

## 23.3 Industrial Business Park (ZI3) – Crestwood Area (East Cambie)

### 23.3.1 Purpose

The **zone** provides for **general industrial uses** and stand alone **offices** in the Crestwood Industrial Park in the East Cambie area.

### 23.3.2 Permitted Uses

- **broadcasting studio**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor** [Bylaw 8760, May 16/11]
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non accessory**
- **recreation, indoor**
- **restaurant**

### 23.3.3 Secondary Uses

- **residential security/operator unit**

### 23.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

### 23.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

### 23.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

### 23.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 3 **storeys** to a maximum of:
  - a) 13.0 m to the roof deck; and
  - b) 15.0 m for mechanical equipment and architectural features only.
2. The maximum **height** for **accessory structures** is 20.0 m.

### 23.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 23.3.9 Landscaping & Screening

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

### 23.3.10 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, except that:
  - a) the required number of **parking spaces** shall be 2.8 spaces for each 100.0 m<sup>2</sup> of **gross leasable floor area of building**; and
  - b) on-site **parking spaces** shall be located no closer than 1.5 m to a **lot line** that **abuts** a public road.

### 23.3.11 Other Regulations

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