

- (vi) bookstore;
- (vii) business/office support services;
- (viii) butcher shop;
- (ix) clothing store;
- (x) coffee shop;
- (xi) community policing facility;
- (xii) community space;
- (xiii) drycleaners;
- (xiv) financial institutions not exceeding a total gross floor area of 375m² (4037 sq.ft.);
- (xv) fish store;
- (xvi) fitness centre;
- (xvii) florist;
- (xviii) grocery store;
- (xix) greeting card and gift shop;
- (xx) health services purposes;
- (xxi) housewares;
- (xxii) insurance sales;
- (xxiii) jewellery store;
- (xxiv) kitchen and bath store;
- (xxv) library;
- (xxvi) linen shop;
- (xxvii) magazine and newspaper store;
- (xxviii) optician;
- (xxix) outdoor equipment shop;
- (xxx) office purposes;
- (xxxi) personal services;
- (xxxii) photography studio;
- (xxxiii) plant store;
- (xxxiv) professional offices;
- (xxxv) restaurants;
- (xxxvi) retail food services;
- (xxxvii) shoe store;
- (xxxviii) specialty food outlets;
- (xxxix) specialty furniture;
- (xl) sporting goods store;
- (xli) studios;
- (xlii) tanning salon;
- (xliii) toy and game store;
- (xliv) travel agent; and
- (xlv) 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.

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.

4B222 Size, Shape and Siting Regulations:

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.

c) The Zoning Map is amended in the case of the new parcel being created through a consolidation of: Lot Y, Block 3, DL 2023, Plan 11718; Lot 2, Blocks 57/58, DL 2022, Plan 15373; Lot 1, Block 57, DL 2022, Plan 2281; a portion of Ross Road between Mountain Highway and Lynn Valley Road to be closed; a portion of Mountain Highway to be closed; and a portion of Lot D, Block 58, DL 2022, Plan 14034 as illustrated on the attached plan of subdivision completed and checked on June 28, 2004, prepared by Richard Martin, a registered B.C. Land Surveyor, by rezoning the land from General Commercial Zones C2 and C3A to Comprehensive Development Zone 42 (CD42).

READ a FIRST TIME by the Council on the 15th day of November, 2004.

PUBLIC HEARING held on the 18th day of January, 2005.

READ a SECOND TIME by the Council on the _____ day of _____, 2005.

ADOPTED by the Council on _____ day of _____, 2005.

MAYOR

MUNICIPAL CLERK

SCHEDULE C

DRA

