

## 24.6 Education (ZIS6) – BCIT at Airport

### 24.6.1 Purpose

The **zone** provides for the British Columbia Institute of Technology (BCIT) and **secondary uses**.

### 24.6.2 Permitted Uses

- **education, commercial**

### 24.6.3 Secondary Uses

- **child care**
- **industrial, general**
- **office**
- **restaurant**

### 24.6.4 Permitted Density

1. The maximum **floor area ratio** is 0.85.

### 24.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

### 24.6.6 Yards & Setbacks

1. The minimum north **side yard** for **buildings** is 165.0 m.
2. The minimum east **side yard** for **buildings** is 19.0 m.
3. The minimum south **side yard** for **buildings** is 5.0 m.
4. The minimum west **side yard** for **buildings** is 5.0 m.
5. The minimum **yard** for **accessory structures** is 0.5 m.

### 24.6.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 24.0 m.

### 24.6.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width** or **lot depth**.
2. The minimum **lot area** is 4.95 ha.

### 24.6.9 Landscaping & Screening

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

### 24.6.10 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 **commercial education** shall provide the following parking:
  - a) 1.0 **parking space** for each staff member; plus
  - b) 0.7 **parking space** for each student; plus
  - c) 5% of the total required student parking shall be provided as visitor parking.

### 24.6.11 Other Regulations

1. The **outside storage of commercial vehicles**, recreational **vehicles** and boats shall not be permitted as part of the **general industrial**.
2. The following **secondary uses** in this **zone** shall not exceed a **gross leasable floor area** of 8,565.0 m<sup>2</sup>:
  - a) **child care**;
  - b) **industrial, general**;
  - c) **office**; or
  - d) **restaurant**.

*[Bylaw 9723, Jul 17/17]*

3. 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.