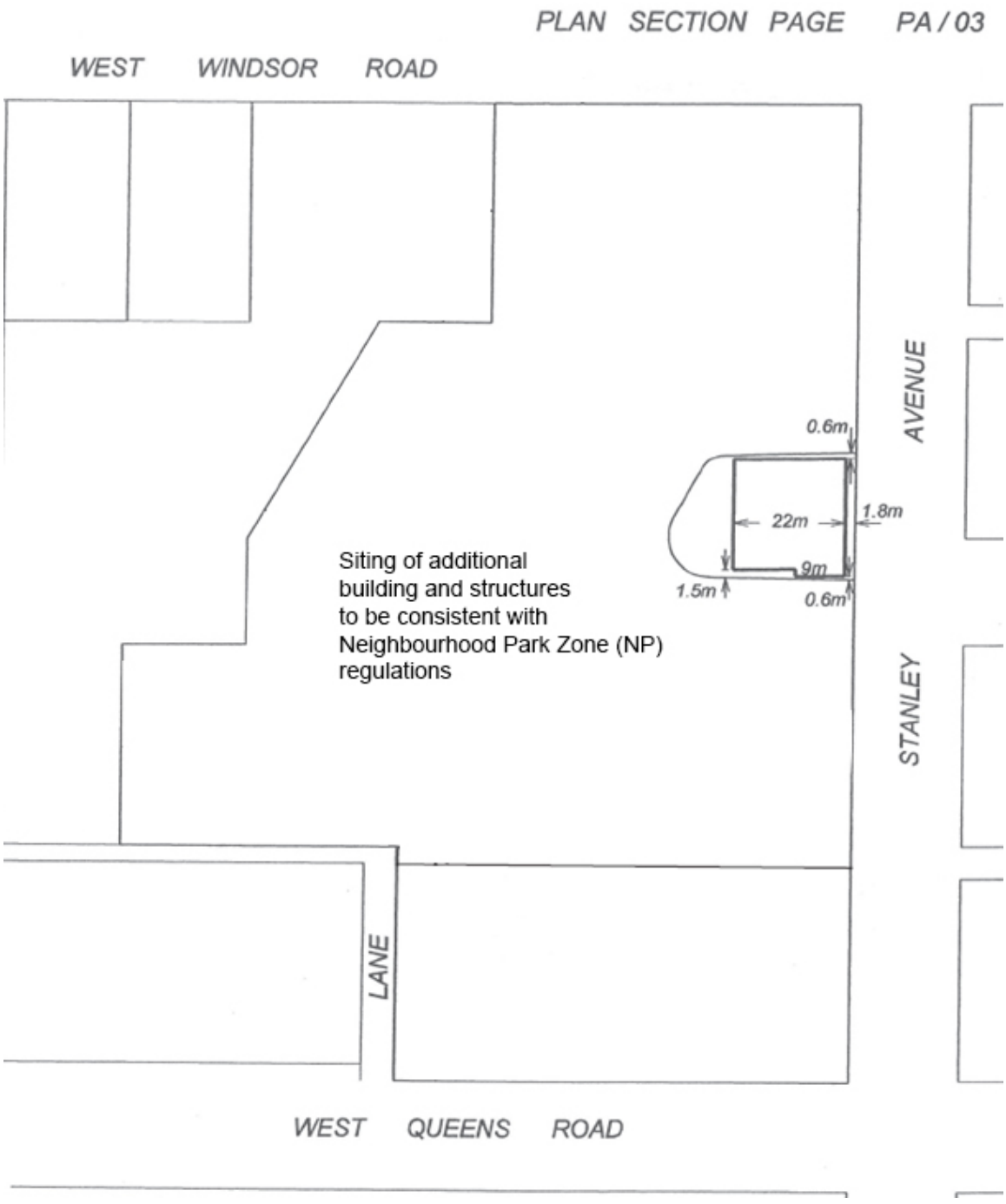
4B 128 – 8 Location Regulation

A seniors' care facility is permitted only on the first storey of a building above the parking level.

Schedule A to Bylaw 8398



Schedule B to Bylaw 8398



PART 4C GREEN BUILDING REGULATIONS

4C01 Intent

The purpose of PART 4C is to consolidate regulations associated with the Green Building Strategy, including the regulation of the size, shape and siting of various green building components.

4C02 Solar Collector Regulations

The installation of solar collectors, including associated exterior mechanical equipment, shall comply with the following regulations:

(1) Location:

(a) Solar collectors may be located on the roof or wall of a building;

(b) On the roof of a building, solar collectors:

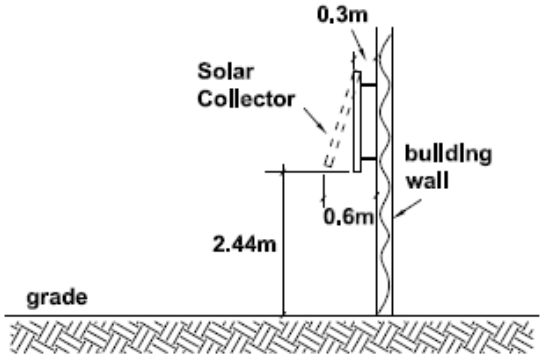
(i) may be located up to 0.6m from the edge of the roof and up to a roof ridgeline;

(c) On the wall of a building, solar collectors:

(i) may project up to 0.3m measured to the outer surface of the collector when mounted flush to a wall;

(ii) may project up to 0.6m at its outermost point where it is necessary to mount the collector at an angle to the wall for solar capture;

(iii) must maintain a minimum clearance of 2.44m above grade as measured from the lowest point of the solar collector;



(Bylaw 7829)

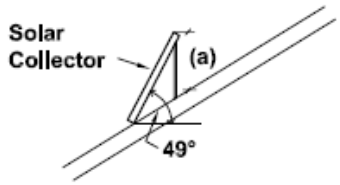
(2) Height:

Solar collectors:

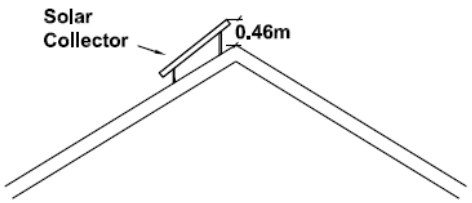
(a) when not flush mounted to a roof, may project above the surface of the roof as noted in the following table and illustrated in the following diagram:

Roof Slope	Permitted Height (a) based on an optimal collector angle of 49^0
Flat	1.98m (6.5ft.)
3 in 12	1.6m (5.26ft.)
4½ in 12	1.43m (4.7ft.)
5 in 12	1.37m (4.5ft.)
6 in 12	1.22m (4ft.)
7 in 12	1.11m (3.65ft.)
8 in 12 and above	0.95m (3.1ft.)

TABLE 4C02.2



(b) notwithstanding the height limits in Table 4C02.2 above, may not project more than 0.46m above the roof ridge, except in the case of a flat roof building or a building in excess of 28ft. in height;



(Bylaw 7829)

4C03 deleted as per Bylaw 8273

PART 5 RESIDENTIAL ZONE REGULATIONS

500 Single-Family Residential Zones (RS)

Intent

The intent of the RS zoning regulations is to maintain the single-family residential character of all properties zoned RS.

501 Uses in Single-Family Residential Zones (RS)

All uses of land, buildings and structures in RS Zones are prohibited except

501.1 (a) Principal Use:

(i) One single-family residential building

(b) Accessory Uses:

(i) home occupations;

(ii) accommodation of not more than two boarders or lodgers in a single-family residential building;

(iii) secondary suites subject to the following regulations:

a) secondary suites are permitted only in single-family residential zones;

b) only one secondary suite is permitted on a single-family residential lot;

c) a secondary suite is not permitted if there is a coach house on a sing-family; residential lot;

d) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and

e) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;

(iv) bed and breakfast business subject to the regulations contained in Section 405A; and,

(v) buildings and structures accessory to Subsection 501.1(a); and

(vi) coach houses subject to the following conditions:

a) coach houses are not permitted outside the Urban Containment Boundary as per the District of North Vancouver's Official Community Plan, as may be amended from time to time;
b) coach houses are not permitted in any zone other than single-family residential zones;
c) coach houses are subject to the size, shape and siting regulations in Section 502.5;
d) only one coach house is permitted on a single-family residential lot;
e) a coach house is not permitted if there is a secondary suite on a single-family residential lot;
f) the owner of a single-family residential lot must be a resident of either the coach house or the principal residential dwelling unit; and
g) a single-family residential building containing more than one boarder or lodger may not have a coach house on that lot.

(Bylaw 8036, 8360)

502 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS)

502.1 Notwithstanding the height provisions in subsection 502.2.a, single-family residential buildings located within a neighbourhood listed and delineated in Schedule "A" attached hereto, shall only be added onto, altered or replaced if the addition, alteration or replacement building does not exceed the maximum building height or maximum eave height of the single-family residential building lawfully existing immediately prior to the date of application for any permit authorizing that addition, alteration or demolition and reconstruction.

(Bylaw 7151)

502.3 Location of Secondary Suites: secondary suites must be located within the single-family residential building.

502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m^2 (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.

(Bylaw 8036)

502.5 Coach house regulations: regulations in Table 502.5 apply to any lot upon which a coach house is located. The combination regulations in relation to multiple accessory

buildings do not apply to coach houses. In the event of a conflict between any regulation in Table 502.5 and any other regulation in this Bylaw, the regulation in Table 502.5 shall apply:

Element	**Regulation**
Coach House Lot width	15m (49.2 ft.) minimum
Coach House Lot depth for corner lots without open lane access	36.5m (120 ft.) minimum
Coach House Lot Vehicle Access a) where abutting an open lane b) on a corner lot without open lane access	 Vehicle access must be from a street classified as a lane where the lane is open to vehicle travel. Vehicle access must be from a street classified as a local street.
Coach House Siting	Must be sited to the rear of a principal dwelling.
Coach House Setbacks a) rear - when parcel abuts an open lane - when parcel does not abut an open lane b) side c) flanking street d) separation between principal building and coach house, including attached structures more than 0.91m (3 ft.) above grade e) Ocean Natural Boundary Line	 1.2m (4 ft.) minimum 3.1m (10 ft.) minimum 1.2m (4 ft.) minimum 3.1m (10 ft.) minimum 6.1m (20 ft.) minimum 7.62m (25 ft.) minimum

Required Rear Yard Coverage	No maximum
Coach House Floor Space Ratio Exemptions a) Energy efficient construction - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code b) Veranda c) Miscellaneous	The following exemptions apply (exemptions for principal dwellings do not apply to coach houses): 2.8m^2 (30 sq.ft.) maximum 8.4m^2 (90 sq.ft.) maximum 4.6m^2 (50 sq.ft.) maximum Floor area under sloped ceilings, not exceeding a floor to ceiling height of 1.2m (4 ft.).
Coach House Size	90m^2 (968 sq.ft.) maximum excluding exemptions
Coach House Height a) Roof slope of less than 3 in 12 b) Roof slope of 3 in 12 or greater c) Energy Step Code - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code	Measured from top of slab 3.7m (12 ft.) maximum 4.5m (15 ft.) maximum Additional 0.15m (0.5 ft.) in height Additional 0.3m (1 ft.) in height Energy Step Code height bonus is not cumulative.
Coach House Living Room Size	Except in the case of a coach house that is a studio, a coach house must have at least one living room, that is not a bedroom, that is at least 16.7m^2 (180 sq.ft.), with either the room length or width at least 2.1m (7 ft.). This living room may contain a combined kitchen, living, and dining area.

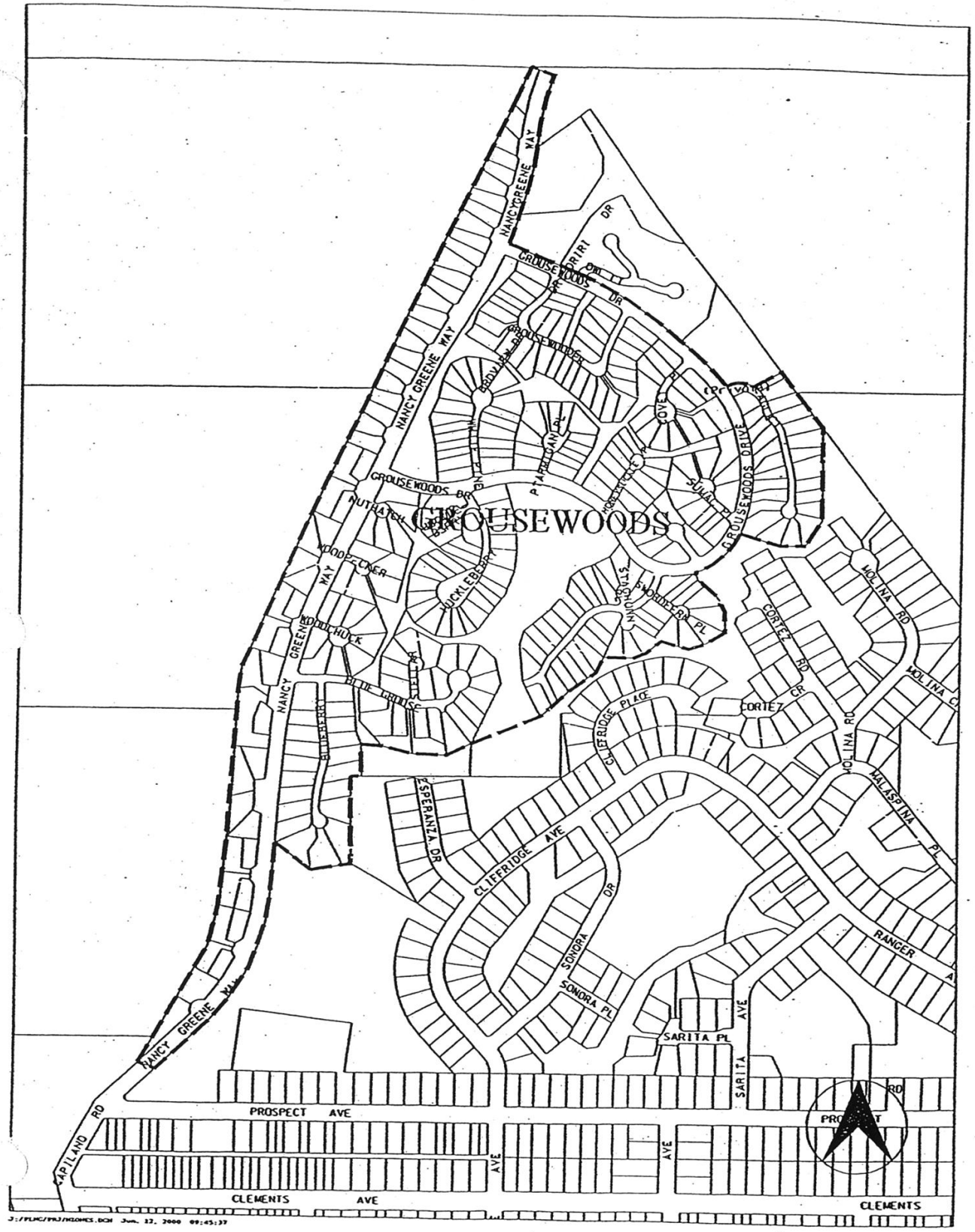
Coach House Bedroom Size	If the coach house has at least one bedroom (not a studio unit), at least one bedroom must have a minimum area of 8.4m^2 (90 sq.ft.), with either the room length or width at least 2.1m (7 ft.).
Pedestrian Access	A minimum 0.9m (3 ft.) wide pedestrian walkway must be provided to the coach house entrance from either: a) the side lot line on a flanking street of a corner lot, or b) the front lot line of a lot that is not a corner lot.
Coach House Private Outdoor Patio, Deck or Veranda Space	At least one patio, deck or veranda must have a minimum area of 4.5m^2 (48 sq.ft.) with one dimension at least 1.8m (6 ft.).
Coach House Basement	Not permitted
Coach House Rooftop Deck	Not permitted
Parking a) Enclosed stall b) Location on corner lot	 Not more than 1 parking stall may be fully-enclosed within a coach house structure. Where there is an adjacent flanking street, parking stalls must be located adjacent to the interior side lot line.

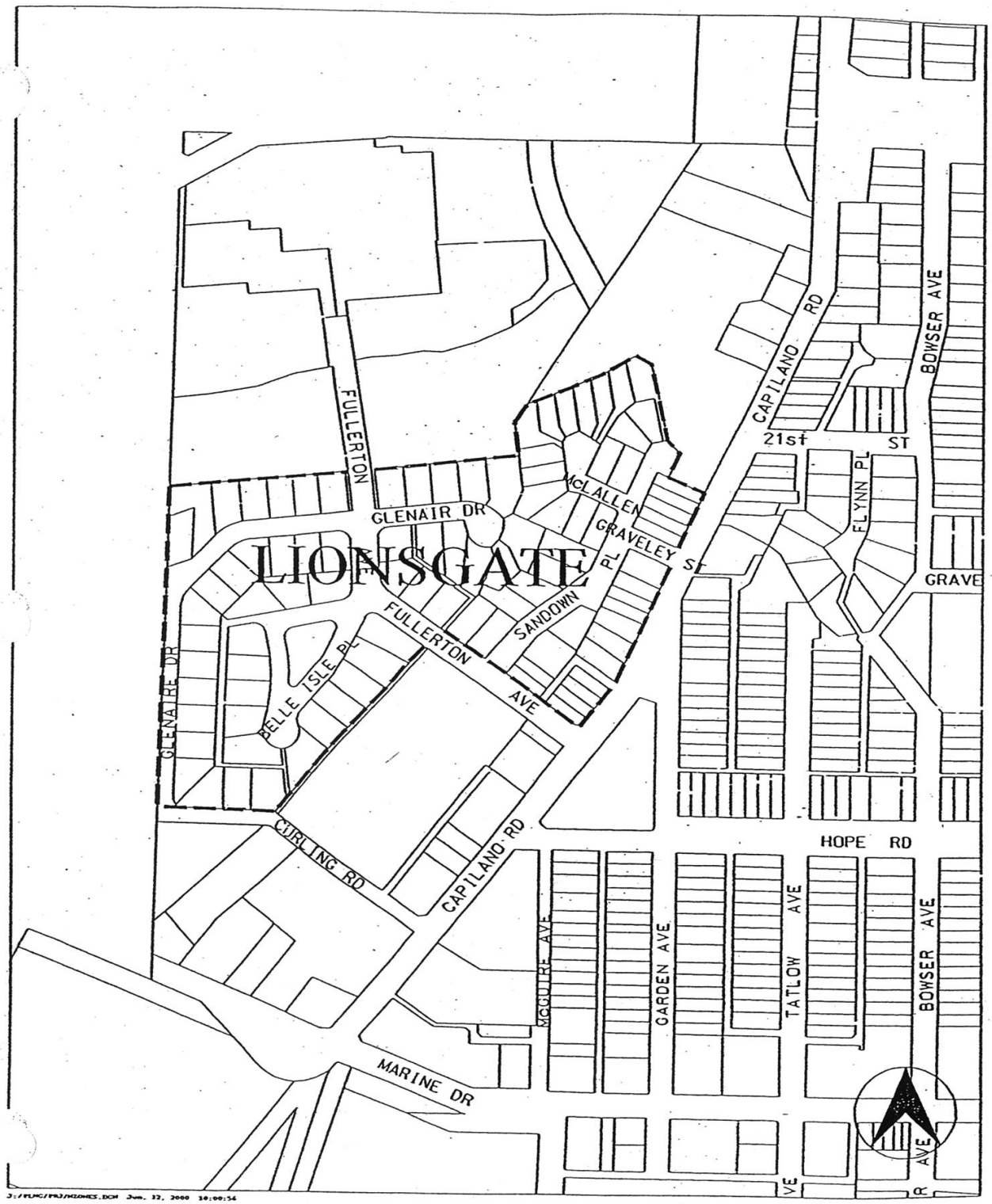
Table 502.5

(Bylaw 8360)

SCHEDULE A
TO BYLAW 7151

1. Grousewoods
2. Lions Gate


GROUSEWOODS
NANCY GREENE WAY
GROUSEWOODS DR
GROUSEWOODS DRIVE
PTARMIGAN PL
COVEY
SUMAC
NUTHATCH
WOODPECKER
WOODCHUCK
HUCKLEBERRY
STAGHORN
SWORDFERN PL
CORTEZ RD
CORTEZ CR
MOLINA RD
MOLINA CT
MALASPINA PL
CLIFFRIDGE PLACE
CLIFFRIDGE AVE
ESPERANZA DR
SONORA DR
SONORA PL
SARITA PL
SARITA AVE
RANGER
PROSPECT AVE
CLEMENTS AVE
CLEMENTS
CAPILANO RD
J:/PLMC/PRJ/NIOMES.DCN Jun. 12, 2000 09:45:37


LIONSGATE
FULLERTON
GLENAIR DR
McLALLEN
GRAVELEY ST
SANDOWN PL
FULLERTON AVE
BELLE ISLE PL
GLENAIRE DR
CURLING RD
CAPILANO RD
CAPILANO RD
21st ST
BOWSER AVE
FLYNN PL
GRAVE
HOPE RD
TATLOW AVE
BOWSER AVE
GARDEN AVE
McGUIRE AVE
MARINE DR
VE
R AVE

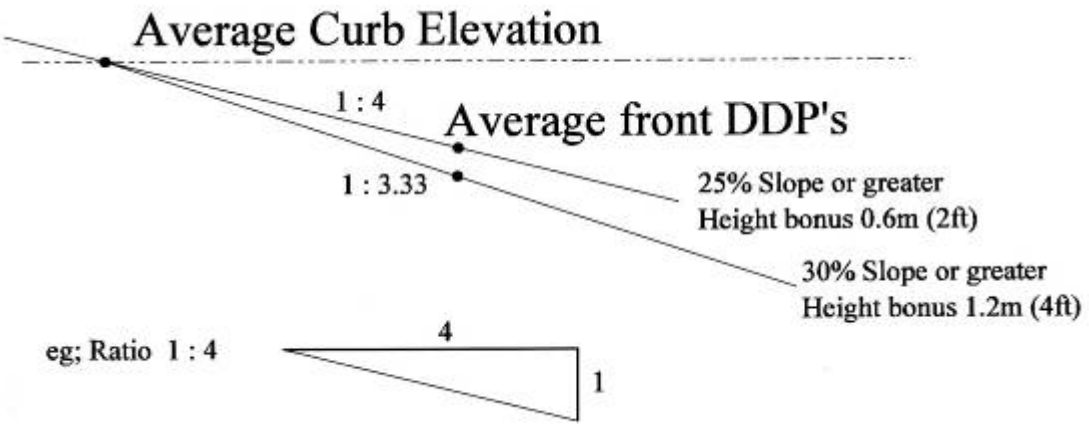
502.2 General Regulations

The following regulations shall apply to all buildings and structures in single-family residential zones except for neighbourhoods listed and delineated in 502.1 Schedule `A' ;

a) Single-Family Residential Buildings:

(i) shall not exceed either the maximum height or maximum eave height stipulated in Table 502.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

- the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;
- the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
Less than 10.06m (33 ft.)	Flat Roof 3 in 12 slope or greater	6.71m (22 ft.) 7.32m (24 ft.)	6.71m (22 ft.)
10.06m - 12.19m (33 ft. – 40 ft.)	Flat Roof 3 in 12 slope or greater 4½ in 12 slope or greater	6.71m (22 ft.) 7.32m (24 ft) 7.92m (26 ft.)	6.71m (22 ft.)
12.3m – 15.2m (41 ft. – 49 ft.)	Flat Roof 3 in 12 slope or greater 4½ in 12 slope or greater 6 in 12 slope or greater	6.71m (22 ft.) 7.32m (24 ft.) 7.92m (26 ft.) 8.53m (28 ft.)	6.71m (22 ft.)
15.24m (50 ft.) or greater	Flat Roof 3 in 12 slope or greater 4½ in 12 slope or greater 6 in 12 slope or greater	6.71m (22 ft.) 7.32m (24 ft.) 7.92m (26 ft.) 8.53m (28 ft.)	Shall not exceed 5.49m (18 ft.) at the minimum; 1.83m (6 ft.) side yard but then may increase at a 45° angle inwards to a maximum eave height of 6.71m (22 ft.)

Table 502.1
(Bylaw 7152)

(ii) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

(Bylaw 7829)

502.2 (iii) deleted as per Bylaw 8273

(iv) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan section of this Bylaw ; or, if not so designated delineated, shall not exceed the building coverage paving in the required front yard, setbacks, maximum building depth, upper storey floor area, floor space ratio, and maximum dwelling unit size stipulated in Table 502.2 as follows: (Bylaws 6757 & 7618)

Element	**Regulation**
Building Coverage (including parking and accessory structures)	35%
Paving within the required front yard (Straight-in-entry parking structure or no parking structure)	When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
Paving within the required front yard (Side-entry parking structure)	When there is a side-entry garage a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking.
Setbacks a) front and rear each c) side e) flanking street	 7.62m (25 ft.) minimum 1.22m (4 ft.) minimum for lots less than 15.24m (50 ft.) in width; 1.83m (6 ft.) minimum for lots greater than 15.24m (50 ft) in width except that this regulation will not apply to the conversion of a parking structure to living space provided that the parking structure is located at least 1.2m (4 ft) from a side property line and provided that the initial building permit for the parking structure was issued prior to January 1, 2000. 15% of lot width but in any event the flanking street setback shall not be less than 1.5m (5 ft.)
Setback from Ocean Natural Boundary Line	7.62m (25.0 ft) minimum

Element	Regulation
Maximum Building Depth	A centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft).
Upper Storey Floor Area	Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 92.9m^2 (1000 sq ft) whichever is greater, except that this regulation will not apply to single-family dwellings for which a building permit was issued prior to June 19, 2000.
Floor Space Ratio a) for lots < or = to 464m² (5000ft²) b) for lots > 464m² (5000ft²) c) in the case of rooms having ceilings greater than 3.66m (12ft) above the level of the floor below	 0.45 0.35 + 32.5m² (350 sq.ft.) that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size a) RS2 b) RS3 c) RS4 d) RS5	 540m² (5,813 sq.ft.) 405m² (4,359 sq.ft.) 280m² (3,013 sq.ft.) 190m² (2,045 sq.ft.)

Table 502.2
(Bylaws 7152 & 7618)

(v) shall be sited so as to facilitate the provision of future roads and the future subdivision of adjacent parcels of land in any single-family residential zone where a lot has an area greater than 929m^2 (10,000 sq.ft.);

b) Attached and Detached Accessory Buildings and Structures:

(i) attached or detached garages, carports and other accessory buildings and structures shall be as stipulated in Table 502.3 below, unless otherwise delineated as `Siting Area' in the Plan Section of this Bylaw:

Element	Regulation
Parking Buildings and Structures	
Setbacks	
a) from a lot line facing a street	6.10m (20 ft.) for straight-in entry access or 3.0m (10 ft.) for side entry access minimum but need not be more than the principal building setback
b) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
c) corner lot situation	in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street
d) from a lot line abutting another lot	1.2m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width
Size a) in a required front yard	Shall not exceed the lesser of 25% of the required front yard or 37.16m^2 (400 sq.ft.)
b) in the required rear yard	Parking buildings or structures or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12 ft)
b) slope of 3/12 or greater	4.57m (15 ft)
c) slope of 6/12 or greater	5.64m (18.5 ft) and an eave height of 2.7m (9ft) measured from the floor slab when the roof slope of the garage and principal dwelling is 6/12 or greater.

Other Accessory Buildings and Structures	
Location	are allowed in a rear yard or interior side yard only
Setbacks	
a) from a lot line facing a street	3.0m (10 ft.) minimum
b) from a lot line facing a lane or from any other buildings or other structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum

(Bylaw 7618)

Size a) in the interior side or rear yard	Shall not exceed 25m^2 (269 sq.ft.).
b) in the required rear yard	Accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12 ft.)
b) slope in 3 in 12 or greater	4.57m (15 ft.)
Parking and Other Accessory Buildings and Structures in Combinations	
Size a) in the required rear yard	Shall not exceed 40% of the required rear yard area
b) in total on the lot	Shall not exceed 74.32m^2 (800 sq. ft.)
Special Cases	
Swimming Pools from front and rear lot lines	no less than 3m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	not more than 3.66m (12 ft.) above grade

Table 502.3
(Bylaws 6732, 6757, 6833 and 7025)

503 Residential Single-Family Marlborough Heights (RSMH)

Intent

The intent of the RSMH zoning regulations is to maintain the single-family residential character of all properties zoned RSMH as identified on Map 503.

503.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 503.1 as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
a) Flat Roof	6.71m (22 ft.)	6.71m (22 ft.)
b) 3 in 12 slope or greater	7.32m (24 ft.)	

Table 503.1

b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

c) shall not exceed the lot coverage, setbacks, maximum building depth, floor space ratio and maximum dwelling unit size stipulated in Table 503.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	45%
Setbacks a) front and rear, except for the front setback for lots on the north side of Braemar Road b) north side of Braemar Road - front c) combined front and rear setback d) side yard e) combined sideyards f) flanking street	 7.62m (25 ft.) minimum 7.62m (25 ft.) minimum except where the average depth of the front yard of the lots on each side of a lot exceeds 7.62m (25 ft.) in which case the required front yard shall not be less than that average. 18.29m (60 ft.) minimum 1.22m (4 ft.) minimum a minimum of 20% of lot width 10% of lot width + 3m (10 ft.) but in any event the building shall not be required to be less than 7.31m (24 ft.) measured from the outside edge of the exterior walls
Maximum Building Depth	19.81m (65 ft.)
Upper Storey Floor Area	shall not exceed 50% of the width and 50% of the total floor area of the largest storey below and shall be aligned perpendicular to the front of the dwelling
Floor Space Ratio a) for all lots b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	 0.35 + 93.0m² (1000 sq.ft.) that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Dwelling Unit Size	465m² (5005 sq.ft.)

Table 503.2
(Bylaw 6685, 6751)
(Bylaw 6757)

503.2 Attached and Detached Accessory Buildings and Structures:

a) shall be sited as stipulated in Table 503.3 below:

Element	Regulation
Location detached parking or other detached accessory structures	not permitted in the required front yard
When Sited Within The Required Front and Rear Yards	
Setbacks a) from front lot line - parking structures	4.57m (15 ft.) for straight-in entry access or 3.0m (10 ft.) for side entry access
- other structures	4.57m (15 ft.)
b) from rear lot line or any other building or other structure	1.52m (5 ft.)
c) corner lot situation	in the front 7.62m (25 ft.) shall not be less that 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street
Size a) floor area - parking structures	37.16m² (400 sq.ft.) for attached, no size limit for detached
- other structures	25m² (269 sq.ft.)
b) building coverage	not more that 25% of the required front yard
Height a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)
When Not Sited Within the Required Front and Rear Yards	
Setbacks, height and size	all regulations affecting the principal residential dwelling apply
Special Cases	
Swimming Pools from front and rear lot lines	not less than 3m (10 ft.)
Satellite Antennae a) siting	must be in the rear yard
b) setbacks	not less that 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street

Table 503.3
(Bylaw 6757 and 6813)

504 Residential Single-Family Norgate (RSN)

Intent

The intent of the RSN Zone is to establish development regulations to maintain the single-family residential character of all properties zoned RSN.

504.1 Single-family residential buildings;

(a) shall not exceed either the maximum height or the maximum eave height stipulated in Table 504.1 as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	Not Permitted	N/A
Minimum 3 in 12 pitch up to a maximum 6 in 12 pitch	7.92m (26 ft.)	6.7m (22 ft.)

Table 504.1

(i) for the purpose of Section 504.1(a), the prohibition of flat roofs applies to the principal roof of the dwelling and shall not include upper storey roof decks, or , when sited to the rear of a dwelling, roofs over patios and decks or, other projecting features;

(b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

(c) shall not exceed the building coverage, maximum building depth, setbacks, floor space ratio and maximum dwelling unit size stipulated in Table 504.2 as follows:

Element	Regulation
Building Coverage	40%
Setbacks a) front b) rear c) combined front and rear d) sideyard e) combined sideyards	 7.62m (25 ft) minimum 7.62m (25 ft.) minimum 16.76m (55 ft.) minimum 1.52m (5 ft.) minimum 3.05m (10 ft.) minimum
Maximum Building Depth	19.81m (65 ft.)
Upper Storey Floor Area	shall not exceed 75% of the floor area of the first storey excluding attached parking structures; and shall be aligned perpendicular to the front of the dwelling
Floor Space Ratio a) for all lots b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	 0.4 that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Dwelling Unit Size	278.7 m^2 (3,000 sq.ft.) inclusive of parking structures

Table 504.2

504.2 Attached and Detached Accessory Buildings and Structures:

(a) shall be sited as stipulated in Table 504.3 below:

Element	Regulation
When Sited Within the Required Front and Rear Yards	
Setbacks	
a) from front lot line:	
- detached garages	Not permitted to extend beyond the front of the principal residential building
- attached garages	7.62m (25 ft.)
- carports	3.05m (10 ft.) for straight-in or side entry
- other detached structures	Not permitted to extend beyond the front of the principal residential building
b) from rear lot line or any other buildings or structures	1.52m (5 ft.)
c) corner lot situation	
- in the front yard:	In the case of carports, not less than 6.1m (20 ft.) or 1/2 of the lot width, whichever is less, from the flanking side lot line
- in the rear yard:	In the case of garages or carports or other accessory buildings and structures, not less than 1.5m (5ft.) from the flanking street side lot line.
Size	
a) floor area	
- parking structures	37.16 m^2 (400 sq.ft.) for attached garages or carports. No size limit for detached carports.
- other structures	25 m^2 (269 sq.ft.)
b) building coverage	Carports shall not occupy more than 25% of the required front yard
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 up to a maximum of 6 in 12	4.57m (15 ft.)

When Not Sited Within the Required Front Yard and Rear Yard	
Setbacks, Height and Size	All regulations affecting the principal residential building apply except that garages are not permitted to extend beyond the front wall of the dwelling
Special Cases	
Swimming Pools from the front and rear lot lines	Not less than 3.05m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lots	not less than 6.1m (20 ft.) from any side lot line common to the lot and street

Table 504.3
(Bylaw 6743)

505 Single-Family Residential Delbrook (RSD)

Intent

The intent of the RSD Zone is to establish development regulations to maintain the single-family residential character of all properties zoned RSD.

505.1 Single-Family Residential Buildings:

(a) shall not exceed either the maximum height or the maximum eave height stipulated in Table 505.1 as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft.)	6.71m (22 ft.)
Minimum 3 in 12 pitch	7.32m (24 ft.)	6.71m (22 ft.)
Minimum 4 1/2 in 12 pitch or greater	7.92m (26 ft.)	6.71m (22 ft.)

Table 505.1

(b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

(c) shall not exceed the building coverage, setbacks, maximum building depth, upper storey floor area, floor space ratio and maximum dwelling unit size stipulated in Table 505.2 as follows:

Element	**Regulation**
Building Coverage	35%
Setbacks	
a) front	9.14m (30 ft.) minimum
b) rear	9.14m (30 ft.) minimum
c) sideyard	1.83m (6 ft.) minimum
d) combined sideyards	minimum of 20% of lot width
e) flanking street (applies to corner lots)	10% of lot width plus 3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls

Element	Regulation
Maximum Building Depth	19.81m (65 ft.)
Upper Storey Floor Area	shall not exceed 75% of the total floor area of the largest storey below excluding attached parking structures
Floor Space Ratio a) for all lots b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	 0.43 that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Dwelling Unit Size	465 m^2 (5,005 sq.ft.) inclusive of parking structures

Table 505.2

505.2 Attached and Detached Accessory Buildings and Structures:

(a) shall be sited as stipulated in Table 505.3 below:

Element	**Regulation**
When Sited Within the Required Front and Rear Yards	
Setbacks a) from front lot line: - detached and attached parking structures - other structures b) from rear lot line or any other buildings or structures c) corner lot situation	 6.1m (20 ft.) for straight-in entry or 4.57m (15 ft.) for side entry 6.1m (20 ft.) 1.52m (5 ft.) in the front 9.14m (30 ft.) shall not be less than 6.1m (20 ft.) or 1/2 of the lot width, whichever is less, from the flanking side lot line
Size a) floor area - parking structures - other structures b) building coverage	 37.16 m^2 (400 sq.ft.). No size limit for detached parking structures if located in the rear yard. 25 m^2 (269 sq.ft.) shall not occupy more than 25% of the required front yard

Element	Regulation
When Sited Within the Required Front and Rear Yards	
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 up to a maximum of 6 in 12	4.57m (15 ft.)
When Not Sited Within the Required Front Yard and Rear Yard	
Setbacks, Height and Size	all regulations affecting the principal residential building apply
Special Cases	
Swimming Pools	
setback from front lot line	not less than 6.1m (20 ft.)
setback from rear lot line	not less than 3.05m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lots	not less than 6.1m (20 ft.) from any side lot line common to the lot and street

Table 505.3
(Bylaw 6783)

506 Single-Family Residential Keith Lynn (RSKL)

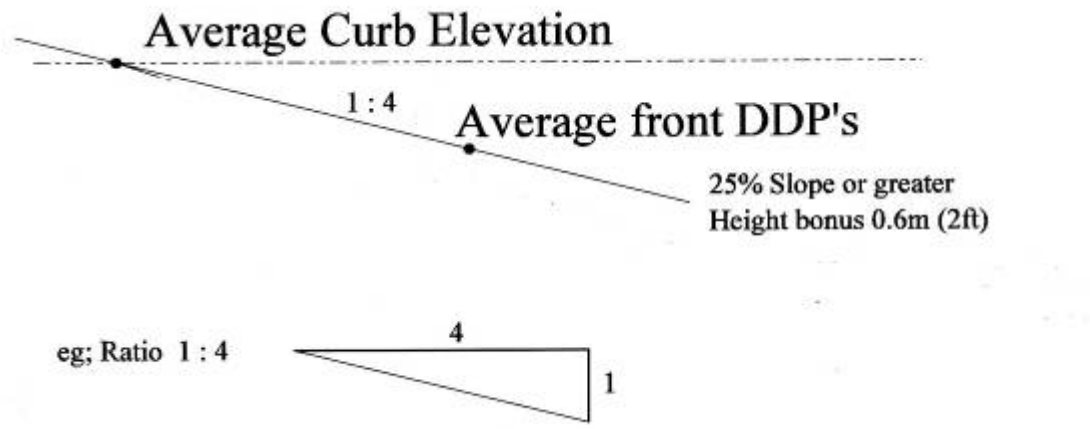
Intent

The intent of the RSKL Zone is to establish development regulations to maintain the single-family character of all properties zoned RSKL as identified on Map 506.

506.1 Single-Family Residential Buildings:

(a) shall not exceed either the maximum height or the maximum eave height stipulated in Table 506.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

- the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater;
- the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
for lots less than 12.19m (40 ft.)	Flat Roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	6.71m (22 ft.)
for lots 12.19m (40 ft.) or more	Flat Roof	6.7m (22 ft.)	6.7m (22 ft.)
	Minimum 3 in 12 pitch or greater	7.32m (24 ft.)	
	Minimum 6 in 12 pitch or greater	7.92m (26 ft.)	
	Minimum 8 in 12 pitch or greater	8.53m (28 ft.)	

Table 506.1

(b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

(c) shall not exceed the building coverage, setbacks, maximum building depth, upper storey floor area, floor space ratio and maximum dwelling unit size stipulated in Table 506.2 as follows:

ELEMENT	REGULATION
Building Coverage (including parking and accessory structures)	35%
Setbacks	
a) from the front lot line	7.62m (25 ft.) minimum
b) from the rear lot line	7.62m (25 ft.) minimum
c) combined front and rear	18.29m (60 ft.)
d) from each side lot line if maximum house height is 7.92m (26 ft.) or less	1.52m (5 ft.) minimum
e) from each side lot line if maximum house height is greater than 7.92m (26 ft.)	1.83m (6 ft.) minimum
f) combined sideyards	minimum of 20% of lot width
g) flanking street on corner lots only	minimum of 3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls

ELEMENT	REGULATION
Maximum Building Depth	19.81m (65 ft.)
Upper Storey Floor Area	shall not exceed 75% of the total floor area of the largest storey below excluding those portions of attached parking structures which protrude beyond the principal building's wall face, but in any event the upper storey shall not be required to be less than 92.9m^2 (1000 sq.ft.)
Floor Space Ratio	
a) for lots 464.5m^2 (5,000 sq.ft.) or less	0.45
b) for lots greater than 464.5m^2 (5,000 sq.ft.)	0.35 + 32.5m^2 (350 sq.ft.)
c) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Dwelling Unit Size	280m^2 (3,013 sq.ft.)

Table 506.2

506.2 Attached and Detached Accessory Buildings and Structures:

(a) shall be sited as stipulated in Table 506.3 below:

ELEMENT	REGULATION
Parking Structures	
Setbacks	
a) from the front lot line	7.62m (25 ft.)
b) from the rear lot line	1.52m (5 ft.) minimum
c) from any other building or other structure in the case of detached parking structures only	1.52m (5 ft.) minimum
d) from a side lot line	1.52m (5 ft.)
Size	in front of a principal building or in a required rear yard shall not exceed 37.16m^2 (400 sq.ft.)

ELEMENT	REGULATION
Height a) flat roof b) slope of 3 in 12 or greater	 3.66m (12 ft.) 4.57m (15 ft.)
Other Accessory Buildings	
Location	are only permitted to the rear or on the interior lot line side of the principal building
Setbacks a) from a rear lot line b) from any other building or other structure c) from side lot line abutting another lot	 1.52m (5 ft.) minimum 1.52m (5 ft.) minimum 1.2m (4 ft.) minimum
Size	up to 25m^2 (269 sq.ft.) in total
Height a) flat roof b) slope in 3 in 12 or greater	 3.66m (12 ft.) 4.57m (15 ft.)
Parking Structures and Other Accessory Buildings in Combinations	
Size	when located in a required rear yard shall not exceed in total, 40% of the required rear yard area

Special Cases	
Swimming Pools	
setback from front or rear lot lines	not less than 3m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	not more than 3.66m (12 ft.) above grade

Table 506.3
(Bylaw 6852)

507 Single-Family Residential Murdo Frazer Zone (RSMF)

Intent

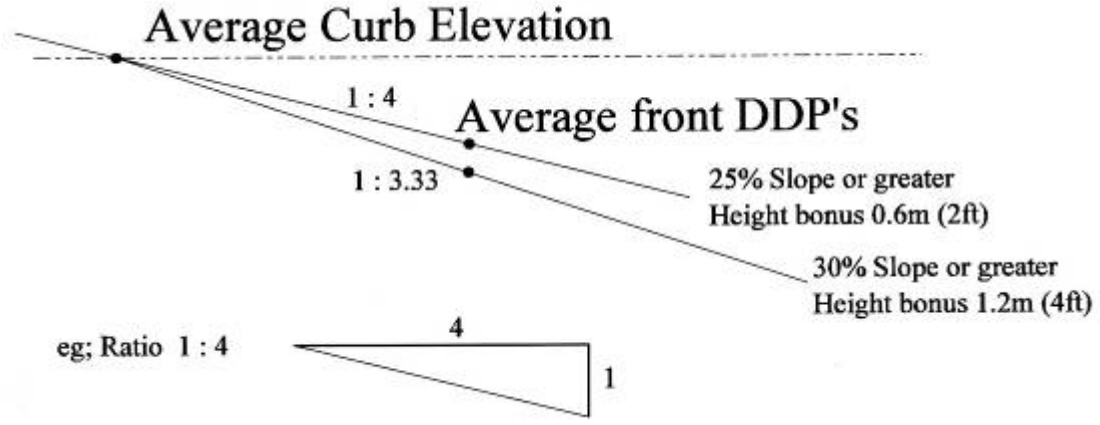
The intent of the RSMF Zone is to establish development regulations to maintain the single-family character of all properties zoned RSMF as identified on Map 507.

507.1 Single-Family Residential Buildings:

(a) shall not exceed either the maximum height or the maximum eave height stipulated in Table 507.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

- the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;

- the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



Roof Pitch	Maximum Height	Maximum Eave Height
Flat Roof	6.71m (22 ft.)	
Minimum 3 in 12 pitch	7.32m (24 ft.)	6.7m (22 ft.)
Minimum 4 1/2 in 12 pitch or greater	7.92m (26 ft.)	
Minimum 6 in 12 pitch or greater	8.53m (28 ft.)	

Table 507.1

(b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

(c) shall not exceed the building coverage, setbacks, maximum building depth, covered entry height, floor space ratio and maximum principal building size stipulated in Table 507.2 as follows:

ELEMENT	REGULATION
Building Coverage (including parking and accessory structures)	35%
Setbacks:	
a) from the front lot line	7.62m (25 ft.) minimum
b) from the rear lot line	7.62m (25 ft.) minimum
c) combined front and rear	18.29m (60 ft.) minimum
d) from each side lot line	1.22m (4 ft.) minimum
e) combined sideyards	minimum of 20% of lot width
f) flanking street on corner lots only	10% of lot width plus 3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls
Maximum Building Depth	19.81m (65 ft.)

ELEMENT	REGULATION
Covered Entry Height	
a) flat roof	the height from the porch floor to the ridge or highest point of a flat roof of the covered entry shall not exceed 3.66m (12 ft.)
b) slope of 3 in 12 or greater	the height from the porch floor to the ridge or highest point of a gable, hip or vaulted roof of the covered entry shall not exceed 4.3m (14 ft.)
Floor Space Ratio	
a) for lots 464.5m^2 (5,000 sq.ft.) or less	0.45
b) for lots greater than 464.5m^2 (5,000 sq.ft.)	0.35 + 32.5m^2 (350 sq.ft.)
c) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	280m^2 (3,013 sq.ft)

Table 507.2

507.2 Attached and Detached Accessory Buildings and Structures:

(a) shall be sited as stipulated in Table 507.3 below:

Element	Regulations
Parking Structures	
Setbacks	
a) from a lot line facing a street	4.57m (15 ft.) for straight in entry access or 3.0m (10 ft.) for side entry access minimum
b) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
c) corner lot situation	in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street
d) from a lot line abutting another lot	1.2m (4 ft.)
Size	shall not exceed 37.16m^2 (400 sq.ft.)
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)
Other Accessory Buildings	
Location	are only allowed in a rear yard or interior side yard
Setbacks	
a) from a lot line facing a street	3.0m (10 ft.) minimum
b) from a lot line facing a lane or from any other buildings or structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum
Size	up to 25m^2 (269 sq.ft.) in total
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)

Element	Regulations
Parking Structures and Other Accessory Buildings in Combinations	
Size	when located in a required rear yard shall not exceed in total, 40% of the required rear yard area
Special Cases	
Swimming Pools	
setbacks from front and rear lot lines	not less than 3m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	not more than 3.66m (12 ft.) above grade

Table 507.3
(Bylaw 6926)

508 Single-Family Residential Norwood Queens (RSNQ)

Intent

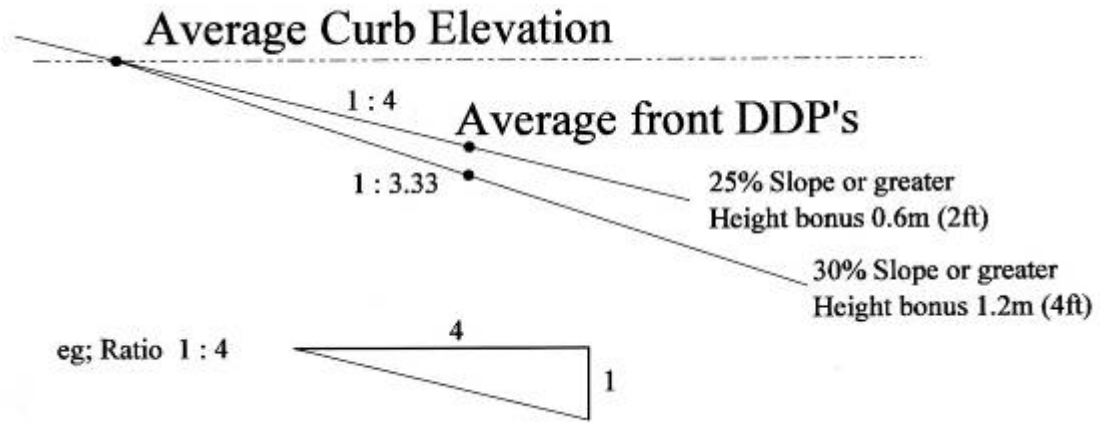
The intent of the RSNQ Zone is to establish development regulations to maintain the single-family character of all properties zoned RSNQ as identified on Map 508.

508.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 508.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

- the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;

- the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
12.19m (40 ft.) or less	Flat Roof	6.71m (22 ft.)	
	3 in 12 slope or greater	7.32m (24 ft.)	6.71m (22 ft.)
	4 1/2 in 12 slope or greater	7.92m (26 ft.)	
greater than 12.19m (40 ft.)	Flat Roof	6.71m (22 ft.)	
	3 in 12 slope or greater	7.32m (24 ft.)	6.71m (22 ft.)
	4 1/2 in 12 slope or greater	7.92m (26 ft.)	
	6 in 12 slope or greater	8.53m (28 ft.)	

Table 508.1

b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.

c) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan section of this Bylaw; or, if not so designated and delineated, shall not exceed the building coverage, setbacks, maximum building depth, upper storey floor area, floor space ratio and maximum dwelling unit size stipulated in Table 508.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	35%
Setbacks	
a) front and rear each	7.62m (25 ft.) minimum
b) combined front and rear	18.29m (60 ft.) minimum
c) individual side yard	1.22m (4 ft.) minimum
• for lots 12.19m (40 ft.) wide or less • for lots greater than 12.19m (40 ft.) wide	10% of lot width or 1.83m (6 ft.) whichever is less minimum
d) combined sideyards	a minimum of 20% of lot width
e) flanking street	3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls

Element	Regulation
Maximum Building Depth a) upper storey b) all other storeys	 13.7m (45 ft.) 19.81m (65 ft.)
Upper Storey Floor Area	shall not exceed 80% of the total floor area of the largest storey below excluding those portions of attached parking structures which protrude beyond the principal building's wall face, but in any event the upper storey shall not be required to be less than 92.9m^2 (1000 sq.ft.)
Floor Space Ratio a) for lots < or = to 464m² (5000 sq.ft.) b) For lots > 464m² (5,000 sq ft) except the lot legally described as Parcel K District Lot 784, 801 and 2026 Group 1 New Westminster District Plan LMP49434 c) For the eastern 641.4m² portion of the lot legally described as Parcel K District Lot 784, 801 and 2026 Group 1 New Westminster District Plan LMP49434 (addressed as 267 West Queens Rd) d) In the case of rooms having ceilings greater than 3.66m (12 ft) above the level of the floor below	 0.45 0.35 + 32.5 m² (350 sq ft) The maximum permitted floor space for the lot at 267 West Queens Road is 309.7m² (3333.7 sq ft) except that if the heritage designated building is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the District Chief Building Inspector, in which case the floor space ratio of 0.35 x 32.5 m² (350 sq ft) shall apply That area above 3.66m (12 ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	405m² (4,359 sq.ft.)

Table 508.2
(Bylaw 7819)
(Bylaw 8282)

d) shall be sited so as to facilitate the provision of future roads and the future subdivision of adjacent parcels of land in any single-family residential zone where a lot has an area greater than 929m^2 (10,000 sq.ft.);

508.2 Attached and Detached Accessory Buildings and Structures:

a) attached or detached garages, carports and other accessory buildings and structures shall be as stipulated in Table 508.3 below, unless otherwise delineated as `Siting Area' in the Plan Section of this Bylaw:

Element	**Regulation**
Parking Structures	
Setbacks	
a) from a lot line facing a street	4.57m (15 ft.) for straight-in entry access or 3.0m (10 ft.) for side entry access minimum but need not be more than the principal building setback
b) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
c) corner lot situation	in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street
d) from a lot line abutting another lot	1.2m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width
Size	in a required front or rear yard up to the lesser of 25% of the required yard area or 37.16m^2 (400 sq.ft.) in total on the lot
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)

Element	Regulation
Other Accessory Buildings	
Location	are allowed in a rear yard or interior side yard only
Setbacks a) from a lot line facing a street b) from a lot line facing a lane or from any other buildings or other structure c) from side lot line abutting another lot	 3.0m (10 ft.) minimum 1.52m (5 ft.) minimum 1.2m (4 ft.) minimum
Size	up to 25m^2 (269 sq.ft.) in total
Height a) flat roof b) slope in 3 in 12 or greater	 3.66m (12 ft.) 4.57m (15 ft.)
Parking Structures and Other Accessory Buildings in Combinations	
Size	when located in a required rear yard shall not exceed in total, 40% of the required rear yard area
Special Cases	
Swimming Pools from front and rear lot lines	 no less than 3m (10 ft.)
Satellite Antennae a) siting b) setbacks c) corner lot d) height	 must be in the rear yard not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line not less than 6.1m (20 ft.) from any side lot line common to the lot and street not more than 3.66m (12 ft.) above grade

Table 508.3
(Bylaw 6939)

509 Single-Family Residential Pemberton Heights (RSPH)

Intent

The intent of RSPH Zone is to establish development regulations to maintain the single-family character of all properties zoned RSPH as identified on Map 509.

509.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 509.1 as follows:

Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
For lots 10.06m (33 ft.) wide or less	Flat roof	6.71m (22 ft.)	
	3 in 12 slope or greater	7.32m (24 ft.)	6.71m (22 ft.)
	4½ in 12 slope or greater	7.92m (26 ft.)	
For lots greater than 10.06m (33 ft.) in width up to 12.19m (40 ft.) in width	Flat roof	6.71m (22 ft.)	
	3 in 12 slope or greater	7.92m (26 ft.)	6.71m (22 ft.)
	4½ in 12 slope or greater	8.53m (28 ft.)	
For lots greater than 12.19m (40 ft.) in width	Flat roof	6.71m (22 ft.)	
	3 in 12 slope or greater	7.92m (26 ft.)	6.71m (22 ft.)
	4½ in 12 slope or greater	8.53m (28 ft.)	
	6 in 12 slope or greater	9.14m (30 ft.)	

Table 509.1

b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

c) shall not exceed the building coverage, setbacks, maximum building depth, upper storey floor area and setback from front lot line, floor space ratio and maximum principal building size stipulated in Table 509.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	35%
Setbacks	
a) front yard	7.62m (25 ft.) minimum for all storeys other than the upper storey
b) rear yard	7.62m (25 ft.) minimum
c) combined front and rear yards	18.29m (60 ft.) minimum
d) individual sideyard	1.22m (4 ft.) minimum
e) combined sideyards	minimum of 20% of lot width
f) flanking street (applies to corner lots)	10% of lot width but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls
Maximum Building Depth	19.81m (65 ft.)
Upper Storey	
a) floor area	shall not exceed 75% of the total floor area of the largest storey below (excluding attached parking structures)
b) minimum setback from front lot line	will equal the height of the house or 7.62m (25 ft.) whichever is greater

Element	Regulation
Floor Space Ratio	
a) for lots 464.5m^2 (5,000 sq.ft.) or less	0.45
b) for lots between 464.6m^2 (5,001 sq.ft.) and 1,114.7m^2 (11,999 sq.ft.)	0.35 + 32.5m^2 (350 sq.ft.) up to a maximum principal building size of 279.9m^2 (3,013 sq.ft.)
c) for lots 1,114.8m^2 (12,000 sq.ft.) or more	0.35 + 32.5m^2 (350 sq.ft.) up to a maximum principal building size of 540m^2 (5,813 sq.ft.)
d) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	that area above 3.66m (12 ft.) shall be counted as it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio

Table 509.2

509.2 Attached and Detached Accessory Buildings and Structures:

a) attached or detached garages, carports and other accessory buildings and structures shall be regulated in accordance with Table 509.3 below:

Element	Regulation
Parking Structures	
Setbacks	
a) from front lot line	7.62m (25 ft.) minimum
b) from flanking street lot line	7.62m (25 ft.) minimum if vehicular access is from flanking street, otherwise the parking structure need not be setback more than the principal building
c) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
d) from a lot line abutting another lot	1.22m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width
Size	
a) for lots less than 464.5m^2 (5,000 sq.ft.) in area	the maximum size of the parking structure is 22.3m^2 (240 sq.ft.) unless the parking structure is located behind the rear wall of the house, in which case, the maximum size may be increased to 42m^2 (452.1 sq.ft.)
b) for lots 464.5m^2 (5,000 sq.ft.) in area or greater	the maximum size of the parking structure is 45m^2 (484 sq.ft.) unless the parking structure is located behind the rear wall of the house, in which case, the maximum size may be increased to 56m^2 (603 sq.ft.)
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)
Other Accessory Buildings	
Location	are allowed in a rear yard or interior side yard only

Element	Regulation
Setbacks	
a) from a lot line facing a street	7.62m (25 ft.)
b) from a lot line facing a lane or from any other buildings or other structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum
Size	up to 25m^2 (269 sq.ft.) in total
Height	
a) flat roof	3.66m (12 ft.)
b) slope in 3 in 12 or greater	4.57m (15 ft.)

Parking Structures and Other Accessory Buildings in Combinations	
Size	when located in a required rear yard shall not exceed in total, 40% of the required rear yard area
Special Cases	
Swimming Pools from front and rear lot lines	no less than 3m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	not more than 3.66m (12 ft.) above grade

Table 509.3

509.3 Unique Interpretation Required for the RSPH Zone:

Notwithstanding the definition for “localized depression” contained in Part 2 Interpretation, the term “localized depression” when applied to lots zoned RSPH shall be interpreted as follows:

"localized depression" means:

(i) an existing depression in natural grade not exceeding 3m (9.8 ft.) in breadth or the lesser of 3m (9.8 ft.) or 20% of the wall length along any building wall that it intersects;

(ii) a depression below the normal natural or finished grade created for the purpose of providing a pedestrian entrance to a building subject to the following conditions:

(a) only one pedestrian entrance is permitted as a localized depression on a single family residential building;

(b) on any side of a building in a single family residential zone, the total localized depression width shall not exceed 2.44m (8 ft.) in width and 3.02m^2 (32 sq.ft.) in area for a pedestrian access;

(iii) a light well on any side of a single family residential building extending not more than 0.75m (2.5 ft.) beyond the building wall face and not exceeding 25% of the corresponding building width or length in total for one or more light wells;

(iv) any combination of pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building."

but in any case the floor elevation of a parking structure shall not extend more than .61 metres (2 feet) below the normal natural grade.

(Bylaw 7100)

f) The Zoning Map is amended in the case of the lands outlined on Map 509 by rezoning the land from Single-Family Residential 6000 Zone (RS4) and Single-Family Residential 12000 Zone (RS2) to Single-Family Residential Pemberton Heights Zone (RSPH).

(Bylaw 7006)

510 Single-Family Residential Sunset Gardens (RSSG)

Intent

The intent of RSSG Zone is to establish development regulations to maintain the single-family character of all properties zoned RSSG as identified on Map 510.

510.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 510.1 as follows:

Roof Pitch	Maximum Height	Maximum Eave Height
Flat roof up to 4 in 12 slope	6.1m (20 ft.)	shall not exceed 4.57m (15 ft.) measured at the 6 ft. minimum sideyard but may increase upward at a 45 degree angle toward the center lot line to a maximum eave height of 6.71m (22 ft.)
4 in 12 slope or greater	7.32m (24 ft.)	
6 in 12 slope or greater	7.92m (26 ft.)	
8 in 12 slope or greater	8.53m (28 ft.)	
10 in 12 slope of greater	9.14m (30 ft.)	

Table 510.1

b) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends;

c) shall not exceed the building coverage, setbacks, maximum building depth, upper storey regulations, floor space ratio and maximum principal building size stipulated in Table 510.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	35%

Element	Regulation
Setbacks	
a) front yard	9.14m (30 ft.) minimum
b) rear yard	9.14m (30 ft.) minimum
c) individual sideyard	1.83m (6 ft.) minimum
d) combined sideyards	minimum of 20% of lot width
e) flanking street (applies to corner lots)	10% of lot width + 1.83m (6 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) measured from outside edge of exterior walls
f) upper storey measured from the rear lot line	minimum of 35% of lot depth
Maximum Building Depth	
a) upper storey	13.7m (45 ft.)
b) all other storeys	19.81m (65 ft.)
Upper Storey	
a) floor area	shall not exceed the greater of either: 75% of the floor area of the largest storey below excluding attached parking structures and excluding that area above 3.66m which is counted as an additional floor level for the purposes of determining floor space ratio; or 111.5m^2 (1200 sq.ft.)
b) balcony and deck floor area:	
when located on any building side adjacent to an interior side lot line or a rear lot line	only one balcony or deck per building side is permitted and each one shall not exceed a total floor area of 7.43m^2 (80 sq.ft.)
c) balcony and deck placement	upper storey balconies and decks shall not connect at the corners of the upper storey

Element	Regulation
Floor Space Ratio a) for lots all lots b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	 0.35 + 32.5m^2 (350 sq.ft.) that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	405m^2 (4,359 sq.ft.)

Table 510.2

510.2 Attached and Detached Accessory Buildings and Structures:

a) attached or detached parking structures and other accessory buildings and structures shall be regulated in accordance with Table 510.3 below:

Element	**Regulation**
Parking Structures	
Setbacks a) from a lot line facing a street b) from any other building or other structure c) corner lot situation d) from a lot line abutting another lot	 4.57m (15 ft.) for straight-in entry access or 3.0m (10 ft.) for side entry access minimum 1.52m (5 ft.) minimum in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street 1.83m (6 ft.)
Size	in a required front or rear yard shall not exceed a total of 37.16m^2 (400 sq.ft.)
Height a) flat roof - with no deck above - with a deck above b) slope of 4 in 12 or greater	 3m (10 ft.) 3.67m (12 ft.) 4.57m (15 ft.)

Other Accessory Buildings	
Location	are allowed in a rear yard or interior side yard only
Setbacks	
a) from a lot line facing a street	3.0m (10 ft.) minimum
b) from a lot line facing a lane or from any other buildings or other structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum
Size	up to 25m^2 (269 sq.ft.) in total
Height	
a) flat roof	3.66m (12 ft.)
b) slope in 3 in 12 or greater	4.57m (15 ft.)
Special Cases	
Swimming Pools from front and rear lot lines	no less than 3m (10 ft.)
Satellite Antennae	
a) siting	must be in the rear yard
b) setbacks	not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	not more than 3.66m (12 ft.) above grade

Table 510.3
(Bylaw 7028)

511 Single-Family Residential Kilmer (RSK)

Intent

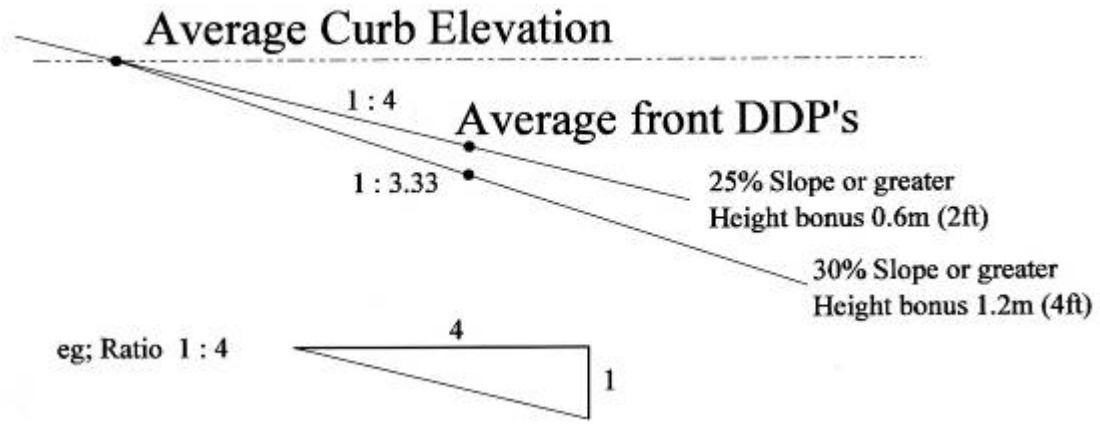
The intent of the RSK Zone is to establish development regulations unique to a 13 lot single-family subdivision on Kilmer Road as identified on Map 511.

511.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 511.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

(i) the allowable height of the principal building is bonussed with an increase in height of 0.6m (2ft.) for a slope of 25% or greater or 1.2m (4ft.) for a slope of 30% or greater;

(ii) the allowable eave height is bonussed with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed 6.71m (22ft.); as illustrated by the following diagram:



Roof Pitch	Maximum Height	Maximum Eave Height
a) flat roof	not permitted	
b) min. 6 in 12 slope up to a maximum 12 in 12 slope	9.1m (30ft.)	6.71m (22 ft.)

Table 511.1

b) shall not extend above a line projected at a vertical angle of 45^0 inward from the point of maximum eave height at the required setback with the exception of gable ends;

c) shall not exceed the building coverage, setbacks, maximum building depth, floor space ratio, maximum dwelling unit size and upper storey floor area stipulated in table 511.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	45%
Setbacks a) front b) rear c) sideyard d) combined sideyard	 a) the front yard building setbacks shall conform to the setbacks illustrated on the Plan included as Schedule "A" b) 4m (13.1ft.) c) 1.52m (5ft.) d) 4m (13.1ft.)
Maximum Building Depth	19.81m (65 ft.)

Floor Area a) Floor Space Ratio b) in the case of rooms having ceilings greater than 3.66m (12ft.) above the level of the floor below	a) 0.55 b) that area above 3.66m (12ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Dwelling Unit Size	280m^2 (3014ft.^{2}) inclusive of parking structures and other accessory buildings
Upper Storey Floor Area	shall not exceed 80% of the total floor area of the largest storey below excluding parking structures but in any event, the upper storey shall not be required to be less than 92.9m^2 (1000ft.^{2})

Table 511.2

511.2 Attached and Detached Accessory Buildings and Structures:

a) parking structures and other accessory buildings shall be regulated in accordance with Table 511.3 below:

Element	**Regulation**
Parking Structures	
Location	shall be attached to the principal building
Setbacks: a) from front lot line b) from rear lot line c) from side lot line	 a) the front yard setback for parking structures shall comply with the principal building front setbacks as illustrated on the Plan included as Schedule “A” b) 4m (13.1ft.) c) 1.52m (5ft.)
Size	shall not exceed 37.16m^2 (400ft.^{2})

Height a) flat roof b) 3 in 12 slope or greater	 a) 3.66m (12ft.) b) 4.57m (15ft.)
Other Accessory Buildings	
Location	shall be sited to the rear of, or to the interior lot line side of the principal building and to the rear of the front wall of the principal building
Setbacks a) from a rear lot line b) from a side lot line c) from any other building or structure	 a) 1.52m (5ft.) b) 1.52m (5ft.) c) 1.52m (5ft.)
Size	shall not exceed a total of $25m^2$ ($269ft.^2$)
Height a) flat roof b) 3 in 12 slope or greater	 a) 3.66m (12ft.) b) 4.57m (15ft.)
SPECIAL CASES	
Swimming Pools a) Location	 must be sited to the rear of the principal building and must conform to the siting of the principal building
Satellite Antennae a) siting b) setbacks c) corner lot d) height	 a) must be in the rear yard b) not less than 1.52m (5ft.) from the rear lot line and not less than 10% of the lot width from any side lot line c) not less than 6.1m (20 ft.) form any side lot line common to the lot and street d) not more than 3.66m (12ft.) above grade

Table 511.3

511.3 Unique Interpretation Required for the RSK Zone:

Notwithstanding the definition for “localized depression” contained in Part 2 Interpretation, the term “localized depression” when applied to lots zoned RSK shall be interpreted as follows:

“localized depression means

(i) an existing depression in natural grade not exceeding 3m (9.8ft.) in breadth or the lesser of 3m (9.8ft.) or 20% of the wall length along any building wall that it intersects;

(ii) a depression below the normal natural or finished grade created for the purpose of providing vehicle or pedestrian entrance to a building subject to the following conditions:

(a) only one vehicle entrance and one pedestrian entrance are permitted as localized depressions which must be located on the front of a single family residential building;

(b) on the front side of a building in the RSK Zone, the total localized depression width shall not exceed:

- 6m (20ft.) wide for a vehicle access
- 2.44m (8ft.) wide and 3.0m^2 (32$ft.^2$) for a pedestrian access
- 7.3m (24ft.) for a combined vehicle and pedestrian access

(iv) a light well on any side of a single family residential building extending not more than 0.75m (2.5ft.) beyond the building wall face and not exceeding 25% of the corresponding building width or length in total for one or more light wells; and

(v) any combination of vehicle or pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 7.3m (24ft.) of the corresponding front building width or 6m (20ft.) along any other side of a building”

(Bylaw 7042)

512 Single-Family Residential Highlands (RSH)

Intent

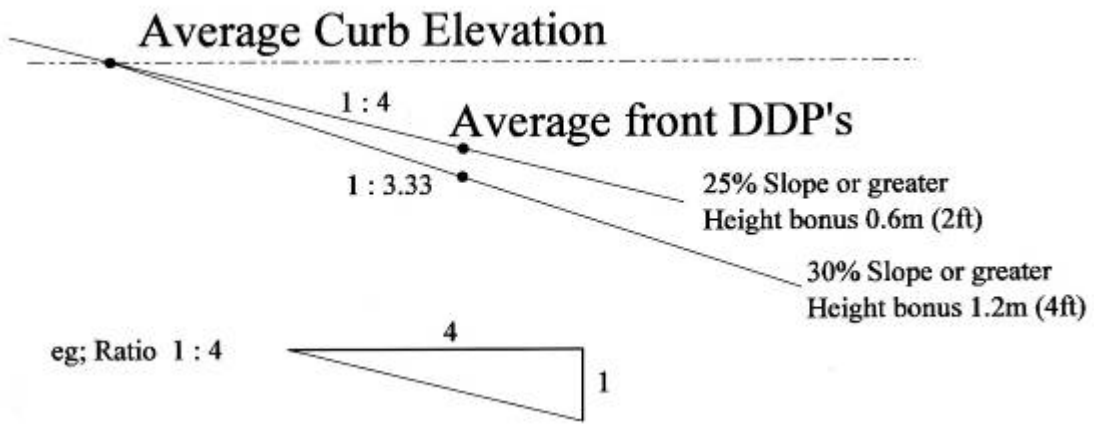
The intent of the RSH Zone is to establish development regulations unique to the Highlands Neighbourhood as identified on Map 512.

512.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 512.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

i) the allowable height of the principal building is bonused with an increase in height of 0.6m (2ft.) for a slope of 25% or greater or 1.2m (4ft.) for a slope of 30% or greater;

ii) the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4ft.) for a slope of 30% or greater to the extent that the height of the eave above finished grade does not exceed the maximum eave height stipulated in Table 512.1; as illustrated by the following diagram:



Roof Pitch	Maximum Height	Maximum Eave Height (regardless of roof pitch)
a) flat roof or sloped roof less than 4 ½ in 12	a) 6.1m (20ft.)	shall not exceed 5.49m (18ft.) at the minimum 1.83m (6ft.) sideyard but may increase at a 45^0 angle inwards to a maximum eave height of 6.71m (22ft.)
b) 4 ½ in 12 roof slope or greater	b) 7.32m (24ft.)	
c) 6 in 12 roof slope or greater	c) 7.92m (26ft.)	
d) 8 in 12 roof slope or greater	d) 8.53m (28ft.)	
e) 10 in 12 roof slope or greater	e) 9.14m (30ft.)	

Table 512.1

b) shall not extend above a line projected at a vertical angle of 45^0 inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8ft.) in width and gable ends;

c) shall not exceed the building coverage, setbacks, maximum building depth, floor space ratio, maximum principal building size and upper storey floor area stipulated in table 512.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	35%
Setbacks	
a) minimum front yard	a) 7.62m (25ft.)
b) minimum rear yard	b) 7.62m (25ft.)
c) combined front and rear yards	c) minimum 18.29m (60ft.)
d) minimum sideyard	d) 1.83m (6ft.)
e) combined sideyards	e) minimum 20% of lot width
f) flanking street (applies to corner lots)	f) 10% of lot width + 3m (10ft.) but in any event, the building shall not be required to be less than 7.32m (24ft.) in width

Element	Regulation
Maximum Building Depth	19.81m (65ft.)
Floor Space Ratio a) for all lots b) in the case of rooms having ceilings greater than 3.66m (12ft.) above the level of the floor below	 a) 0.4 b) that area above 3.66m (12ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	405m^2 (4359$ft.^2$)
Upper Storey Floor Area	shall not exceed 60% of the total floor area of the largest storey below excluding attached parking structures but in any event, the upper storey shall not be required to be less than 92.9m^2 (1000$ft.^2$)

Table 512.2

512.2 Attached and Detached Accessory Buildings and Structures:

a) attached or detached parking structures and other accessory buildings and structures shall be regulated in accordance with Table 512.3 below:

Element	Regulation
Parking Structures	
Setbacks:	
a) from a lot line facing a street	a) 6.1m (20ft.) for straight-in entry access or 3.1m (10ft.) for side entry access minimum
b) corner lot situation	b) in the front 7.62m (25ft.), not less than 6.1m (20ft.) or ½ of the lot width, whichever is less, from any side lot line common to lot and street
c) from any other building or structure	c) 1.52m (5ft.) minimum
d) from a lot line abutting another lot	d) 1.83m (6ft.) minimum
Size	
a) in a required front yard	a) shall not exceed the lesser of 25% of the required front yard or 45m^2 (484$ft.^2$)
b) in a required rear yard	b) parking buildings or structures or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
b) flat roof	b) 3.66m (12ft.)
c) 3 in 12 slope or greater	b) 4.57m (15ft.)

Other Accessory Buildings	
Location	are allowed in a rear yard or interior side yard only
Setbacks a) from a lot line facing a street b) from any other building or structure c) from a lot line abutting another lot	 a) 3.1m (10ft.) minimum b) 1.52m (5ft.) minimum c) 1.22m (4ft.) minimum
Size a) in the interior side or rear yard b) in the required rear yard	 a) shall not exceed $25m^2$ ($269ft.^2$) b) accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height a) flat roof b) 3 in 12 slope or greater	 a) 3.1m (10ft.) b) 4.57m (15ft.)
PARKING STRUCTURES AND OTHER ACCESSORY BUILDINGS IN COMBINATION	
Coverage	when located in a required rear yard, shall not exceed in total, 40% of the required rear yard area
SPECIAL CASES	
Swimming Pools a) from front and rear lot lines	 3.1m (10ft.)

Satellite Antennae	
a) siting	a) must be in the rear yard
b) setbacks	b) not less than 1.52m (5ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	c) not less than 6.1m (20ft.) from any side lot line common to the lot and street
d) height	d) not more than 3.66m (12ft.) above grade

Table 512.2

512.3 Unique Interpretation Required for the RSH Zone:

Notwithstanding the definition for "localized depression" contained in Part 2 Interpretation, the term "localized depression" when applied to lots zoned RSH shall be interpreted as follows:

"localized depression means

(i) an existing depression in natural grade not exceeding 3m (9.8ft.) in breadth or the lesser of 3m (9.8ft.) or 20% of the wall length along any building wall that it intersects;

(ii) a depression below the normal natural or finished grade created to provide a pedestrian entrance to a building subject to the following conditions:

(a) only one pedestrian entrance is permitted as a localized depression;

(b) on any side of a building, the total localized depression for a pedestrian entrance shall not exceed 2.44m (8ft.) in width and $3m^2$ (32sq.ft.) in area;

(iii) a light well extending not more than 0.75m (2.5ft.) beyond the building wall face and not exceeding in total 25% of the corresponding building wall length in total for one or more light wells; and

(iii) any combination of pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building

but in any case, the floor elevation of a parking structure shall not extend more than 0.61m (2ft.) below the normal natural grade.

513 Single-Family Residential Edgemont West (RSEW)

Intent

The intent of the RSEW Zone is to establish development regulations unique to the Edgemont West Neighbourhood as identified on Map 513.

513.1 Single-Family Residential Buildings:

a) Shall not exceed either the maximum height or maximum eave height stipulated in Table 513.1

Roof Pitch	Maximum Height	Maximum Eave Height (regardless of roof pitch)
(a) Flat roof or sloped roof less than 3 in 12	6.71m (22ft)	Shall not exceed 4.27m (14ft) at the minimum 1.83m (6ft) sideyard or 4.88m (16ft) at the minimum 2.44 (8ft) sideyard, whichever is applicable, but may increase at a 45º angle inwards to a maximum eave height of 6.71m (22ft)
(b) 3 in 12 roof slope or greater	7.32 m (24ft)	
(c) 6 in 12 roof slope or greater	7.92m (26ft)	
(d) 8 in 12 roof slope or greater	8.53m (28ft)	

Table 513.1

b) Shall not extend above a line projected at a vertical angle of 45º inward from the point of maximum eave height with the exception of dormers of not more than 2.44m (8ft) in width and gable ends;

c) Shall not exceed the building coverage, paving in the front yard, setbacks, maximum building depth, floor space ratio, maximum principal building size, covered entry height, and upper storey regulations stipulated in Table 513.2 as follows:

Element	**Regulation**
Building Coverage (including parking and accessory structures)	45%
Paving in the Front Yard Setback Area	Paved surfaces, designed and/or capable of accommodating vehicle access and parking, shall be limited to a maximum of 50% within the minimum front yard setback area, but shall in no case be required to be less than 6.1 m (20ft.) in width
Setbacks (a) minimum front yard (b) minimum rear yard (c) minimum sideyard for principal dwellings equal to or less than 7.32m (24ft) in height (d) minimum sideyard for principal dwellings greater than 7.32m (24ft) in height (e) combined sideyards (f) flanking street (applies to corner lots)	 7.62m (25ft) 7.62m (25ft) 1.83m (6ft) 2.44m (8ft) minimum 20% of lot width 10% of lot width + 1.83m (6ft) but in any event, the building shall not be required to be less than 7.32m (24ft) in width
Maximum Building Depth	19.81m (65ft)
Floor Space Ratio (a) for all lots (b) in the case of rooms having ceilings greater than 3.66m (12ft) above the level of the floor below	 0.35 + 32.5m^2 (350 ft^2) that area above 3.66m (12ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	405m^2 (4359ft^2)

Element	Regulation
Covered Entry Height (a) flat roof of the covered entry	the height from the porch floor to the ridge or highest point of a flat roof of the covered entry shall not exceed 3.66m (12ft.)
(b) slope of 3 in 12 or greater of the covered entry	the height from the porch floor to the ridge or highest point of a gable, hip or vaulted roof of the covered entry shall not exceed 4.27m (14 ft.)
Upper Storey (a) floor area	shall not exceed 75% of the total floor area of the largest storey below excluding attached parking structures but in any event, the upper storey shall not be required to be less than 92.9 m^2 (1000ft^2) in area
(b) width	shall not exceed 80% of the width of the largest storey below excluding attached parking structures but in any event, the upper storey shall not be required to be less than 7.32 m (24ft) in width

Table 513.2

513.2 Attached and Detached Accessory Buildings and Structures:

(a) Attached or detached parking structures and other accessory buildings and structures shall be regulated in accordance with Table 513.3 below:

Element	**Regulation**
Parking Structures	
Setbacks: (a) from a lot line facing a street	4.57m (15ft) for straight-in entry access or 3.1m (10ft) for side entry access minimum

Element	Regulation
Parking Structures	
(b) corner lot situation	in the front 7.62m (25ft), not less than 6.1m (20ft) or ½ of the lot width, whichever is less, from any side lot line common to lot and street
(c) from any other building or structure	1.52m (5ft) minimum
(d) from a lot line abutting another lot	1.22m (4ft) minimum
Size (a) in a required front yard	shall not exceed the lesser of 25% of the required front yard or 37.16 m^2 (400ft^2)
(b) in a required rear yard	parking buildings or structures, or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height (a) flat roof	3.66m (12ft)
(b) 3 in 12 slope or greater	4.57m (15ft)
Other Accessory Buildings	
Location	are allowed in a rear yard only
Setbacks (a) from any other building or structure	1.52m (5ft) minimum
(b) from a lot line abutting another lot	1.22m (4ft) minimum
Size	shall not exceed 25m^2 (269ft^2)

Other Accessory Buildings	
Required rear yard coverage	accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height (a) flat roof (b) 3 in 12 slope or greater	 3.66m (12ft) 4.57m (15ft)
Parking Structures and Other Accessory Buildings in Combination	
Coverage	when located in a required rear yard, shall not exceed in total, 40% of the required rear yard area
Special Cases	
Swimming Pools from front and rear lot lines Satellite Antennae (a) siting (b) setbacks (c) corner lot (d) height	 3.1m (10ft) must be in the rear yard not less than 1.52m (5ft) from the rear lot line and not less than 10% of the lot width from any side lot line not less than 6.1 m (20ft) from any side lot line common to the lot and street not more than 3.66m (12ft) above grade

Table 513.3”

(Bylaw 7103)

514 Single-Family Residential Canyon Heights (RSCH)

Intent

The intent of the RSCH Zone is to establish development regulations unique to the Canyon Heights Neighbourhood as identified on Map 514.

514.1 Single-Family Residential Buildings:

a) shall not exceed either the maximum height or maximum eave height stipulated in Table 514.1

Roof Pitch	Maximum Height	Maximum Eave Height (regardless of roof pitch)
a) Flat roof or sloped roof less than 3 in 12	6.71m (22ft)	Shall not exceed 4.88m (16ft) at the minimum 1.83m (6ft) sideyard but may increase at a 45º angle inwards to a maximum eave height of 6.71m (22ft)
b) 3 in 12 roof slope or greater	7.32 m (24ft)	
c) 6 in 12 roof slope or greater	7.92m (26ft)	
d) 8 in 12 roof slope or greater	8.53m (28ft)	
e) 10 in 12 roof slope or greater	9.14 (30ft)	

Table 514.1

b) shall not extend above a line projected at a vertical angle of 45º inward from the point of maximum eave height with the exception of dormers of not more than 2.44m (8ft) in width and gable ends;

c) shall not exceed the building coverage, paving in the front yard, setbacks, maximum building depth, floor space ratio, covered entry height, maximum principal building size and upper storey floor area stipulated in Table 514.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	45%

Paving in the Front Yard Setback Area	Paved surfaces, designed and/or capable of accommodating vehicle access and parking, shall be limited to a maximum of 50% within the minimum front yard setback area, but shall in no case be required to be less than 6.1 m (20ft) in width.
Setbacks a) minimum front yard b) minimum rear yard c) minimum sideyard d) combined sideyards e) flanking street (applies to corner lots)	 7.62m (25ft) 7.62m (25ft) 1.83m (6ft) minimum 20% of lot width 10% of lot width + 3m (10ft) but in any event, the building shall not be required to be less than 7.32m (24ft) in width
Maximum Building Depth	19.81m (65ft)
Floor Space Ratio a) for all lots b) in the case of rooms having ceilings greater than 3.66m (12ft) above the level of the floor below	 0.35 + 32.5m^2 (350 ft^2) that area above 3.66m (12ft) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Covered Entry Height a) flat roof of the covered entry feature b) slope of 3 in 12 or greater of the covered entry feature	 the height from the porch floor to the ridge or highest point of a flat roof of the covered entry shall not exceed 3.66m (12ft.) the height from the porch floor to the ridge or highest point of a gable, hip or vaulted roof of the covered entry shall not exceed 4.27 (14ft.)

Maximum Principal Building Size	405m^2 (4359ft^2)
Upper Storey Floor Area	shall not exceed 75% of the total floor area of the largest storey below excluding attached parking structures but in any event, the upper storey shall not be required to be less than 92.9 m^2 (1000ft^2)

Table 514.2

513.2 Attached and Detached Accessory Buildings and Structures:

a) Attached or detached parking structures and other accessory buildings and structures shall be regulated in accordance with Table 514.3 below:

Element	**Regulation**
Parking Structures	
Setbacks:	
a) from a lot line facing a street	4.57m (15ft) for straight-in entry access or 3.1m (10ft) for side entry access minimum
b) corner lot situation	in the front 7.62m (25ft), not less than 6.1m (20ft) or ½ of the lot width, whichever is less, from any side lot line common to lot and street
c) from any other building or structure	1.52m (5ft) minimum
d) from a lot line abutting another lot	1.22m (4ft) minimum
Size	
a) in a required front yard	shall not exceed the lesser of 25% of the required front yard or 46.45m^2 (500ft^2)
b) in a required rear yard	parking buildings or structures, or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12ft)
b) 3 in 12 slope or greater	4.57m (15ft)

Element	Regulation
Other Accessory Buildings	
Location	are allowed in a rear yard only
Setbacks a) from any other building or structure b) from a lot line abutting another lot	 1.52m (5ft) minimum 1.22m (4ft) minimum
Size	shall not exceed 25m^2 (269ft^2)
Required rear yard coverage	accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height a) flat roof b) 3 in 12 slope or greater	 3.66m (12ft) 4.57m (15ft)
Parking Structures and Other Accessory Buildings in Combination	
Coverage	when located in a required rear yard, shall not exceed in total, 40% of the required rear yard area
Special Cases	
Swimming Pools a) from front and rear lot lines	 3.1m (10ft)
Satellite Antennae a) siting b) setbacks c) corner lot d) height	 must be in the rear yard not less than 1.52m (5ft) from the rear lot line and not less than 10% of the lot width from any side lot line not less than 6.1 m (20ft) from any side lot line common to the lot and street not more than 3.66m (12ft) above grade

Table 514.3

514.3 Unique Interpretation Required for the RSCH Zone:

Notwithstanding the definition for “localized depression” contained in Part 2 Interpretation, the term “localized depression” when applied to lots zoned RSCH shall be interpreted as follows:

“localized depression” means

i. an existing depression in natural grade not exceeding 3m (9.8ft) in breadth or the lesser of 3m (9.8ft) or 20% of the wall length along any building wall that it intersects;

ii. a depression below the normal natural or finished grade created to provide a pedestrian entrance to a building subject to the following conditions:

a) only one pedestrian entrance is permitted as a localized depression;

b) on any side of the building, the total localized depression for a pedestrian entrance shall not exceed 2.44m (8ft) in width and $3m^2$ ($32ft^2$) in area;

iii. a light well extending not more than 0.75m (2.5ft) beyond the building wall face and not exceeding in total 25% of the corresponding building wall length in total for one or more light wells, and

iv. any combination of pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(Bylaw 7101)

515 Single-Family Residential Edgemont (RSE)

Intent

The intent of the RSE Zone is to establish development regulations unique to the Edgemont Neighbourhood as identified on Map 515.

515.1 Single-Family Residential buildings

(a) Shall not exceed either the maximum height or maximum eave height stipulated in Table 515.1

Roof Pitch	Maximum Height	Maximum Eave Height (regardless of roof pitch)
(a) Flat roof or sloped roof less than 3 in 12	6.1m (20 ft.)	Shall not exceed 4.9m (16 ft.) at the minimum 6 ft. side setback but may increase at a 45 degree angle inwards to a maximum eave of 6.71m (22 ft.)
(b) 3 in 12 slope or greater	7m (23 ft.)	
(c) 4½ in 12 roof slope or greater	7.62m (25 ft.)	
(d) 6 in 12 roof slope or greater	7.92m (26 ft.)	
(e) Height bonus for dormers	maximum height may be relaxed by up to 0.6 m (2 ft.) to accommodate dormers not more than 2.4m (8 ft.) in width when both of the following conditions are present: the lot slopes downhill a minimum of .6m (2 ft.) between the front average datum determination points and the rear average datum determination points; and the dormer does not project above the principal ridge or peak of the house	

Table 515.1

(b) Shall not extend above a line projected at a vertical angle of 45 degrees inward from the point of maximum eave height with the exception of dormers of not more than 2.44m (8 ft.) in width to a maximum of 50% of any building side and gable ends;

(c) Shall not exceed the building coverage, paving in the required front yard, setbacks, maximum building depth, floor space ratio, maximum principal building size, and upper storey regulations stipulated in Table 515.2 as follows:

Element	**Regulation**
Building Coverage (including parking and accessory structures)	35%
Paving within the required front yard (a) when straight-in entry parking structure or no parking structure (b) when side-entry parking structure	 40% maximum coverage for combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking 60% maximum coverage for combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking
Setbacks (a) front and rear each (b) combined front and rear (c) side (d) combined sideyards (e) flanking street	 7.62m (25 ft.) minimum 18.29m (60 ft.) minimum 1.83m (6 ft.) minimum 20% of lot width minimum 10% of lot width + 3m (10 ft.) but in any event the building shall not be required to be less than 7.32m (24 ft.) in width
Maximum Building Depth	19.81m (65 ft.)
Floor Space Ratio (a) for all lots (b) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	 0.35 + 32.5m² (350 sq.ft.) that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio

Maximum Principal Building Size	325.15 m² (3500 sq.ft.)
Upper Storey (a) floor area	 not to exceed either 75% of the largest storey below excluding those portions of attached parking structures which protrude beyond the principal building's wall face, or 92.9m² (1000 sq.ft.) whichever is greater
Balconies and Decks (a) balcony and deck floor area on any building side of the principal building located adjacent to an interior side lot line or a rear lot line (b) balcony and deck placement (c) balcony and deck height (d) balconies and decks above attached or detached parking structures	 only one balcony or deck per building side is permitted and each one shall not exceed a total floor area of 7.43m² (80 sq.ft.) upper storey balconies and decks shall not connect at the corners of the upper storey not higher than 7 inches above the elevation of the upper storey floor not permitted within the required front or rear yard setbacks for the principal building

Table 515.2

515. 2 Attached and Detached Accessory Buildings and Structures:

(a) Surface parking, attached or detached parking structures and other accessory buildings and structures shall be regulated in accordance with Table 515.3 below:

Element	**Regulation**
Parking	
Vehicle parking between the side of a side entry parking structure and front of the lot	Not Permitted
Parking Structures	
Maximum number of parking structures permitted in front of the house	1

Element	Regulation
Setbacks	
a) from a lot line facing a street	6.1m (20ft) for straight-in entry access or 4.57m (15ft) for side entry access minimum but need not be more than the principal building setback
b) corner lot situation	in the front 7.62m (25ft), not less than 6.1m (20ft) or ½ of the lot width, whichever is less, from any side lot line common to lot and street
c) in the case of detached parking structures from any other building or structure	1.52m (5ft) minimum
d) from a lot line abutting another lot	1.22m (4ft) when located to the rear of the dwelling or 1.8m (6 ft.) when located anywhere else on the lot
Size	
(c) in a required front yard	shall not exceed the lesser of 25% of the required front yard or 40.88 m^2 (440 sq.ft.)
(d) in a required rear yard	parking buildings or structures, or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height When in required yards: (a) Flat roof	3.66m (12 ft.)
(b) Slope of 4 in 12 or greater	4.57m (15 ft.)
When outside required yards with no living space above: (a) Flat roof	3.66m (12 ft.)
(b) Slope of 6 in 12 or greater	5.18m (17 ft.)

Other Accessory Buildings	
Location	Are only allowed in a rear yard or interior side yard (are not permitted in the flanking street side setback or to the front of the house)
Setbacks (a) from a lot line which abuts a street (b) from any other buildings or structure (c) from a lot line abutting another lot	 4.57 m (15 ft) minimum 1.52m (5ft) minimum 1.22m (4ft) minimum
Size (a) in the interior side or rear yard (b) in the required rear yard	 shall not exceed 19.5m^2 (210 sq.ft) accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height (c) flat roof (d) 3 in 12 slope or greater	 3.66m (12ft) 4.57m (15ft)
Total number of detached accessory structures permitted on a lot (in addition to parking structures)	2
Parking Structures and Other Accessory Buildings in Combination	
Location	Are allowed in a rear yard or interior side yard only (are not permitted in the flanking street side setback or to the front of the house)
Size (a) in the required rear yard (b) in total on the lot	 Shall not exceed 40% of the required rear yard area Shall not exceed 74.32m² (800 sq.ft.)

Special Cases	
Enclosures or pens for keeping domestic animals	Permitted in the rear yard only
Swimming Pools	
(a) Location	Are only permitted in a rear yard and must be outside of the flanking street side setback
(b) setback from rear lot line	3.1m (10ft) minimum
Satellite Antennae when greater than 24 inches in width	
(e) siting	must be in the rear yard
(f) setbacks	not less than 1.52m (5ft) from the rear lot line and not less than 10% of the lot width from any side lot line
(g) corner lot	not less than 6.1 m (20ft) from any side lot line common to the lot and street
(h) height	not more than 3.66m (12ft) above grade
Satellite Antennae when 24 inches in width or less	May be located anywhere on the house or to the rear of the house contingent upon a minimum 1.52m (5 ft.) setback from any lot line

Table 515.3

515.3 Unique Interpretation Required for the RSE Zone:

Notwithstanding the definition for “localized depression” contained in Part 2 Interpretation, the term “localized depression” when applied to lots zoned RSE shall be interpreted as follows:

localized depression” means:

i) an existing depression in natural grade not exceeding 3m (9.8ft) in breadth or the lesser of 3m (9.8ft) or 20% of the wall length along any building wall that it intersects;
ii) a depression below the normal natural or finished grade created to provide a pedestrian entrance to a building subject to the following conditions;
   a) only one pedestrian entrance is permitted as a localized depression;
   b) on any side of the building, the total localized depression for a pedestrian entrance shall not exceed 2.44m (8ft) in width and $3m^2$ (32 sq.ft.) in area;

iii) a light well extending not more than 0.75m (2.5ft) beyond the building wall face and not exceeding in total 25% of the corresponding building wall length in total for one or more light wells; and

iv) any combination of pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(Bylaw 7190)

516 Single-Family Residential Queensdale (RSQ)

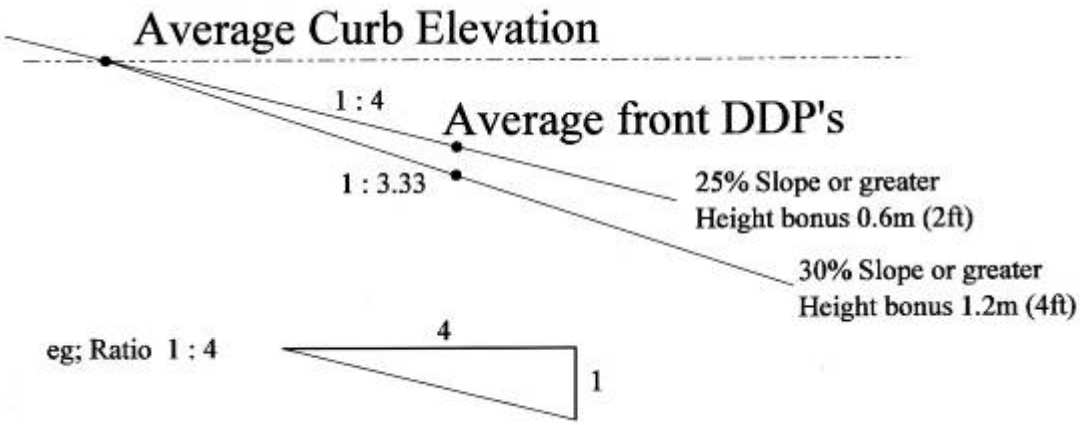
Intent

The intent of the RSQ Zone is to establish development regulations unique to the Queensdale Neighbourhood, as identified on Map 516.

516.1 Single-Family Residential Buildings

(a) shall not exceed either the maximum height or maximum eave height stipulated in Table 516.1, except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then

- the allowable height of the principal building is bonused with an increase in height of 0.6 m (2 ft.) for a slope of 25% or greater, or 1.2 m (4 ft.) for a slope of 30% or greater;
- the allowable eave height is bonused with an increase of 0.6 m (2 ft.) for a slope of 25% or greater, or 1.2 m (4 ft.) for a slope of 30% or greater to the extent that the height of the eave above the averaging of the front datum determination points and the averaging of the rear datum determination points does not exceed 6.71 m (22 ft.); as illustrated by the following diagram:



Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
for lots less than 12.19 m (40 ft.)	Flat Roof	6.71 m (22 ft.)	
	3 in 12 slope or greater	7.92 m (26 ft.)	6.71 m (22 ft.)
	4-1/2 in 12 slope or greater	8.53 m (28 ft.)	
or lots 12.19 m (40 ft.) or more	Flat Roof	6.71 m (22 ft.)	
	3 in 12 slope or greater	7.92 m (26 ft.)	6.71 m (22 ft.)
	4-1/2 in 12 slope or greater	8.53 m (28 ft.)	
	6 in 12 slope or greater	9.14 m (30 ft.)	
	9 in 12 slope or greater	9.75 m (32 ft.)	

Table 516.1

(b) shall not extend above a line projected at a vertical angle of 45º inward from the point of maximum eave height, with the exception of dormers of no more than 3.05 m (10 ft.) in width and gable ends;

(c) shall not exceed the building coverage, setbacks, maximum building depth, floor space ratio and maximum dwelling unit size stipulated in Table 516.2 as follows:

Element	Regulation
Building Coverage (including parking and accessory structures)	40%
Setbacks	
a) front and rear each	7.62 m(25 ft.) minimum
b) side	1.22 m (4 ft.) minimum
c) combined sideyards	20% of lot width minimum
d) flanking street	10% of lot width, but in any event the building shall not be required to be less than 7.32 m (24 ft.) in width
Maximum Building Depth	19.81 m (65 ft.)

Floor Space Ratio a) for all lots b) in the case of rooms having ceilings greater than 3.66 m (12 ft.) above the level of the floor below	 the greater of .45 or 2,200 sq. ft. that area above 3.66 m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio
Maximum Principal Building Size	551.83 sq. m. (5,940 sq. ft.)

Table 516.2

516.2 Attached and Detached Accessory Buildings and Structures:

(a) Attached or detached parking structures and other accessory buildings and structures shall be regulated in accordance with Table 516.3 below:

Element	Regulation
Parking Buildings and Structures	
Setbacks a) from a lot line facing a street b) from a lot line facing a lane or from any other building or other structure c) corner lot situation d) from a lot line abutting another lot	 4.5 m (15 ft.) for straight-in entry access or 3.0 m (10 ft.) for side entry access minimum, but need not be more than the principal building setback 1.52 m (5 ft.) minimum in the front 7.62 m (25 ft.) not less than 6 m (20 ft.) or ½ of the lot width, whichever is less, from any side lot line common to lot and street 1.2 m (4 ft.), except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots, each of which is 12.2 m (40 ft.) or less in width

Size a) in a required front yard	 shall not exceed the lesser of 25% of the required front yard or 53.5 sq. m (576 sq. ft.)
Height a) flat roof b) slope of 3 in 12 or greater	 3.66 m (12 ft.) 4.57 m (15 ft.)
Other Accessory Buildings and Structures	
Location	are allowed in a rear yard or interior side yard only
Setbacks a) from a lot line facing a street b) from a lot line facing a lane or from any other buildings or other structure c) from side lot line abutting another lot	 3.0 m (10 ft.) minimum 1.52 m (5 ft.) minimum 1.2 m (4 ft.) minimum
Size a) in the interior side or rear yard b) in the <u>required</u> rear yard	 shall not exceed 25 sq. m (269 sq. ft.) accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height a) flat roof b) slope in 3 in 12 or greater	 3.66 m (12 ft.) 4.57 m (15 ft.)
Parking Structures and Other Accessory Buildings and Structures in Combinations	
Size a) in the required rear yard b) in total on the lot	 shall not exceed 40% of the required rear yard area shall not exceed 74.32 sq. m (800 sq. ft.)

Swimming Pools a) Location b) Setback from front and rear lot lines	 allowed in front or rear yards not less than 3 m (10 ft.)
Satellite Antennae over .61 m (2 ft.) in diameter a) siting b) setbacks c) corner lot d) height	 must be in the rear yard not less than 1.52 m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line not less than 6.1 m (20 ft.) from any side lot line common to the lot and street not more than 3.66 m (12 ft.) above grade

Table 516.3

516.3 Unique Interpretation Required for the RSQ Zone:

Notwithstanding the definition for “maximum eave height” contained in Part 2 Interpretation, the term “maximum eave height”, when applied to lots zoned RSQ, shall be interpreted as follows:

“maximum eave height” shall be the vertical distance measured from the building height base line, and extending to the intersection of the exterior wall face or projection thereof with the top surface of the building, except that portion of wall contained within a roof gable.

550 Multiple-Family Zones (RM)

Intent

The intent of the RM zoning regulations is to permit low to medium density development in a multiple-family townhouse or single-family building format and, in the RM3 and RM6 zones to permit low-rise apartment buildings in order to allow a greater portion of the site to be devoted to landscaping and open space.

551 Uses in Multiple-Family Residential Zones (RM)

All uses of land, buildings and structures in RM Zones are prohibited except

551.1 the use of such land for a purpose related to a use of buildings and structures permitted in these zones including home occupations;

551.2 the use of such buildings and structures as

(a) single-family residential buildings

i) In the RM1 and RM2 zones where only one single-family residential building is located on a lot, the number of single-family residential buildings shall not exceed one for each 6,000 square feet

ii) In the RM 1 and RM 2 zones where only one single-family residential building is located on a lot, it may contain one or more of the following uses:

1) accommodation of not more than two boarders or lodgers in a single-family residential building;

(Bylaw 8036)

2) secondary suites subject to the following regulations:

a) only one secondary suite is permitted on a single-family residential lot;

b) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
c) a single-family residential building containing more than one boarder or lodger may not have a secondary suite; (Bylaw 8036)

3) bed and breakfast business subject to the regulations contained in Section 405A. (Bylaw 7576)

(iii) in the RM3 zone when:

1) the single family detached units are part of a multiple-family development;
2) the number of single family residential units does not exceed 50% of the total dwelling units involved in the project; and
3) the total number of dwelling units per lot does not exceed one for each 2400 square feet of lot area; (Bylaw 6855)

(b) multiple-family residential townhouse buildings, when

(i) in the RM1 Zone, the number of dwelling units per lot does not exceed one for each 6000 square feet of lot area;

(ii) in the RM2 Zone, the number of dwelling units per lot does not exceed one for each 3600 square feet of lot area;

(iii) in the RM3 Zone, the number of dwelling units per lot does not exceed one for each 2400 square feet of lot area;

(iv) in the RM5 Zone, the number of dwelling units per lot does not exceed one for each 7200 square feet of lot area;

(v) in the RM6 Zone and RM7 Zones, the number of dwelling units per lot does not exceed one for each 1800 square feet of lot area; (Bylaw 7014)

(c) low-rise residential apartment buildings, in the RM3 Zone, when the number of dwelling units per lot does not exceed one for each 2400 square feet of lot area and in the RM6 Zone when the number of dwelling units does not exceed one for each 1800 square feet of lot area;

(d) buildings or structures accessory to (a), (b) or (c).

552 Size, Shape and Siting of Residential Buildings in the RM1, RM2 and RM5 Zones

Residential buildings:

552.1 shall not exceed a height of 32 feet;

552.2 (a) shall be sited within the areas designated and delineated as `Siting Area' in the Plan Section of this Bylaw and in any case shall not, together with accessory buildings, parking spaces and driveways, occupy more than 50% of the lot area; or

(b) if an area is not so designated and delineated, be sited in accordance with Section 408 of this Bylaw. (Bylaw 6751)

552.3 Location of Secondary Suites: secondary suites must be located within the single-family residential building.

552.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m^2 (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building. (Bylaw 8036)

553 Size, Shape and Siting of Residential Buildings in the RM3 Zone

Residential buildings:

553.1 shall not exceed the height limits stipulated in Table 553.1 as follows:

BUILDING TYPE	MAXIMUM HEIGHT
Single-Family Residential Building	32 feet
Multiple-Family Residential Townhouse	32 feet
Low-Rise Residential Apartment	40 feet nor 4 storeys

Table 553.1
(Bylaw 6630)

553.2 (a) shall be sited within the areas designated and delineated as `Siting Area' in the Plan Section of this Bylaw and in any case shall not, together with accessory buildings, parking spaces and driveways, occupy more than 50% of the lot area; or

(b) if an area is not so designated and delineated, be sited in accordance with Section 408 of this Bylaw. (Bylaw 6751)

554 Size, Shape and Siting of Residential Buildings in the RM6 Zone

Residential buildings:

554.1 shall not exceed the height limits stipulated in Table 553.1 above;

554.2 shall not exceed a floor space ratio of 0.55.

555 Size, Shape and Siting of Residential Buildings in the RM7 Zone

Residential Buildings:

555.1 shall not exceed the height limits stipulated in Table 553.1 above:

555.2 shall not exceed a floor space ratio of 0.80;

555.3 shall not, together with accessory buildings, occupy more than 60% of the lot area; (Bylaw 7014)

556 Size, Shape and Siting of Detached Accessory Buildings and Structures in Multiple-Family Residential Zones (RM)

Accessory buildings and structures:

556.1 shall not exceed a height of 12 feet, except where the slope of the roof is equal to or greater than 3 in 12 in which case the maximum allowable height may be increased by 3 feet;

556.2 shall not together occupy more than 15% of the lot area; and

556.3 shall be sited not less than 5 feet from any other building or structure.

557 Low-Rise Residential Zones (RL)

Intent

The intent of the RL zoning regulations is to permit medium density development in the form of low-rise apartment buildings and, in the RL1 zone to permit a multiple-family townhouse building format to provide some variety of building form within a development.

558 Uses in Low-Rise Residential Zones (RL)

All uses of land, buildings and structures in RL Zones are prohibited except

558.1 the use of such land for a purpose related to a use of buildings and structures permitted in these zones including home occupations;

558.2 the use of such buildings and structures as

(a) multiple-family residential townhouse buildings in the RL1 Zone, when

(i) the lot area is not less than 10,000 square feet;

(ii) the number of dwelling units per lot does not exceed one for each 1200 square feet of lot area; and

(b) low-rise residential apartment buildings in the RL1, RL2, RL3 and RL4, when the lot area is not less than 10,000 square feet, and

(i) in the RL1 Zone, the number of dwelling units per lot does not exceed one for each 1200 square feet of lot area;

(ii) in the RL2 Zone, the number of dwelling units per lot does not exceed one for each 800 square feet of lot area;

(iii) in the RL3 Zone, the number of dwelling units per lot does not exceed one for each 750 square feet of lot area;

(iv) in the RL4 Zone, the number of dwelling units (inclusive of a caretaker unit), per lot does not exceed one for each 645 square feet ($60m^2$) of lot area;

(c) when limited to the first storey of a building in the RL3 Zone only:

(i) artist's studio;
(ii) billiard hall;
(iii) clubs;
(iv) household repair services;
(v) office purposes;
(vi) personal service shop;
(vii) professional office;
(viii) retail food services;
(ix) retail purposes; and
(x) restaurants; (Bylaw 6751)

(d) buildings and structures accessory to (a) and (b) and (c).
(Bylaw 6630)

559 Size, Shape and Siting of Residential Buildings in the RL1, RL2, RL3 and RL4 Zones

Residential buildings:

559.1 shall not exceed the height limits stipulated in Table 559.1 as follows:

BUILDING FORM	MAXIMUM HEIGHT
Multiple-Family Residential Townhouse	32 feet
Low-Rise Residential Apartment	40 feet nor 4 storeys

Table 559.1

559.2 (a) shall be sited within the areas designated and delineated as `Siting Area' in the Plan Section of this Bylaw and shall not occupy more than 50% of the lot area, and in any case shall not, together with accessory buildings, parking spaces and driveways, occupy more than 75% of the lot area;

(b) if an area is not so designated and delineated, shall be sited in accordance with Section 408 of this Bylaw; and (Bylaw 6751)

559.3 in the RL4 Zone, shall not exceed a floor space ratio of 1.3 and the size of each dwelling unit shall not exceed 700 square feet (65m^2), except for one caretaker unit per project which shall not exceed 1300 square feet (120m^2).

560 Size, Shape and Siting of Detached Accessory Buildings and Structures in Low-Rise Residential Zones (RL)

Accessory buildings and structures:

560.1 shall not exceed a height of 12 feet, except where the slope of the roof is equal to or greater than 3 in 12 in which case the maximum allowable height may be increased by 3 feet;

560.2 shall be sited not less than 5 feet from any other building or structure.

561 High-Rise Residential Zones (RH)

Intent

The intent of the RH zoning regulations is to permit high density development in the form of high-rise apartment buildings.

562 Uses in the High-Rise Residential Zones (RH)

All uses of land, buildings and structures in RH Zones are prohibited except:

562.1 the use of such land for a purpose related to a use of buildings and structures permitted in these zones including home occupations;

562.2 the use of such buildings and structures as:

a) high-rise residential buildings when the lot area is not less than 14,000 sq.ft.;

b) when limited to the first floor of a building in the RH3 Zone only:

(i) artist's studio;
(ii) billiard hall;
(iii) clubs;
(iv) household repair services;
(v) office purposes;
(vi) personal service shop;
(vii) professional offices;
(viii) restaurants;
(ix) retail food services; and
(x) retail purposes; (Bylaw 6751)

c) buildings and structures accessory to (a) and (b). (Bylaw 6630)

563 Size, Shape and Siting of Residential Buildings in High-Rise Residential (RH)

High-Rise Residential apartment buildings:

563.1 shall not exceed a height specified on the relevant plan in the Plan Section of this Bylaw, or, when no such height is specified, shall not exceed a height of 110 feet;

563.2 shall be sited within the areas designated and delineated as `Siting Area' in the Plan Section of this Bylaw and in any case shall not occupy more than 33% of the lot area, and, together with accessory buildings, parking spaces, and driveways, shall not occupy more than 75% of the lot area or, if an area is not so designated and delineated shall be sited in accordance with Section 408 of this Bylaw; (Bylaw 6751)

563.3 (a) in the RH1 Zone, shall be restricted to a maximum residential floor area for each lot calculated as follows:

Residential Floor Area = lot area x (0.5 + (0.2 ratio of concealed parking to required parking));

(b) in the RH2 and RH3 Zones, shall be restricted to a residential floor area for each lot calculated as follows:

Residential Floor Area = lot area x (0.5 + (0.3 x ratio of concealed parking to required parking) + (0.1 x number of storeys devoted to residential use));

but in no case shall the residential floor area be exceeded by the sum of the floor areas of all dwelling units on the lots, and, for the purpose of calculating such sum, each dwelling unit is deemed to contain 500 square feet of floor area plus 150 square feet of floor area for each bedroom.

564 <u>Size, Shape and Siting of Detached Accessory Buildings and Structures in High-Rise Residential Zones (RH)</u>

Accessory buildings and structures:

564.1 shall not exceed a height of 12 feet, except where the slope of the roof is equal to or greater than 3 in 12 in which case the maximum allowable height may be increased by 3 feet;

564.2 shall be sited not less than 5 feet from any other building or structure.

(Bylaw 6543)
(Bylaw 6732)

SCHEDULE “A”

1.	Braemar Neighbourhood	(Bylaw 6645)
2.	Marlborough Heights Neighbourhood (Map 503)	(Bylaw 6735)
3.	Norgate Neighbourhood (Map 504)	(Bylaw 6743)
4.	Delbrook Neighbourhood (Map 505)	(Bylaw 6783)
5.	Keith Lynn Neighbourhood (Map 506)	(Bylaw 6852)
6.	Murdo Frazer Neighbourhood (Map 507)	(Bylaw 6926)
7.	Norwood Queens Neighbourhood (Map 508)	(Bylaw 6939)
8.	Pemberton Heights Neighbourhood (Map 509)	(Bylaw 7006)
9.	Sunset Gardens Neighbourhood (Map 510)	(Bylaw 7028)
10.	Highlands Neighbourhood (Map 512)	(Bylaw 7092)
11.	Edgemont West Neighbourhood (Map 513)	(Bylaw 7103)
12.	Canyon Heights Neighbourhood (Map 514)	(Bylaw 7101)
13.	Edgemont Neighbourhood (Map 515)	(Bylaw 7190)
14.	Queensdale Neighbourhood (Map 516)	(Bylaw 7250)

Part 6 COMMERCIAL ZONE REGULATIONS

600-A Village Commercial–Gallant Avenue (VC-G)

600-A.01 Intent

The intent of the Village Commercial – Gallant Avenue Zone is to accommodate mixed use commercial buildings in a village setting.

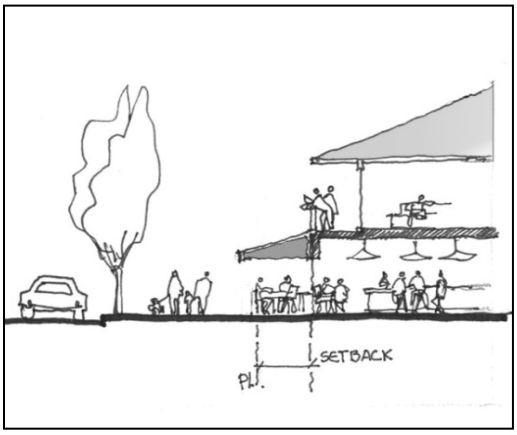
600-A.02 Permitted Uses

The following *principal uses* shall be permitted in the Village Commercial–Gallant Avenue Zone:

(a) **Uses Permitted without Conditions:**
Not applicable.

(b) **Conditional Uses**
The following *principal uses* are permitted when the conditions outlined in section 600-A.03
- Conditions of Use, are met:

live-work use;
office use;
personal service use;
residential use;
restaurant use;
retail use; and
service use.



600-A.03 Conditions of Use

(a) **All uses:** all uses of land, buildings, and structures are only permitted when the following conditions are met:

i) All aspects of the use are completely contained within an *enclosed building* except for:
   a. parking and loading areas;
   b. *outdoor customer service areas*;
   c. the display of goods limited to 5 m^2 (54 sq ft) per commercial unit; and
   d. outdoor *amenity areas* (balconies, patios or roof decks).

ii) Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

(b) ***Live-work use***: the use of land, buildings, and structures for ***live-work*** units is permitted when the following condition is met:

i) For properties on Gallant Avenue ***live-work*** uses are permitted only when ***office, personal service, restaurant, retail or service*** uses are located on the ground floor fronting Gallant Avenue.

Please note: Live-work units need careful consideration with regards to the Building Code, and projects wishing to include them may find the services of a code consultant necessary.

(c) ***Residential* use*:*** the use of land, buildings, and structures for dwelling units is permitted when the following conditions are met:

i) For properties on Gallant Avenue ***residential*** uses are permitted only when ***office, personal service, restaurant, retail or service*** uses are located on the ground floor fronting Gallant Avenue;

ii) Any part of any ***residential*** unit which faces Gallant Avenue must be located above the ground floor; and

iii) Each unit has access to a private storage space of at least 2 m (6.5 ft) in length, and 1 m (3.3 ft) in width and 2 m (6.5 ft) in height.

(d) ***Office, Personal Service, Restaurant, Retail and Service* uses**: the use of land, buildings, and structures for these uses is only permitted when the following conditions are met:

i) The unit is limited in size to 186 m^2 (2,000 sq ft);

ii) Any associated outdoor customer service areas are only permitted in areas adjacent to Gallant Avenue and Panorama Drive; and

iii) Any associated outdoor customer service areas must comply with the regulations found in Section 413.

600-A.04 <u>Accessory Use</u>

(a) ***Accessory uses*** are permitted.

(b) ***Home occupations*** are permitted in ***residential*** *dwelling units* in this zone.

600-A.05 Density

(a) The maximum permitted density is as follows in Table 1 below:

Table 1 – Maximum Permitted Density	
Site / Address	**Maximum Permitted Floor Area Ratio**
Deep Cove Village	
4310 Gallant Avenue Lot A of Lot A, Block 7, District Lot 626, Plan 15805, PID:007-615-191 4318-4322 Gallant Avenue The East 33 feet of Lot 2, except part in Plan 15805, Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-919 4330 Gallant Avenue Lot 19, except the East 33 feet of Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-641 4342-4344 Gallant Avenue The East 33 feet of Lot 19 of Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-625 2211 Panorama Drive The South 50 feet of Lot 20 of Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-676	1.2
2221 Panorama Drive All Strata Lots, District Lot 626, Group 1, New Westminster District, Strata Plan BCS1990	1.75
4313-4323 Gallant Avenue All Strata Lots, District Lot 626, Strata Plan VR 1273	2.25
4349-4355 Gallant Avenue All Strata Lots, District Lot 626, Strata Plan VR 1404 2181 Panorama Drive All Strata Lots, District Lot 626, Strata Plan VR 1404	2.0

4361- 4387 Gallant Avenue Lot 1 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 010-845-682 Lot 2 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-247 Lot 3 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-221	for lots less than 2300 m^2 (24,750 sq ft) a maximum permitted FAR of 1.2; for lots greater than or equal to 2300 m^2 (24,750 sq ft) a maximum permitted FAR of 1.5
4361- 4387 Gallant Avenue Lot 1 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 010-845-682 Lot 2 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-247 Lot 3 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-221	for lots less than 2300 m^2 (24,750 sq ft) a maximum permitted FAR of 1.2; for lots greater than or equal to 2300 m^2 (24,750 sq ft) a maximum permitted FAR of 1.5
4390 Gallant Avenue All Strata Lots, District Lot 626, Strata Plan VAS 2822	1.85

(c) For the purposes of calculating floor area ratio the following are exempted:

i) Covered or enclosed parking;
ii) Bicycle storage; and
iii) 2m^2 (21.5 sq ft) of storage space per unit.

(d) Maximum units per hectare: Not applicable.

600-A.06 Maximum Principal Building Size

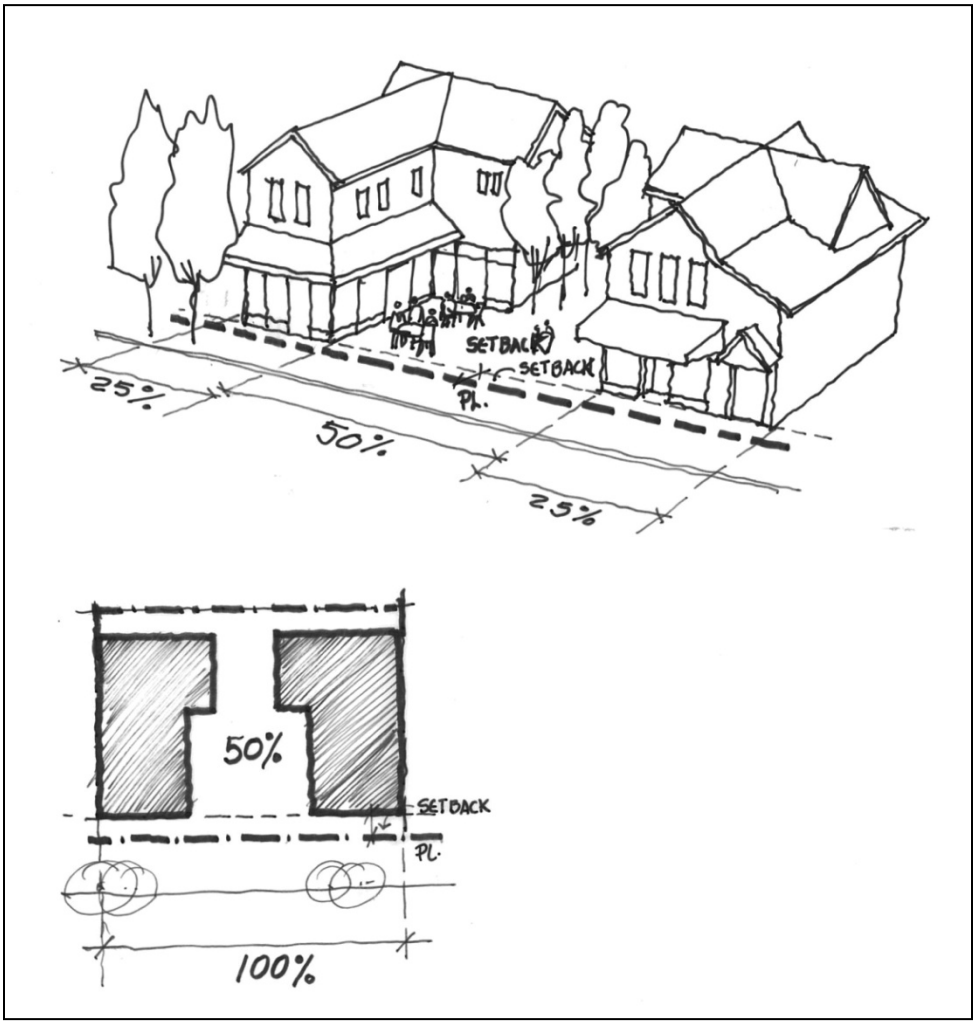
Not Applicable.

600-A.07 Setbacks

Setback	**Principal and Accessory Buildings and Structures**
From Gallant Avenue and Caledonia Avenue	Minimum: 1.5 m (4.9 ft) Maximum: 4.5 m (15 ft)
Any yard abutting a property in a Single Family (RS) or Multi Family (RM) Zone	Minimum 1.8 m (6 ft)
Setback to a Creek	Refer to the Streamside Development Permit Guidelines
Setback from an Ocean Natural Boundary Line	Not applicable

600-A.08 Building Orientation

(a) For buildings oriented towards Gallant Avenue, at least **50%** of the lot width must be occupied by a building that fronts the street and meets the front yard setback requirements.



600-A.09 Building Depth and Width

(a) Building Width: The maximum building width is 45 m (148 ft).

(b) Building Depth: Not applicable.

600-A.10 Coverage

(a) Building Coverage: Maximum: 80%

(b) Site Coverage: Maximum: 90%

600-A.11 Height

(a) Maximum permitted heights are listed in Table 2;

(b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%; and

(c) For the purposes of measuring maximum number of storeys, the permitted number of storeys does not include parking.

Table 2		
Site / Address	**Maximum Permitted Height for Principle and Accessory Buildings and Structures**	**Maximum number of storeys**
Deep Cove Village		
4310 Gallant Avenue Lot A of Lot A, Block 7, District Lot 626, Plan 15805, PID:007-615-191 4318-4322 Gallant Avenue The East 33 feet of Lot 2, except part in Plan 15805, Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-919 4330 Gallant Avenue Lot 19, except the East 33 feet of Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-641 4342-4344 Gallant Avenue The East 33 feet of Lot 19 of Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-625 2211 Panorama Drive The South 50 feet of Lot 20 of Lot A, Block 7, District Lot 626, Plan 1411, PID:014-669-676	Is the horizontal plane 7.62 m (25 ft) above the measuring point established on Figure 1 and which measuring point is deemed to be at property line.	2 storeys

2221 Panorama Drive All Strata Lots ,District Lot 626, Group 1, New Westminster District, Strata Plan BCS1990	12.2 m (40 ft)	3 storeys
4313-4323 Gallant Avenue; All Strata Lots, District Lot 626, Strata Plan VR 1273	14.6 m (48 ft)	5 storeys
4349-4355 Gallant Avenue All Strata Lots, District Lot 626, Strata Plan VR 1404 2181 Panorama Drive All Strata Lots, District Lot 626, Strata Plan VR 1404	12.2 m (40 ft)	4 storeys
4361-4387 Gallant Lot 1 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 010-845-682 Lot 2 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-247 Lot 3 of Lot B, Block 7, District Lot 626, Plan 1411, PID: 014-659-221	Is the horizontal plane 10.7 m (35 ft) above the measuring point established on Figure 2 and which measuring point is deemed to be at property line.	3 storeys
4390 Gallant Avenue All Strata Lots, District Lot 626, Strata Plan VAS 2822	12.2 m (40 ft)	3 storeys from Gallant Ave.

Figure 1 – Measurement Locations for Maximum Permitted Heights

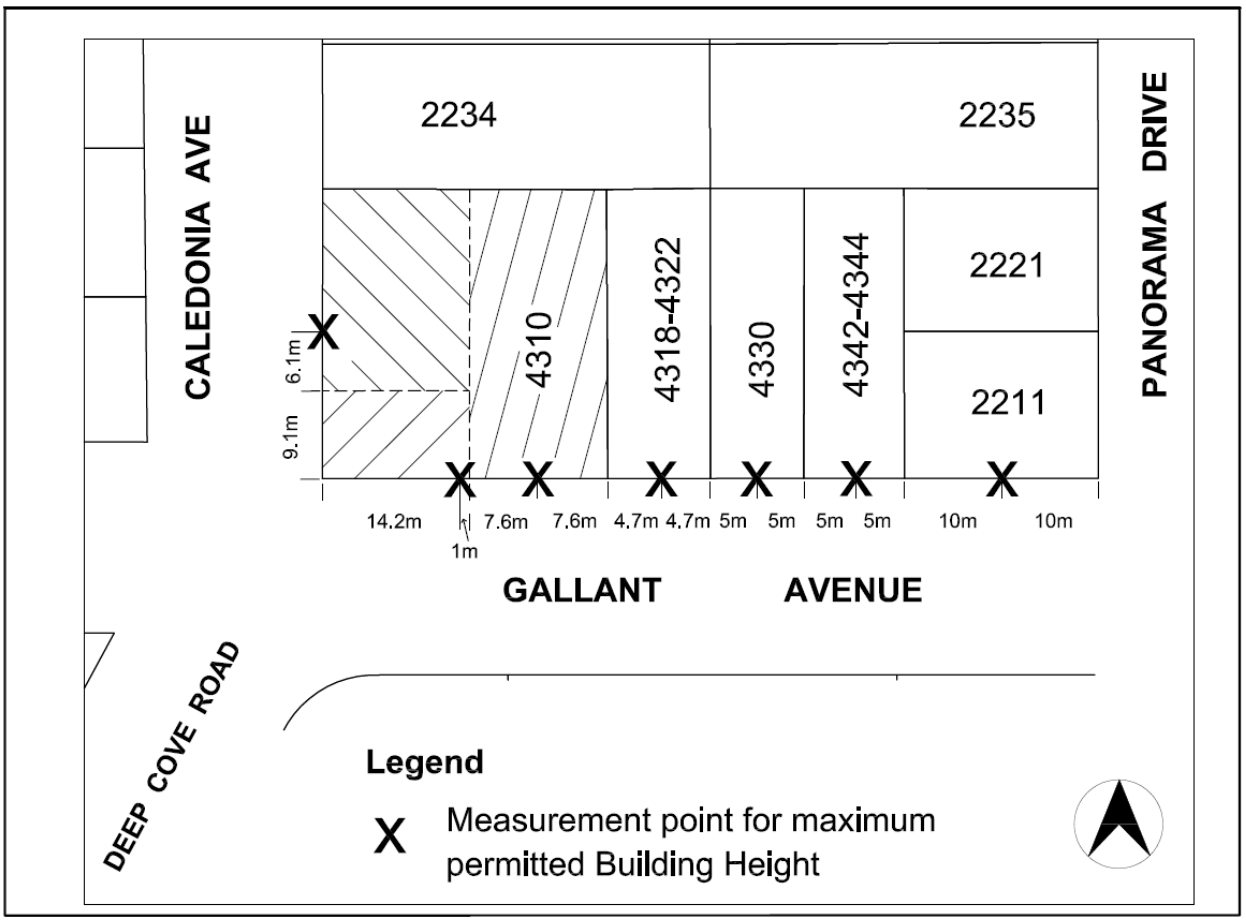
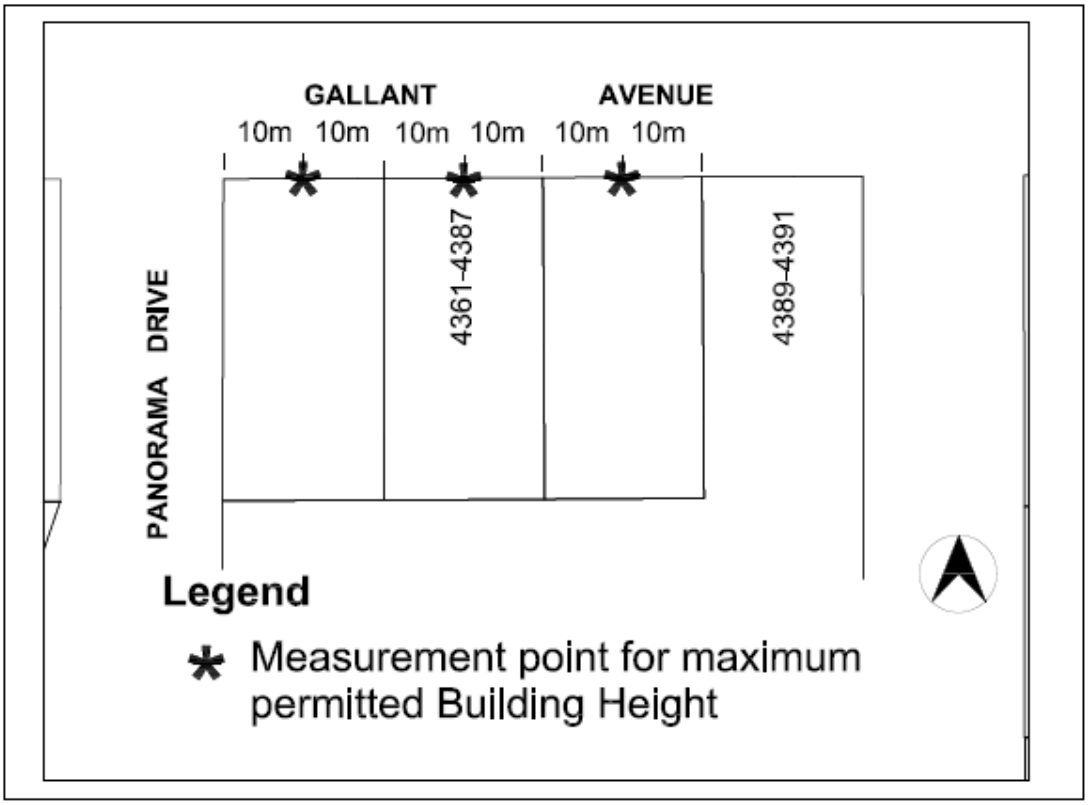


Figure 2 – Measurement Locations for Maximum Permitted Heights



600-A.12 <u>Landscaping</u>

(a) All land areas not occupied by buildings, structures, plazas, patios, parking spaces, loading spaces, driveways, manoeuvring aisles, and sidewalks shall be landscaped.

(b) A 2 m (6.6 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from public view:
i) exterior garbage and recycling areas, where permitted; and
ii) exterior utility boxes, vents and pumps.

(c) A 1.8 m (6 ft.) wide landscape strip is required at the rear of any property abutting land zoned Residential (RS, RL and RM) which is not occupied by vehicle access.

Please note: Landscaping may also be used to address storm water management requirements as established in the Development Services Bylaw.

600-A.13 <u>Subdivision Requirements</u>

(a) Subdivision standards are as stipulated in Part 3A.

600-A.14 Additional Accessory Structure Regulations

Not Applicable.

600-A.15 Parking and Loading Regulations

(a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.

(b) Loading Bays are required for buildings with more than 500m^2 (5,382 sq ft) of floor area on the main floor used for ***office, personal service, restaurant, retail or service uses.***

600-A.16 Zone Specific Development Permit Regulations

In addition to the District-wide form and character Development Permit Guidelines in the Official Community Plan, these additional guidelines provide further design direction to maintain the village character of Deep Cove. These additional guidelines are applicable to all development in the Village Commercial- Gallant Avenue Zone (VC-G).

1. Roof Lines:

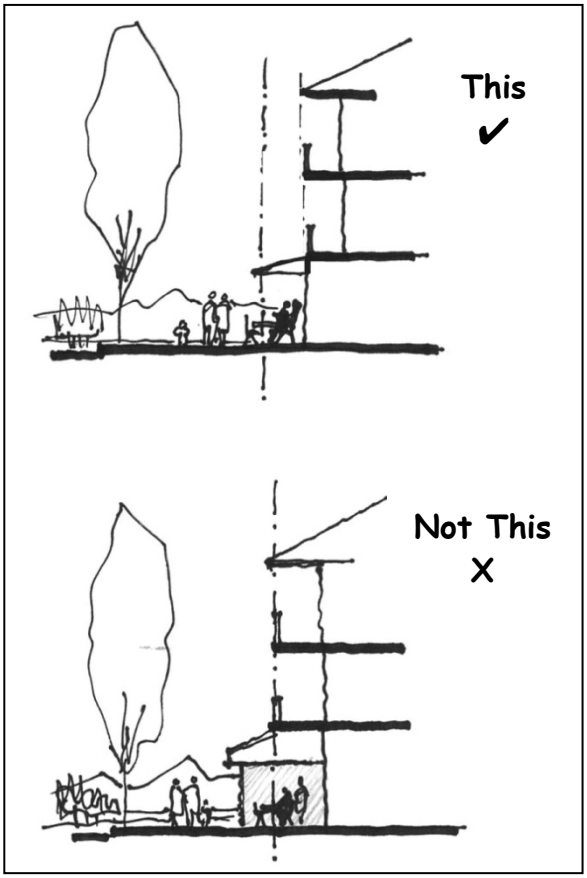
a) While sloped roofs are preferred in Deep Cove, it is recognized that part of Deep Cove's charm is its eclectic mix of styles, so alternative roof styles will be considered.

b) In all cases, roof lines should be designed to reduce the impression of the bulk of the building. On sloped sites, building massing and roof lines should be stepped to follow the grade.

2. Views:

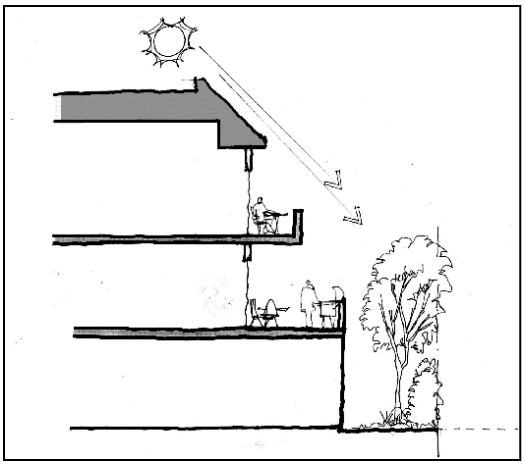
a) Looking east down Gallant Avenue there is an existing public view of the Cove. This view should be protected by ensuring that new development meets the front yard setbacks described in the zone, and by stepping back upper stories, particularly the 3rd floor (where permitted) to provide a greater feeling of openness.

b) Preservation of the public views should be considered in the design of awnings and patio spaces. Screens or temporary enclosures (weather shields) that block public views down the street should be avoided.



3. Neighbourly Setbacks:

a) Where new development is adjacent to land



zoned Single Family and Multi Family Residential (RS and RM), every effort should be made to design in a way that minimizes impacts to residential neighbours through:

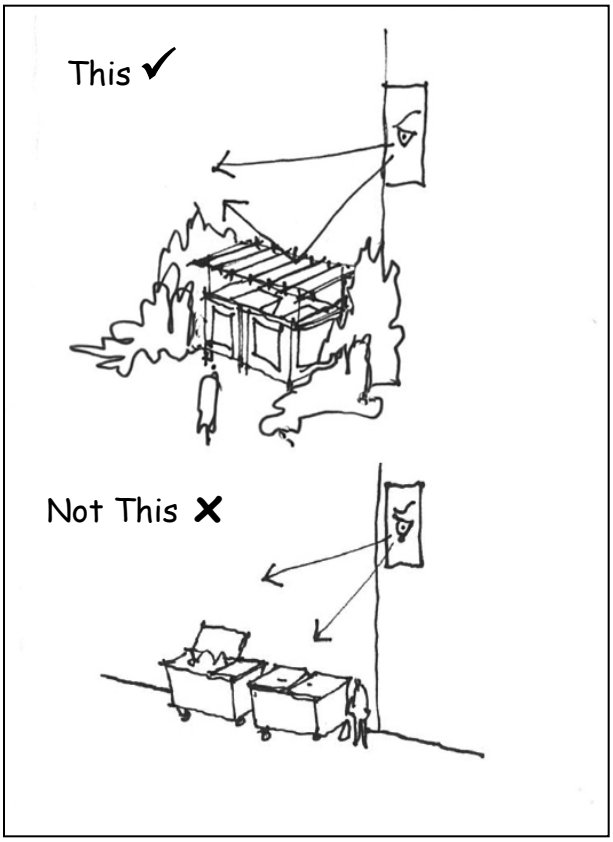
- The provision of a landscape buffer along the property li where feasible;
- The use of heights and setbacks to reduce the effects of over-shadowing; and
- The careful design and location of balconies and windows t reduce over-looking.

4. Building Materials:

a) While there is a mix of building materials used in Deep Cove, there is a preference that buildings use wood or fibre cement cladding which has the appearance of wood. The use of metal, stucco, and exposed concrete is discouraged but special consideration will be given to these materials where excellence in design can be demonstrated.

5. Sidewalk Treatment:

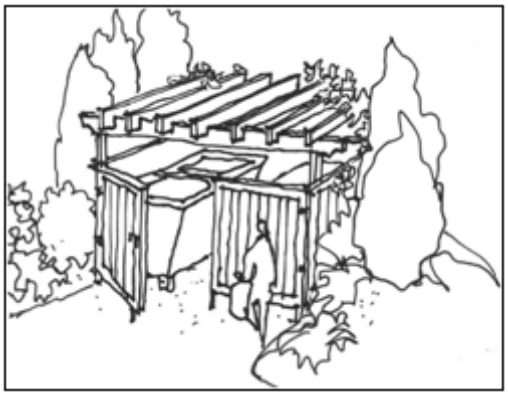
a) The public plaza and intersection of Gallant Avenue and Panorama uses brick pavers. Consideration should be given to further use of brick pavers in sidewalk and patio areas to continue the theme in the village.



6. Parking, Loading and Garbage Areas:

a) Ensure the location and design of parking, loading and garbage areas minimize impacts of these areas on adjacent residential properties.

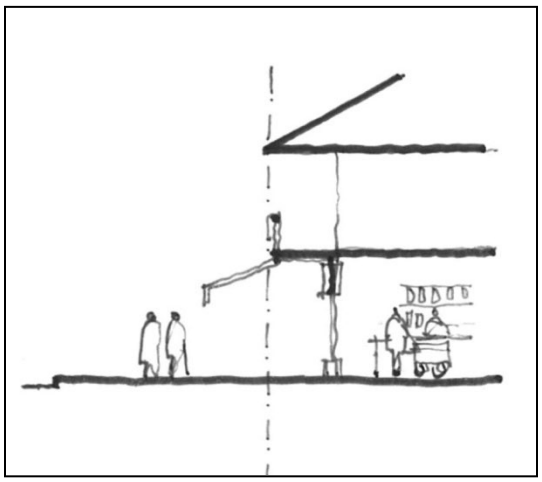
b) Where appropriate, use landscaping to screen parking, loading and garbage areas from view.



7. Commercial Units

a) All buildings facing Gallant Avenue should include commercial space that relates to the street and creates a pedestrian-friendly streetscape.

In particular, designs should consider:

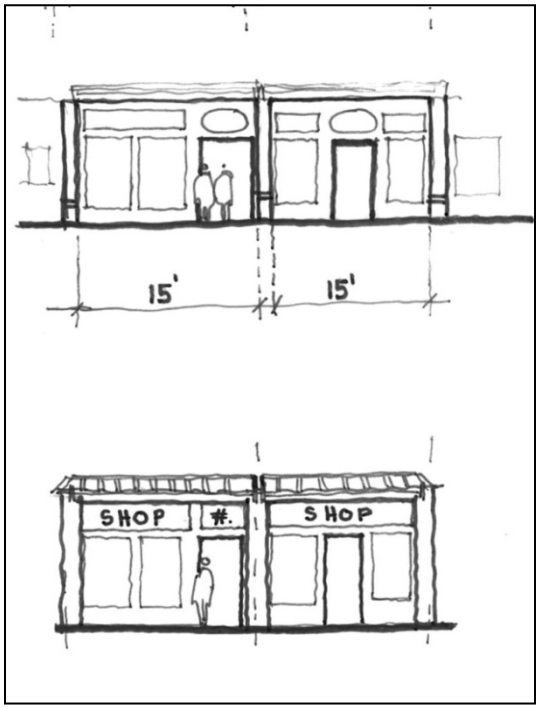


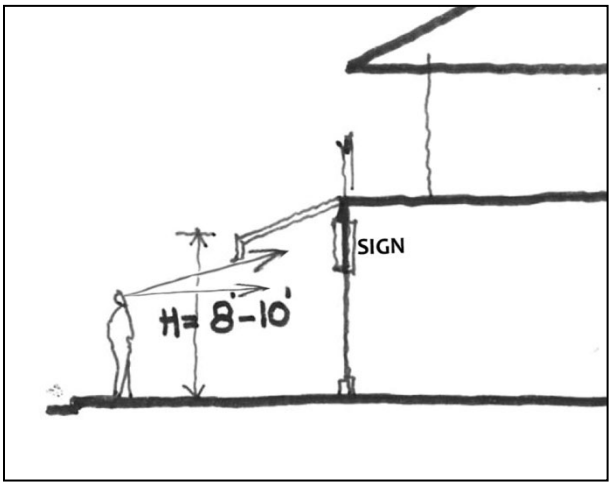
i) At-grade commercial space should be designed with doo and large windows that face and relate to the sidewalk;

ii) Glazing should be clear and inviting and use of intensive window signage or storage should be avoided;

iii) Building mass should be broken into storefronts of no more than 4.5 metres (15 ft) wide;

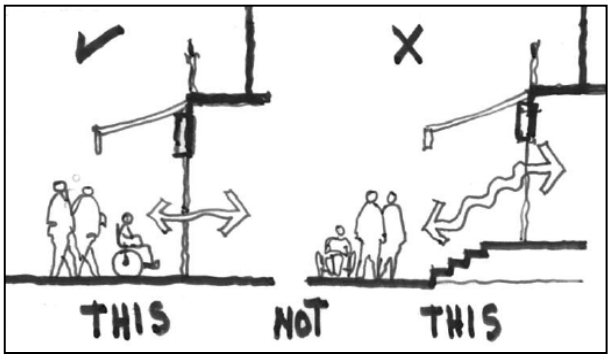
iv) Sign bands, awnings and canopies should be coordinated with storefronts and window alignments



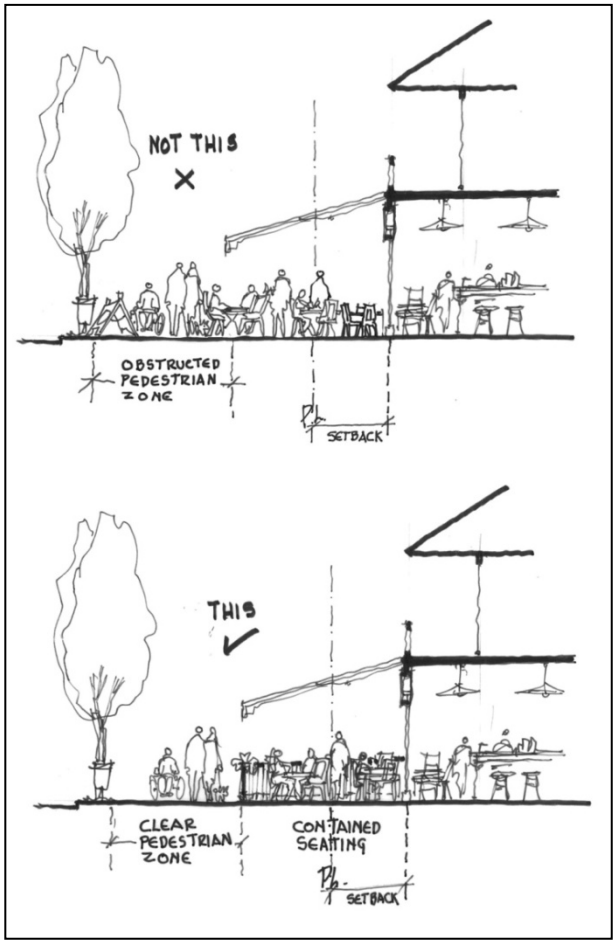


v) Awnings should be located 8-10 ft above grade;

vi) On Gallant Avenue, awnings should have a fabric appearance; special consideration will be given to alternative styles, where excellence in design c be demonstrated;



vii) Every effort should be made to ensure ground level commercial units are at the same level as the adjacent sidewalk and <u>avoid the use of stairs</u> between the sidewalk and the front facade; and



viii) Where restaurants or cafes are considering designs for patio or outdoor customer seating areas, these areas should be designed to contain the seating so that chairs and tables do not block so much of the public sidewalk that there is no longer a clear path for pedestrians of at least 1.5 m (4.9 ft) in width.

8. Residential Units:

a) It is recommended that all units have access to an outdoor amenity space (balconies, patios or roof decks) on site of at least 4.7 m^2 (50 sq ft) per unit. The amenity space must be large enough to accommodate a bar-b-q and seating, and so it is recommended that it has at least one dimension which is 1.8 m (6 ft) in depth.

600-B Village Commercial–Deep Cove Road (VC-DC)

600-B.01 Intent

The intent of the Village Commercial–Deep Cove Road Zone is to accommodate mixed use commercial buildings in a village setting.

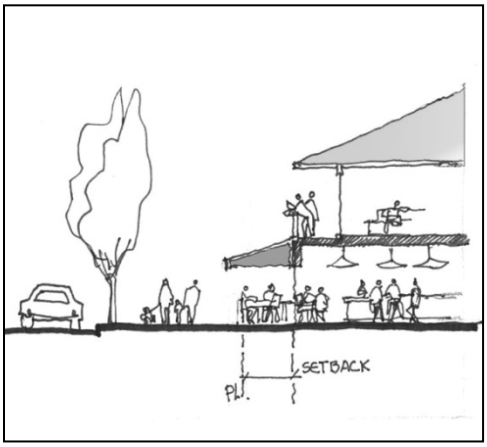
600-B.02 Permitted Uses

The following *principal uses* shall be permitted in the Village Commercial-Deep Cove Road Zone:

(a) **Uses Permitted without Conditions:**

Not applicable.

(b) **Conditional Uses**



The following *principal uses* are permitted when the conditions outlined in section 600B.03 - Conditions of Use, are met:

live-work use;
office use;
personal service use;
residential use;
restaurant use;
retail use; and
service use.

600-B.03 Conditions of Use

(a) **All uses:** all uses of land, buildings, and structures are only permitted when the following conditions are met:

i) All aspects of the use are completely contained within an *enclosed building* except for:
   a. parking and loading areas;
   b. *outdoor customer service areas*;
   c. the display of goods limited to 5 m^2 (54 sq ft) per commercial unit; and
   d. outdoor *amenity areas* (balconies, patios or roof decks).

ii) Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

(b) ***Live-work use***: the use of land, buildings, and structures for ***live-work*** units is permitted when the following condition is met:

i) For properties on Deep Cove Road ***live-work*** uses are permitted only when ***office, personal service, restaurant, retail or service*** uses are located on the ground floor fronting onto Deep Cove Road.

Please note: Live-work units need careful consideration with regards to the Building Code, and projects wishing to include them may find the services of a code consultant necessary.

(c) ***Residential* use*:*** the use of land, buildings, and structures for dwelling units is permitted when the following conditions are met:

i) For properties on Deep Cove Road ***residential*** uses are permitted only when ***office, personal service, restaurant, retail or service*** uses are located on the ground floor fronting onto Deep Cove Road; and

ii) Any part of any ***residential*** unit which faces Deep Cove Road must be located above the ground floor; and

iii) Each unit has access to a private storage space of at least 2 m (6.5 ft) in length, and 1 m (3.3 ft) in width and 2 m (6.5 ft) in height.

(d) ***Office, Personal Service, Restaurant, Retail and Service* uses**: the use of land, buildings, and structures for these uses is only permitted when the following conditions are met:

i) Any associated outdoor customer service areas are only permitted in areas adjacent to Deep Cove Road and Mount Seymour Parkway; and

ii) Any associated outdoor customer service areas must comply with the regulations found in Section 413.

600-B.04 <u>Accessory Use</u>

(a) ***Accessory uses*** are permitted.

(b) ***Home occupations*** are permitted in ***residential*** *dwelling units* in this zone.

600-B.05 Density

(a) The maximum permitted density is as follows in Table 1 below:

Table 1 – Maximum Permitted Density	
Site / Address	**Maximum Permitted Floor Area Ratio**
Deep Cove Road	
1012 – 1046 Deep Cove Road 4260-4266 Mount Seymour Parkway Lot 112, except part in Plan 23098, Block 11, District Lot 624, Plan 2861, PID: 003-055-973 Lot Q, Block 11, District Lot 624, Group1, New Westminster District, Reference Plan LMP18011, PID:018-858-481	1.2

(b) For the purposes of calculating floor area ratio the following are exempted:

i) Covered or enclosed parking;
ii) Bicycle storage; and
iii) $2m^2$ (21.5 *sq ft*) of storage space per unit.

(c) Maximum units per hectare: Not applicable.

600-B.06 Maximum Principal Building Size

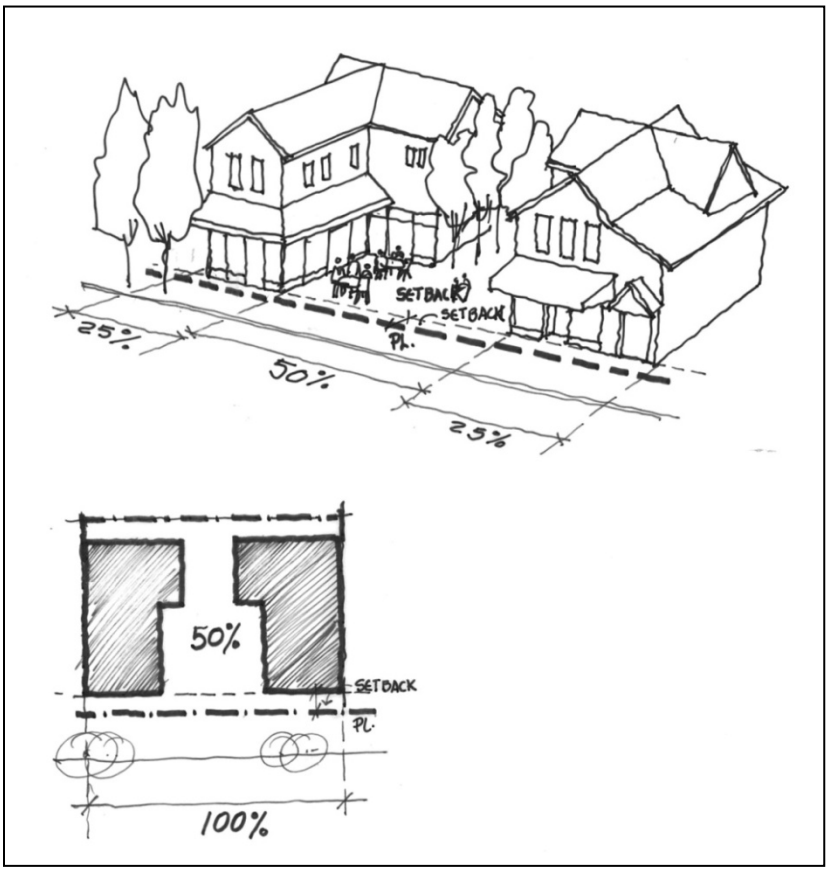
Not Applicable.

600-B.07 Setbacks

Setback	Principal and Accessory Buildings and Structures
From Deep Cove Road	Minimum: 1.5 m (4.9 ft) Maximum: 4.5 m (15 ft)
Any yard abutting a property in a Single Family (RS) Zone	Minimum 1.8 m (6 ft)
Setback to a Creek	Refer to the Streamside Development Permit Guidelines
Setback from an Ocean Natural Boundary Line	Not applicable

600-B.08 Building Orientation

(a) For buildings oriented towards Deep Cove Road, at least **50%** of the lot width must be occupied by a building that fronts the street and meets the front yard setback requirements.



600-B.09 Building Depth and Width

(a) Building Width: The maximum building width is 45 m (148 ft).

(b) Building Depth: Not applicable.

600-B.10 Coverage

(a) Building Coverage: Maximum: 80%

(b) Site Coverage: Maximum: 90%

600-B.11 Height

(a) Maximum permitted heights are listed in Table 2 below;

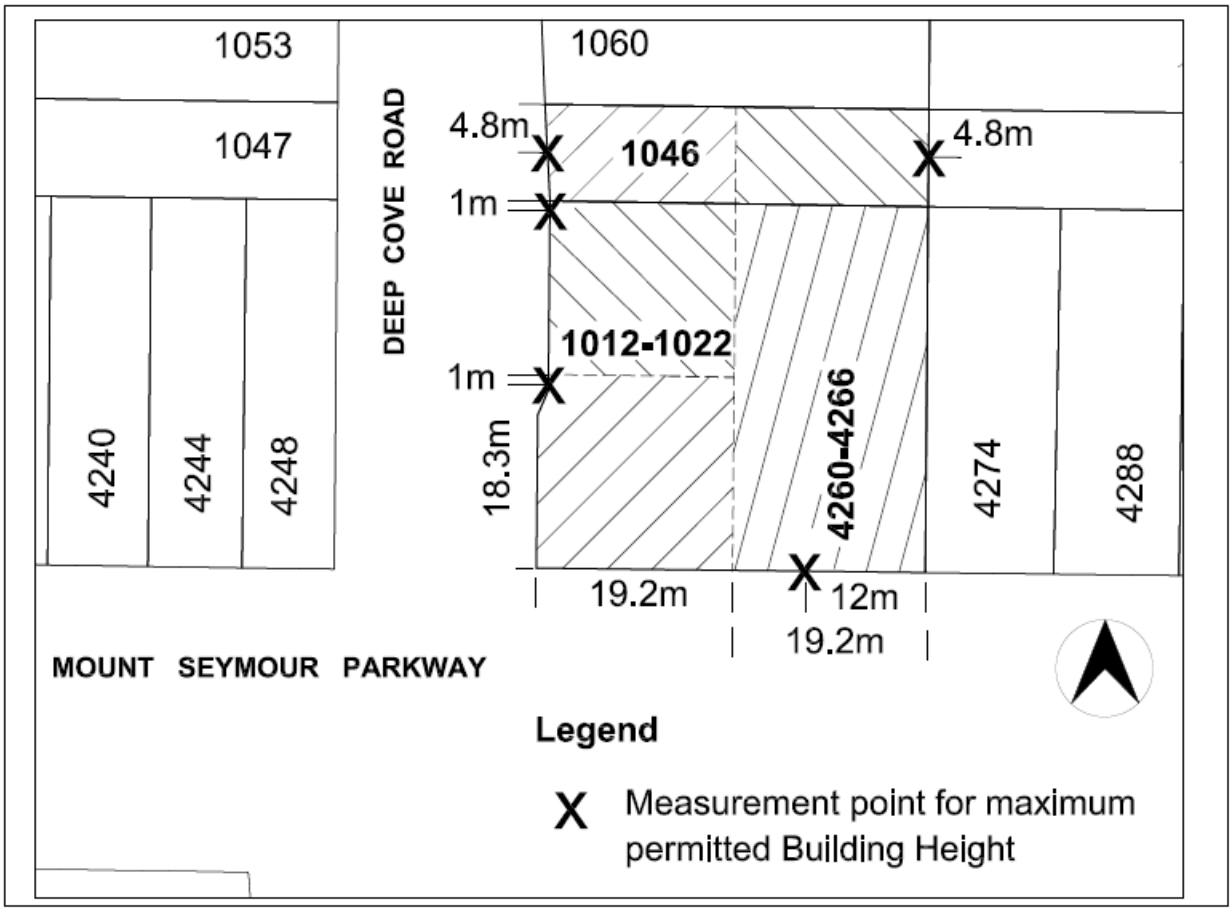
(b) In the case of a roof, the slope of which is 2 in 12 or greater, the maximum permitted height may be increased by 15%; and

(c) For the purposes of measuring maximum building height the permitted number of storeys does not include parking.

Table 2

Site / Address	Maximum Permitted Height for Principle and Accessory Buildings and Structures	Maximum number of storeys
1012 – 1046 Deep Cove Road 4260-4266 Mount Seymour Parkway Lot 112, except part in Plan 23098, Block 11, District Lot 624, Plan 2861, PID: 003-055-973 Lot Q, Block 11, District Lot 624, Group1, New Westminster District, Reference Plan LMP18011 PID:018-858-481	Is the horizontal plane 7.62 m (25 ft) above the measuring point established on Figure 1 and which measuring point is deemed to be at property line.	2 storeys

Figure 1 – Measurement Locations for Maximum Permitted Heights



600-B.12 Landscaping

(a) All land areas not occupied by buildings, structures, plazas, patios, parking spaces, loading spaces, driveways, manoeuvring aisles, and sidewalks shall be landscaped.

(b) A 2 m (6.5 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with 90% opacity, is required to screen from public view:

i) exterior garbage and recycling areas, where permitted; and

ii) exterior utility boxes, vents and pumps.

(c) A 1.8 m (6 ft.) wide landscape strip is required at the rear of any property abutting land zoned Residential (RS, RL and RM).

Please note: Landscaping may also be used to address storm water management requirements established in the Development Services Bylaw.

600-B.13 Subdivision Requirements

(a) Subdivision lot design standards are as follows:

Minimum Lot Size	Maximum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Width on Corner Lots
275m^2 (2,960 sq ft)	Not applicable	7.5m (25 ft)	34m (112 ft)	Not applicable

600-B.14 Additional Accessory Structure Regulations

Not Applicable.

600-B.15 Parking and Loading Regulations

(a) Parking spaces shall be provided in accordance with Part 10 of this Bylaw.

(b) Loading Bays are required for buildings with more than 500m^2 (5,382 sq ft) of floor area on the main floor used for ***office, personal service, restaurant, retail or service uses.***

600-B.16 Zone Specific Development Permit Regulations

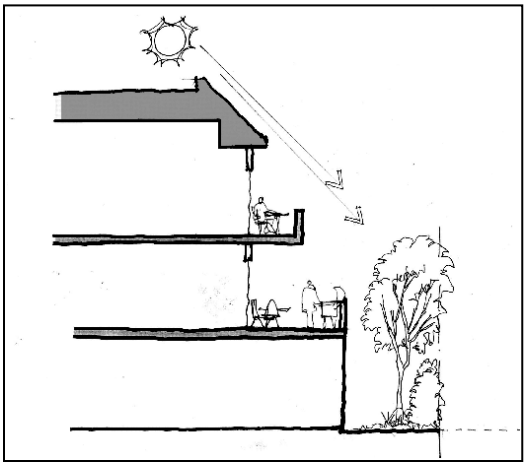
In addition to the District-wide form and character Development Permit Guidelines in the Official Community Plan, these additional guidelines provide further design direction to maintain the character of Deep Cove Road. These additional guidelines are applicable to all development in the Village Commercial- Deep Cove Road Zone (VC-DC).

1. **Roof Lines:**

a) In all cases, roof lines should be designed to reduce the impression of the bulk of the building. On sloped sites, building massing and roof lines should be stepped to follow the grade.

2. **Neighbourly Setbacks:**

a) Where new development is adjacent to land zoned Single Family and Multi Family Residential (RS and RM), every effort should be made to design in a way that minimizes impacts to residential neighbours through:

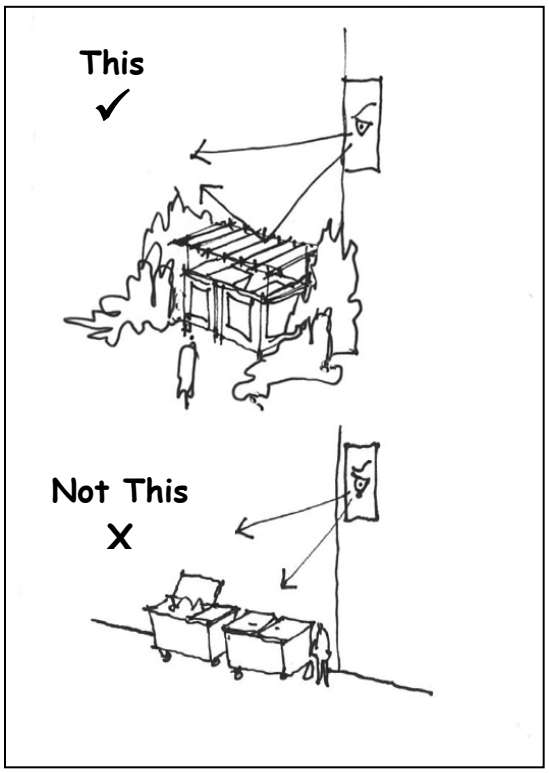


- The provision of a landscape buffer along the property line;
- The use of heights and setbacks to reduce the effects of over-shadowing; and
- The careful design and location of balconies and windows t reduce over-looking.

3. **Building Materials**:

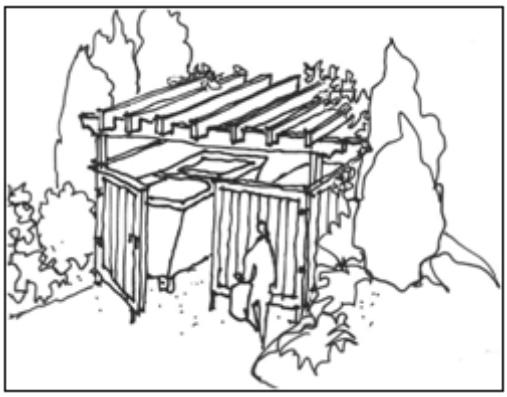
a) On Deep Cove Road, there is a preference that buildings use wood or fibre cement cladding which has the appearance of wood. The use of metal, stucco, and exposed concrete is discouraged but special consideration will be given to these materials where excellence in design can be demonstrated.

4. **Parking, Loading and Garbage Areas:**



a) Ensure the location and design of parking, loading and garbage areas minimize impacts on adjacent residential properties.

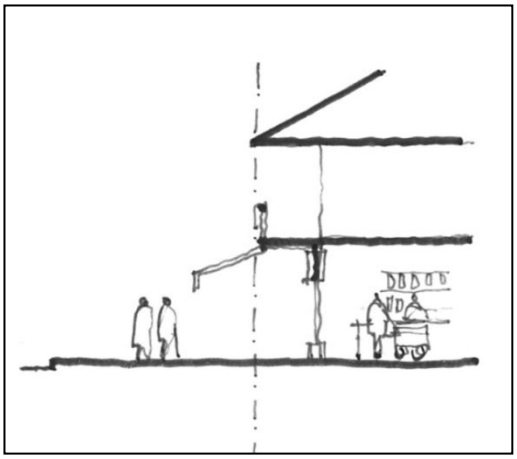
b) Where appropriate, use landscaping to screen parking loading and garbage areas from view.



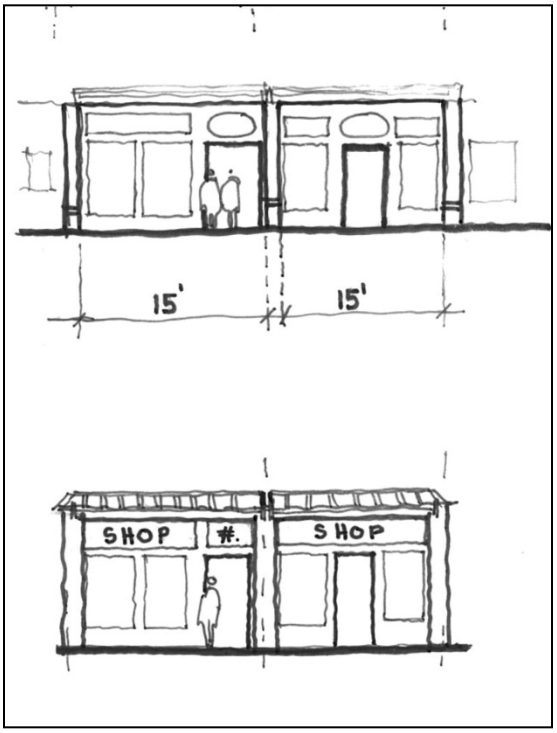
5. **Commercial Units**

a) All buildings facing Deep Cove Road should include commercial space that relates to the street and creates a pedestrian-friendly streetscape.

In particular, designs should consider:

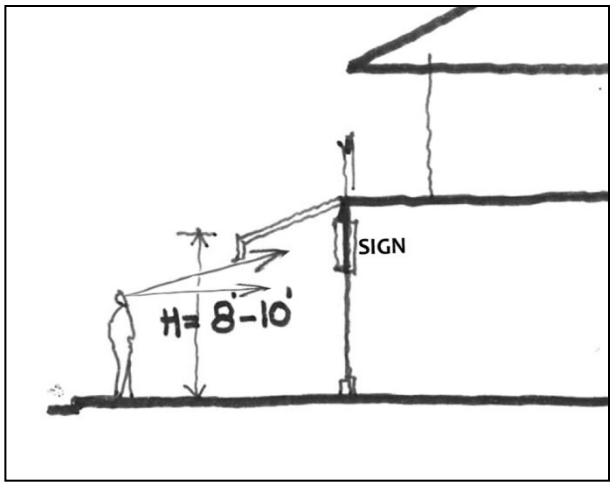


i) At-grade commercial space should be designed with doors and large windows that face and relate to the sidewalk;

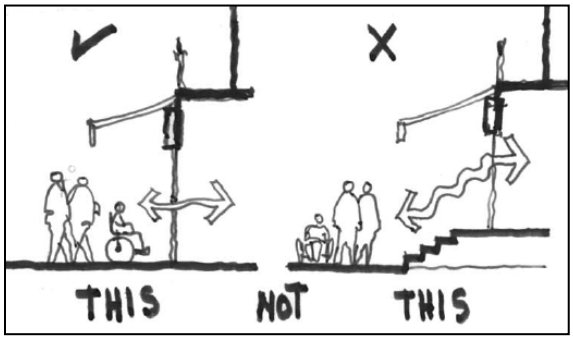


ii) Building mass should be broken into storefronts no mor than 4.5 metres (15 ft) wide;

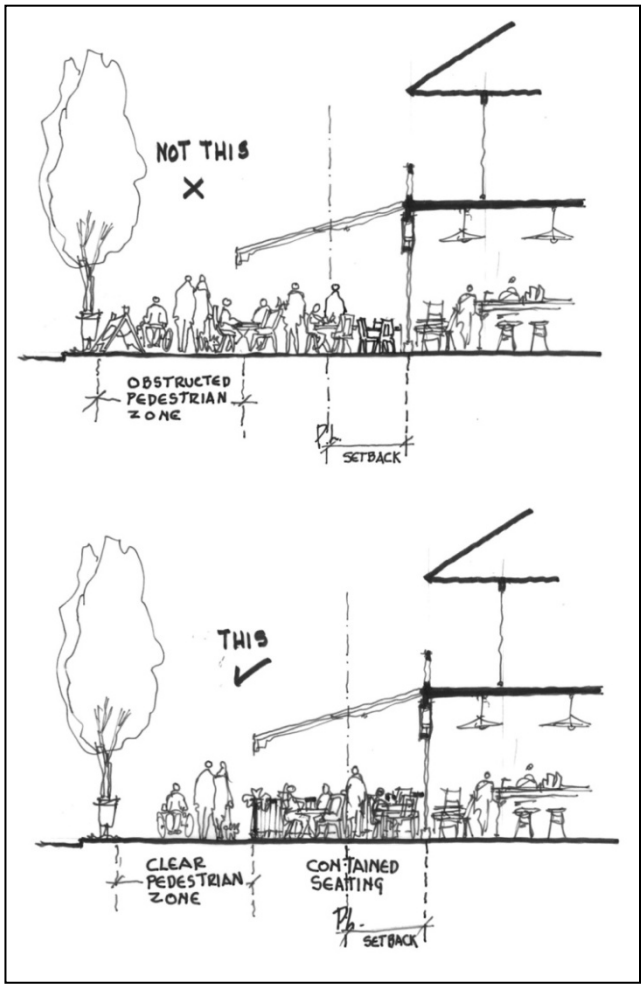
iii) Sign bands, awnings and canopies should be coordinated with storefronts and window alignments;



iv) Awnings should be located 8-10 ft above grade;



v) Every effort should be made to ensure ground level commercial units are at the same level as the adjacent sidewalk and avoid the use of stairs between the sidewalk and the front facade; and



vi) Where restaurants or cafes are considering designs for patio or outdoor customer seating areas, these areas should be designed to contain the seating so that chairs and tables do not block so much of the public sidewalk that there is no longer a clear path for pedestrians of at least 1.5 metres (4.9 ft) in width.

6. **Residential Units:**

It is recommended that all units have access to an outdoor amenity space (balconies, patios or roof decks) on site of at least 4.7 m^2 (50 sq ft) per unit. The amenity space must be large enough to accommodate a bar-b-q and seating, and so it is recommended that it has at least one dimension which is 1.8 m (6 ft) in depth.

600 General Commercial Zone 1 (C1)

Intent

The intent of the C1 General Commercial Zone is to accommodate small scale commercial uses intended to serve a local resident population.

601 Uses

The following land uses are permitted in the C1 Zone:

601.1 the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

601.2 Principal Uses:

(a) artist's studio;
(b) business/office support services;
(c) clubs;
(d) health service purposes;
(e) household repair services;
(f) office purposes;
(g) parking structure;
(h) personal service shop;
(i) pet care establishment;
(j) professional offices;
(k) residential purposes;
(l) restaurant;
(m) retail food services;
(n) retail purposes; and
(o) veterinarian.

(Bylaw 7047, 7528)

601.3 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) display, sales and reception areas;
(c) outdoor customer service areas; and
(d) storage.

(Bylaw 7047, 7528)

602 Principal Use Regulations:

The following regulations apply to principal uses:

602.1 All operations associated with permitted uses shall be contained within a completely enclosed building except where outdoor customer service areas are permitted.

602.2 (a) In the case of a pet care establishment or veterinarian, an outside public entrance is required.
(b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises.

(Bylaw 7528)

602.3 In the case of residential purposes, the dwelling units:

(a) shall be located above the ground floor of the building;
(b) shall be provided with a separate entrance from ground level;
(c) shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom; and
(d) may contain home occupations in accordance with Section 405 of this Bylaw.

603 Accessory Use Regulations

603.1 Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

604 Size, Shape and Siting Regulations

Buildings and structures in the C1 Zone shall comply with the following regulations:

604.1 Height

a) Buildings and structures in the C1 Zone shall not exceed a height of 12m (40 ft.);
b) Notwithstanding the height provision in Subsection 604.1(a) buildings and structures located on properties within the C1 Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed two (2) storeys nor 7.62m (25 ft.) in height.(Bylaw 6842)

604.2 Building Coverage

Buildings and structures in the C1 Zone shall not occupy more than 60% of the lot area.

604.3 Accessory Structures

(a) A garage or carport not exceeding 37.2 m^2 (400 sq.ft.) in area and 3.7m (12 ft.) in height may be built to the rear of a principal building but not less than 3.1m (10 ft.) from the rear lot line;

(b) A canopy or a roofed structure without walls, other than a carport, may be built between a building and a street lot line.

604.4 Maximum Retail Unit Size

a) An individual retail business in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots.

b) As an exception to sub-clause (a), where an individual retail business had a gross floor area exceeding 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots on November 20, 2001 that individual retail business shall be limited to the gross floor area existing on that date.

(Bylaw 7233)

605 Landscaping Regulations

605.1 All land not occupied by buildings, structures, parking and loading spaces, manoeuvring aisles, driveways and sidewalks shall be landscaped in accordance with an approved landscape plan.

605.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all garbage and recycling container pads.

605.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

606 Parking and Loading Regulations

606.1 Parking and loading spaces for principal and accessory uses in the C1 Zone shall be provided in accordance with Part 10 of this Bylaw.

606.2 In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/25m^2 (269 sq.ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

606.3 Parking for permitted uses shall be provided to the rear of the principal building or structure only.

607 General Commercial Zone 1L (C1L)

Intent

The intent of the C1L General Commercial Zone is to accommodate the retail sale of alcoholic beverages as well as small-scale commercial uses intended to serve a local resident population.

608 Uses

The following land uses are permitted in the C1L Zone:

a) all principal and accessory uses permitted in the C1 Zone; and
b) Cannabis Retail Store (where included on the table in Section 405B(1); and
c) liquor store.

609A Principal and Accessory Use Regulations

a) All uses shall comply with all the regulations for the C1 Zone in Sections 602 and 603.
b) In the case of liquor stores, no more than one liquor store per lot is permitted and the maximum size of store is 165 sq m (1776 sq ft).

609B Size, Shape, Siting, Landscaping, Parking and Loading Regulations

All uses shall comply with all the regulations for the C1 Zone in Sections 604, 605 and 606.

(Bylaw 7444)

610 General Commercial Zone 1A (C1A)

Intent

The intent of the C1A Zone is to accommodate the day to day convenience shopping needs of residents on small sites within residential neighborhoods.

611 Uses

611.1 the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

611.2 Principal Uses

(a) local commercial purposes;
(b) residential purposes;

611.3 Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) storage.

612 Principal Use Regulations

The following regulations apply to principal uses:

612.1 local commercial purposes shall be confined to the lower floor of a building;

612.2 local commercial purposes shall not exceed a floor area of 186 m^2 (2000 sq.ft.);

612.3 in the case of residential purposes the dwelling unit:

(a) shall be limited to one which may contain a home occupation;

(b) shall be contained within the principal commercial building;

(c) shall be provided with separate entrance from the ground level and a private amenity area of a minimum of 18.6m^2 (200 sq.ft.); and

(d) shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom;

.

613 Size, Shape and Siting Regulations

Buildings and structures in the C1A Zone shall comply with the following regulations:

613.1 Height

Buildings and structures in the C1A Zone shall not exceed a height of 9.1m (30 ft.) or 0.65 times the lot width whichever is the lesser;

613.2 Building Coverage

Buildings and structures in the C1A Zone shall not occupy more than 40% of the lot area;

613.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles in the C1A Zone shall not occupy more than of 60% of the lot area;

613.4 Floor Space Ratio

The floor space ratio in the C1A Zone is 0.55;

613.5 Accessory Structures

(a) a garage or carport not exceeding 37.2m^2 (400 sq.ft.) in area and 3.7m (12 ft.) in height may be built to the rear of the principal building but not less than 3.1m (10 ft.) from the rear lot line;

(b) a canopy or a roofed structure without walls other than a carport, may be built between a building and a street lot line.

614 Landscaping Regulations

614.1 All land area not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped;

614.2 Where a C1A site abuts, or is across a lane from, a lot in a residential or public assembly zone, a landscape screen shall be provided. The landscape screen shall be either a compact, evergreen hedge, fence or a brick, stone or concrete wall broken only for driveways or sidewalks not less than 1.83m (6 ft.) in height and 1.5m (5 ft.) in width when planted;

614.3 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads.

615 Parking and Loading Regulations

615.1 Parking and loading spaces for principal and accessory uses in the C1A Zone shall be provided in accordance with Part 10 of this Bylaw.

616 Corner Store Commercial Zone 1B (C1B)

Intent:

The intent of the C1B Zone is to accommodate the day to day convenience shopping needs of local residents, at the following locations:

In Pemberton Heights at 2230 Lloyd Avenue (Lot 26, Block 4, District Lot 552, Plan 3412, PID 012-916-595),
In Lynn Valley at 4193 Lynn Valley Road (Lots 4 and 5, Block C, District Lots 852 and 853, Plan 10300), and
In Seymour at 2740 Mount Seymour Parkway (Lot 60, Blocks 5 & 6, District Lot 580, Plan 3842, PID 006-398-634. (Bylaws 7674, 7675 & 7683)

616.1 Uses

616.1.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

616.1.2 Principal Uses

(a) local commercial purposes; and
(b) residential use.

616.1.3 Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) bicycle rental;
(c) café use;
(d) personal service shop;
(e) retail purposes;
(f) storage;
(g) use of one parking space for cooperative or commercial car sharing.

616.2 Principal Use Regulations

The following regulations apply to the principal use:

616.2.1 local commercial purposes shall be confined to the lower floor of a building;

616.2.2 local commercial purposes in combination with all permitted accessory uses shall not exceed a floor area of 186 m^2 (2,000 square feet) in total; (Bylaw 7675)

616.2.3 In the case of residential use, the dwelling units:
(a) may contain a home occupation;
(b) shall be contained within the principal commercial building;
(c) shall be provided with a separate entrance from the ground level and a private amenity area of a minimum of 18.6m^2 (200 sq.ft.); and
(d) shall not exceed 75% of the gross floor area.

616.3 Accessory Use Regulations:

The following regulations apply to permitted accessory uses:

616.3.1 The floor area of all permitted accessory uses shall not exceed 50% in total of the gross floor area of that part of the building used for local commercial purposes.

616.3.2 In the case of café uses, the floor area is limited to 10% of the gross floor area of that part of the building used for local commercial purposes.

616.3.3 In the case of café uses, outdoor café seating is limited to 20 seats and no electronic, amplified or live music and no electronic or amplified sounds.

616.3.4 In the case of the corner store in Pemberton Heights at 2230 Lloyd Avenue (Lot 26, Block 4, District Lot 552, Plan 3412, PID: 012-916-595):

(a) the floor space devoted to cafe use is limited to 30% of the gross floor area of that part of the building used for local commercial purposes, excluding all outdoor seating areas;
(b) the maximum number of seats in a cafe use, excluding all outdoor seating areas, is limited to 30;
(c) the on-site preparation of a limited range of foods for sale is permitted; and
(d) the sale of a limited range of alcoholic beverages under a food-primary liquor licence is permitted up to 9p.m.

(Bylaw 7939)

616.4 Size, Shape and Siting Regulations:

Buildings and structures in the C1B Zone shall comply with the following regulations:

616.4.1 Height

Buildings and structures in the C1B Zone shall not exceed a height of 9.1m (30 ft.) or 0.65 times the lot width whichever is the lesser;

616.4.2 Building Coverage

Buildings and structures in the C1B Zone shall not occupy more than 40% of the lot area;

616.4.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles in the C1B Zone shall not occupy more than of 60% of the lot area;

616.4.4 Floor Space Ratio

The floor space ratio in the C1B Zone is 0.55;

616.4.5 All operations associated with permitted uses shall be contained within a completely enclosed building except for permitted outdoor café seating areas, parking, bicycle rental, and the permitted outdoor display of products or goods. (Bylaw 7675)

616.4.6 Accessory Structures

(a) a garage or carport not exceeding 37.2m^2 (400 sq.ft.) in area and 3.7m (12 ft.) in height may be built to the rear of the principal building but not less than 1.5 m (5 ft.) from the rear lot line;

(b) a canopy or a roofed structure without walls other than a carport, may be built between a building and a street lot line.

616.5 Landscaping Regulations

616.5.1 All land area not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and sidewalks shall be landscaped;

616.5.2 Where a C1B site abuts, or is across a lane from, a lot in a residential or public assembly zone, a landscape screen shall be provided. The landscape screen shall be either a dense, evergreen hedge, fence or a brick, stone or concrete wall broken only for driveways or sidewalks not less than 1.83m (6 ft.) in height and 1.5m (5 ft.) in width when planted;

616.5.3 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads.

616.5.4 Where an outdoor café seating area abuts, or is across a lane from, a lot in a residential zone, a landscape screen shall be provided. The landscape screen shall be either a dense, evergreen hedge, fence or wall broken only for driveways or sidewalks not less than 1.8m (6 ft.) in height and 1.5m (5 ft.) in width when planted;

616.6 Parking and Loading Regulations

616.6.1 Parking and loading spaces for principal and accessory uses in the C1B Zone shall be provided in accordance with Part 10 of this Bylaw.
(Bylaw 7674)

620 General Commercial Zone 2 (C2)

Intent

The intent of the C2 General Commercial Zone is to accommodate a wide range of commercial uses which require good visibility and accessibility along major roadways and in commercial core areas.

621 Uses

The following land uses are permitted in the C2 Zone:

621.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

621.2 Principal Uses

(a) artist's studio;
(b) billiard hall;
(c) business/office support services;
(d) Cannabis Retail store (where included on the table in Section 405B(1);
(e) clubs;
(f) health service purposes;
(g) household repair services;
(h) office purposes;
(i) parking structures;
(j) personal service shops;
(k) pet care establishment;
(l) professional offices;
(m) residential purposes;
(n) restaurants;
(o) retail food services;
(p) retail purposes;
(q) school, trade;
(r) shopping centre;
(s) vehicle sales/rental/leasing establishments;
(t) veterinarian; and
(u) liquor store.

(Bylaws 7047, 7444, 7528, 8340)

621.3 Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) caretaker unit;
(c) display, sales and reception areas;
(d) outdoor customer service areas; and
(e) storage. (Bylaws 7047, 7528)

622 Principal Use Regulations

The following regulations apply to permitted uses:

622.1 All operations associated with permitted uses shall be contained within a completely enclosed building except where outdoor customer service areas are permitted in accordance with Section 413 of this Bylaw;

622.2 (a) In the case of a pet care establishment or veterinarian, an outside public entrance is required.

(b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises. (Bylaw 7528)

622.3 In the case of residential purposes, the dwelling units:

(a) shall be located above the ground floor of the building;
(b) shall be provided with a separate entrance from ground level;
(c) shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom; and
(d) may contain home occupations in accordance with Section 405 of this Bylaw;

622.4 In the case of vehicle sales/rental/leasing establishments;

(a) no outside storage of vehicle inventory is permitted;

622.5 In the case of liquor stores:

(a) i) the minimum lot size on which a liquor store may be located is 8,500m^2 (91,493 sq ft).;

ii) Notwithstanding sub clause (i) above, a liquor store may also be located on the lot legally described as: Lot B, Block 40, District Lot 204, Group 1, New Westminster District Plan BCP49184, PID: 028-681-711.

(Bylaw 7954)

(b) no more than one liquor store per lot is permitted;
(c) the maximum size liquor store is 640m^2 (6889 sq ft).

(Bylaw 7444)

623 Accessory Use Regulations

The following regulations apply to permitted accessory uses:

623.1 Caretaker Unit:

In the C2 Zone, a caretaker unit:

(a) is permitted for the following uses:

(i) pet care establishment; and
(ii) veterinarian. (Bylaw 7528)

(b) must have an interior entry through the principal use;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.);

(d) is limited to one per lot.

623.2 Outdoor Customer Service Areas:

Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

624 Size, Shape and Siting Regulations:

Buildings and structures in the C2 Zone shall comply with the following regulations:

624.1 Height

a) Buildings and structures in the C2 Zone shall not exceed a height of 12m (40 ft.);

b) Notwithstanding the height provision in Subsection 624.1(a) buildings and structures located on properties within the C2 Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed two (2) storeys nor 7.62m (25 ft.) in height. (Bylaw 6842)

624.2 Building Coverage

Buildings and structures in the C2 Zone shall not occupy more than 50% of the lot area;

624.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles shall not occupy more than 85% of the lot area.

624.4 Floor Space Ratio

a) The floor space ratio in the C2 Zone is 1.75, exclusive of any caretaker unit;

b) Notwithstanding the floor space ratio provision in Subsection 624.4(a) the floor space ratio for properties within the C2 Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed 1.00, exclusive of any caretaker unit.(Bylaw 6824)

624.5 Accessory Structures

(a) a garage or carport not exceeding 37.2m^2 (400 sq.ft.) in area and 3.7m (12 ft.) in height may be built to the rear of a principal building but not less than 3.1m (10 ft.) from the rear lot line;

(b) a canopy or a roofed structure without walls, other than a carport, may be built between a building and a street lot line.

624.6 Maximum Retail Unit Size

a) An individual retail business in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots.

b) As an exception to sub-clause (a), where an individual retail business had a gross floor area exceeding 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots on November 20, 2001 that individual retail business shall be limited to the gross floor area existing on that date.

(Bylaw 7233)

625 Landscaping Regulations:

625.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles and sidewalks shall be landscaped;

625.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads;

625.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

626 Parking and Loading Regulations

626.1 Parking and loading spaces for principal and accessory uses in the C2 Zone shall be provided in accordance with Part 10 of this Bylaw;

626.2 In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/25m^2 (269 sq.ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

630 General Commercial Zone 3 (C3)

Intent

The intent of the General Commercial C3 Zone is to accommodate those uses in the C2 Zone as well as other auto-oriented uses on sites located on arterial roads which provide high visibility and accessibility.

631 Uses

The following land uses are permitted in the C3 Zone:

631.1 the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

631.2 Principal Uses**:**

(a) artist's studio;
(b) auction room;
(c) automotive repair shop;
(d) billiard hall;
(e) business/office support services;
(f) car wash;
(g) clubs;
(h) contractor services;
(i) delivery services;
(j) drive-in restaurants;
(k) equipment rental establishments;
(l) fitness centre;
(m) gasoline service stations;
(n) health service purposes;
(o) household repair services;
(p) media-related establishments;
(q) office purposes;
(r) parking structures;
(s) personal service shops;
(t) pet care establishment;
(u) professional offices;
(v) residential purposes;
(w) restaurants;
(x) retail food services;
(y) retail purposes;
(z) school, trade;

(aa) shopping centre; (Bylaw 7047);
(bb) vehicle sales/rental/leasing establishments; and
(cc) veterinarian. (Bylaw 7528)

631.3 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) caretaker unit;
(c) display, sales and reception areas;
(d) outdoor customer service areas; and
(e) storage.

(Bylaws 7047, 7528)

632 Principal Use Regulations:

The following regulations apply to principal uses:

632.1 All operations associated with permitted uses shall be contained within a completely enclosed building except where outdoor storage is expressly permitted in section 633.2;

632.2 In the case of a car wash not operated in conjunction with a gas bar or service station, the minimum lot area is 929m^2 (10,000 sq.ft.) plus 186m^2 (2,000 sq.ft.) for each car wash bay in excess of three and the lanes leading to and from each bay shall be a minimum of 3.1m (10 ft.) in width and 18.3m (60 ft.) in length;

632.3 In the case of contractor services in the C3 zone within 50m of a property in a residential zone, no manufacturing, assembly or fabrication of products is permitted;

632.4 In the case of a drive-in restaurant, gas bar or service station, the minimum lot area associated exclusively with such use shall be 1115m^2 (12,000 sq ft.) plus 186m^2 (2,000 sq ft.) for any car wash bay;

632.5 (a) In the case of a pet care establishment or veterinarian, an outside public entrance is required.

(b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises.

(Bylaws 7047, 7528)

632.6 In the case of residential purposes, the dwelling units:

(a) shall be located above the ground floor of the building;
(b) shall be provided with a separate entrance from ground level; and
(c) shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom.

633 Accessory Use Regulations:

633.1 Caretaker Unit:

In the C3 Zone, a caretaker unit:

(a) is permitted only for the following uses:

(i) auction room;
(ii) pet care establishment; and
(iii) veterinarian. (Bylaw 7528)

(b) must have an interior entry through the principal use;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.);

(d) is limited to one per lot.

633.2 Exterior Storage:

In the C3 Zone, exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) the storage of vehicles for repair at automotive repair shops, service stations and vehicle sales/rental/leasing establishments;
(ii) the storage of vehicle inventory at vehicle sales/rental/leasing establishments;
(iii) the storage of fleet vehicles for contractor services and delivery services;
(iv) equipment rental establishments; and
(v) outdoor customer service areas;

(b) where exterior storage is permitted, such storage shall be screened from view from any road or lane in accordance with Section 635.2 or 635.3;

(c) land used for exterior storage shall be hard surfaced with durable materials acceptable to the building inspector;

633.3 Outdoor Customer Service Areas:

Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

634 Size, Shape and Siting Regulations:

Buildings and structures in the C3 Zone shall comply with the following regulations:

634.1 Height

a) Buildings and structures in the C3 Zone shall not exceed a height of 12m (40 ft.);

b) Notwithstanding the height provision in Subsection 634.1(a) buildings and structures located on properties within the C3 Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed two (2) storey nor 7.62m (25 ft.) in height.
(Bylaw 6842)

634.2 Building Coverage

Buildings and structures in the C3 Zone shall not exceed a coverage of 50% of the lot area;

634.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles and exterior storage areas shall not exceed a coverage of 85% of the lot area.

634.4 Floor Space Ratio

a) The floor space ratio in the C3 Zone is 1.75, exclusive of any caretaker unit;

b) Notwithstanding the floor space ratio provision in Subsection 634.4(a) the floor space ratio for properties within the C3 Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed 1.00, exclusive of any caretaker unit.
(Bylaw 6842)

634.5 Setbacks

(a) A gas bar or service station pump island must be setback a minimum of 4.6m (15 ft.) from any property line;

(b) In the case of a garage or carport provided for a permitted dwelling unit or caretaker unit and not exceeding 5.7m (12 ft.) in height and 37.2m^2 (400 sq.ft.) in area, such structure shall be sited to the rear of a building and not less than 3.1m (10 ft.) from the rear lot line.

(c) a canopy or a roofed structure without walls, other than a carport, may be built between a building and a street lot line;

634.6 Maximum Retail Unit Size

a) An individual retail business in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots.

b) As an exception to sub-clause (a), where an individual retail business had a gross floor area exceeding 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots on November 20, 2001 that individual retail business shall be limited to the gross floor area existing on that date.

(Bylaw 7233)

635 Landscaping Regulations

635.1 All land not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles, exterior storage areas and sidewalks shall be landscaped;

635.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads and around all permitted exterior storage areas except for exterior storage areas at vehicle sales/rental/leasing establishments;

635.3 In the case of vehicle sales/rental/leasing establishments:

(a) exterior vehicle storage areas shall be screened in accordance with Section 635.2 when abutting or across a road or lane from any lot in a residential zone, except along the front lot line;

(b) exterior vehicle storage areas abutting the front lot line shall be landscaped to a minimum height of 1.0m (3.3 ft.);

635.4 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces;

636 Parking and Loading Regulations

636.1 Parking and loading spaces for principal and accessory uses in the C3 Zone shall be provided in accordance with Part 10 of this Bylaw;

636.2 In the case of a vehicle sales/rental/leasing establishment, one parking space, complying with the size requirements in Section 1005.1 of this bylaw shall be provided for each vehicle stored on the site in addition to the parking requirements for all buildings and structures.

636.3 In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/25m^2 (269 sq.ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

640 General Commercial Zone 3 - A (C3A)

Intent

The intent of the General Commercial C3-A Zone is to accommodate those uses in the C3 Zone, but permitting gasoline bars instead of gasoline service stations.

641 Uses

The following land uses are permitted in the C3-A Zone:

641.1 the use of such land for a purpose related to a use of buildings and structures permitted in this zone;

641.2 Principal Uses**:**

(a) artist's studio;
(b) auction room;
(c) automotive repair shop;
(d) billiard hall;
(e) business/office support services;
(f) car wash;
(g) clubs;
(h) contractor services;
(i) delivery services;
(j) drive-in restaurants;
(k) equipment rental establishments;
(l) fitness centre;
(m) gasoline bars;
(n) health service purposes;
(o) household repair services;
(p) media-related establishments;
(q) office purposes;
(r) parking structures;
(s) personal service shops;
(t) pet establishment; (Bylaw 7528);
(u) professional offices;
(v) residential purposes;
(w) restaurants;
(x) retail food services;
(y) retail purposes;
(z) school, trade;
(aa) shopping centre;
(bb) vehicle sales/rental/leasing establishments;
(cc) veterinarian. (Bylaw 7528)

641.3 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) caretaker unit;
(c) display, sales and reception areas;
(d) outdoor customer service areas; and
(e) storage.

642 Principal Use Regulations:

The following regulations apply to principal uses:

642.1 All operations associated with permitted uses shall be contained within a completely enclosed building except where outdoor storage is expressly permitted in section 650.2;

642.2 In the case of a car wash not operated in conjunction with a gasoline bar, the minimum lot area is 929m^2 (10,000 sq.ft.) plus 186m^2 (2,000 sq.ft.) for each car wash bay in excess of three and the lanes leading to and from each bay shall be a minimum of 3.1m (10 ft.) in width and 18.3m (60 ft.) in length;

642.3 In the case of contractor services in the C3-A zone within 50m of a property in a residential zone, no manufacturing, assembly or fabrication of products is permitted;

642.4 In the case of a drive-in restaurant, gasoline bar, the minimum lot area associated exclusively with such use shall be 1115m^2 (12,000 sq ft.) plus 186m^2 (2,000 sq ft.) for any car wash bay;

642.5 (a) In the case of a pet care establishment or veterinarian, an outside public entrance is required.
(b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises.

(Bylaw 7528)

642.6 In the case of residential purposes, the dwelling units:

(a) shall be located above the ground floor of the building;
(b) shall be provided with a separate entrance from ground level; and

(c) shall contain a minimum of 55.7m^2 (600 sq.ft.) of floor area plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom.

643 Accessory Use Regulations:

643.1 Caretaker Unit:

In the C3-A Zone, a caretaker unit:

(a) is permitted only for the following uses:

(i) auction room;
(ii) pet care establishment; and
(iii) veterinarian. (Bylaw 7528)

(b) must have an interior entry through the principal use;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.);

(d) is limited to one per lot.

643.2 Exterior Storage:

In the C3-A Zone, exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) the storage of vehicles for repair at automotive repair shops, gasoline bars and vehicle sales/rental/leasing establishments;
(ii) the storage of vehicle inventory at vehicle sales/rental/leasing establishments;
(iii) the storage of fleet vehicles for contractor services and delivery services;
(iv) equipment rental establishments; and
(v) outdoor customer service areas;

(b) where exterior storage is permitted, such storage shall be screened from view from any road or lane in accordance with Section 645.2 or 645.3;

(c) land used for exterior storage shall be hardsurfaced with durable materials acceptable to the building inspector;

643.3 Outdoor Customer Service Areas:

Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

644 Size, Shape and Siting Regulations:

Buildings and structures in the C3-A Zone shall comply with the following regulations:

644.1 Height

a) Buildings and structures in the C3-A Zone shall not exceed a height of 12m (40 ft.);

b) Notwithstanding the height provision in Subsection 644.1(a) buildings and structures located on properties within the C3-A Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed two (2) storey nor 7.62m (25 ft.) in height. (Bylaw 6842)

644.2 Building Coverage

Buildings and structures in the C3-A Zone shall not exceed a coverage of 50% of the lot area;

644.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways, maneuvering aisles and exterior storage areas shall not exceed a coverage of 85% of the lot area.

644.4 Floor Space Ratio

a) The floor space ratio in the C3-A Zone is 1.75, exclusive of any caretaker unit;

b) Notwithstanding the floor space ratio provision in Subsection 644.4(a) the floor space ratio for properties within the C3-A Zone within Edgemont Village as delineated on Schedule “B” attached hereto shall not exceed 1.00, exclusive of any caretaker unit.

644.5 Setbacks

(a) A gasoline station pump island must be setback a minimum of 4.6m (15 ft.) from any property line;

(b) In the case of a garage or carport provided for a permitted dwelling unit or caretaker unit and not exceeding 5.7m (12 ft.) in height and 37.2m^2 (400 sq.ft.) in area, such structure shall be sited to the rear of a building and not less than 3.1m (10 ft.) from the rear lot line.

(c) a canopy or a roofed structure without walls, other than a carport, may be built between a building and a street lot line;

644.6 Maximum Retail Unit Size

a) An individual retail business in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots.

b) As an exception to sub-clause (a), where an individual retail business had a gross floor area exceeding 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots on November 20, 2001 that individual retail business shall be limited to the gross floor area existing on that date.

(Bylaw 7233)

645 Landscaping Regulations

645.1 All land not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks shall be landscaped;

645.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads and around all permitted exterior storage areas except for exterior storage areas at vehicle sales/rental/leasing establishments;

645.3 In the case of vehicle sales/rental/leasing establishments:

(a) exterior vehicle storage areas shall be screened in accordance with Section 645.2 when abutting or across a road or lane from any lot in a residential zone, except along the front lot line;

(b) exterior vehicle storage areas abutting the front lot line shall be landscaped to a minimum height of 1.0m (3.3 ft.);

645.4 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces;

646 Parking and Loading Regulations

646.1 Parking and loading spaces for principal and accessory uses in the C3-A Zone shall be provided in accordance with Part 10 of this Bylaw;

646.2 In the case of a vehicle sales/rental/leasing establishment, one parking space, complying with the size requirements in Section 1005.1 of this bylaw shall be provided for each vehicle stored on the site in addition to the parking requirements for all buildings and structures.

646.3 In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space/25m^2 (269 sq.ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.
(Bylaw 7040)

647 Tourist Commercial Zone 4 (C4)

Intent

The intent of the C4 Zone is to provide sites for tourist accommodation uses along arterial roads, adjacent to other commercial facilities.

648 Uses

The following uses are permitted in the C4 Zone:

648.1 The use of such land for a purpose related to a use of land, buildings and structures permitted in this zone;

648.2 Principal Uses:

(a) tourist accommodation purposes

648.3 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) licensed lounge (Bylaw 7443);
(c) maintenance/laundry facilities;
(d) meeting rooms;
(e) office purposes;
(f) personal service shops;
(g) recreation facilities;
(h) restaurants;
(i) retail food services;
(j) retail purposes;
(k) storage;

649 Principal Use Regulations

The following regulations apply to principal uses:

649.1 All operations associated with principal or accessory uses shall be contained within a completely enclosed building except for outdoor customer service areas and outdoor recreation facilities.

650 Accessory Use Regulations

The following regulations apply to accessory uses:

650.1 Where recreation facilities are provided, they shall be solely for the use of patrons of the tourist accommodation use.

650.2 Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

651 Size, Shape and Siting Regulations

Buildings and structures in the C4 Zone shall comply with the following regulations:

651.1 Height

Buildings and structures in the C4 Zone shall not exceed a height of 12m (40 ft.);

651.2 Building Coverage

Buildings and structures in the C4 Zone shall not occupy more than 30% of the lot area;

651.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles in the C4 Zone shall not exceed a coverage of 80% of the lot area;

651.4 Lot Area

The minimum lot area in the C4 Zone is 2787 m^2 (30,000 sq.ft.);

651.5 Accessory Floor Space

Within a tourist accommodation building, floor area used for accessory purposes shall not exceed 20% of the gross floor area of the building.

652 Landscaping Regulations

652.1 All land area not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles, sidewalks and outdoor amenities provided for patrons of the tourist accommodation use shall be landscaped;

652.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads.

652.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

653 Parking and Loading Regulations

653.1 Parking and loading spaces for principal and accessory uses in the C4 Zone shall be provided in accordance with Part 10 of this Bylaw.

654 Entertainment Commercial Zone 5 (C5)

Intent

The intent of the C5 Zone is to provide sites for commercial entertainment and recreation uses.

655 Uses

The following land uses are permitted in the C5 Zone:

655.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone.

655.2 Principal Uses:

(a) billiard hall;
(b) entertainment and recreation purposes

655.3 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) office purposes;
(b) outdoor customer service areas;
(c) personal service shops;
(d) restaurant;
(e) retail food service;
(f) retail purposes;
(g) storage;
(h) licensed lounge (Bylaw 7443)

656

The following regulations apply to principal uses:

656.1 All operations associated with permitted uses shall be contained within a completely enclosed building except in the case of outdoor customer service areas.

657 Accessory Use Regulations

657.1 Personal service shops, restaurants, licensed lounges and retail purposes are permitted only when accessory to entertainment and recreation purposes. (Bylaw 7443)

657.2 Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

658 Size, Shape and Siting Regulations

Buildings and structures in the C5 Zone shall comply with the following regulations:

658.1 Height

The height of buildings and structures in the C5 Zone shall not exceed 12m (40 ft.);

658.2 Building Coverage

Buildings and structures in the C5 Zone shall not exceed a coverage of 60% of the lot area;

658.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles shall not exceed a coverage of 90% of the lot area;

658.4 The minimum lot area for permitted uses in the C5 Zone is 1858m^2 (20,000 sq.ft.);

658.5 Accessory Floor Space

Accessory floor space in the C5 Zone shall not exceed 10% of the gross floor area of buildings and structures;

659 Landscaping, Parking and Loading Regulations

659.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles or sidewalks shall be landscaped;

659.2 A 2m (6.5 ft) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads;

659.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft) in width and 5.7m (18.6 ft) in length every 10 spaces;

659.4 Parking and loading spaces for principal and accessory uses in the C5 Zone shall be provided in accordance with Part 10 of this Bylaw.
(Bylaw 7645)

660 Entertainment and Outdoor Tourist Attraction Commercial Zone 5A (C5A)

Intent

The intent of the C5A zone is to accommodate commercial entertainment and recreation uses as well as outdoor tourist attractions and activities.

660-1 660-1.1 Principal Uses: the following principal land uses are permitted in the C5A Zone:
(a) billiard hall;
(b) entertainment and recreation purposes; and
(c) outdoor tourist attraction.

660-1.2 Accessory Uses: permitted accessory uses may include, but are not necessarily limited to:
(a) office purposes;
(b) outdoor customer service areas;
(c) personal service shops;
(d) restaurant;
(e) retail food service
(f) retail purposes;
(g) storage; and
(h) licensed lounge.

660-2 Principal and Accessory Use Regulations

If outdoor tourist attraction is a principal use on the lot then no other principal uses are permitted on the lot. If either entertainment and recreation purposes or billiard hall are principal uses on the lot then outdoor tourist attraction is not a permitted principal or accessory use on the lot.

660-2.1 Billiard Hall and Entertainment and Recreation Purposes shall comply with the following principal and accessory use regulations (and for greater certainty, the regulations under Section 660-2.2 do not apply to billiard hall or entertainment and recreation purposes):

660-2.1 (a) All operations associated with permitted principal and accessory uses shall be contained within a completely enclosed building except in the case of outdoor customer service areas;

660-2.1 (b) Personal service shops, restaurants, licensed lounges and retail purposes are permitted only when accessory to entertainment and recreation purposes;

660.1 (c) Outdoor customer service areas are permitted in accordance with Section 413 of this Bylaw.

660-2.1 (d) Size, Shape and Siting Regulations: buildings and structures in the C5A zone, when the principal use is billiard hall or entertainment and recreation purposes, shall comply with the following regulations:

i. Height – The height of buildings and structures shall not exceed 12m (40 ft);

ii. Building Coverage – Buildings and structures shall not exceed a coverage of 60% of the lot area;

iii. Site Coverage – Buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles shall not exceed a coverage of 90% of the lot area;

iv. Minimum Lot Area – The minimum lot area for entertainment and recreation purposes or billiard hall is 1858 m² (20,000 sq ft);

v. Maximum Floor Area West of Capilano River – The maximum principal and accessory floor area permitted on the portion of Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 west of the Capilano River is 464.5m² (5,000 sq ft);

vi. Accessory floor space – accessory floor space shall not exceed 10% of the gross floor area of buildings and structures.

660-2.2 Outdoor Tourist Attractions shall comply with the following principal and accessory use regulations (and for greater certainty, the regulations under Section 660-2.1 do not apply to outdoor tourist attractions):

(a) Location of use - the following uses associated with outdoor tourist attractions shall be located within completely enclosed buildings and structures: office purposes; personal service shops; restaurant; retail purposes which exceed 18.6 m² (200 sq ft) in area; licensed lounge; theatre; zip trek; bungee jump; and theme park rides. On the lands legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823, restaurants may not be located west of the Capilano River.

(b) Outdoor customer service areas are permitted in accordance with Section 413 of this Bylaw except on the lands legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 where outdoor customer service areas are permitted when adjacent to food service areas where either a building, a noise attenuation structure, a road or at least 30 metres (98.4 ft) separates the outdoor customer service areas from residential land uses.

660-2.2 (c) Size, Shape and Siting Regulations: buildings and structures in the C5A zone, when the principal use is outdoor tourist attractions, shall comply with the following regulations:

(i) Height – The height of buildings and structures shall not exceed 12m (40 ft);

(ii) Building Coverage – Buildings and structures on the lands legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 shall not exceed a building coverage of 5,575 m² (60,000 sq ft);

(iii) Site Coverage – Buildings, structures, parking spaces, loading spaces, driveways and vehicle manoeuvring aisles on the lands legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 shall not exceed a total site coverage of 8547 m² (92,000 sq ft);

(iv) Maximum Gross Floor Area – The maximum principal and accessory gross floor area permitted on the lands legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 is 7,432m² (80,000 sq ft);

(v) Maximum Floor Area West of Capilano River – The maximum principal and accessory floor area permitted on the portion of Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 west of the Capilano River is 464.5m² (5,000 sq ft);

660-2.2(d). Location of Patron Vehicle Access – Patron vehicular access to an outdoor tourist attraction on Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 shall not be located at any point on the west property line. In addition, gate ticket sales for, and pedestrian access for paid patrons to, an outdoor tourist attraction shall not be located at any point west of the Capilano River on Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823. For greater certainty, nothing in this section precludes vehicular access on Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823 from the west property line or anywhere else on the lot for emergency transportation purposes.

660-3 Landscaping, Parking and Loading Regulations:

660-3.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles or sidewalks shall be landscaped;

660-3.2 A 2m (6.5 ft) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads;

660-3.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft) in width and 5.7m (18.6 ft) in length every 10 spaces.

660-3.3 Parking, loading and bicycle spaces for principal and accessory uses in the C5A zone shall be provided in accordance with Part 10 of the Zoning bylaw Off-Street Parking Space and Loading Space Regulations.

(Bylaw 7645)

661 Public House Commercial Zone (C6)

Intent

The intent of the C6 Zone is to provide sites for sites for the consumption of alcoholic beverages as a principal use. (Bylaw 7443)

662 Uses

The following land uses are permitted in the C6 Zone:

662.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone.

662.2 Principal Uses:

(a) neighbourhood public house; (Bylaw 7443)

662.3 Accessory Uses:

Permitted accessory uses are limited to:

(a) administrative offices;
(b) liquor store; (Bylaw 7443)
(c) outdoor customer service areas;
(d) residential purposes;
(e) storage.

663 Principal Use Regulations

The following regulation applies to principal uses:

663.1 All operations associated with permitted uses shall be contained within a completely enclosed building except in the case of an outdoor customer service area.

664 Accessory Use Regulations

The following regulations apply to permitted accessory uses:

664.1 In the C6 Zone, residential purposes are subject to the following regulations:

(a) only one dwelling unit is permitted which must be located within the principal building;

(b) the dwelling unit is provided with a separate entrance from the ground level and a private amenity area of a minimum size of 18.6m^2 (200 sq.ft.);

(c) the dwelling unit contains a floor area of a minimum of 55.7m^2 (600 sq.ft.) plus an additional 9.3m^2 (100 sq.ft.) of floor area for each bedroom;

(d) the dwelling unit may include a home occupation.

664.2 Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

665 Size, Shape and Siting Regulations:

Buildings and structures in the C6 Zone shall comply with the following regulations:

665.1 Height

Buildings and structures in the C6 Zone shall not exceed a height of 12m (40 ft.);

665.2 Building Coverage

Buildings and structures in the C6 Zone shall not exceed a coverage of 50% of the lot area;

665.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways and manoeuvering aisles shall not exceed a coverage of 85% of the lot area;

665.5 Accessory Structures:

(a) A garage or carport provided in conjunction with a dwelling unit, not exceeding 3.7m (12 ft.) in height and 37.1m (400 sq.ft.) in area, such structure shall be sited to the rear of the building in which the dwelling unit is located and shall not be less than 3.1m (10 ft.) from a rear lot line.

(b) A canopy or a roofed structure without walls, other than a carport, may be built between a building and a street lot line;

665.6 Accessory Floor Space:

(a) Accessory uses excluding storage and residential purposes shall not exceed 35% of the gross floor area of the building.

(b) A liquor store provided in conjunction with a principal use, shall not exceed 25% of the gross floor area of the principal building excluding storage and residential purposes.
(Bylaw 7443)

666 Landscaping Regulations

666.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles or sidewalks shall be landscaped;

666.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads;

666.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces;

666.4 All loading spaces shall be screened when provided adjacent to a property in a residential zone.

667 Parking and Loading Regulations

667.1 Parking and loading spaces for principal and accessory uses in the C6 Zone shall be provided in accordance with Part 10 of this Bylaw;

667.2 All loading spaces shall be provided at the rear of a building.

670 General Commercial Zone 7 (C7)

Intent

The intent of the C7 Zone is to provide sites for commercial garden centres on arterial roads.

671 Uses

The following land uses are permitted in the C7 Zone:

671.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone.

671.2 Principal Uses:

(a) garden centre

671.3 Accessory Uses

Permitted accessory uses are limited to:

(a) administrative offices;
(b) caretaker unit;
(c) storage

672 Accessory Use Regulations

672.1 Caretaker Unit

In the C7 Zone, a caretaker unit:

(a) must have an interior entry through the principal use;

(b) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.);

(c) is limited to one per lot.

672.2 Exterior Storage

(a) Where exterior storage is provided abutting or across a road or lane from a property in a residential zone, it shall be screened in accordance with Section 674.2.

673 Size, Shape and Siting Regulations

Buildings and structures in the C7 Zone shall comply with the following regulations:

673.1 Height

Buildings and structures in the C7 Zone shall not exceed a height of 10.7m (35 ft.);

673.2 Building Coverage

Buildings and structures in the C7 Zone shall not exceed a coverage of 50% of the lot area;

673.3 Site Coverage

Buildings, structures, parking and loading spaces, driveways, manoeuvering aisles and exterior storage areas shall not exceed a coverage of 90% of the lot area;

673.4 Accessory Structures

(a) A garage or carport provided in conjunction with a caretaker unit and not exceeding 3.7m (12 ft.) in height and 37.2m (400 sq.ft.) in area, must be sited to the rear of a building in which the caretaker unit is located and shall not be less than 3.1m (10 ft.) from the rear lot line;

(b) A canopy or roofed structure without walls, other than a carport, may be built between a building and a street lot line;

674 Landscaping Regulations

674.1 All setback areas shall be landscaped;

674.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all garbage and recycling container pads and around all exterior storage areas adjacent to a property in a residential zone;

674.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

675 Parking and Loading Regulations

675.1 Parking and loading spaces for principal and accessory uses in the C7 Zone shall be provided in accordance with Part 10 of this Bylaw.

680 Commercial Business Zone (C8)

Intent

The intent of the C8 Zone is to provide sites along arterial roads for a limited range of low intensity commercial and industrial uses as a transition between light industrial and other commercial or residential zones.

681 Uses

The following land uses are permitted in the C8 Zone:

681.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

681.2 Principal Uses

(a) artist's studio;
(b) auction room
(c) automotive body shop, but only on the lot having the following legal description: Parcel Identifier 007-730-691 Lot 7, Block 11, District Lot 266, Plan 4680 (addressed as of the date of this bylaw at 208 Pemberton Avenue);
(d) automotive repair shop;
(e) billiard hall;
(f) business/office support services;
(g) clubs;
(h) contractor services;
(i) delivery services;
(j) equipment rental establishments;
(k) fitness centres;
(l) hobby beer and wine-making establishments;
(m) household repair services;
(n) industrial product sales establishments;
(o) media-related establishments;
(p) parking structures;
(q) personal service shops;
(r) pet care establishment;
(s) professional offices;
(t) research and development establishments;
(u) restaurants;
(v) retail food services;
(w) specialized light industrial and technological establishments;
(x) school, trade;
(y) vehicle sales/rental/leasing establishments;
(z) veterinarian.

(Bylaws 7047, 7528 & 7670)

681.3 Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) caretaker unit;
(c) display, sales, reception areas;
(d) storage;
(e) outdoor customer service areas; and
(f) servicing, repair or testing of goods normally associated with a principal use.

(Bylaws 7047 & 7528)

682 Principal Use Regulations

The following regulations apply to all permitted uses in the C8 Zone;

682.1 All operations associated exclusively with a permitted use shall be contained within a completely enclosed building except where outdoor customer service areas and outdoor storage is expressly permitted in section 683.2;

682.2 The following uses are not permitted within 50m (164 ft.) of the boundary of any property in a residential zone:

(a) automotive repair shop;
(b) contractor services involving the manufacturing or fabrication of products;
(c) delivery services;

682.3 (a) In the case of a pet care establishment or veterinarian, an outside public entrance is required.

(b) In the case of a pet care establishment or veterinarian all noise associated with the keeping of, and caring for animals must be contained within the premises.

(Bylaws 7047 & 7528)

682.4 Automotive body shop will cease to be a permitted use on the lot legally described as Parcel Identifier 007-730-691 Lot 7, Block 11, District Lot 266 Plan 4680 (addressed as of the date of this bylaw at 208 Pemberton Avenue) if the use of the said lot as an automotive body shop is at any time discontinued for a continuous period of six (6) months or if the building on the lot is at any time damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the District building inspector. (Bylaw 7670)

683 Accessory Use Regulations

The following regulations apply to accessory uses:

683.1 Caretaker Unit

In the C8 Zone, a caretaker unit:

(a) is permitted only for the following uses:

(i) auction room;
(ii) pet care establishment;
(ii) research and development establishments;
(iii) specialized light industrial and technological establishments; and
(iv) veterinarian. (Bylaw 7528)

(b) must have an interior entry through the principal use;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a maximum of 65m^2 (700 sq.ft.) of floor area;

(d) is limited to one per lot;

683.2 Exterior Storage:

In the C8 Zone, exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) automotive repair shops;
(ii) delivery services;
(iii) equipment rental establishments; and
(iv) vehicle sales/rental/leasing establishments;

(b) exterior storage areas shall be screened from any residential area and any front or flanking street and such screen shall consist of a 2m (6.5 ft.) high solid wood fence, landscaping or a combination thereof;

(c) land used for exterior storage shall be hardsurfaced with durable materials acceptable to the building inspector;

683.3 Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

684 Size, Shape and Siting Regulations

Buildings and structures in the C8 Zone shall comply with the following regulations:

Height

Buildings and structures in the C8 Zone may not exceed a height of 12m (40 ft.) except when located within 50m of a residential zone, in which case, the buildings or structures may not exceed a height of 9.14m (30ft);

684.2 Building Coverage

Buildings and structures in the C8 Zone shall not occupy more than 50% of the lot area;

684.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles and exterior storage areas shall not occupy more than 90% of the lot area;

684.4 Floor Space Ratio

The floor space ratio in the C8 Zone is 1.0;

684.5 Setbacks

(a) Buildings, structures, exterior storage areas, parking spaces and loading spaces shall be setback a minimum of 1.5m (5 ft.) from any property line adjacent to a road;

(b) A garage or carport not exceeding 37.2m^2 (400 sq.ft.) in area and 3.7m (12 ft.) in height may be built to the rear of a principal building but not less than 3.1m (10 ft.) from the rear property line;

(c) A canopy or a roofed structure without walls, other than a carport may be built between a building and a street lot line;

684.6 Accessory Floor Space

The total of all accessory uses may not exceed 40% of the total floor area of a building or single tenancy in a multi-tenant building in the C8 Zone;

685 Landscaping Regulations

685.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles, exterior storage areas and sidewalks shall be landscaped;

685.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads;

685.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 10 spaces.

686 Parking and Loading Regulations

686.1 Parking and loading spaces for principal and accessory uses in the C8 Zone shall be provided in accordance with Part 10 of this Bylaw;

686.2 In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space per $40m^2$ (430.5 sq.ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw;

(Bylaw 6685)

687 Marine Drive Commercial Zone (C9)

Intent

The intent of the C9 Zone is to accommodate mixed-use developments with emphasis on commercial, residential and complementary uses.

688 Uses

The following uses of land, buildings and structures are permitted in the C9 Zone:

688.1 Principal Uses:

a) artist's studio;
b) business/office support services;
c) Cannabis Retail Store (where include on the table in Section 405B(1);
d) clubs;
e) community facilities;
f) fitness centre;
g) health services purposes;
h) hobby beer & winemaking;
i) household repair services;
j) liquor store;
k) office purposes;
l) parking structure;
m) personal service shops;
n) pet care establishment;
o) professional offices;
p) residential purposes;
q) restaurants;
r) retail food services;
s) retail purposes;;
t) school, trade; and
u) veterinarian

(Bylaw 8340)

688.2 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

a) administrative offices
b) outdoor merchandise displays
c) outdoor customer service areas
d) semi-public amenity space including recreation and social facilities and meeting rooms in buildings with a residential component

689 Principal Use Regulations

The following regulations apply to principal uses:

689.1 All operations associated with permitted uses, except outdoor merchandise displays and outdoor customer service areas shall be completely contained within an enclosed building.

689.2 In the case of residential purposes and where the property fronts onto Marine Drive, Pemberton Avenue or Capilano Road, the dwelling units shall be located above the ground floor of the building except when situated at least 15 metres back of the front property line and must be provided with a separate entrance from the ground level.

689.3 In the case of residential purposes a development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels:

Portion of Dwelling Unit	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

689.4 In the case of a pet care establishment or veterinarian, a separate exterior entrance is required;

689.5 In the case of a pet care establishment or veterinarian, all noise associated with the keeping of and caring for animals must be contained within the premises.

690 Accessory Use Regulations

The following regulations apply to accessory uses:

690.1 Accessory uses are limited to a maximum of 25% of gross floor area.

690.2 Notwithstanding Section 413 (3) of this Bylaw, the maximum size of outdoor customer service areas is limited to 40 seats.

690.3 Outdoor merchandise displays may be located within 4 metres of a storefront doorway, must not exceed 5 sq m in total area and must allow for at least 2 metres of unobstructed pedestrian passageway.

690.4 Drive-thru aisles may not be visible from Marine Drive or Capilano Road.

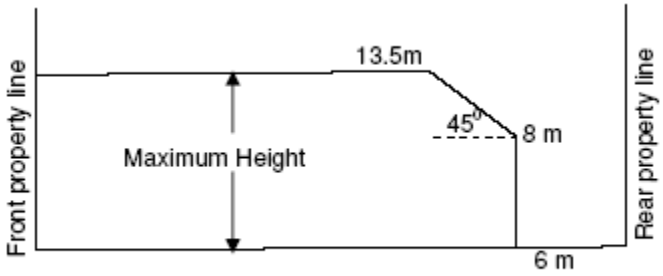
691 Size, Shape and Siting Regulations

Buildings and structures in the C9 Zone shall comply with the following regulations:

Height

691.1 The height of buildings and structures shall not exceed 8 metres in the case of lots less than 1,100 sq m in area and 13.5 metres in the case of lots over 1,100 sq m in area.

691.2 In the case of properties abutting single family residential zones, no portion of the building shall extend above an envelope formed by a vertical line measuring 8 metres in height at the rear set back line and a plane formed by an angle of 45 degrees measured from the horizontal and having its vertex at the maximum building height permitted in the zone as illustrated in the following sketch.



Setbacks

691.2 Buildings and structures fronting Marine Drive, Pemberton Avenue or Capilano Road are subject to special setback requirements as follows:

a) In the 1000 Block of Marine Drive buildings and structures must be set back from the existing curb line of Marine Drive as established at (date of adoption) a minimum of 5.6 metres on the north side of the block and 4.0 metres on the south side of the block;

b) In the 1100 Block of Marine Drive buildings and structures must be set back from the existing curb line of Marine Drive as established at (date of adoption) a minimum of 5.9 metres on the north side of the block and 4.0 metres on the south side of the block;
c) In the 1200 Block of Marine Drive buildings and structures must be set back from the existing curb line of Marine Drive as established at (date of adoption) a minimum of 4.9 metres on the north side of the block and 5.4 metres on the south side of the block;
d) In the 1300 Block of Marine Drive buildings and structures must be set back from the existing curb line of Marine Drive as established at (date of adoption) a minimum of 4.0 metres on the north side of the block and 5.3 metres on the south side of the block;
e) In the 1400 to 1800 Blocks of Marine Drive buildings and structures must be set back from the existing curb line of Marine Drive as established at (date of adoption) a minimum of 4.0 metres on the north side of the block and 5.4 metres on the south side of the block;
f) In the 1900 Block of Marine Drive buildings and structures on the north side of the block must be set back a minimum of 4.4 metres from the existing curb line of Marine Drive as established at (date of adoption);
g) In the 2000 Block of Marine Drive buildings and structures on the north side of the block must be set back a minimum of 4.0 metres from the existing curb line of Marine Drive as established at (date of adoption);
h) In the 1500 to 1600 Blocks of Pemberton Avenue buildings and structures must be set back from the existing curb line of Pemberton Avenue as established at (date of adoption) a minimum of 4.0 metres on the west side of the block and 4.5 metres on the east side;
i) In the 1700 Block of Pemberton Avenue buildings and structures must be set back from the existing curb line of Pemberton Avenue as established at (date of adoption) a minimum of 4.0 metres;
j) In the 1600 to 1700 Blocks of Capilano Road buildings and structures must be set back from the existing curb line of Capilano Road as established at (date of adoption) a minimum of 4.0 metres on the west side of the block and 4.5 metres on the east side; and
k) In the 1800 Block of Capilano Road buildings and structures must be set back form the existing curb line of Capilano Road as established at (date of adoption) a minimum of 4.0 metres.

691.3 In the case of properties abutting single family residential zones principal buildings or structures must be set back a minimum of 6 metres from the property line common to an adjacent single family lot.

Building Coverage

691.4 Buildings, structures, parking spaces, loading spaces and driveways shall not occupy more than 85% of the lot area.

Floor Space Ratio

691.5 The maximum floor space ratio is 1.0 in the case of lots less than 1,100 sq m in size and 1.75 in the case of lots over 1,100 sq m in size.

691.6 An individual retail business in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq m. (40,000 sq ft.) on any one lot or any group of adjoining lots unless the individual retail business had a gross floor area exceeding 3,716 sq m. (40,000 sq ft.) on November 20, 2001, in which case that retail business shall be limited to the gross floor area existing on that date.

691.7 Common amenity areas or facilities that are accessory to a residential use are excluded from the calculation of allowable floor space up to a maximum of 3% of the total gross residential floorspace or 200 sq m, whichever is lesser.

692 Landscaping Regulations

692.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways and maneuvering aisles shall be landscaped.

692.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads.

692.3 Outdoor parking areas containing more than 20 spaces in one row shall incorporate landscape areas not less than 1.5 metres.

693 Parking and Loading Regulations

693.1 Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7664)

694 Main Street Commercial Zone (C10)

Intent

The intent of the Main Street Commercial C10 Zone is to accommodate a wide range of commercial uses which require good visibility and accessibility along major roadways.

695 Uses

The following uses of land, buildings and structures are permitted in the C10 Zone:

695.1 Principal Uses:

a) artist's studio;
b) auction room;
c) billiard hall;
d) business/office support services;
e) Cannabis Retail Store (where included on the table in Section 405B(1);
f) clubs;
g) contractor services;
h) fitness centre;
i) health services purposes;
j) hobby beer and wine-making establishments;
k) household repair services;
l) liquor store;
m) media-related establishments;
n) office purposes;
o) parking structure;
p) personal service shops;
q) pet care establishment;
r) professional offices;
s) restaurant;
t) retail food services;
u) retail purposes;
v) school, trade; and
w) veterinarian.

(Bylaw 8340)

695.2 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

a) administrative offices;
b) display, sales and reception areas;
c) outdoor customer service areas; and
d) storage.

696 Principal Use Regulations

The following regulations apply to principal uses:

696.1 All operations associated with permitted uses shall be contained within a completely enclosed building.

696.2 In the case of contractor services in the C10 zone within 50m of a property in a residential zone, no manufacturing, assembly or fabrication of products is permitted.

696.3 In the case of a pet care establishment or veterinarian:

a) an outside public entrance is required; and
b) all noise associated with the keeping of, and caring for animals must be contained within the premises.

696.4 In the case of a liquor store no more than one liquor store per lot is permitted.

696.5 Overhead doors shall be kept closed except when actively in use for loading and unloading.

697 Accessory Use Regulations

The following regulations apply to accessory uses:

697.1 Accessory uses are limited to a maximum of 25% of gross floor area.

697.2 Caretaker Unit:

In the C10 Zone, a caretaker unit:

a) is permitted only for the following uses:
    (i) auction room;
    (ii) pet care establishment; and
    (iii) veterinarian.
b) must have an interior entry through the principal use;
c) must contain a minimum of 47m^2 (500 sq. ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq. ft.); and
d) is limited to one per lot.

697.3 Outdoor Customer Service Areas:

Outdoor customer service areas on private property shall comply with Section 413 of this Bylaw.

698 Size, Shape and Siting Regulations

Buildings and structures in the C10 Zone shall comply with the following regulations:

698.1 Height:

Buildings and structures in the C10 Zone shall not exceed a height of 12 metres (40 ft.);

698.2 Building Coverage:

Buildings and structures in the C10 Zone shall not occupy more than 65% of the lot area.

698.3 Site Coverage:

Buildings, structures, parking spaces, loading spaces, driveways, and manoeuvring aisles shall not occupy more than 85% of the lot area.

698.4 Floor Space Ratio:

The floor space ratio in the C10 Zone is 1.75, exclusive of any caretaker unit.

698.5 Setbacks:

a) In the case of a garage or carport provided for a permitted dwelling unit or caretaker unit and not exceeding 5.7m (12 ft.) in height and 37.2 sq. m (400 sq. ft.) in area, such structure shall be sited to the rear of a building and not less than 3.1m (10 ft.) from the rear lot line;
b) a canopy or a roofed structure without walls (other than a carport) may be built between a building and a street lot line.

698.6 Maximum Retail Unit Size:

a) An individual retail business in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots; and
b) As an exception to sub-clause (a), where an individual retail business had a gross floor area exceeding 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots on November 20, 2001 that individual retail business shall be limited to the gross floor area existing on that date.

699 Landscaping Regulations

699.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways and manoeuvring aisles shall be landscaped.

699.2 A 2 metre (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around all garbage and recycling container pads and around all permitted exterior storage areas.

699.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1 metre (3.3 ft.) in width and 5.7 metres (18.7 ft.) in length every 10 spaces.

700 Parking and Loading Regulations

700.1 Parking and loading spaces for principal and accessory uses in the C10 Zone shall be provided in accordance with Part 10 of this Bylaw.

700.2 In cases where a development permit application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of one space per 25 sq. m (269 sq. ft.) of gross leasable floor area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

(Bylaw 7616)

Part 7 INDUSTRIAL ZONE REGULATIONS

700 Waterfront Industrial Zone (I1)

Intent

The intent of the I1 Waterfront Industrial Zone is to accommodate those industrial uses which either perform a port-related function or are dependent upon access to water.

701 Uses

The following land uses are permitted in the I1 Zone:

701.1 the use of such land for the purpose related to a use of buildings and structures permitted within this zone;

701.2 Principal Uses:

(a) port-oriented purposes except that the use of land, buildings and structures for the manufacture of hazardous substances is expressly prohibited.

701.3 Accessory Uses:

Permitted accessory uses may include but are not necessarily limited to:

(a) administrative offices; and
(b) display, sales and reception areas;

702 Size, Shape and Siting Regulations

Buildings and structures in the I1 Zone shall comply with the following regulations:

702.1 Height:

a) Buildings and structures in the I1 Zone shall not exceed a height of 18.3m (60 ft.) except where exempted under section 407; and

b) Notwithstanding the height provisions in subsection 702.1(a), buildings and structures located on properties legally described as Lot 1, Block A & D, District Lot 230, Plan 12037 (PID: 011-360-135); Lot 2, Block A & D, District Lot 230, Plan 12037 and the east 66 feet of W 1/3 and the centre 1/3 of Block A (RP757) NHB Water V-4162(1) 183,821 sq.ft. (PID: 015-994-902, 015-994-937 & 008-965-404) and Lot 9 (Expl. Plan 5479), Block K, District Lot 230, Plan 4897 (PID: 011-360-135) and a portion of the foreshore lands as delineated on Schedule "A" shall not exceed a height of 12m (40 ft.) except where exempted under section 407;

702.2 Building Coverage:

Buildings and structures in the I1 Zone shall not occupy more than 60% of the lot area.

(Bylaw 6935)

703 Landscaping Regulations:

703.1 Where a lot in an I1 Zone is abutting or across a road or lane from a lot in residential zone, a 2m (6.5 ft.) high landscape screen shall be provided along the common property line consisting of a solid fence, landscaping or a combination thereof.

703.2 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces.

704 Parking and Loading Spaces:

704.1 Parking and loading spaces for uses in the I1 Zone shall be provided in accordance with Part 10 of this Bylaw;

710 General Industrial Zone (I2)

Intent

The intent of the I2 Zone is to accommodate general manufacturing and industrial activities.

711 Uses

The following uses of land, buildings and structures are permitted in the I2 Zone;

711.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

711.2 Principal Uses

(a) animal shelter;
(b) auction room;
(c) automotive body shops;
(d) automotive repair shops;
(e) construction services;
(f) contractor services;
(g) custom manufacturing;
(h) delivery services;
(i) equipment rental establishments;
(j) gun shop;
(k) heavy manufacturing;
(l) hobby beer and wine-making establishments;
(m) light manufacturing;
(n) mini-warehousing;
(o) parking lot;
(p) pet care establishment;
(q) research and development establishments;
(r) school, trade;
(s) specialized light industrial and technological establishments;
(t) transportation purposes;
(u) veterinarian;
(v) warehousing;
(w) wholesaling; and
(x) works yard, (Bylaws 7047, 7528)

except that the manufacture of hazardous substances is expressly prohibited.

711.3 Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) caretaker unit; and
(c) display, sales and reception areas.

(Bylaws 7047, 7528)

712 Principle Use Regulations:

712.1 In the case of an animal shelter, pet care establishment or veterinarian, an outside public entrance is required.

712.2 The following uses are not permitted within 50 metres (164 ft.) of any lot in a residential zone:

(a) An animal shelter, which has associated uses, or noise that is not completely contained within the building;

(b) A pet care establishment, which has associated uses or noise that is not completely contained within the building; and

c) A veterinarian, which has associated uses or noise that is not completely contained within the building.

(Bylaws 7047, 7528)

713 Accessory Use Regulations:

713.1 Caretaker Unit:

In the I2 Zone, a caretaker unit:

(a) is permitted only for the following uses:

(i) animal shelter;
(ii) auction room;
(iii) custom manufacturing;

(iv) gun shop;
(v) mini-warehousing;
(vi) pet care establishment;
(vii) research and development establishments;
(viii) specialized light industrial and technological establishments;
(ix) veterinarian; and (Bylaw 7528)
(x) works yard.

(b) must have an interior entry through the principal use;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.) of floor area;

(d) is limited to one per lot.

713.2 Retail Sales:

The retail sale of goods is limited to an accessory use except in the case of auction room, contractor services, gun shop and hobby beer and wine-making establishments for which retail sales may be a principal use.

714 Size, Shape and Siting Regulations

Buildings and structures in the I2 Zone shall comply with the following regulations:

714.1 Height

Buildings and structures in the I2 Zone shall not exceed a height of 12m (40 ft.) except where exempted under Section 407;

714.2 Building Coverage

Buildings and structures in the I2 Zone shall not occupy more than 60% of the lot area.

714.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, manoeuvring aisles, driveways and exterior storage areas shall not occupy more than 95% of the lot area.

714.4 Accessory Floor Space

The total floor space of all permitted accessory uses shall not exceed 15% of the gross floor area of a building and any one tenancy in a multi-tenant building.

715 Landscaping Regulations

715.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks shall be landscaped.

715.2 A landscape screen shall be provided along that portion of the perimeter of an I2 lot abutting or across a road or lane from any lot in a residential, commercial, or public assembly zone.

715.3 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around exterior storage areas and around all garbage and recycling container pads.

715.4 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 ft.) in length every 20 spaces.

716 Parking and Loading Spaces

716.1 Parking and loading spaces for principal and accessory uses in the I2 Zone shall be provided in accordance with Part 10 of this Bylaw.

716.2 In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/40m^2 (430.5 sq.ft.) of gross leasable area up to a maximum of 15% of the gross leasable area of the building plus one space/100m^2 (1076 sq.ft.) for all other gross leasable area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

720 Light Industrial Zone (I3)

Intent

The intent of the Light Industrial (I3) Zone is to accommodate a mix of clean, environmentally safe industrial activities and servicing uses, as well as a limited range of uses exhibiting office characteristics which may function as a buffer between commercial/residential zones and other industrial zones.

721 Uses

The following uses are permitted in the Light Industrial (I3) Zone:

721.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

721.2 Principal Uses:

(a) animal shelter;
(b) artist's studio;
(c) auction room;
(d) automotive body shops;
(e) automotive repair shops;
(f) billiard hall;
(g) building supply establishment;
(h) business/office support services;
(i) clubs;
(j) contractor services;
(k) custom manufacturing;
(l) delivery services;
(m) equipment rental establishments;
(n) fitness centre;
(o) gun shop;
(p) hobby beer and wine-making establishments;
(q) household repair services;
(r) industrial product sales establishments;
(s) light manufacturing;
(t) media-related establishments;
(u) mini-warehousing;
(v) parking structure;
(w) pet care establishment;
(x) recreation vehicle sales/rental/leasing establishments;
(y) research and development establishments;
(z) retail food services;

(aa) school, trade;
(bb) specialized light industrial and technological establishments;
(cc) veterinarian; (Bylaw 7528)
(dd) warehousing;
(ee) wholesaling; and
(ff) works yard. (Bylaw 6989, 7047)

721.3 Accessory Uses

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices;
(b) caretaker unit;
(c) display, sales and reception areas;
(d) outdoor customer service areas; and
(e) storage.

(Bylaws 7047, 7528)

722 Principal Use Regulations

The following regulations apply to principal uses:

722.1 The following uses are not permitted within 50m (164 ft.) of any lot in a residential zone:

(a) an animal shelter, which has associated uses, or noise that is not completely contained within the building;
(b) automotive body shops;
(c) automotive repair shops;
(d) building supply establishments;
(e) contractor services involving the manufacturing or fabrication of products;
(f) delivery services;
(g) equipment rental establishments;
(h) gun shops;
(i) recreation vehicle sales/rental/leasing establishments;
(j) pet care establishments, which have associated uses or noise that is not completely contained within the building;
(k) veterinarians, which have associated uses or noise that is not completely contained within the building.

(Bylaws 6989, 7047, 7528)

722.2 All operations associated with permitted uses shall be contained within a completely enclosed building, except where outdoor customer service areas, or the exterior storage of goods or vehicles is expressly permitted, or where, in the case of pet care establishments, veterinary clinics, and veterinary hospitals, an outdoor area for animals is provided. (Bylaw 7047)

722.3 In the case of an animal shelter, pet care establishment or veterinarian, an outside public entrance is required. (Bylaw 7528)

722.4 The use restrictions in section 722.1 do not apply to properties within 50m (164 ft.) of land zoned CD103. (Bylaw 8215)

723 Accessory Use Regulations

723.1 Caretaker Unit:

In the I3 Zone, a caretaker unit:

(a) is permitted only in the following uses:

(i) animal shelter;
(ii) auction room;
(iii) custom manufacturing;
(iv) gun shop;
(v) mini-warehousing;
(vi) pet care establishment;
(vii) research and development establishments;
(viii) specialized light industrial and technological establishments;
(ix) veterinarian; and
(x) works yard. (Bylaw 7528)

(b) must have an interior entry though the principal use for which it is required;

(c) must contain a minimum of 47m^2 (500 sq.ft.) of floor area and shall not exceed a total floor area of 65m^2 (700 sq.ft.) of floor area;

(d) is limited to one per lot.

723.2 Exterior Storage

In the I3 Zone, exterior storage is subject to the following regulations:

(a) exterior storage is permitted only for:

(i) the storage of vehicles for repair at automotive body shops and automotive repair shops;
(ii) building supply establishments;
(iii) equipment rental establishments;
(iv) the storage of fleet vehicles required for contractor services and delivery services;
(v) recreation vehicle sales/rental/leasing establishments; (Bylaw 6989)

(b) where exterior storage is permitted, such storage shall be screened from view from any road or lot in a residential zone in accordance with Section 725.2;

(c) land used for exterior storage shall be hardsurfaced with durable materials acceptable to the building inspector;

723.3 Retail Sales

The retail sale of goods is limited to an accessory use except in the case of auction room, building supply establishment, gun shops and recreation vehicle sales/rental/leasing establishments for which the sale of goods may be a principal use. (Bylaw 6989)

723.4 Outdoor Customer Service Areas

Outdoor customer service areas are permitted only in conjunction with retail food services and when provided on private property, shall comply with Section 413 of this Bylaw.

724 Size, Shape and Siting Regulations

Buildings and structures in the I3 Zone shall comply with the following regulations:

724.1 Height

Buildings and structures in the I3 Zone shall not exceed a height of 12m (40 ft.) except where exempted under Section 407 of this Bylaw;

724.2 Building Coverage

Buildings and structures in the I3 Zone shall not occupy more than 60% of the lot area.

724.3 Site Coverage

Buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles and exterior storage areas shall not occupy more than 90% of the lot area.

724.4 Floor Space Ratio

The floor space ratio in the I3 Zone is 1.2 exclusive of a caretaker unit.

724.5 Building Setbacks

Buildings and structures in the I3 Zone shall be setback a minimum of 1.5m (5 ft.) from a front property line;

724.6 Accessory Floor Space

The total floor space of all permitted accessory uses shall not exceed 25% of the gross floor area of a building and any one tenancy in a multi-tenant building.

724.7 Building Area

a) An individual building supply establishment in any building or structure or in any group of buildings or structures shall not occupy a gross floor area greater than 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots.

b) As an exception to sub-clause (a), where an individual building supply establishment had a gross floor area exceeding 3,716 sq. m. (40,000 sq. ft.) on any one lot or any group of adjoining lots on November 20, 2001 that individual building supply establishment shall be limited to the gross floor area existing on that date.

(Bylaw 7233)

725 Landscaping Regulations

725.1 All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvering aisles, exterior storage areas and sidewalks shall be landscaped;

725.2 A 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or combination thereof is required around permitted exterior storage areas and around all garbage and recycling container pads.

725.3 Parking areas containing more than 20 spaces in one row shall incorporate raised landscape planters not less than 1.0m (3.3 ft.) in width and 5.7m (18.7 sq.ft.) in length every 20 spaces.

726 Parking and Loading Spaces:

726.1 Parking and loading spaces for principal and accessory uses in the I3 Zone shall be provided in accordance with Part 10 of this Bylaw.

726.2 In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/40m^2 (430.5 sq.ft.) of gross leasable area up to a maximum of 25% of the gross leasable area of the building and one space/100m^2 (1076 sq.ft.) of all other gross leasable area and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Sections 1002.3 and 1002.4 of this Bylaw.

730 Interim Industrial Zone (I4)

Intent

The intent of the (I4) Zone is to accommodate a limited range of uses which are not permitted in any other industrial zone, on an interim basis until the lands are rezoned for other purposes.

731 Uses

The following uses are permitted in the Interim Industrial (I4) Zone:

731.1 The use of such land for a purpose related to a use of buildings and structures permitted in this zone;

731.2 Principal Uses

(a) mining purposes;
(b) disposal of garbage; and
(c) soil screening,

provided that no use may involve the manufacture of hazardous substances;

731.3 Accessory Uses

Permitted uses may include, but are not necessarily limited to:

(a) administrative offices.

732 Size, Shape and Siting Regulations

Buildings and structures in the I4 Zone shall comply with the following regulations:

732.1 Height

Buildings and structures in the I4 Zone shall not exceed a height of 12m (40 ft.) except where exempted under Section 407;

732.2 Siting

Buildings and structures in the I4 Zone shall not occupy more than 60% of the lot area;

733 Landscaping Regulations

733.1 Where an I4 Zone abuts a road or abuts or is across a road or lane from any lot in a Residential, Public Assembly or Park, Recreation or Open Space Zone, that portion of the perimeter shall be landscaped to provide a visual screen.

734 Parking and Loading Regulations

734.1 Parking and loading spaces for uses in the I4 Zone shall be provided in accordance with Part 10 of this Bylaw.

740 Storage Industrial Zone (I5)

Intent

The intent of the Storage Industrial (I5) Zone is to accommodate outdoor storage uses.

741 Uses

The following uses are permitted in the Storage Industrial (I5) Zone:

741.1 The use of buildings and structures for a purpose related to a use of land permitted in this zone;

741.2 Principal Uses:

(a) exterior storage, excluding the storage of hazardous materials;

741.2 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

(a) administrative offices.

742 Principal Use Regulations

The following regulations apply to the principal use:

742.1 no nuisance factors may extend beyond the boundary of the property in the I5 Zone;

742.2 no processing, wrecking, assembly, fabrication or sales is permitted in the I5 Zone;

743 Size, Shape and Siting Regulations:

Buildings and structures in the I5 Zone shall comply with the following regulations:

743.1 Height

Buildings and structures in the I5 Zone shall not exceed a height of 6m (20 ft.);

743.2 Building Coverage

Buildings and structures in the I5 Zone shall not occupy more than 10% of the lot area.

743.3 Site Coverage

Buildings, structures, parking spaces, driveways, manoeuvering aisles and exterior storage areas shall not occupy more than 95% of the lot area.

743.4 Setbacks

Buildings, structures, parking spaces, manoeuvering aisles and storage areas shall be setback a minimum of 1.5m (5 ft.) from all property lines.

744 Landscaping Regulations

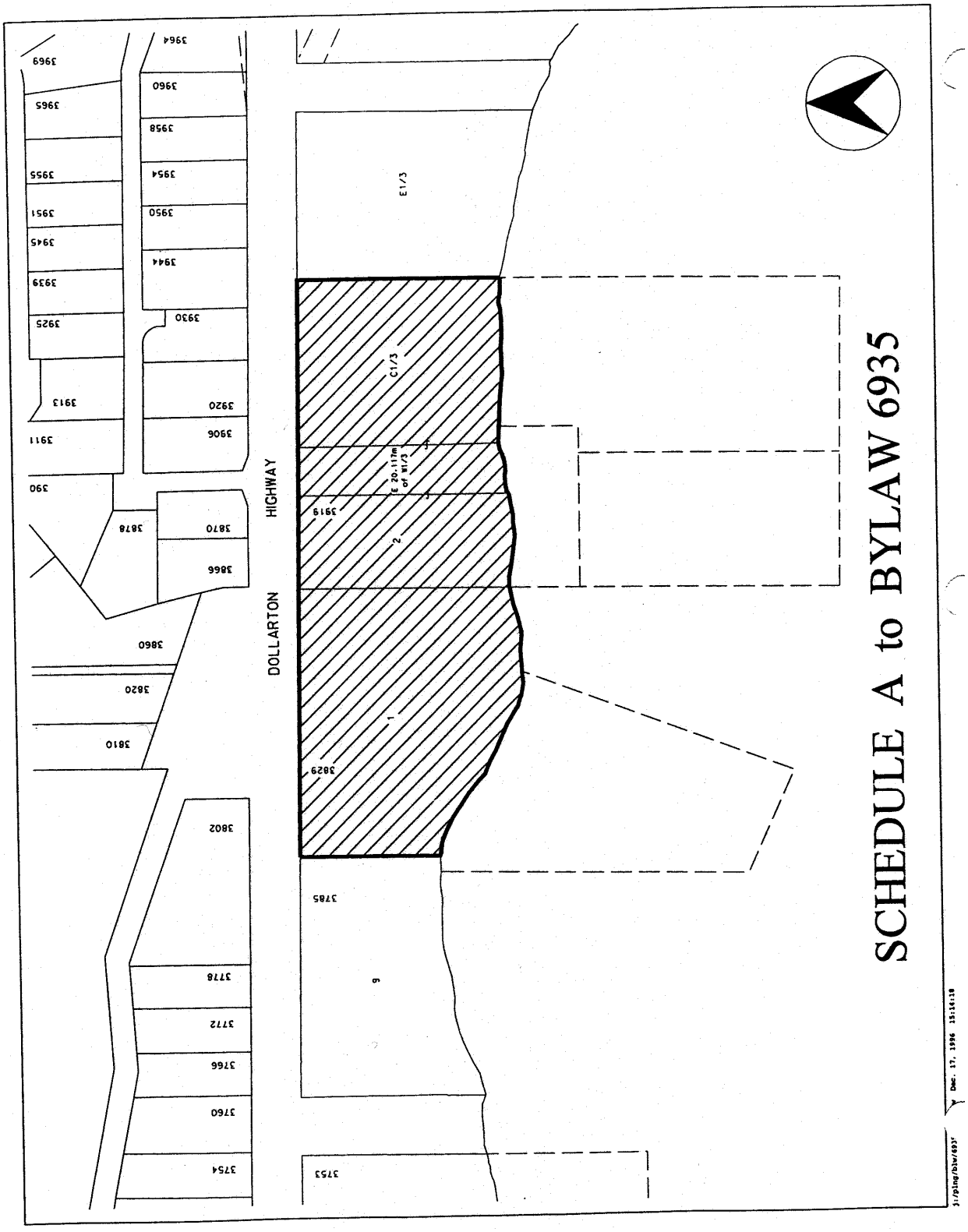
744.1 All areas not occupied by buildings, structures, parking spaces, manoeuvering aisles, sidewalks and storage areas shall be landscaped;

744.2 A 2.44m (8 ft.) high solid screen consisting of a wood fence, landscaping or combination thereof is required around that portion of the perimeter of a lot abutting a road.

745 Parking and Loading Regulations

745.1 Parking for principal and accessory uses permitted in the I5 Zone shall be provided in accordance with Part 10 of this Bylaw.

745.2 Off-street loading spaces are not required for uses in the I5 Zone.
(Bylaw 6685)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750 Employment Zone - Industrial (EZ-I)

750.01 Intent

The intent of the Industrial Zone is to accommodate port oriented uses and general manufacturing and other industrial activities on lands adjacent to the Port and the rail corridor. It is expected that uses in the Industrial Zone will be industrial in character and impact.

750.02 Permitted Uses

The following *principal uses* shall be permitted in the Industrial zone:

a) **Uses Permitted without Conditions:**

manufacturing use;
port-oriented use;
service use;
transportation use;
waste and recycling use; and
warehouse use.

(b) **Conditional Uses**

The following *principal uses* are permitted when the conditions outlined in section 750.03 - Conditions of Use, are met:

office use;
residential use; and
retail use.

750.03 Conditions of Use

a) **Office use**: The use of land, buildings and structures for office use as a *principal use* is only permitted when the following conditions are met:
   i. Office use is limited to the upper floors of an industrial building, and
   ii. Office use may only take up as much floor area as is taken up by

(Bylaw7831)

manufacturing, port-oriented, service, transportation, waste and recycling, or warehouse uses either singly or in combination on the lower floors, and in no case may the floor area used for office use exceed 2,500 m^2 (26,910 square feet).

b) ***Retail use***: The use of land, buildings, and structures for *retail* is only permitted when the following condition is met:
   i. *Retail use* is limited to the following class of retail only: *equipment sales and rental*.

c) ***Residential use****:* The use of land, buildings and structures for residential use is only permitted when the following conditions are met:
   i. The maximum dwelling unit size is limited to 100m^2 (1,076 square feet);
   ii. A maximum of one dwelling unit per lot for lots under and equal to 10,000m^2 (2.5 acres); a maximum of two dwelling units per lot for lots larger than 10,000 m^2, (2.5 acres) and less than or equal to 20,000 m^2 (5 acres); and a maximum of three dwelling units for lots over 20,000 m^2 (5 acres); and
   iii. Where more than one dwelling unit is permitted, each dwelling unit must be located in separate buildings.

750.04 <u>Accessory Use</u>

a) ***Accessory uses*** are permitted in a building provided that in combination they occupy, less than 25% of the floor area of the building or buildings, or in a multi-tenant building, less than 25% of the floor area occupied by the tenant.
b) ***Retail use*** is limited to an *accessory use* except where expressly permitted as a conditional use.
c) ***Home occupations*** are permitted in residential *dwelling units* in this zone, with the exception of day cares and schools for children.

750.05 <u>Density</u>

Not Applicable.

	Floor Area Ratio	Units per Hectare
Minimum Base Density	NA	NA
Maximum Base Density	NA	NA

(Bylaw 7831)

750.06 Maximum Principal Building Size

Not Applicable.

750.07 Setbacks

Setback	Principal Building or Structure	Accessory Building or Structure
Front	Minimum: 0 m Maximum: NA	Minimum: 0 m
Rear on a lane	Minimum: 1.5 m (5 ft)	Minimum: 1.5 m (5 ft)
Rear	Minimum: 0 m	Minimum 0 m
Side	Minimum: 0 m	Minimum: 0 m
Side facing a street	NA	NA
Setback to a Creek	Refer to the Streamside Development Permit Guidelines	
Setback from an Ocean Natural Boundary Line	Refer to the applicable environmental regulations and Port Metro Vancouver.	

750.08 Building Orientation

Not Applicable.

750.09 Building Depth and Width

Not Applicable.

750.10 Coverage

a) Building Coverage: Maximum: Not Applicable.

b) Site Coverage: Maximum: Not Applicable.

750.11 Height

a) Principal Building or Structure: 25 m (82 feet);

b) Accessory Building or Structure: 25 m (82 feet).

(Bylaw 7831)

750.12 Landscaping

Not Applicable.

750.13 Subdivision Requirements

a) Subdivision lot design standards are as follows:

Minimum Lot Size	Maximum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Width on Corner Lots
1,100m^2 (11,841 sq ft)	NA	24m (79 ft)	34m (112 ft)	24 m (79 ft)

750.14 Additional Accessory Structure Regulations

Not Applicable.

750.15 Parking and Loading Regulations

a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw.
b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/100m^2 (1,076 sq.ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw.

750.16 Zone Specific Development Permit Regulations

Not Applicable.

Note: Please refer to the Official Community Plan for development permit area maps and related guidelines. You can also view the development permit areas as a layer on the District's mapping website: www.geoweb.dnv.org.

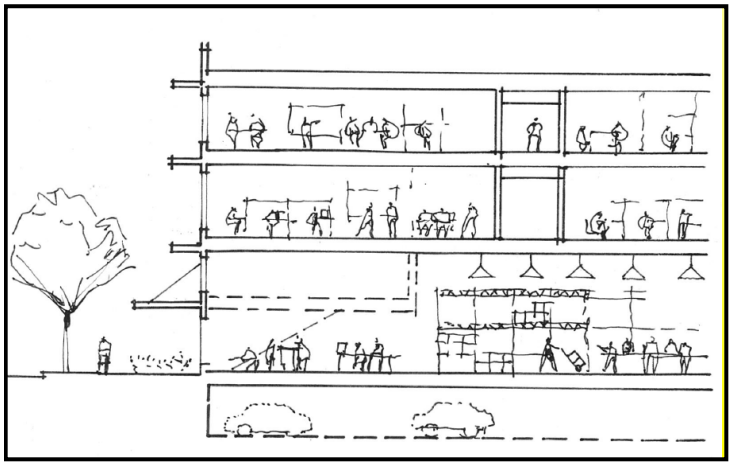
(Bylaw 7831)

770 Employment Zone – Light Industrial (EZ-LI)

770.01 Intent

The intent of the Light Industrial zone is to accommodate a mix of manufacturing and service businesses with the potential for office use on the upper floors, where the conditions of use minimize the potential for negative impacts on adjacent residential and commercial areas.

770.02 Permitted Uses



The following uses shall be permitted in the Light Industrial zone

(a) **Uses Permitted without Conditions:**

Not applicable.

(b) **Conditional Uses:**

The following *principal uses* are permitted when the conditions outlined in section 770.03 Conditions of Use, are met:

manufacturing use;
office use;
recreation / community centre use;
residential use;
restaurant use;
retail use;
personal service use;
service use;
social-gathering use; and
warehouse use.

(Bylaw7831)

770.03 Conditions of Use

(a) **All Uses:** For those properties in the Light Industrial zone, that are shown in Figures 1 A and B, "Areas Adjacent to Residentially (RS) Zoned Land," (within 50 metres of Residentially Zoned (RS) land) all uses of land, buildings, and structures are only permitted when the following conditions are met:

i) All aspects of the use except for parking and loading areas, and private outdoor *amenity areas*, are completely contained within a fully *enclosed building*; and

ii) Noise, glare, odour and air pollution generated on a parcel shall not be detectable from the parcel's property line, and shall comply with Part 4, Section 414 of the Zoning Bylaw.

(Bylaw 7831)

FIGURE 1A

Areas Adjacent to Residentially Zoned Land

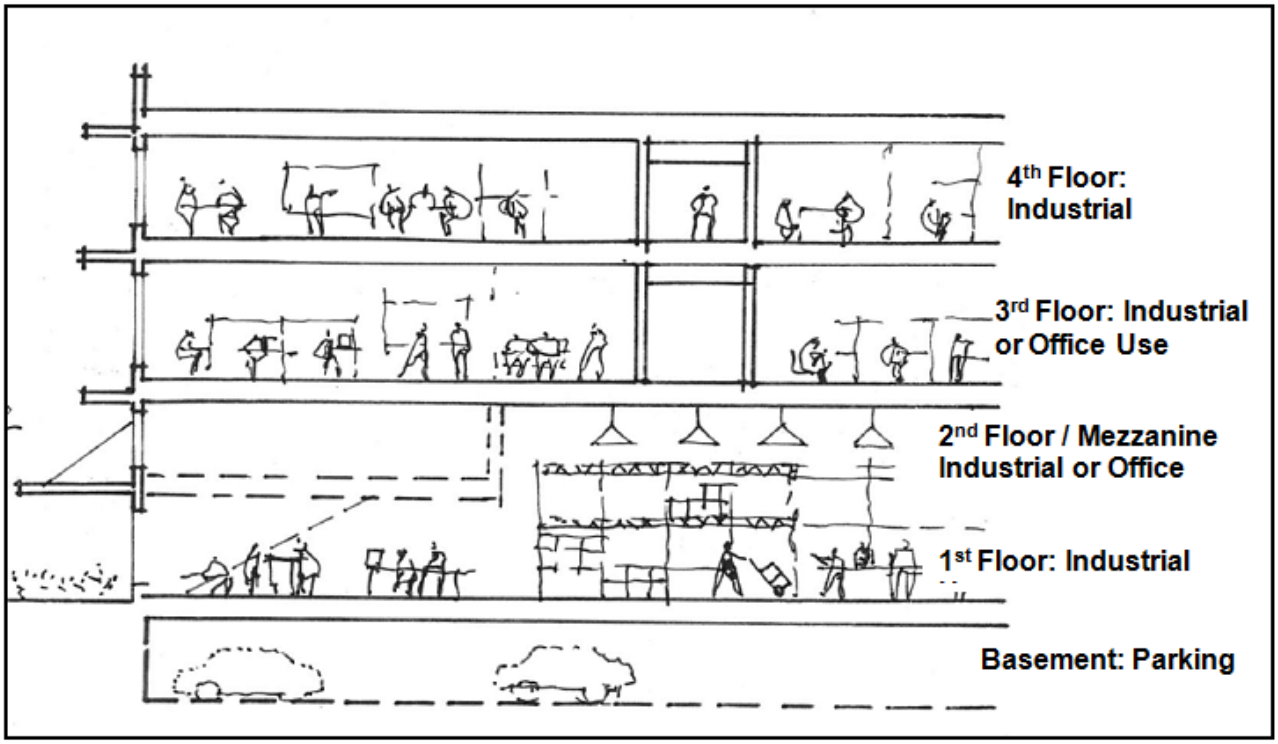
(Bylaw 7831)

FIGURE 1B

Areas Adjacent to Residentially Zoned Land

(Bylaw 7831)

Please note: This zone applies to the District's light industrial land, where the land is intended to remain available for industrial businesses. However, it is recognized that the following uses can be compatible with industrial land uses.



(b) ***Retail use***: the use of land, buildings, and structures for *retail* is only permitted when the following conditions are met:

i. *Retail* use is limited to a maximum size of 2,500 m^2 (26,910 sq. ft.) including both interior floor area and exterior display or storage;

ii. *Retail* use is limited to the following classes of *retail* only:

1) appliances and furniture use;
2) *auctioneer use;*
3) *building supply use;*
4) *equipment sales and rental use*;
5) *garden supply use;*
6) *sports equipment use*; and
7) *vehicle sales use*.

(Bylaw 7831)

(c) ***Office use***: the use of land, buildings, and structures for *office* use is only permitted as a *principal use* when the following conditions are met:
   i. *Office* use is limited to the upper floors of the building; and
   ii. *Office* use on any single floor may only take up as much floor area as is used for any of the following uses either singly or in combination on the lower floors:
      1) *manufacturing use*;
      2) *recreation/ community centre use*;
      3) *retail use;*
      4) *service use*; and
      5) *warehouse use.*

(d) ***Social-Gathering use***: the use of land, buildings, and structures for *social-gathering* is only permitted as a *principal use* when the following conditions are met:
   i. *Social-gathering use* is limited to the upper floors of the building; and
   ii. *Social-gathering use* is limited to a maximum size of 500 m^2 (5,382 sq. ft.).

(e) ***Residential use:*** the use of land, buildings, and structures for one dwelling unit per parcel is permitted when the following condition is met:
   i. The unit size does not exceed 100 m^2 (1,076 square feet).

Please note: When considering a mix of uses in an industrial building, please refer to the BC Building Code as there are a variety of safety issues that must be considered.

Please note: that when designing air vents, fans, heating systems, fume hoods and other similar air circulation, heating and cooling systems, they must be compliant with the good neighbour regulations found in Part 4, section 414 of the Zoning Bylaw, as well as the Noise Regulation Bylaw, the BC Building Code, and all applicable air quality regulations.

770.04 <u>Accessory Use</u>

(a) ***Accessory uses*** are permitted provided that in combination they occupy less than 25% of the floor area of the building or buildings, or in a multi-tenant building, less than 25% of the floor area occupied by the tenant.

(b) ***Retail use*** is limited to an accessory use except where expressly permitted as a *conditional* use.

(Bylaw 7831)

770.05 Density

Not applicable.

	Floor Area Ratio	Units per Hectare
Minimum Base Density	NA	NA
Maximum Base Density	NA	NA

770.06 Maximum Principal Building Size

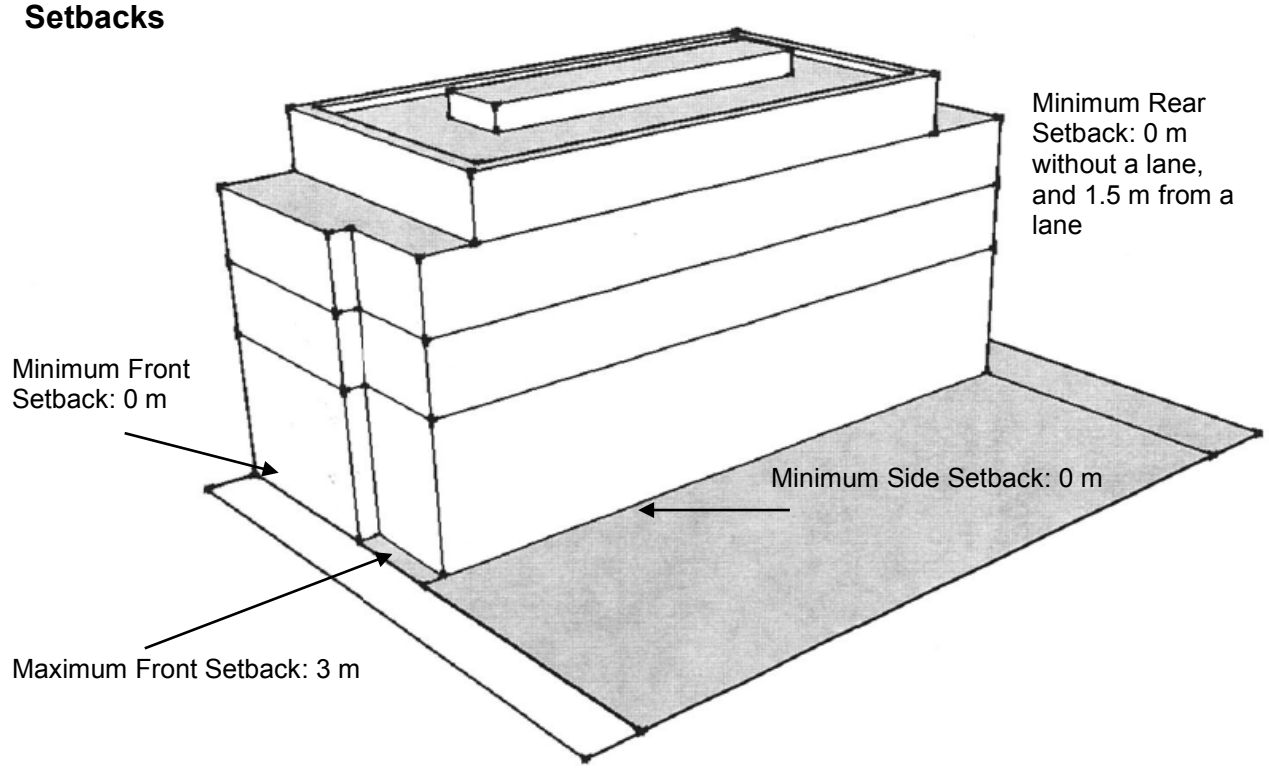
Not applicable.

770.07 Setbacks

Setback	**Principal Building or Structure**	**Accessory Building or Structure**
Front	Minimum: 0 m Maximum: 3 m (10 feet)	Minimum: 0 m
Rear on a lane	Minimum: 1.5 m (5 feet)	Minimum: 1.5 m (5 feet)
Rear	Minimum: 0 m	Minimum 0 m
Side	Minimum: 0 m	Minimum: 0 m
Side facing a street	Minimum: 0 m	Minimum: 0 m
Setback to a Creek	Refer to the Streamside Development Permit Guidelines	
Setback from an Ocean Natural Boundary Line	Refer to the applicable environmental regulations.	

(Bylaw 7831)

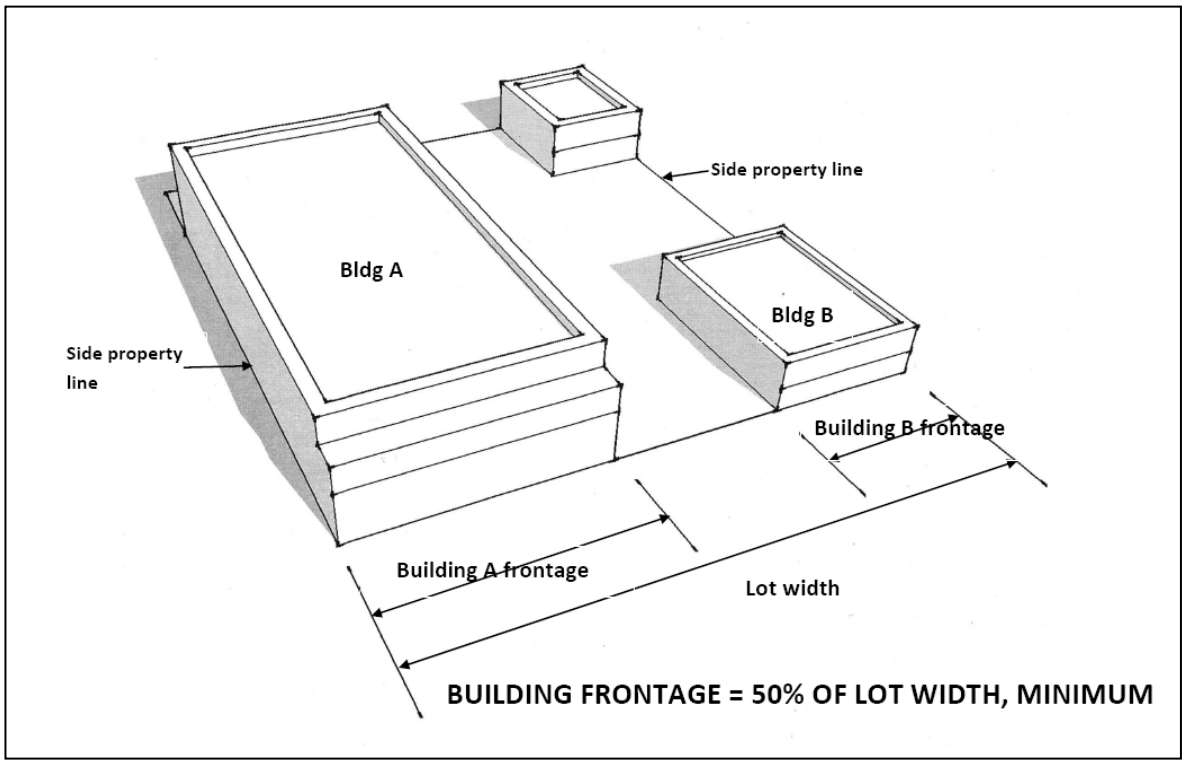
Setbacks



(Bylaw 7831)

770.08 Building Orientation and Form

(a) At least 50% of the lot width must be occupied by a building that faces the street and meets the front yard setback requirements.



770.09 Building Depth and Width

a) The maximum building width is 45.5 metres (150 feet).

770.10Coverage

a) *Building Coverage*: Maximum: 90%

b) *Site Coverage:* Maximum: 100%

(Bylaw 7831)

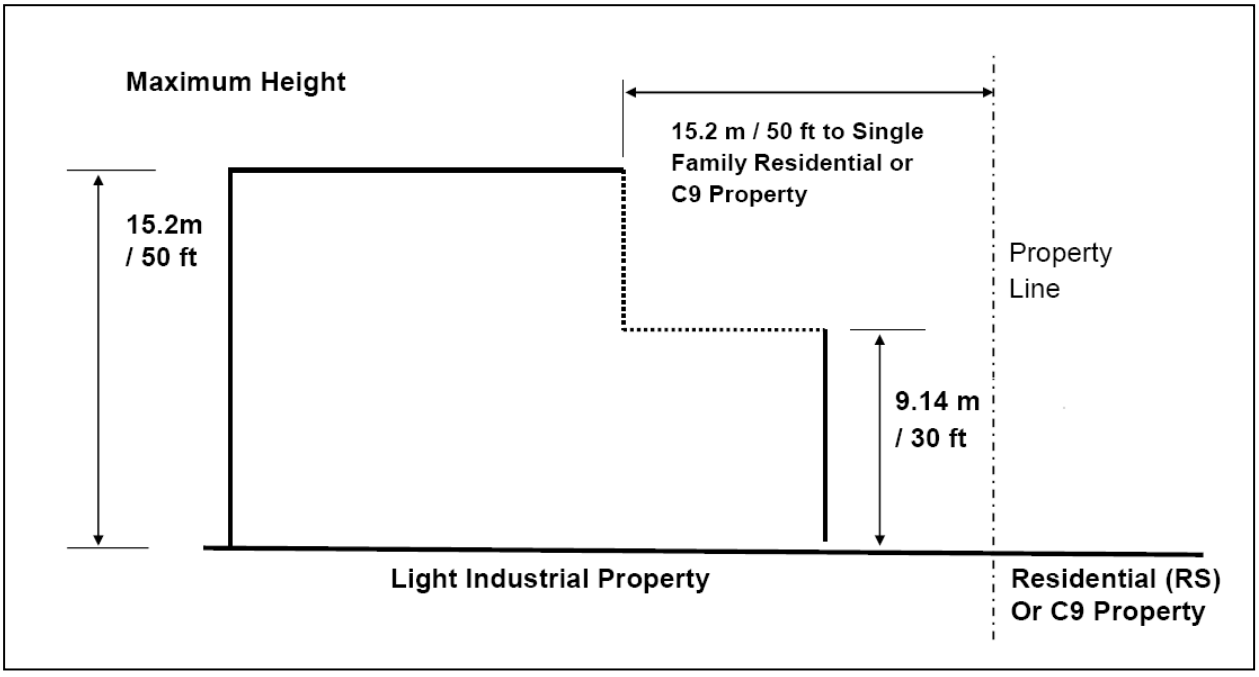
770.11 Height

As illustrated in Figure 2 A and B:

a) *Principal* Building or Structure: the maximum height is **4 storeys and 15.2 metres** (50 feet), except that:
   i) any part of a building or structure that is within 15 metres (49 feet) of a single family residential (RS) zoned property or a Marine Drive Commercial (C9) zoned property is limited to 9.14 metres (30 feet) in height (Figure 2 A); and
   ii) buildings on the west side of the 100 and 200 block of Pemberton Avenue are limited to 13.1 metres (43 feet) in height (Figure 2B);

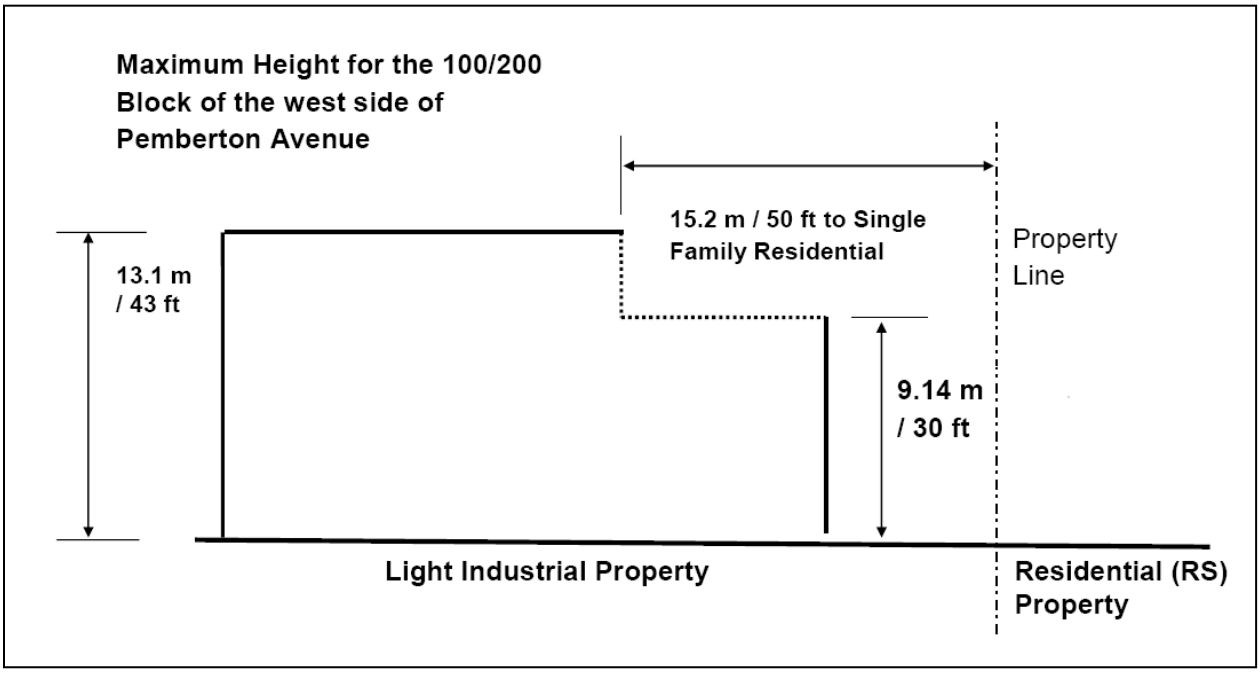
b) *Accessory* Building or Structure: follow the *principal* building or structure regulations in sub-section (a) above.

Figure 2 A – Maximum Height



(Bylaw 7831)

Figure 2 B – Maximum Height 100/200 Block of the west side of Pemberton Ave.



770.12 <u>Landscaping and Storm Water Management</u>

a) All land areas not occupied by buildings, structures, parking spaces, loading spaces, driveways, manoeuvring aisles, exterior storage areas and sidewalks that are within the front 3 metres (10 feet) of the lot shall be landscaped.

b) A 2 metre (6.5 ft.) high screen consisting of a solid wood fence, or landscaping or combination thereof, with 90% opacity, is required to screen from public view:

i) exterior storage areas, where permitted;
ii) exterior garbage and recycling areas, where permitted;and
iii) exterior utility boxes, vents and pumps;

Please note: Landscaping may also be used to address storm water management requirements as laid out in the Development Services Bylaw.

(Bylaw 7831)

770.13 Subdivision Requirements

a) Subdivision lot design standards are as follows:

Minimum Lot Size	Maximum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Width on Corner Lot
1,100 sq. m (11,840 sq ft)	4,500 sq. m (48,439 sq ft)	24 m (79 ft)	34 m (112 ft)	24 m (79 ft)

770.14 Additional Accessory Structure Regulations

Not applicable.

770.15 Parking and Loading Regulations

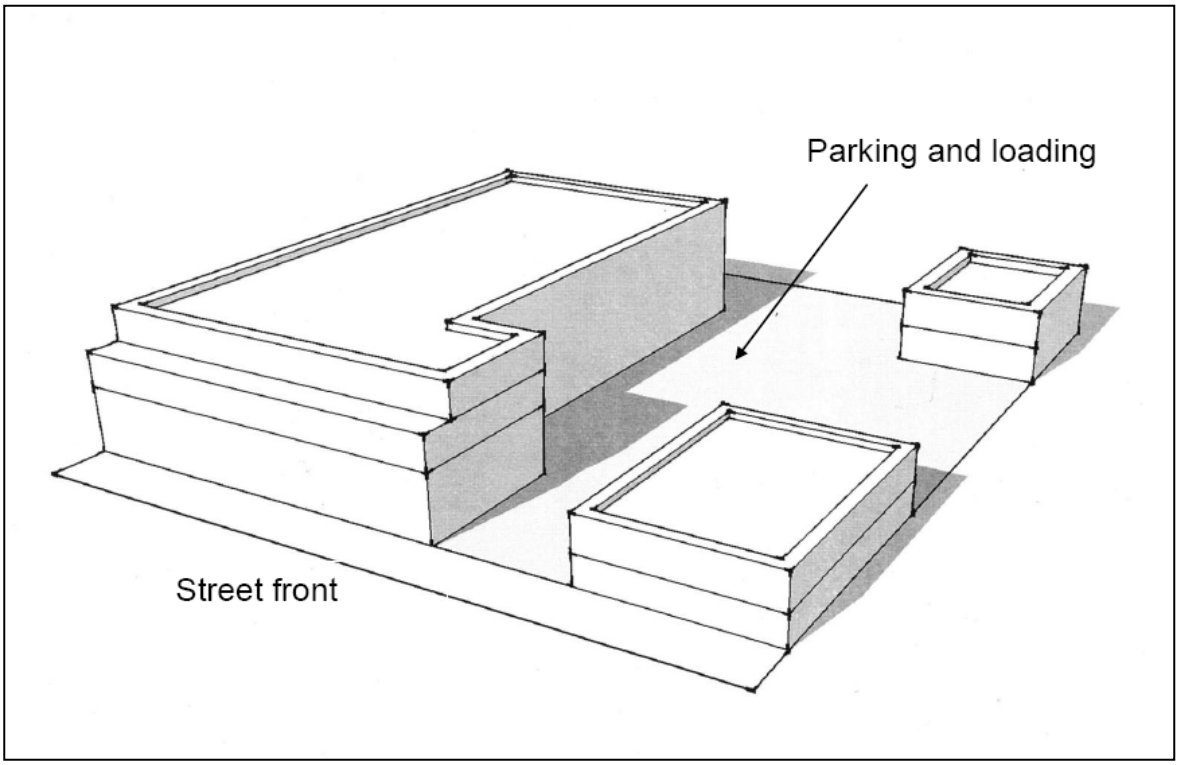
a) Parking and loading spaces shall be provided in accordance with Part 10 of this Bylaw.

Please note: If you are constructing a new building, please remember that different types of permitted uses have different parking requirements. A restaurant for example, has a much greater need for parking than a warehouse. Parking requirements for each unit need to be met to obtain a business licence.

b) In cases where a development application is submitted without an identification of specific uses, parking requirements will be assessed on the basis of a minimum of one space/45m^2 (484 sq.ft.) of *gross floor area*, and the issuance of business licences for permitted uses in that building will be dependent upon the availability of parking on the lot or on an adjacent lot in accordance with Part 10 of this Bylaw.

c) All loading shall be from the rear or side of the building.

(Bylaw 7831)



770.16 Zoning Specific Development Permit Regulations

Not applicable.

Note: Please refer to the Official Community Plan for development permit area maps and related guidelines. You can also view the development permit areas as a layer on the District's mapping website: www.geoweb.dnv.org.

(Bylaw 7831)

Part 8 PUBLIC ASSEMBLY ZONE REGULATIONS

801 Uses in the Public Assembly Zones

All uses of land, buildings and structures in the PA and PA1 Public Assembly Zones are prohibited except:

(1) the use of such land for a purpose related to a use of buildings and structures permitted in these zones;

(2) the use of such buildings and structures as

(a) schools, when

(i) in the PA Zone, the lot area is not less than 1,115 square meters per classroom;

(ii) in the PA2 Zone, the lot area is not less than 730 square meters per classroom; (Bylaw 6635)

(b) colleges;

(c) places of religious worship and associated assembly halls

(i) when the lot area is not less than 15,000 square feet, or

(ii) in the case of the use existing prior to the adoption of this Bylaw and not discontinued thereafter for a period of more than thirty days, when the lot area is less than 15,000 square feet;

(d) community and social centres, clubs, fraternal lodges, hospitals, convalescent, nursing and rest homes, nurses' residences, funeral homes and mortuaries, or federal, provincial and municipal offices and buildings, when the lot area is not less than 12,000 square feet;

(e) buildings and structures accessory to (a), (b) and (c);

(f) bingo and casino gaming, in accordance with the regulations of the British Columbia Gaming Commission, when the buildings and structures are used for the purposes in (a), (b) and (c) and when the bingo or casino gaming;

(i) does not exceed the gross floor area of all space accessory to the principal use and accessible to the public, except in the case of religious buildings and associated assembly halls, community and social centres, clubs and fraternal lodges when the bingo or casino shall not exceed the gross floor area of the public assembly area; and

(ii) is conducted for a period not exceeding 8 hours in any 24 hour period and 24 hours in any one month period commencing at 12:01 a.m. of the first day of the month, in any one location.

(Bylaw 6058)

(Bylaw 6672)

802 <u>Size, Shape and Siting of Buildings and Structures in the PA and PA1 Public Assembly Zones</u>

Buildings and structures in the PA and PA1 Public Assembly Zones

(Bylaw 6635)

(1) shall not exceed a height of 12 metres except in the case of buildings on the campus of Capilano College which shall not exceed a height of 26 meters;

(2) shall not, in the case of buildings on the Capilano College campus, exceed an FSR of 0.47;

(3) (a) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan Section of this Bylaw and in any case shall not together occupy more than 50% of the lot area, and shall not, together with parking spaces and driveways, occupy more than 90% of the lot area; (Bylaw 4478)

or,

(b) if an area is not so designated and delineated shall be sited in accordance with Section 408 of this Bylaw.

(Bylaws 4478, 6672 and 6685)

803 Public Assembly Zone 3 (PA3)

Intent

The purpose of the PA3 zone is to establish specific land use regulations for private school use for the Vancouver Waldorf School located at 2725 St. Christopher's Road.

The PA3 zone is applied to Lot 4, Block 13, District Lot 2025, Plan LMP 47707, PID: 024-903-451

804 Permitted Uses

All uses of land, buildings and structures is prohibited except for:

(a) Private school use, including pre-school, early childhood centre, kindergarten and elementary school classrooms and childcare facilities;
(b) Administrative offices accessory to (1); and
(c) Buildings and structures accessory to (1), including gymnasiums and auditoriums that are an integral part of the school curriculum, functions and activities such as parent meetings, practices and performance rehearsals.

805 Special Conditions

(1) Use of the school auditorium for large (i.e. number of participants exceeds 125 people), school-related, special events such as assemblies, student performances and fund raisers is permitted provided that:

   (a) the number of such events held after 5 p.m. Monday through Friday is limited to 25 such events per calendar year; and
   (b) the number of such events held on Saturday or Sunday is limited to 20 per calendar year;

(2) Use of the school auditorium for large (i.e. number of participants exceeds 125 people), non-school related special events such as music, theatre or dance performances, arts and crafts shows, conferences or workshops is permitted provided that:

   (a) the number of such events held after 5 p.m. Monday through Friday is limited to 4 evenings per calendar year;
   (b) the number of such events held on Saturday or Sunday is limited to 6 per calendar year.

(3) Special events in the auditorium must conclude by 11:30 p.m.

(4) Events must be recorded in a registry of events, which shall be kept in the administrative office of the school and be available for inspection by a Property Use Inspector or Bylaw Enforcement Officer upon request.

806 Permitted Density

School use in the PA3 zone requires a minimum site area of not less than 730 square metres per classroom.

807 Size, Shape and Siting of Buildings and Structures in the PA3 zone

Buildings and structures in the PA3 zone shall be constructed in accordance with the following regulations:

(1) Floor Space Ratio:

(a) shall not exceed a total FSR of .4;

(2) Building Size and Site Coverage:

(a) buildings shall not exceed a maximum site coverage of 25% per lot; and shall not together with parking spaces and driveways, occupy more than 50% of the total site area;

(b) the elementary school shall not exceed a maximum ground floor area of 19,600 square feet and a maximum total square footage of all floor areas of 30,400 sq.ft

(c) the early childcare facility shall not exceed a maximum ground floor area of 2,555 square feet and a maximum total square footage of all floor areas of 5,100 square feet.

(3) Height:

(a) buildings and structures shall not exceed a maximum roof height of 28 feet above natural grade, except for the elementary school, for which the maximum height is 538 feet District of North Vancouver Geodetic Datum or 28 feet above finished grade, whichever is less;

.

(b) All buildings and structures shall be sited in compliance with the attached Plan Section page PA3.

808 Landscaping Regulations

(1) All setback areas shall be either landscaped or hard surfaced in accordance with the approved landscape plan;
(2) All garbage and recycling container pads above grade shall be screened by a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;
(3) All electrical kiosks not located underground or within a building shall be screened with landscaping.

809 Parking and Loading Regulations

Parking and loading spaces shall be provided in accordance with Part 10 of this bylaw**.**
(Bylaw 7331)

810 Public Assembly Zone 4 (PA4)

Intent

The purpose of the PA4 zone is to establish land use regulations for school use. The PA4 zone is applied to the new lot being created through subdivision as shown on reference plan SK-8512 prepared by Underhill and Underhill.

811 Permitted Uses

All uses of land, buildings and structures is prohibited except for:

(1) School use, including pre-school, kindergarten and elementary school classrooms;
(2) Administrative offices, gymnasiums and auditoriums accessory to (1).

812 Permitted Density

School use in the PA4 zone requires a minimum site area of not less than 675m^2 per classroom.

813 Size, Shape and Siting of Buildings and Structures in the PA4 Zone

Buildings and structures in the PA4 zone shall be constructed in accordance with the following regulations:

(1) Building Size, Building Coverage and Site Coverage

(a) All buildings and structures shall be sited in compliance with the attached Plan Section page PA4;

(b) Buildings shall not exceed a maximum building coverage of 25%; and shall not together with parking spaces and driveways (site coverage), occupy more than 50% of the total site area;

(2) Height:

Buildings and structures shall not exceed a maximum height 12m(40 ft.).

814 Landscaping Regulations

(4) All setback areas shall be either landscaped or hard surfaced in accordance with the approved landscape plan;

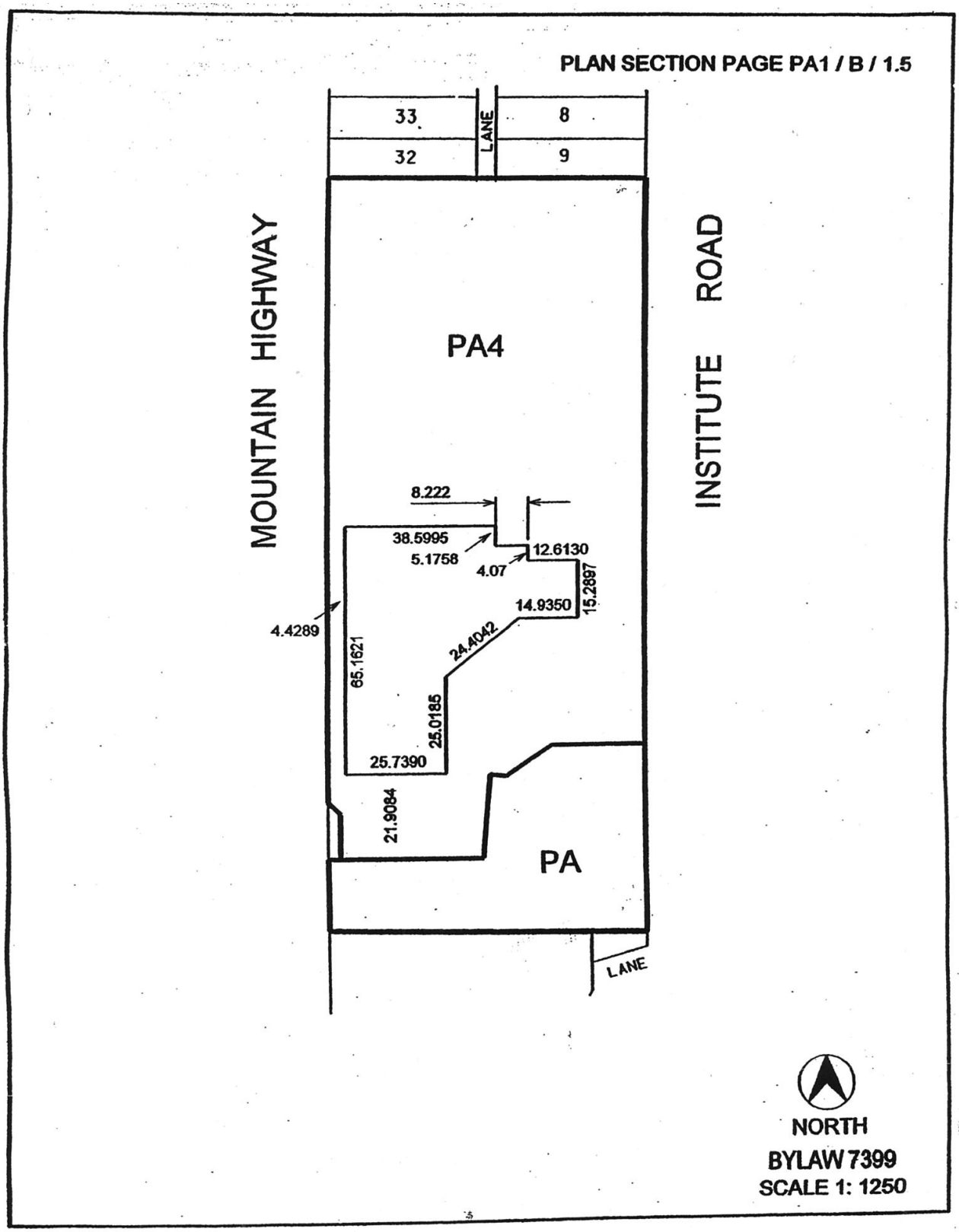
(5) All garbage and recycling container pads above grade shall be screened by a 2m (6.5 ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof;
(6) All electrical kiosks not located underground or within a building shall be screened with landscaping.

815 Parking and Loading Regulations

Parking and loading spaces shall be provided in accordance with Part 10 of this bylaw**.**

The Zoning Map is amended in the case of the new school site being created through subdivision as shown on the attached reference Plan SK-8512 prepared by Underhill & Underhill dated May 6, 2003 by rezoning the land from Public Assembly (PA) to Public Assembly Zone 4 (PA4) and in the case of the lands described as Lot 32 and Lot 9, both of Block 7 and 10, District Lot 2023, Plan 3005 by rezoning from Public Assembly Zone (PA) to Community Park (CP) as illustrated on the attached map.

(Bylaw 7399)


PLAN SECTION PAGE PA1 / B / 1.5
33
32
LANE
8
9
MOUNTAIN HIGHWAY
INSTITUTE ROAD
PA4
8.222
38.5995
5.1758
4.07
12.6130
15.2897
14.9350
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4.4289
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PART 9 PARK, RECREATION AND OPEN SPACE ZONE REGULATIONS

900 Park, Recreation and Open Space Zone (PRO)

901 Uses:

Permitted uses within the PRO Zone include:

901.1 Principal Uses

(i) boat launching area;
(ii) botanical gardens;
(iii) camping ground;
(iv) children's animal farm;
(v) golf courses;
(vi) habitat management and enhancement facilities;
(vii) interpretive facilities;
(viii) keeping and raising of fish, except fish farming;
(ix) marinas;
(x) park;
(xi) pet care establishment; (Bylaw 7528)
(xii) place of historical or geological interest;
(xiii) recreation grounds;
(xiv) restricted watershed areas;
(xv) ski resorts;
(xvi) stadiums; and
(xvii) trailer park;

901.2 Accessory uses

(i) administrative offices;
(ii) caretaker's residence;
(iii) concession stands;
(iv) equipment rentals;
(v) golf course clubhouses, maintenance buildings and storage areas;
(vi) off-street parking;
(vii) park ranger facilities;
(viii) restaurants and licensed lounges but only in conjunction with the operation of a golf course, ski resort and yacht club; (Bylaw 7443)
(ix) retail sales of products provided that goods sold are clearly related to the principal use;
(x) retail food services; and
(xi) washrooms;

902 Size, Shape and Siting Regulations

Buildings and structures in the PRO Zone shall comply with the following regulations:

902.1 Height:

Buildings and structures shall not exceed a height of 12m (40ft.) except where exempted under section 407 of this Bylaw;

(Bylaw 6970)

910 Special Purpose Park Zone (SP)

Intent:

The intent of the Special Purpose Park Zone is to accommodate those parks within the urban area which offer specialized, District or regional level, active and passive recreational activities which may be organized or unstructured based upon a demonstrated need. Parks within this zone may contain environmentally sensitive or significant areas which may be retained in their natural state.

911 Uses

Permitted Principal and Accessory uses within the SP Zone include, but are not necessarily limited to:

911.1 Principal Uses:

(i) athletic fields;
(ii) boat launching facilities;
(iii) botanical gardens;
(iv) children's animal farm;
(v) ecology centre;
(vi) equestrian centres;
(vii) golf courses;
(viii) greenbelts and natural areas;
(ix) habitat management and enhancement facilities;
(x) interpretive facilities;
(xi) lacrosse boxes;
(xii) marinas;
(xiii) multi-purpose sports courts;
(xiv) playgrounds;
(xv) swimming pools;
(xvi) tennis facilities;
(xvii) track and field facilities;
(xviii) trails; and
(ixx) water play facilities;

911.2 Accessory Uses:

(i) administrative offices;
(ii) caretaker's residence;
(iii) concession stands;

(iv) field houses;
(v) golf course clubhouses, including restaurants, licensed lounges, the retail sale of goods and maintenance buildings and structures; (Bylaw 7443)
(vi) meeting rooms;
(vii) off street parking;
(viii) outdoor customer service areas in accordance with Section 413 of this Bylaw;
(ix) outdoor recreational equipment rentals/supply;
(x) park ranger facilities;
(xi) performance and presentation space which may include associated retail space and a licensed lounge; (Bylaw 7443)
(xii) restaurant;
(xiii) retail food services;
(xiv) retail purposes limited to the sale of goods associated with the recreational nature of the park; and
(xv) washrooms;

912 Size, Shape and Siting Regulations

Buildings and structures in the SP Zone shall comply with the following regulations:

912.1 Height

Buildings and structures in the SP Zone, shall not exceed a height of 10.5m (34.5ft.) inclusive of the maximum allowable 15% building height bonus for roofs with a slope of 2 in 12 or greater, except in the case of protective fencing and where exempted under Section 407 of this Bylaw;

912.2 Setbacks

Buildings and structures in the SP Zone shall be setback a minimum of:

(a) 15m (50ft.) from a property line abutting a property in a residential zone;

(b) 6.1m (20ft.) from a property line across a road or lane from a property in a residential zone;

913 Landscaping Regulations

913.1 A 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all garbage and recycling container pads;

913.2 Parking areas and setbacks shall be landscaped and/or fenced in accordance with an approved landscape plan;

914 Parking and Loading Regulations

914.1 Parking and loading spaces for principal and accessory buildings and uses shall be provided in accordance with Part 10 of this Bylaw;

914.2 Parking for buildings and uses not specified in Part 10 of this Bylaw shall be determined and provided on the basis of actual use;

(Bylaw 6970)

920 Community Park Zone (CP)

Intent:

The intent of the Community Park Zone is to accommodate multi-purpose parks within the urban area providing for a wide variety of active and passive activities which may be organized or unstructured. Parks in this zone will typically serve the community in which they are located, although some uses may serve adjacent communities or the District. Parks within this zone may contain environmentally sensitive or significant areas which may be retained in their natural state.

921 Uses

Permitted Principal and Accessory uses within the CP Zone include, but are not necessarily limited to:

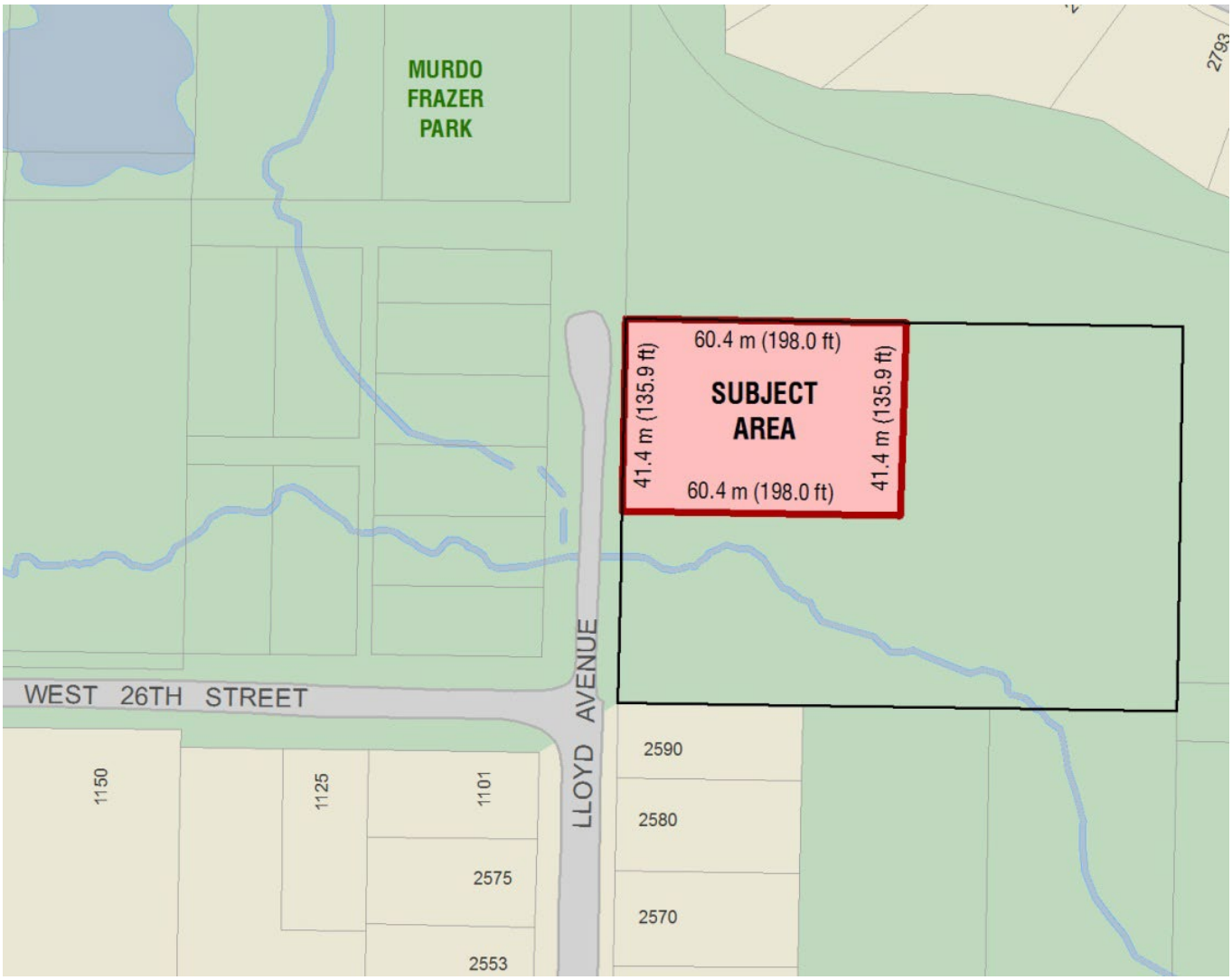
921.1 Principal Uses:

(i) athletic fields;
(ii) greenbelts and natural areas;
(iii) habitat management and enhancement facilities;
(iv) interpretive facilities;
(v) lacrosse boxes;
(vi) multi-purpose sports courts;
(vii) playgrounds;
(viii) skateboard bowls;
(ix) swimming pools;
(x) tennis courts;
(xi) trails, and
(xii) water play facilities;
(xiii) One dwelling unit of not more than 390 square meters to be used only as a group home for the care of not more than 9 persons, plus staff. Said dwelling unit may only be located on the Lot. For the purpose of this section, “group home” means group home as defined in Part 2 of this Bylaw modified only to permit up to 9 persons in care, and “the Lot” means that portion of the parcel legally described as Amended Lot 2, Reference Plan 2935, Block C, District Lots 598 to 601, Plan 6659, PID: 001-072-725 outlined in bold and labelled as “Subject Area” on the sketch plan attached as Schedule A to the CP Zone. (Bylaw 7989)

921.2 Accessory Uses:

(i) concession stands;
(ii) field houses;
(iii) municipal community centre;
(iv) off-street parking; and
(v) washrooms;

Schedule A (Bylaw 7989)



922 Size, Shape and Siting Regulations:

Buildings and structures in the CP Zone shall comply with the following regulations:

922.1 Height:

Buildings and structures shall not exceed a height of 10.5m (34.5ft.) inclusive of the maximum allowable 15% building height bonus for roofs with a slope of 2 in 12 or greater, except in the case of protective fencing and where exempted under Section 407 of this Bylaw;

922.2 Setbacks:

Buildings and structures in the CP Zone, with the exception of protective fencing and structures exempted under Section 407 of this Bylaw shall be setback a minimum distance equal to the height of the building or structure when adjacent to, or across a road or lane from a property in a residential zone;

923 Landscaping Regulations:

923.1 A 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all garbage and recycling container pads;

923.2 Parking areas and setbacks shall be landscaped and/or fenced in accordance with an approved landscape plan;

924 Parking Regulations:

924.1 Parking and loading spaces for principal and accessory buildings and uses shall be provided in accordance with Part 10 of this Bylaw;

924.2 Parking for buildings and uses not specified in Part 10 of this Bylaw shall be determined and provided on the basis of actual use;

930 Neighbourhood Park Zone (NP)

Intent:

The intent of the Neighbourhood Park Zone is to accommodate multi-purpose parks within the urban area providing for a wide variety of active and passive activities which may be organized or unstructured. Parks in this zone will typically serve the neighbourhood in which they are located, although some uses may serve adjacent communities or the District. Parks within this zone are generally smaller in size and less intensely utilized than Community Parks. Parks within this zone may contain environmentally sensitive or significant areas retained in their natural state.

931 Uses

Permitted Principal and Accessory uses within the NP Zone include, but are not necessarily limited to:

931.1 Principal Uses:

(i) athletic fields;
(ii) greenbelts and natural areas;
(iii) habitat management and enhancement facilities;
(iv) interpretive facilities;
(v) multi-purpose sports courts;
(vi) playgrounds;
(vii) tennis courts;
(viii) trails, and
(ix) water play facilities;

931.2 Accessory Uses:

(i) fieldhouses;
(ii) off-street parking; and
(iii) washrooms;

932 Size, Shape and Siting Regulations:

Buildings and structures in the NP Zone shall comply with the following regulations:

932.1 Height:

Buildings and structures shall not exceed a height of 7m (23ft.) inclusive of the maximum allowable 15% building height bonus for roofs with a slope of 2 in 12 or greater, excluding protective fencing and where exempted under Section 407 of this Bylaw;

932.2 Setbacks:

Buildings and structures, excluding protective fencing and structures exempted under Section 407 of this Bylaw shall be setback a minimum distance equal to the height of the building or structure when adjacent to, or across a road or lane from a property in a residential zone;

933 Landscaping Regulations:

933.1 A 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all garbage and recycling container pads;

933.2 Parking areas and setbacks shall be landscaped and/or fenced in accordance with an approved landscape plan;

934 Parking Regulations:

934.1 Parking and loading spaces for principal and accessory buildings and uses shall be provided in accordance with Part 10 of this Bylaw;

934.2 Parking for buildings and uses not specified in Part 10 of this Bylaw shall be determined and provided on the basis of actual use;

940 Natural Parkland Zone (NPL)

Intent:

The intent of the Natural Parkland Zone is to provide for the retention/conservation of natural resource and environmentally sensitive areas, including treed areas and watercourses; general open space; and greenbelts. This zone may also provide for environmental, ecological and cultural heritage educational programs. Public access to lands zoned NPL may be restricted or prohibited for public safety and/or environmental purposes.

941 Uses:

Permitted Principal and Accessory uses within the NPL Zone include, but are not necessarily limited to:

941.1 Principal Uses:

(i) greenbelts and natural areas;
(ii) habitat management and enhancement facilities;
(iii) interpretive facilities; and
(iv) trails;

941.2 Accessory Uses:

(i) off-street parking; and
(ii) washrooms;

942 Size, Shape and Siting Regulations:

Buildings and structures in the NPL Zone shall comply with the following regulations:

942.1 Height:

Buildings and structures in the NPL Zone shall not exceed a height of 7m (23ft.) inclusive of the maximum allowable 15% building height bonus for roofs with a slope of 2 in 12 or greater except in the case of buildings and structures exempted under Section 407 of this Bylaw;

942.2 Setbacks:

Buildings in the NPL Zone, with the exception of protective fencing and structures exempted under Section 407 of this Bylaw shall be setback a minimum distance equal to the height of the building or structure when adjacent to, or across a road or lane from a property in a residential zone;

943 Landscaping Regulations:

943.1 A 2m (6.5ft.) high screen consisting of a solid wood fence, landscaping or a combination thereof is required around all garbage and recycling container pads;

943.2 Parking areas and setbacks shall be landscaped and/or fenced in accordance an approved landscape plan;

944 Parking and Loading Regulations:

944.1 Parking and loading spaces for principal and accessory buildings shall be provided in accordance with Part 10 of this Bylaw;

944.2 Parking for all buildings and uses not specified in Part 10 of this Bylaw shall be determined and provided on the basis of actual use.

(Bylaw 6970)

Part 10 OFF-STREET PARKING SPACE AND LOADING SPACE REGULATIONS (Bylaw 5114)

1001 Required Off-Street Parking Spaces

The base rate noted for each use category in the table below shall apply to all uses in that category unless they are specifically identified with a different parking rate.

USE	PARKING REQUIREMENTS
Residential (5)	
1. Base Rate	2 per dwelling unit
2. Single family residential building with secondary suite or a coach house	1 space in addition to the Base Rate (Bylaw 8360)
3. Multiple Unit Residential Building including Live Work	1 space per unit plus 1 space per 100m^2 of gross residential floor area (to a maximum of 2 spaces per unit inclusive of 0.25 per dwelling unit designated for visitor parking.)
4. Senior Citizen Housing where it is covenanted that 90% of the residents are 65 years or older	0.33 per dwelling unit
5. Bed and Breakfast	2 per dwelling unit plus 1 per each bed and breakfast bedroom
Commercial	
1. Base Rate	1 per 45m^2 GFA plus 1 per 100m^2 of outdoor display
2. Village Commercial Blended Rate (includes all uses except residential) (For use in VC zones)	1 per 30m^2 (323 sq ft)GFA (Bylaw 7886 & 7887)
3. Auction Room	1 per 12m^2 GFA used for public assembly purposes plus 1 space per 45m^2 GFA of all other floor area
4. Automotive Body Repair/Automotive Repair Shop	1 per 45m^2 GFA used for accessory office, sales and display purposes plus 2 spaces per service bay exclusive of the service bay

5. Food or Department Store with a GFA greater than 575m^2 not located in a shopping centre	1 per 25m^2 GFA
6. Gasoline Bars/ Gasoline Service Station	2 per repair bay exclusive of the repair bay plus 1 per 45m^2 GFA used for retail and customer service
7. Neighbourhood Public House; Drinking Establishments	1 per 15m^2 GFA excluding any outdoor customer service area
8. Restaurant not in C4 or C5 Zones	1 per 15m^2 GFA excluding any outdoor customer service area
9. Shopping Centre	1 per 20m^2 GFA
10. Tourist Accommodation	1 per rental unit
11. Funeral Home	1 per 12 m^2 GFA use for public assembly purposes and one per 45m^2 for all other purposes
12. Outdoor Tourist Attraction on the lands legally described as Lot N, Except Part in Plan 14817, Block 25, District Lots 601 and 607 Plan 13563, PID 007-019-823	207 parking spaces are required and in addition, the owner must provide any spaces required to ensure that parking overflow conditions (defined as 95% capacity of parking spaces) not occur for more than 20 two-hour periods in any calendar year. For the purpose of identifying the occurrence of parking overflow conditions exceeding that frequency, the District may require the owner to provide, at the owner's expense, a parking demand study by a professional engineer with expertise in transportation planning at any time that the owner applies for a development permit or building permit authorizing the construction of any building or structure that the District reasonably considers will create, together with the then existing facilities on the land, parking overflow conditions exceeding that frequency. (Bylaw 7645)

INDUSTRIAL (4)	
1. Base Rate	1 per 100m^2 GFA of warehouse and/or manufacturing area plus 1 per 45m^2 GFA other uses
2. Building or portion of a building in the I1 Zone used for the storage of goods exclusively handled by machinery	1 per 1150m^2 GFA
3. Heavy Manufacturing	1 per 115m^2 GFA used for industrial and interior storage purposes plus 1 per 45m^2 GFA for all other interior purposes plus 1 per 575m^2 GFA used for the outdoor display of products or goods
4. Mini Warehousing	1 per 535m^2 GFA

INSTITUTIONAL (8)	
1. Homes for the aged, nursing home	1 per 6 beds
2. Multi-Level Care Facility	1 per 2 beds inclusive of designated visitor and staff parking requirements
3. Child care/elementary school	1.25 per classroom including the auditorium and gymnasium
4. Secondary School	3 per classroom
5. Post Secondary School	1 per 30m^2 GFA
6. Gallery	1 per 12m^2 GFA use for public assembly purposes plus 1 per 45m^2 GFA used for all other purposes
7. Religious Building	1 per 12m^2 GFA used for public assembly
8. Theatre, Auditorium, dance hall, club house and banquet facilities	1 per 12m^2 GFA use for public assembly purposes plus 1 per 45m^2 GFA for all other purposes
RECREATIONAL (6)	
1. Recreational Building, Arena, Rink, Gymnasium	1 per 35m^2 GFA used for public assembly purposes area (including playing surfaces)
2. Racquet Club	4 per court
3. Bowling Alley	3 per lane
4. Building used for Bingo, Casino or movie theatre	1 per 12m^2 GFA used for public assembly purposes plus 1 per 45m^2 GFA for all other purposes.
5. Marina	0.7 per berth or mooring
6. Golf Course Clubhouse/ Banquet Facilities	1 per 12m^2 GFA used for public assembly purposes plus 1 per 45m^2 GFA for all other purposes.

(Bylaw 7608)

MISCELLANEOUS (2)	
1. Comprehensive Development (CD) Zone	CD Zones are as per specific parking requirements. See municipal staff for more details.

(Bylaws 6751, 6989, 7047, 7040, 7528 & 7608, 7886, 7887)

1002 General Regulations

1002.1 All off-street parking spaces required by this Bylaw shall be used exclusively for the parking of motor vehicles;

1002.2 When any new development is proposed, including a change of use in an existing building, or when the floor space of an existing building is enlarged, provision shall be made for off-street parking in accordance with Section 1001 of this Bylaw.

1002.3 In the case of a building or structure containing more than one use, the total requirement for off-street parking shall be the sum of the requirements for the various uses calculated separately, subject to Section 1002.4.

1002.4 All off-street parking spaces shall be provided on the same parcel as the building for which such spaces are required, except that, in the case of non-residential uses,

(a) where all required parking spaces cannot be provided on the same parcel, the shortfall of spaces may be provided on a separate parcel or portion thereof

(i) within 100 meters (328 ft.) of the parcel for which the parking is required, and

(ii) in a zone where a parking structure is a principal use, and

(iii) in accordance with the applicable size, shape and siting regulations of the zone in which the parking lot is proposed;

(b) where it may be clearly established that the maximum use of parking spaces for two or more premises occurs at different periods of time, and when such premises are on the same or abutting lots, the parking requirements for such premises may be reduced by a maximum of 25% of the total parking requirement

1002.5 When parking is to be provided either on a separate site or under a shared parking arrangement, a restrictive covenant is required which must be registered in favour of the Municipality against any parcel benefiting from the above exceptions guaranteeing that such parking spaces are permanently reserved and maintained for the premises for which they are required.

1002.6 All off-street parking and loading spaces shall be provided with a dust free surface that is durable for the purpose and acceptable to the building inspector.

1002.7 In the case of a building not specified in Section 1001, the requirements for off-street parking shall be the same as for a building with a similar use.

1003 Required Off-Street Loading Spaces

1003.1 All commercial and industrial buildings shall provide an off-street loading bay adjacent to each overhead loading door of the building. Where no overhead loading door is provided, at least one of the parking spaces adjacent to the shipping and receiving doors or the main entry doors on the building shall accommodate both loading and parking purposes;

1003.2 For buildings other than commercial or industrial, where a building includes an overhead door(s), a loading space must be provided adjacent to each overhead loading door on the building;

1003.3 All off-street loading spaces shall be provided on the same site and entirely outside of the building which they are intended to serve; and

1003.4 Each loading space must be clearly marked for the exclusive use of loading vehicles.

1004 Parking Spaces for Disabled Persons

1004.1 Parking spaces for disabled persons shall be provided on the basis of:

(i) one for each residential sleeping unit specifically designed for the disabled;

(ii) one for every 100 spaces or part thereof, where 22 or more spaces are required for all other occupancies;

1004.2 Parking for disabled persons shall be located near the building entrance designed to service disabled persons, and

1004.3 Parking for disabled persons shall be clearly marked with a pole mounted sign in conformance with the disabled parking sign as set out in Schedule 2 of Division (23) of the regulations to the Motor Vehicle Act, RSBC 1979, c. 288.

1005 Parking and Loading Space Sizes

1005.1 Each off-street parking space and required loading space shall comply with the dimensions indicated in the following table:

TYPE OF PARKING SPACE	WIDTH	LENGTH	CLEAR HEIGHT
Standard Space	2.7m (8.83ft.)	5.7m (18.7ft.)	2.1m (6.9ft.)
Small Car Space	2.6m (8.5ft.)	4.9m (16.1ft.)	2.1m (6.9ft.)
Disabled Space	3.7m (12.1ft.)	5.7m (18.7ft.)	2.1m (6.9ft.)
Loading Space	3m (9.8ft.)	9m (29.5ft.)	4m (13 ft.)

1005.2 The width of parking stalls is measured between the centre lines of painted stripes or between the centre line of a painted stripe and the edge of an abutting curb, fence, wall or landscaped area;

1005.3 Support columns in parking structures are not permitted to encroach into the required width of parking spaces;

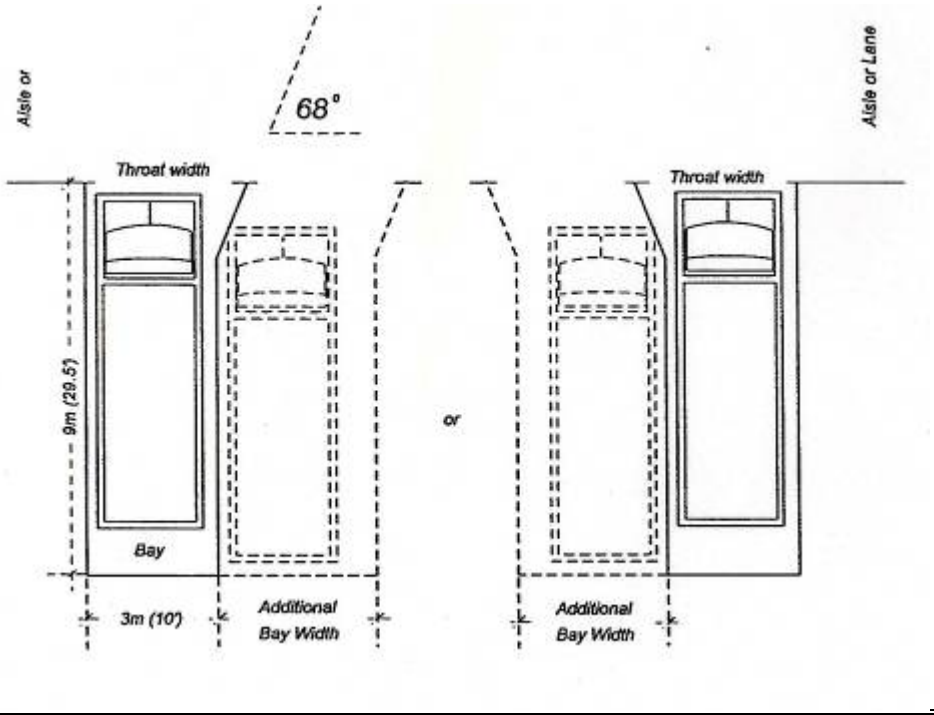
1005.4 The width of parking spaces abutting a wall or fence shall be increased by 0.2m (0.66ft.) for the entire length of the space;

1005.5 The required height of parking spaces and loading spaces shall be maintained over the entire area of the space.

1005.6 For any building except a single-family residential building or two-family residential building, each off-street parking space and required loading space shall have access from a manoeuvering aisle as indicated in the following table:

	MINIMUM AISLE WIDTH FOR ANGLED PARKING		
	90 degrees	60 degrees	45 degrees
Two-Way Traffic	7m (23 ft.)	6.4m (21 ft.)	6m (19.7 ft.)
One-Way Traffic	7m (23 ft.)	4.9m (16.1 ft.)	4.6m (15.1 ft.)

1005.7 The throat width requirements and the width of immediately adjacent second or subsequent loading spaces shall be in accordance with the following diagram and table:



AISLE WIDTH	THROAT WIDTH	ADDITIONAL BAY WIDTH
6.1m (20 ft.)	4.6m (15 ft.)	3.8m (12.5 ft.)
6.4m (21 ft.)	4.4m (14.5 ft.)	3.7m (12 ft.)
6.7m (22 ft.)	4.1m (13.5 ft.)	3.5m (11.5 ft.)
7.0m (23 ft.)	4.0m (13 ft.)	3.4m (11 ft.)
7.3m (24 ft.)	3.8m(12.5 ft.)	3.2m (10.5 ft.)
7.6m (25 ft.)	3.7m (12 ft.)	3.0m (10 ft.)
7.9m (26 ft.)	3.5m (11.5 ft.)	3.0m (10 ft.)
8.2m (27 ft.)	3.4m (11 ft.)	3.0m (10 ft.)
8.5m (28 ft.)	3.0m (10 ft.)	3.0m (10 ft.)

1005.8 A drive-in service aisle is deemed to provide off-street parking spaces of 7m (23 ft.) in length for the length of the aisle between its entrance and the drive-in wicket where the aisle is not less than 2.7m (8.9 ft.) wide;

1005.9 A driveway shall be not less than 6m (19.7 ft.) wide for two-way traffic or 4.6m (15 ft.) wide for one-way traffic;

1005.10 Each parking and loading space shall be suitably marked;

1005.11 A landscape screen shall be provided and maintained along that portion of the perimeter of any open parking area abutting or opposite any lot in a Residential Zone;

1005.12 All off-street loading spaces shall be accessed off a lane or manoeuvering aisle not less than 6m (19.7 ft.) in width;

(Bylaw 6936)

1006 Parking Setbacks

1006.1 All off-street parking spaces for uses other than single-family residential, shall be setback a minimum of 1.5m (5 ft.) from any road or lane from which the parking spaces are directly accessed.

1007 Provision of Small Car Spaces

1007.1 Small car parking spaces may be provided on the following basis:

(a) When provided in accordance with the minimum requirements in Section 1001, shall not exceed 35% of the required parking spaces.
(Bylaw 7608)

(b) when provided in addition to the minimum requirements of Section 1001;

(c) when clearly identified for the parking of small cars only.
(Bylaw 6685)

1008 Required Off-Street Bicycle Parking Spaces

1008.1 The minimum number of off-street Class 2 bicycle parking spaces required for land and buildings shall be calculated on the basis of the following table and to the nearest whole number:

USE	CLASS 2 SHORT-TERM
RESIDENTIAL	
Multiple Family Residential Buildings	0.2 spaces per unit for any development containing 5 or more dwelling units
Senior Citizen Housing	A minimum of 6 spaces for any development containing 20 or more units

COMMERCIAL	
Billiard Hall; Delivery Services; Garden Centre; Local Commercial Purposes; Neighbourhood Public House; Personal Service Shop; Restaurant, Major; Retail Food Services; Retail Purposes; Shopping Centre;	A minimum of 3 spaces for each 500m^2 (5,382 sq.ft.) of gross floor area or portion thereof
Business/Office Support Services; Health Service Purposes; Media-Related Establishments; Office Purposes; Professional Offices;	A minimum of 3 spaces for each 1,000m^2 (10,764 sq.ft.) of gross floor area or portion thereof
INSTITUTIONAL	
Hospitals or similar uses	A minimum of 6 spaces at each public entrance
School - Elementary	A minimum of 1 space for every 20 students
School - Secondary, University or College	A minimum of 0.6 spaces for every 10 students on a maximum attendance period
RECREATIONAL	
Rink, Gymnasium, Recreation Centre	A minimum of 6 spaces for each 1,500m^2 (16,146 sq.ft.) of gross floor area or portion thereof
Fitness Centre	A minimum of 6 spaces for each 500m^2 (5,382sq. ft.) or portion thereof

USE	**CLASS 2 SHORT-TERM**
PUBLIC ASSEMBLY	
Religious Buildings	A minimum of 6 spaces
Auditorium, Theatre, Clubs, Arena or place with similar spectator facilities	A minimum of 6 spaces for each 200 person seating capacity or portion thereof
Library, Museum	A minimum of 6 spaces for each 1,000m^2 (10,764 sq.ft.) or portion thereof

1008.2 All off street Class 2 bicycles parking spaces required by this Bylaw shall be used solely for the parking of bicycles;

1008.3 When a development permit or an amendment to this Bylaw in respect of building siting is required, provision shall be made for off-street Class 2 bicycle parking spaces in accordance with Sections 1008 and 1009 of this Bylaw;

1009 Bicycle Parking Space Sizes

1009.1 Bicycle Rack Space and Access Requirements

a) All required Class 2 bicycle parking spaces shall be provided in racks which provide a minimum width of 0.3 metres (1.0 ft.) for each bicycle.

b) All required Class 2 bicycle parking spaces shall be accessible by means of an aisle with a minimum width of 1.2 metres (3.9ft.) exclusive of but not necessarily separate from any sidewalk or walkway.

c) All required Class 2 bicycle parking spaces shall have a clear space of a minimum depth of 0.5 metres (1.6ft.) in front of the rack.

1009.2 Bicycle Rack Location

a) Class 2 bicycle parking space racks shall be provided in a convenient, well-lit location.

b) Where Class 2 bicycle parking spaces are not readily visible to visitors directional signage to the spaces shall be provided.

1009.3 Bicycle Rack Design and Security

Class 2 bicycle parking spaces shall be designed in a manner which permits sturdy, theft-resistant locking of bicycles and anchoring to the floor or ground. (Bylaw 6841)

Part 11 CEMETERY ZONE REGULATIONS

1100 Cemetery Zone (CM)

Intent:

The intent of the Cemetery Zone is to accommodate uses related to the reduction of the human body and the interment of human remains.

1101 Uses:

The following uses are permitted in the Cemetery (CM) Zone:

1101.1 Principal Use:

a) cemetery;

1101.2 Accessory Uses:

Permitted accessory uses may include, but are not necessarily limited to:

a) administration office;
b) caretaker's residence;
c) chapel;
d) funeral home;
e) maintenance buildings/storage space; and
f) mortuary;

1102 Size, Shape and Siting Regulations:

Buildings and structures in the CM Zone shall comply with the following regulations:

1102.1 Height:

Buildings and structures shall not exceed a height of 12m (40ft.) excluding fencing and where exempted under Section 407 of this Bylaw;

1102.2 Building Coverage:

Buildings and structures, excluding niche walls and similar ornamental walls used for interment purposes shall not exceed a building coverage of 10% of the lot;

1102.3 Setbacks

Buildings and structures shall be setback from property lines a minimum distance equal to the height of the building or structure except in the case of:

(a) niche walls, columbaria or similar ornamental structures which shall be setback a minimum of 1.52m (5ft.) from all property lines; and
(b) retaining walls, fences and free-standing walls which shall be sited in accordance with Section 409(3) and (4);

1103 Parking and Loading Regulations:

1103.1 Parking and loading spaces for principal and accessory uses shall be provided in accordance with Part 10 of this Bylaw.

(Bylaw 7127)

Part 12 ENFORCEMENT

1201 Inspection

The Chief Building Inspector, or any Building Inspector, or Property Use Inspector, or Bylaw Enforcement Officer employed by the Municipality, is hereby authorized to enter at all reasonable times upon any property or premises to ascertain whether the regulations and provisions herein contained are being or have been complied with.(Bylaw 6265)

1202 Violations

(1) It is unlawful for any person to cause, suffer or permit any building or structure to be constructed, reconstructed, altered, moved, extended or used or land to be used in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

(2) It is unlawful for any person to prevent or obstruct, or seek or attempt to prevent or obstruct the entry of any Building Inspector, Property Use Inspector, or Bylaw Enforcement Officer authorized under Section 1101.

(Bylaw 6265)

1203 Remedial Powers

The Council may, in accordance with the provisions of the Community Charter, RSC 2003, c. 26 (the "Community Charter"), authorize the demolition, removal, or the bringing up to a standard specified in this Bylaw of any building, structure or thing, in whole or part, that is in contravention of this Bylaw.

(Bylaw 8282)

1204 Penalties

(a) Every person who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this bylaw shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

(b) Any person who violates any of the provisions of this bylaw is liable upon summary conviction to a penalty of up to $10,000.00.

(Bylaw 8282)

1205 Designation of Bylaw

This bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed.

(Bylaw 8282)

1206 Designation of Bylaw Enforcement Officer

Members of the Royal Canadian Mounted Police, Building Inspectors, Property Use Inspectors and Bylaw Enforcement Officers are designated to enforce this bylaw by means of a ticket pursuant to section 264 of the *Community Charter*.

(Bylaw 8282)

1207 **Ticketing**

Pursuant to sections 264(1)(c) and 265(1)(a) of the *Community Charter*, the table below sets out the designated expressions for offences under this bylaw with the corresponding bylaw section number and fine amount:

Designated Expressions	***Section***	***Fine***
Use of property for use not permitted in zone	302	$1,000.00
Commercial Agriculture	403A(1)(a)	$200.00
Keeping Poultry	403A(1)(b)(i)	$100.00
Boarding Animals	403A(1)(b)(ii)	$100.00
Keeping Animals	403A(1)(b)(iii)	$100.00
Fish Farming	403A(1)(b)(iv)	$200.00
Processing Waste	403A(1)(c)	$250.00
Producing Malodorous/Toxic/Noxious Matter	403A(1)(e)	$250.00
Generating Vibration/Heat/Glare	403A(1)(e)	$200.00
Manufacturing Hazardous Substance	403A(1)(f)	$500.00
Operating Video Lottery Terminal Game	403A(1)(g)	$200.00
Bingo and Casino Gaming	403A(1)(h)	$200.00
Grow or dispense marihuana	403A(1)(j)	$1,000.00
Using Recreation Vehicle as Dwelling Unit	403A(3)	$100.00
Nonconforming Home Occupation	405	$100.00
Over-height Retaining Wall	409(3)	$100.00
Over-height Fence	409(4)	$100.00
Excess Number of Commercial Vehicles	411(1)(a)	$100.00
Oversize Commercial Vehicle	411(1)(a)	$100.00
Commercial Vehicle Not in Building	411(1)(b)	$100.00
More Than 1 RV	411(2)	$100.00
RV/Boat for Commercial Purposes	411(3)	$100.00
RV/Boat on Property in Contravention	411(4)	$100.00
RV/Boat Too Close to Property Line	411(5)	$100.00
Nonconforming Outdoor Customer Service Area	413	$100.00
Excess Boarders or Lodgers	501.1(b)(ii)	$200.00
Secondary Suite Not Permitted in Zone	501.1(b)(iii)(a)	$200.00
More than One Secondary Suite	501.1(a)(iii)(b)	$200.00
Un-permitted Secondary Suite with Coach House	501.1(a)(iii)(c)	$200.00
Secondary Suite Not Owner Occupied	501.1(a)(iii)(d)	$200.00
Un-permitted Boarder/Lodger	501.1(a)(iii)(e)	$200.00
Un-permitted Secondary Suite	502.3	$200.00
Secondary Suite Exceed Floor Area	502.4	$200.00
Coach House outside Urban Containment Boundary	501.1(b)(vi)(a)	$200.00
Coach House in Un-permitted Zone	501.1(b)(vi)(b)	$200.00
More than one Coach house	501.1(b)(vi)(d)	$200.00
Un-permitted Coach House with Secondary Suite	501.1(b)(vi)(e)	$200.00

Owner Not Residing in Coach House or Principal Residential Dwelling Unit	501.1(b)(vi)(f)	$200.00
Un-permitted Boarder/Lodger	501.1(b)(vi)(g)	$200.00
Un-permitted Coach House	502.5	

(Bylaw 7387, Bylaw 8282, Bylaw 8360)

Part 13 AMENDMENT

Applications for a change of zone or for any other amendment to the Zoning Bylaw shall be made in writing to the Municipal Clerk.

Part 14 APPEAL

An appeal as provided in the Municipal Act shall lie to the Zoning Board of Appeal established pursuant to the "District of North Vancouver Zoning Board of Appeal Bylaw".

Part 15 REPEAL OF PREVIOUS BYLAWS

The "District of North Vancouver Zoning Bylaw, 1950" being Bylaw No. 1571, and all amending Bylaws thereto, are hereby repealed, but not so as to revive any provisions of any repealed Bylaws not contained herein.

SCHEDULE “A”

1.	Braemar Neighbourhood	(Bylaw 6645)
2.	Marlborough Heights Neighbourhood (Map 503)	(Bylaw 6735)
3.	Norgate Neighbourhood (Map 504)	(Bylaw 6743)
4.	Delbrook Neighbourhood (Map 505)	(Bylaw 6783)
5.	Keith Lynn Neighbourhood (Map 506)	(Bylaw 6852)
6.	Murdo Frazer Neighbourhood (Map 507)	(Bylaw 6926)
7.	Norwood Queens Neighbourhood (Map 508)	(Bylaw 6926)
8.	Pemberton Heights (Map 509)	(Bylaw 7006)
9.	Sunset Gardens (Map 510)	(Bylaw 7028)