

23.13 Commercial Storage (Z113) – Cambie Road (City Centre) [Bylaw 9744, Nov 27/17]

23.13.1 Purpose

The **zone** provides for **commercial storage** and a secondary **residential security/operator unit**. This **zone** is for the property developed under Land Use Contract 039.

23.13.2 Permitted Uses

- **commercial storage**

23.13.3 Secondary Uses

- **residential security/operator unit**

23.13.4 Permitted Density

1. The maximum number of **commercial storage buildings** is three.
2. The maximum number of **residential security/operator units** is one.
3. The maximum **floor area** permitted is 3,800 m².
4. The maximum **floor area ratio** is 0.48.

23.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 48% for **buildings**.

23.13.6 Yards & Setbacks

1. For a **building** containing **commercial storage**:
 - a) the minimum **front yard** and **rear yard** is 7.0 m.
 - b) the minimum **interior side yard** is 6.0 m.
2. For a **building** containing a **residential security/operator unit**:
 - a) the minimum **front yard** is 10.0 m.
 - b) the minimum **interior side yard** is 3.0 m.
 - c) the minimum **rear yard** is 95.0 m.

23.13.7 Permitted Heights

1. The maximum **height** for **buildings** is 5.0 m, but containing no more than 1 **storey**.
2. The maximum **height** for **accessory structures** is 9.0 m.

23.13.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 8,100 m².
2. The minimum **lot width** is 64.0 m.
3. The minimum **lot depth** is 125.0 m

23.13.9 Landscaping & Screening

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

23.13.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

23.13.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.