

PART 10.45 -SBP-5 ZONE, TYEE BUSINESS DISTRICT

Uses	1	The following uses are the only uses permitted in this zone: (a) all of the uses permitted in the SBP-3 Zone, Business Park District; (b) <u>high tech</u> ; (c) offices; (d) retail.
Number of buildings	2	A <u>lot</u> may contain more than one <u>building</u> .
Height	3	A <u>building</u> must not exceed 29.5 m , nor 5 <u>storeys</u> , in <u>height</u> ;
Floor Area	4	The <u>total floor areas</u> (a) of all office use must not exceed 7,510 m <sup>2</sup> ; (b) of all retail use must not exceed 2,980 m <sup>2</sup>
Floor space ratio	5	The <u>floor space ratio</u> for the <u>total floor area</u> of all of the <u>buildings</u> on a <u>lot</u> must not exceed 1.87 to 1.
General	6	Except as provided in this Part and except for requirements related to loading, driveways, screening and siting, the regulations applicable in the SBP-3 Zone, Business Park District apply in this zone.