

22.51 Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

[Bylaw 10351, Jun 13/22]

22.51.1 Purpose

The **zone** provides for **commercial uses**. This **zone** is for properties developed under Land Use Contract 126 on Bridgeport Road and Sea Island Way in the north portion of **City Centre**.

22.51.2 Permitted Uses

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

22.51.3 A. Secondary Uses

- n/a

22.51.3 B. Additional Uses

- restaurant, drive-through

22.51.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, except that a **lot** with a **lot area** of less than 450 m² shall not be used as the **site** of a **building**.

22.51.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

22.51.6 Yards & Setbacks

1. The minimum **setback** to Bridgeport Road, No. 3 Road and Sea Island Way is 7.5 m.
2. There is no minimum **interior side yard**.
3. The minimum **rear yard** is 3.0 m.

22.51.7 Permitted Heights

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

22.51.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,270.0 m².
2. The minimum **lot width** is 15.0 m.
3. There is no minimum **lot depth** requirement.

22.51.9 Landscaping & Screening

1. **Landscaping and screening** shall be provided in accordance with the provisions of Section 6.0, except that on the following listed sites, the portion of the **lot** which is within 7.5 m of a **property line** abutting a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn:
 - a) 8440 Bridgeport Road
P.I.D. 000-541-362
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
 - b) 8311 Sea Island Way
P.I.D. 003-727-246
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425
 - c) 8351 Sea Island Way
P.I.D. 024-947-989
Lot 4 Section 28 Block 5 North Range 6 West New Westminster District Plan LMP48700

22.51.10 On-Site Parking and Loading

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

22.51.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. **Restaurant, drive-through** is only permitted on the following listed **sites**:
 - a) 8440 Bridgeport Road
P.I.D. 000-541-362
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
 - b) 8311 Sea Island Way
P.I.D. 003-727-246
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425