

9.2 Steveston Commercial (CS2; CS3)

9.2.1 Purpose

The intent of this medium **density zone** is to support the conservation of the heritage character of Steveston Village, while providing for the shopping, **personal service, business**, entertainment, mixed commercial/residential and industrial needs of the Steveston area. The **zone** is divided into 2 sub-zones: CS2 that permits **buildings** with a maximum **height** of 2 **storeys**; and CS3 that permits **buildings** with a maximum **height** of 3 **storeys**.

9.2.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery [Bylaw 9490, Mar 21/16]
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

9.2.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- housing apartment

9.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum floor area ratio for non-accessory parking as a principal use.

9.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

9.2.6 Yards & Setbacks

1. There is no minimum front yard, side yard or rear yard.
2. **Building** front facades facing a public **road** shall not be set back from the public **road lot line**, except for the following elements:
 - a) there shall be a 1.5 m maximum **setback** of a ground floor **building face** (to the underside of floor or roof **structure** above), accompanied with support posts at the **front lot line**, and at historic **lot line** locations (see “Steveston Village Historic Lot Line Map” in Steveston Area Plan);
 - b) the entrance to a ground level public **right-of-way** shall have a maximum width of 2.4 m, but shall not be more than 25% of the facade width;
 - c) a recessed **balcony** opening shall have a maximum width of 2.4 m, and the total aggregate width shall be a maximum of 25% of the **lot width**; and
 - d) the aggregate area of all recesses and openings in items a), b), and c) shall not exceed a maximum of 33% of the **building** facade as measured from the ground level to the parapet cap by the facade width.

9.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m (not to exceed 2 **storeys**) for **sites** zoned CS2.
2. The maximum **height** for **buildings** is 12.0 m (not to exceed 3 **storeys**) for **sites** zoned CS3.
3. The maximum **height** for **accessory structures** is 9.0 m.

9.2.8 Subdivision Provisions/Minimum Lot Size

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

9.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.2.10 On-Site Parking

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0.

9.2.11 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 9.2.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*

- a) 12020 1st Avenue *[Bylaw 10014, Feb 22/22]*
P.I.D. 009-712-178 *[Bylaw 10014, Feb 22/22]*
Parcel A Section 10 Block 3 North Range 7 West New Westminster District Reference
Plan 76840 *[Bylaw 10014, Feb 22/22]*

9.2.12 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 2.0 m in width.
3. Notwithstanding Section 9.2.3, **boarding and lodging, community care facility, minor, home business, and housing apartment** are not permitted on the following sites: *[Bylaw 10372, Dec 19/22]*
3866 Bayview Street *[Bylaw 10372, Dec 19/22]*
PID 003-666-387
Lot 12 Block 1 Section 10 Block 3 North Range 7 West New Westminster District Plan 249
3900 Bayview Street *[Bylaw 10372, Dec 19/22]*
PID 025-114-735
Parcel 1 Section 10 Block 3 North Range 7 West New Westminster District Plan LMP51060
4. Notwithstanding Section 9.2.3, **recycling depot** is not permitted on the following sites: *[Bylaw 10394, Dec 19/22]*
3866 Bayview Street *[Bylaw 10394, Dec 19/22]*
PID 003-666-387
Lot 12 Block 1 Section 10 Block 3 North Range 7 West New Westminster District Plan 249
3900 Bayview Street *[Bylaw 10394, Dec 19/22]*
PID 025-114-735
Parcel 1 Section 10 Block 3 North Range 7 West New Westminster District Plan LMP51060
5. In addition to the regulations listed above, the general development regulations in Section 4.0 and the Specified Use Regulations in Section 5.0 apply.

