

408. ADVANCED TECHNOLOGY RESEARCH DISTRICT (M8) and (M8a)

This District provides for the accommodation of uses that incorporate advanced scientific or technological research and may have a small accessory manufacturing component that does not conflict with any neighbouring residential area; and contains specific regulations applicable to the Willingdon research site known as Discovery Place.

408.1 Uses Permitted:

- (1) Scientific or technological research related to
 - (a) computer, electronic, electrical, communications or similar equipment, devices or services, or
 - (b) chemical, pharmaceutical or medicinal materials or preparations;
- (2) Business or professional offices on lots designated M8a District.
- (3) Accessory use for
 - (a) related business and professional offices, including office-administration, marketing and sales, and business-related services and support.
(B/L No. 13060-12-03-12)
 - (b) the manufacture, assembly and finishing of items related to the principal use,
 - (c) services involving printing, publishing, photocopying or other reproduction processes related to the principal use,
 - (d) display, storage and retail sales of goods related to the principal use that are produced or stored in the principal or accessory building,
 - (e) living accommodation in the principal building on a lot having an area of at least 0.8 ha. (1.9768 ac.) for a caretaker or watchman where
 - (i) it is essential for the security of the undertaking that living accommodation be provided,
 - (ii) the living accommodation has a maximum floor area of 56 m² (602.80 sq.ft.) and forms an integral part of the principal building and is included in the building plans thereof,
 - (iii) the living accommodation is fully separated from the principal use by walls, partitions or a floor and is provided with an entrance separate from that of the industrial use, and,
 - (iv) the living accommodation is occupied by one or two adults, and no other persons.
- (4) Emergency shelters. (B/L No. 14733-25-04-08)
- (5) Fire halls. (B/L No. 14464-22-07-25)
- (6) Child care facilities (B/L No. 14694-24-11-04)

408.2 Conditions of Use:

- (1) Every lot with the zoning district designation M8 or M8a shall be located within an industrial park site having a minimum area of 28.32 ha. (70 acres) and each use shall be included as part of a comprehensive development plan for the lot subject to the provisions of the CD (Comprehensive Development) District.
- (2) All uses and undertakings shall be conducted within a completely enclosed building, except as provided for in Section 6.27 of this Bylaw. (B/L No. 14184-20-09-14)
- (3) Nothing shall be done that is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare, nor shall anything be done that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

408.3 Height of Buildings:

- (1) Subject to subsection (2), the height of a building shall not exceed 15 m (49 ft.) nor four storeys except that a building of four storeys that accommodates research laboratories may be increased in height to 18 m (59.06 ft.) to allow for the extra height required within each storey for laboratory servicing.
- (2) The height of any building within Discovery Place that abuts Spruce Street or Huxley Avenue shall not exceed 9.0 m (29.53 ft.) nor two storeys along the abutting face when measured from the inner boundary of the landscape buffer located at the perimeter of the site.

408.4 Lot Area and Width:

Each lot shall have an area not less than 930 m² (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

408.5 Lot Coverage:

The maximum lot coverage, including all paved areas, shall be 50 percent, but in no case shall building coverage exceed 40 percent of the lot area.

408.6 Discovery Place Yards

- (1) Yards adjacent to Sanderson Way, Gilmore Way and Canada Way shall be provided of not less than 12.0 m (39.37 ft.) in depth.
- (2) Buildings shall be set back not less than 3.0 m (9.84 ft.) from the inner boundary of the landscape buffer located at the perimeter of the site.
- (3) Front and rear yards other than those described in subsections (1) and (2) shall be provided of not less than 9.0 m (29.53 ft.) in depth.
- (4) Subject to subsections (1) and (2), side yards on each side of the building shall be provided of not less than 6 m (19.69 ft.) in depth.

408.7 Front Yard (other than Discovery Place):

A front yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

408.8 Side Yards (other than Discovery Place):

A side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width.

408.9 Rear Yard (other than Discovery Place):

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

408.10 Floor Area Ratio:

The maximum floor area ratio shall not be greater than 1.00, except on properties having an M8a designation where the floor area ratio shall not exceed 1.20. (B/L No. 11888-05-04-11)

408.11 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

408.12 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

(B/L No. 10266-96-03-04)

408.13 Off-Street Bicycle Parking and End-of-trip Facilities:

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)