

## 750 – CYPRESS VILLAGE (CV) ZONE

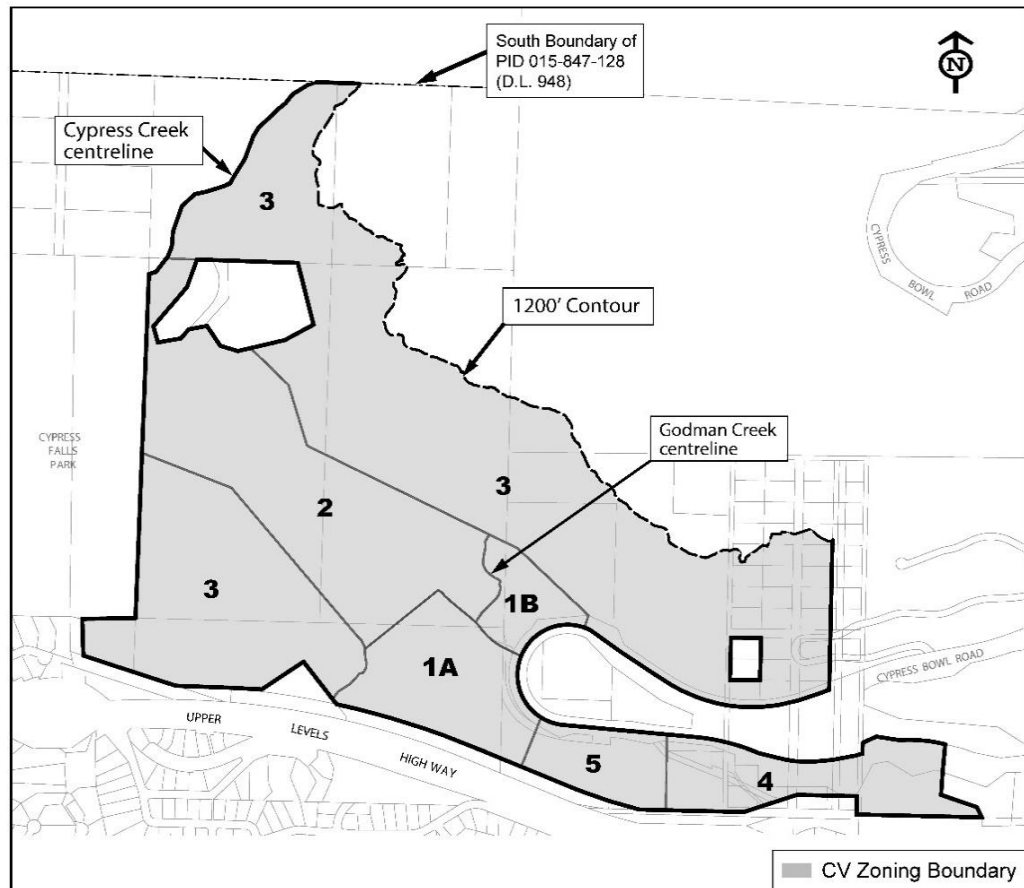
### 750– Cypress Village (CV) Zone

AMENDING  
BYLAW  
#5206

SECTION	REGULATION
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<b>750.01</b>	<b>Application of Zone</b>
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|  | <p>(1) The provisions of this zoning district apply to land, the use of land, buildings, and structures within the lands designated CV Zone as shown on the CV Zone Boundary and Sub-Areas Boundary Map set out below.</p> <p>(2) The lands zoned CV Zone are divided into areas as shown on the CV Zone Boundary and Sub-Areas Boundary Map (collectively, the “Areas” and individually, each an “Area”), for the purpose of defining allowable uses within each Area. The Areas have the following numbers for reference:</p> <ul style="list-style-type: none"><li>• 1A: Mixed Use Village Core South</li><li>• 1B: Mixed Use Village Core North</li><li>• 2: Multifamily Residential</li><li>• 3: Ground-Oriented Residential</li><li>• 4: Benchlands Employment</li><li>• 5: Community Use</li></ul> |
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**CV Zone Boundary and Sub-Areas Boundary Map**

**750.02 Definitions**

- (1) For the purpose of setting out the allowable uses in each Area, the following terms have the indicated definitions for the CV Cypress Village Zone:
  - (a) *Accessory Manufacturing Retail* means the retail sale of goods or things that are manufactured on-site within the building or structure in which the manufacturing occurs, as well as complementary items. For purposes of this definition, manufacturing means assembling, fabricating, producing, or repair of goods or things.
  - (b) *Art Studio* means the production, sale, and/or teaching of creative writing, dance, drawing, music, painting, photography, pottery, sculpture, textiles, and/or video.

- (c) *Apartment* means a *Dwelling* unit in a multifamily residential building in which the units share a common entrance and, notwithstanding the definition of *Building, apartment* in Section 110, includes dwellings over commercial space.
- (d) *Business/Office Support Services* means the provision of support services to businesses which are characterized by one or more of the following features: the use of mechanical and digital equipment for printing, duplicating, or photographic processing; the provision of office custodial, maintenance, or security services; the sale, rental, or servicing of office equipment or furniture; the provision of clerical or secretarial employment or telephone answering services which may include training. Typical uses would include: printing and photographic processing establishments; janitorial and security firms; office equipment sales, servicing and repair establishments; and clerical services.
- (e) *Café use* means the retail sale of ready-to-serve, pre-prepared or pre-cooked foods, and beverages for either on or off-site consumption, but excluding the retailing or sales of alcoholic beverages.
- (f) *Catering use* means the use of premises for the preparation of food for consumption off premises, but does not include a retail store or *Restaurant* selling food directly to the public.
- (g) *Civic Use* means public sector uses that serve the local community, including, but not limited to, community centre, community meeting or activity spaces, *Recreation buildings*, library, and *Park Accessory Uses*.

- (h) *Community Retail and Service* use means local-oriented commercial shops and services that are primarily intended to serve the residents of Cypress Village and Rodgers Creek. The allowable uses are limited to the following:
- *Art Studio*
  - *Beauty and wellness centre*
  - Bicycle sales and repair
  - Bicycle valet
  - Book store, newsstand
  - *Café*
  - *Cannabis Sales* (maximum of one outlet)
  - Craft brewery or craft distillery (including on-premises brewing/distilling, on-premises consumption of alcoholic beverages, and food sales)
  - Clothing sales and repair
  - *Convenience Store*
  - Document printing services
  - *Drycleaner*
  - *Electronics Store*
  - *Financial Institution*
  - *Financial Services*
  - *Fitness Centre*
  - Florist
  - *Furniture and Appliance Store*
  - Gallery for sale of arts and crafts
  - Grocery store
  - *Hair Salon*
  - *Health Care Office Use*
  - *Home Furnishings Store*
  - *Home Improvement Store*

- Insurance agent
  - Liquor store (including sales of beer, wine, spirits)
  - *Massage therapist offices*
  - Mail and courier services
  - Music store (including sale of music products and/or musical equipment)
  - *Microbrewery, winery, and distillery*
  - *Office Supplies and Stationery Store*
  - *Personal Services*
  - *Pet Care Establishment*
  - *Pet/Pet Products Store*
  - *Pharmacy*
  - Photofinishing services
  - Pub
  - Real estate sales
  - *Restaurant*
  - Specialty food store (including bakery, butcher, seafood, produce, deli, cheese shop, ethnic foods)
  - Sporting goods and recreation clothing and equipment
  - Take-out food establishment
  - *Veterinary medical clinic*
- (i) *Contractor Services* means the offices of building contractors providing services such as painting, plumbing, heating, electrical, gas fitting, roofing, tiling, or similar services and may include the fabrication or assembly of building components such as doors, windows, kitchen fixtures, bathroom fixtures, and fireplaces or similar products and the sale of such products, either at retail or wholesale, and any space used for associated showroom/display purposes.

- (j) *Electronics Store* means a retail store which predominantly retails audio-visual equipment, computers, home/office electronic products, home/office electronic accessories, and/or home/office software.
- (k) *Equipment Rental Establishment* means premises used for the rental of tools, appliances, recreation equipment, office equipment, light construction equipment, or similar items but does not include the rental of motor vehicles, motorized boats, or industrial equipment or vehicles.
- (l) *Financial Institution* means a bank or credit union.
- (m) *Financial Services* means a business providing services such as money exchange, cheque cashing, and money transfer services but does not include *Financial Institution* which is defined separately.
- (n) *Fitness Centre* means the use of premises for one-on-one or group session physical fitness and which may include the accessory sale of associated equipment and clothing. Typical uses would include: aerobics studio, dance studio, fitness centre, pilates studio, self-defence studio, stationery cycling studio, yoga studio, and weight training gym.
- (o) *Furniture and Appliance Store* means a retail store which predominantly retails household furniture and/or major household appliances.
- (p) *Garden Centre* means the use of premises for the retail sale of trees, plants, flowers, and associated gardening or landscaping supplies and outdoor garden equipment.
- (q) *Household Repair Services* means the provision of repair services for goods, equipment, and appliances normally found within the home including computer, phone, radio, television, and appliance repair shops, furniture refinishing, and upholstery shops, excluding any retail or wholesale of goods or products other than the sale of accessory parts.

- (r) *Home Furnishings Store* means a retail store which predominantly retails home furnishings such as art objects, bedding, carpets/rugs, cooking utensils, draperies, household furniture, and/or major household appliances.
- (s) *Home Improvements Store* means a retail store which predominantly retails goods and materials used for home improvements, such as hardware, home improvement supplies, and home appliances.
- (t) *Laboratory* means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.
- (u) *Light Manufacturing* means the assembly, fabrication, making, producing, or processing of semi-finished or finished products entirely within an enclosed building or space within a building from which there may be no external nuisances or impacts. Permitted uses include: coffee roasting; commercial kitchen; *Cottage Brewery*; manufacture of automobile parts and accessories, bakery products, bicycles and bicycle parts/accessories, clothing/textiles/shoes/boots/knit goods, electrical parts/electronics, furniture, health and safety equipment, jewelry, leather products, musical instruments, pharmaceutical products, precision instruments, toys, and products made of glass/metal/plastic/paper/rubber/wood; and woodwork/millwork.
- (v) *Live-work unit* means personal and professional services or an *Art Studio* in conjunction with residential use having at grade access.
- (w) *Media-Related Establishment* means premises used for film, television, and video production or rehearsal studios; radio and television stations; and music production or rehearsal studios.

- (x) *Office* means space for the accommodation of a limited range of businesses that offer professional services, government services, and/or management and administration services. Typical uses include: accountants, appraisers, architects, *British Columbia Land Surveyors*, computer equipment software developers, engineers, interior designers, *Landscape Architects*, lawyers, land use planners, notary publics, tutoring services, and provincial or federal government offices. This does not include *Health Care Office Uses* which is defined separately.
- (y) *Office Supplies and Stationery Store* means a retail store which predominantly retails office supplies or a combination of office supplies, office equipment, office furniture, stationery, and/or school supplies.
- (z) *Pet and Pet Products Store* means a retail business which predominantly retails pets, pet care products, and pet accessories.
- (aa) *Research and Development Establishment* means premises used for analytical, design, scientific, and technical research, development, and testing purposes which may involve the small scale manufacturing or assembly of prototypes and the sale of technical data, but does not include medical, dental, or other health science-related laboratories or *Health Care Office Uses* that directly service the public.
- (bb) *Residential Use Type A* means any or all of the following forms of residential development: *Assisted living, Community Care Facility, Seniors housing, Apartment (rental or strata), Supportive Housing Use*. A unit in *Residential Use Type A* that is a ground-oriented unit but is in the podium of, attached to, shares a parkade with or on the same site as an *Apartment* building is defined as an *Apartment* unit for the purposes of this CD zone even though it has characteristics associated with a *Dwelling, townhouse* unit.



- (cc) *Residential Use Type B* means any or all of the following forms of residential development: *Dwelling, townhouse; Dwelling, two family or duplex; Dwelling, triplex; Dwelling, fourplex; Dwelling, single family; Secondary suites, Detached secondary suites.*
- (dd) *Warehousing* means the storage of goods or products for distribution but does not include *Wholesaling.*
- (ee) *Wholesaling* means the wholesaling of merchandise in bulk to retailers, other businesses, institutions, or government agencies for their own use or for resale and where any floor area in storage space exceeds any floor area used for showroom or display purposes.
- (2) Any of the terms used in the above definitions that are defined terms in Section 110 of the Zoning Bylaw have the meaning set out in Section 110. All terms used in the above definitions that are not defined in Section 110 have the meaning ascribed in common usage.
- (3) For reference, terms defined in Section 750.02(1) above and terms defined in Section 110 are *italicized* in this Zone.

### **750.03 Permitted Uses**

- (1) In Area 1A (Mixed Use Village Core South), the following uses and no others shall be permitted:
- (1) Residential:
- *Residential Use Type A*
  - *Accessory building, structure, or use*
  - *Home based business*
  - *Live-work unit*
- (2) Commercial and Employment:
- *Community Retail and Service*
  - *Hotel*
  - *Museum*
  - *Office*
  - *Private education and tutoring*
  - *Post-secondary education – University or College*

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- (3) Other Non-Residential:
- *Adult day service facility*
  - *Civic Use*
  - *Park Accessory Uses*
  - *School, elementary*
  - Uses permitted in all zones under Section 120.01(7)
- (2) In Area 1B (Mixed Use Village Core North), the following uses and no others shall be permitted:
- (a) Residential:
- *Residential Use Type A*
  - *Accessory building, structure, or use*
  - *Home based business*
  - *Live-work unit*
- (b) Commercial and Employment:
- *Community Retail and Service*
  - *Hotel*
  - *Office*
  - Private education and tutoring
  - Post-secondary education – University or College
- (c) Other Non-Residential:
- *Civic Use*
  - *Park Accessory Uses*
  - *Place of worship*
  - Uses permitted in all zones under Section 120.01(7)
- (3) In Area 2 (Multifamily Residential), the following uses and no others shall be permitted:
- (a) Residential:
- *Residential Use Type A*
  - *Residential Use Type B, except Dwelling, single family and Dwelling, two family or duplex*
  - *Accessory building, structure, or use*
  - *Home based business*
  - *Live-work unit*

- (b) Commercial & Employment:
  - *Community Retail and Service*
- (c) Other Non-Residential:
  - *Civic Use*
  - *Park Accessory Uses*
  - Uses permitted in all zones under Section 120.01(7)
- (4) In Area 3 (Ground-Oriented Residential), the following uses and no others shall be permitted:
  - (a) Residential:
    - *Residential Use Type B*
    - *Accessory building, structure, or use*
    - *Home based business*
  - (b) Other Non-Residential:
    - *Chicken Coop*
    - *Park Accessory Uses*
    - Uses permitted in all zones under Section 120.01(7)
- (5) In Area 4 (Benchlands Employment), the following uses and no others shall be permitted:
  - (a) Residential:
    - *Apartment*
  - (b) Commercial and Employment:
    - *Accessory building, structure, or use*
    - *Accessory Manufacturing Retail*
    - *Art Studio*
    - *Business/Office Support Services*
    - *Café*
    - *Catering*
    - *Contractor Services*
    - *Craft brewery or craft distillery*
    - *Equipment Rental Establishment*
    - *Garden Centre*
    - *Household Repair Services*

- *Laboratory*
  - *Light Manufacturing*
  - *Media-Related Establishment*
  - *Microbrewery, winery, and distillery*
  - *Office*
  - *Research and Development Establishment*
  - *Warehousing*
  - *Wholesaling*
- (c) Other Non-Residential:
- *Park Accessory Uses*
  - Uses permitted in all zones under Section 120.01(7)
- (6) In Area 5 (Community Use), the following uses and no others shall be permitted:
- (a) Commercial and Employment:
- *Accessory building, structure, or use*
  - *Art Studio*
  - *Café*
  - *Office*
  - Real estate presentation centre
- (b) Other Non-Residential:
- *Civic Use*
  - *Park Accessory Uses*
  - *School, combined*
  - *School, elementary*
  - *School, secondary*
  - Sports field
  - Uses permitted in all zones under Section 120.01(7)

**750.04 Conditions of Use**

- (1) *Community Retail and Service, Hotel, Office and Apartment* uses are permitted to be located within the same building, where such use types are permitted. Regulations under Section 120.07 shall not apply.
- (2) The following *Community Retail and Service* uses shall only be located in Area 1A (Mixed Use Village Core South) and not in any other Areas: *Drycleaner, Grocery store, liquor store, Pharmacy, pub, specialty food store.*
- (3) The following *Community Retail and Service* use shall only be located in Area 1A (Mixed Use Village Core South) or Area 1B (Mixed Use Village Core North) and not in any other Areas: *Cannabis Sales* (maximum of one outlet).
- (4) The following *Community Retail and Service* uses shall be limited to a total of two outlets in Area 1A (Mixed Use Village Core South) but shall not be restricted in terms of number of outlets in Area 1B (Mixed Use Village Core North): *Financial Services.*
- (5) The following *Community Retail and Service* uses are limited to a maximum of 465 square metres in ground floor area per store: *Electronics Store, Fitness Centre, Furniture and Appliance Store, Home Furnishings Store, Home Improvement Store, Office Supplies and Stationery Store, Pet/Pet Products Store.*
- (6) *Office*; private education and tutoring; and post-secondary education - University or College uses shall only be located on second storeys or above.
- (7) *Secondary suites* are only permitted in the following residential types: *Dwelling, single family; Dwelling, two family or duplex; Dwelling, triplex; Dwelling, fourplex.*
- (8) The height of the *Detached secondary suite* shall be measured from *Grade, finished*, relative to the foundation of the building that includes the *Detached secondary suite.*
- (9) Where such uses are permitted, only one *Secondary suite* or *Detached secondary suite* is permitted per *Dwelling* unit.
- (10) Section 120.04 does not apply in the CV Zone.

**750.05 Floor Area and Units**

- (1) General
  - (a) For the purposes of the CV Zone, the following shall be excluded from the calculation of maximum floor area:
    - (i) For *Residential Use Type A*, unenclosed covered roof top amenity areas (but the height of these areas is included in the calculation of building height)
    - (ii) Open trellises
  - (b) For *Dwellings, single family* and *Dwellings, two family or duplex*, 'floor area' on a site in the CV Zone shall mean the total projected area of all storeys and attics measured to the outside of the exterior walls and the total covered areas of decks and terraces, for all buildings, excluding:
    - (i) Any enclosed area used for the storage of vehicles up to but not exceeding a total floor area of 41 square metres per *Dwelling* unit;
    - (ii) Accessory buildings, in addition to vehicle storage areas, up to but not exceeding a total floor area of 22.5 square metres per *Dwelling* unit;
    - (iii) Those portions of the uppermost storey and/or attic where the vertical distance from the floor or top of the joists of the ceiling of the storey below, to the exterior of the roof above, does not exceed 1.7 metres, or where the space contained is rendered unusable and impassable by a truss or similar system or roof design required structurally so that it cannot be subsequently removed;
    - (iv) *Crawl spaces* with a vertical clear height of less than 1.2 metres, measured from the underside of the joists or trusses of the storey above to the structural floor;

- (v) That portion of an open balcony or open terrace beneath a roof overhang that is less than 10% of total floor area, subject to a maximum exclusion from floor area of 37 square metres;
  - (vi) The area of roof overhangs extending 1.2 metres or less; and
  - (vii) Basement area per Section 130.08(4).
- (c) For *Residential Use Type B*, other than *Dwelling, single-family* and *Dwelling, two family or duplex*, 'floor area' shall be calculated in accordance with Section 120.21.
- (2) Residential:
- (a) The combined total number of *Dwelling* units and floor area permitted for each residential use type in the CV Zone, for all Areas, shall not exceed the following maximums or be less than the following minimums:

<b>Unit Type</b>	<b>Number of Units</b>	<b>Floor Area</b>
<i>Dwelling, single family</i>	Maximum of 230 units	Maximum of 70,894 square metres
<i>Dwelling, two family or duplex;</i> <i>Dwelling, triplex;</i> <i>Dwelling, fourplex,</i> <i>Dwelling, townhouse</i> units (not including townhouse units incorporated into the podium of or attached to <i>Apartment</i> buildings, which are counted as <i>Apartment</i> units)	Minimum of 161 units	Minimum of 40,640 square metres
<i>Strata Apartment</i> units	Maximum of 2,583 units	Maximum of 308,200 square metres

Unit Type	Number of Units	Floor Area
Rental <i>Apartment</i> units, market rental	Minimum of 553 units	Minimum of 40,798 square metres
Rental <i>Apartment</i> units, affordable rental	Minimum of 184 units	Maximum of 13,575 square metres
Total (excluding <i>Secondary suites</i> and <i>Detached secondary suites</i> , which are in addition)	Maximum of 3,711 units	Maximum of 474,107 square metres

- (b) The unit count for *Dwelling, two family or duplex*; *Dwelling, triplex*, *Dwelling, fourplex*, and *Dwelling, townhouse* types applies to units in standalone ground-oriented multifamily buildings and does not include units at street level in *Apartment* buildings, which are to be counted as *Apartment* units.
- (c) The following regulations apply to lots for *Dwellings, single family*:
- (i) At least 62 lots must be less than or equal to 558 square metres in *Site area*.
  - (ii) At most 75 lots may be greater than 558 square metres but less than or equal to 669 square metres in *Site area*.
  - (iii) At most 47 lots may be greater than 669 square metres but less than or equal to 1,022 square metres in *Site area*.
  - (iv) At most 37 lots may be greater than 1,022 square metres but less than or equal to 1,301 square metres in *Site area*.
  - (v) At most 9 lots may exceed 1,301 square metres in *Site area*, but no lot may not be larger than 3,920 square metres in *Site area*.



- (d) In the CV Zone, a minimum of 25% of the market rental *Apartment* units and a minimum of 25% of the affordable rental *Apartment* units shall be 2-bedroom units. In the CV Zone, a minimum of 5% of the market rental *Apartment* units and a minimum of 5% of the affordable rental *Apartment* units shall be 3-bedroom units.
  - (e) For the purposes of the CV Zone, no more than 225 *Assisted living, Community Care Facility, or Supportive Housing Use* units shall be considered market rental *Apartment* units and none of these unit types shall be considered affordable rental *Apartment* units. Any *Assisted living, Community Care Facility, or Supportive Housing Use* units in excess of a total count of 225 units are to be included in the count of strata *Apartment* units, regardless of whether the units are actually strata-titled.
- (3) Commercial and Employment:
- (a) The total permitted floor area for commercial and employment space in each Area is limited based on the following minimum and maximum amounts:

Area	Floor Area
1A and 1B combined (Mixed Use Village Core South and Mixed Use Village Core North)	Minimum of 10,033 square metres of ground-floor retail and service space
2 (Multifamily Residential)	Maximum of 650 square metres
3 (Ground-Oriented Residential)	No commercial or employment space permitted
4 (Benchlands Employment)	Maximum of 12,077 square metres
5 (Community Use)	Maximum of 1,200 square metres
Total	Maximum of 35,359 square metres

- (4) Other Non-Residential:
- (a) The total maximum floor area of Child Care in all areas combined is 3,700 square metres.
  - (b) The total permitted floor area for Other Non-Residential in each Area, excluding Child Care, is limited to the following maximum amounts:

Area	Floor Area
1A and 1B combined (Mixed Use Village Core South and Mixed Use Village Core North)	2,500 square metres
2 (Multifamily Residential)	2,000 square metres
3 (Ground-Oriented Residential)	500 square metres
4 (Benchlands Employment)	100 square metres
5 (Community Use)	7,000 square metres
Total	12,100 square metres

- (5) Covenant Registered on Title of Development Parcels:
- (a) Prior to the issuance of any building permit, a covenant under Section 219 of the Land Title Act, on terms satisfactory to the District's Director of Planning and Development Services, must be registered on the title of the relevant parcel documenting the portion of the total development entitlements contained in the following sections of the CV zone that are being allocated by the building permit to the parcel: Section 750.05(2)(a) regarding residential unit count and floor area by unit type, Section 750.05(2)(c) regarding lots for *Dwellings, single family* by lot size category, Section 750.05(2)(d) regarding market rental *Apartment* units and affordable rental *Apartment* units by bedroom type, Section 750.05(3)(a) regarding commercial and employment space by Area, Section 750.05(4)(a) and (b), and Section 750.08(1) regarding building storeys and height by Area in this CV Zone.

**750.06 Site Coverage**

- (1) The maximum *Site coverage* for specified buildings within Area 3 (Ground-Oriented Residential) shall be as follows:

<b>Building Type</b>	<b>Site Coverage</b>
Dwelling, single family	35% of <i>Site area</i> if <i>Site area</i> greater than 669 square metres; 40% of <i>Site area</i> if <i>Site area</i> less than 669 square metres
Dwelling, two family or duplex	40% of <i>Site area</i>

**750.07 Floor Area Ratio**

- (1) The maximum floor area for specified buildings within Area 3 (Ground-Oriented Residential) shall be as follows:

<b>Building Type</b>	<b>Floor Area Ratio</b>
Dwelling, two family or duplex	0.45
Dwelling, single family	0.45 on a lot of 669 square metres or less in <i>Site area</i> ; 0.4 on a lot of 669 square metres and less than 1,022 square metres in <i>Site area</i> ; 0.35 on a lot of 1,022 square metre or more in <i>Site area</i>

**750.08 Height**

- (1) Building and structure heights in Areas 1A, 1B, 2, 3, and 4 are limited to the following storey and height maximums:

Area	Storey and Height Maximums
Areas 1A and 1B combined: (Mixed Use Village Core South and Mixed Use Village Core North)	A maximum of 5 buildings up to the lesser of 25 storeys or 84 metres; All other buildings up to the lesser of 6 storeys or 21.5 metres
Area 2 (Multifamily Residential)	A maximum of 8 buildings up to the lesser of 25 storeys or 84 metres; All other buildings up to the lesser of 6 storeys or 21.5 metres
Area 3 (Ground-Oriented Residential)	3 storeys and 11.2 metres
Area 4 (Benchlands Employment)	For buildings only containing employment space: a maximum of 2 storeys plus a mezzanine and 18.3 metres; For buildings containing employment space and rental <i>Apartment</i> units: a maximum of 2 storeys plus a mezzanine for employment uses, plus up to 3 storeys for rental <i>Apartment</i> units and 28.2 metres

- (2) Building heights in Area 5 are limited to the following storey and height maximums:

Area	Storey and Height Maximums
Area 5 (Community Use)	4 storeys and 15.25 metres

- (3) For *Residential Use Type A*, elevator penthouses, solar energy systems, roof top patio access, guardrails and facilities, and mechanical equipment and enclosures are excluded from building storey consideration.
- (4) Notwithstanding Section 120.17, when calculating the height for all buildings as per Section 120.19, average grade is to be calculated from *Grade, finished* only (not *Grade, natural*).
- (5) For building types other than *Dwelling, single family*; *Dwelling, two family or duplex*; and *Dwelling, triplex* and notwithstanding Section 120.18(2), storeys below the ground floor shall not be included in determining the number of storeys in buildings, and for this purpose the ground floor of a building is the storey in which the main entrance or lobby, as the case may be, is located.
- (6) For building types other than *Dwelling, single family*; *Dwelling, two family or duplex*; and *Dwelling, triplex*, Section 120.20 does not apply.

**750.09 Highest Building Face for Dwelling, single family and Dwelling, two family or duplex**

- (1) 6.7 metres measured from the floor elevation of either the basement or main storey, whichever is lower.

**750.10 Setbacks**

- (1) The minimum setbacks for buildings within the CV Zone shall be 0.0 metres, except those setbacks provided for under Section 750.10(2).
- (2) Subject to Section 750.10(3), the minimum setbacks for *Dwelling, single family* and *Dwelling, two family or duplex Dwelling* types shall be as follows:

<b>Setback Minimum</b>	
Front:	4.5 metres, except where a garage faces the street the minimum front setback for the garage is 7 metres
Rear:	5.0 metres
Side:	1.2 metres
Exterior Side:	2.0 metres

- (3) Side yard setbacks are only required where a *Dwelling* unit is not attached to another *Dwelling* unit.

**750.11 Off-Street Parking and Bicycle Storage**

- (1) Off-street parking shall be provided as follows:  
 (a) The number of parking spaces provided shall be in accordance with the following:

<b>Use</b>	<b>Parking Ratio</b>
<i>Residential Use Type A</i>	A minimum of 1 parking space per strata dwelling unit and a maximum of 1.85 parking spaces per strata dwelling unit;
	A minimum of 0.5 parking spaces per rental dwelling unit and a maximum of 1.6 parking spaces per rental dwelling unit; plus
	A minimum of 0.1 parking spaces per dwelling unit for visitor parking
<i>Residential Use Type B</i>	A minimum of 1 parking space per dwelling unit and a maximum of 2 parking spaces per dwelling unit on lots less than 1,301 square metres and a maximum of 3 parking spaces per dwelling unit on lots greater than 1,301 square metres
All uses in Area 4 (Employment Benchlands)	A minimum of 1 parking space per 55.7 square metres of gross floor area
<i>Office in Areas 1A and 1B (Mixed Use Village Core South and Mixed Use Village Core North)</i>	A minimum of 1 parking space per 37.5 square metres of gross floor area
<i>Community Retail and Service</i>	A minimum of 1 parking space per 37.5 square metres of gross floor area
Hotel	A minimum of 1 parking stall per 70 square metres of gross floor area
Any other permitted uses not included in the uses listed above in this table	A minimum of 1 parking space per 37.5 square metres of gross floor area

- (b) All off-street parking shall be provided in an underground structure except that off-street parking may be provided on the first or second storey within a building provided that such off-street parking must be screened from view at street level by landscaping or other uses such as residential or commercial space between the off-street parking and the building frontage.
- (c) Section 142.06(1) shall not apply in the CV Zone.
- (2) Bicycle storage within the CV Zone shall be provided as follows:
  - (a) Secure bicycle storage regulations under Section 143.01 shall apply in the CV Zone.
  - (b) Short-term bicycle parking regulation under Section 143.02 shall apply in the CV Zone.

#### **750.12 Landscaping and Retaining Walls**

- (1) Notwithstanding Section 120.22, the following regulations will apply to retaining walls in the CV Zone:
  - (a) For *Dwelling, single family* and *Dwelling, two family and duplex* sites, retaining walls that are not subject to Development Permit review and approval have the following conditions:
    - i. "Natural grade" shall be the grade established under a development permit for subdivision and construction of roads and services.
    - ii. The minimum setback between approximately parallel retaining walls of a retaining wall system is 1.2m;
    - iii. The 'grade line' illustrated in 120.22 calculated at any rear or side lot line shall be 2.4m at PL, then 45 degrees slope (1:1 setback);
    - iv. The maximum number of walls in a retaining wall system is three (3).
- (2) Any portion of a site not occupied by buildings, driveways or pedestrian walkways shall be landscaped and this landscaping shall be maintained.