

26. Site Specific Zones In Progress

21.5 Community Care Facility (ZR5) – Pinegrove (East Cambie)

21.5.1 Purpose

The **zone** provides for a care facility.

21.5.2 Permitted Uses

- **community care facility, major**
- **health service, major**

21.5.3 Secondary Uses

- **n/a**

21.5.4 Permitted Density

1. The **maximum floor area ratio (FAR)** is 1.5 (exclusive of parts of the **building** which are **used** for on-site bicycle parking, elevator shafts and common stairwells), together with an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

21.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

21.5.6 Yards & Setbacks

1. The minimum public **road setback** is 25.0 m.
2. The minimum east **side yard setback** is 14.0 m.
3. The minimum west **side yard setback** is 0 m.
4. The minimum south **side yard setback** is 0 m.
5. The minimum north **rear yard setback** is 5.0 m.

21.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 21.5 m, except that the maximum **height** for on-site parking **structures** is 5.0 m.
2. The maximum **height** for **accessory structures** is 5.0 m.

21.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

21.5.9 Landscaping & Screening

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

21.5.10 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:
 - a) the number of **parking spaces** required shall be 1 space for each 4 patient beds for the care facility; and
 - b) the minimum manoeuvring aisle width shall be 6.7 m.

21.5.11 Other Regulations

1. A **major health service** located in this **zone** is limited to a care facility.
2. 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.

22.30 Hotel Commercial (ZC30) – Bridgeport Village (City Centre)

22.30.1 Purpose

The **zone** provides for **hotel** and other compatible **uses**.

22.30.2 Permitted Uses

- **child care**
- **hotel**
- **parking, non-accessory**

22.30.3

Secondary Uses

- **entertainment, spectator**
- **liquor primary establishment**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, personal**

22.30.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.12, except for **non-accessory parking** where there is no maximum **floor area ratio**.

22.30.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 36% for **buildings**.

22.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 6.0 m from Bridgeport Road;
 - b) 3.14 m from the north-east **lot line** (West Road) and 0 m **setbacks** for stairs;
 - c) 2.438 m from River Road; and
 - b) 1.143 m from the east **lot line** (West Road).

22.30.7 Permitted Heights

1. The maximum **height** for **buildings** is 22.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.30.8 Subdivision Provisions/Minimum Lot Size

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

22.30.9 Landscaping & Screening

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

22.30.10 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:
 - a) parking aisle widths shall be a minimum of 6.706 m;
 - b) on-site **parking spaces** shall be located no closer than 1.5 m to Bridgeport Road and River Road; and
 - c) notwithstanding Section 7.5.14, parking for disabled persons may be provided within 20.0 m of the **site**.

22.30.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground.
2. 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.

25.4 Agriculture and Assembly (ZA4) – Steveston Highway/Shell Road

25.4.1 Purpose

The zone provides for agricultural and specific assembly **uses**.

25.4.2 Permitted Uses

- **farm business**
- **religious assembly**
- **private club**

25.4.3 Secondary Uses

- **n/a**

25.4.4 Permitted Density

1. The maximum **floor area ratio** is 0.15.

25.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 15% for **buildings**.

25.4.6 Yards & Setbacks

1. The minimum **front yard, side yard and rear yard** is 15.0 m.

25.4.7 Permitted Heights

1. The maximum **height** for **buildings** is 7.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

25.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 50.0 m.
3. The minimum **lot area** is 5,000 m².

25.4.9 Landscaping & Screening

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

25.4.10 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:
 - a) the minimum number of on-site **parking spaces** is 24 standard spaces; and
 - b) 1 handicapped **parking space** near a ramp **access**.

25.4.11 Other Regulations

1. For the purposes of this property, **religious assembly** and **private club** is intended for non-denominational, non-profit, agricultural **uses** in this **site specific zone**.

2. 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.