

21.4 Congregate Housing (ZR4) – Steveston

21.4.1 Purpose

The zone provides for **congregate housing** and **adult day care**.^[Bylaw 9607, Oct 17/16]

21.4.2 Permitted Uses

- **congregate housing**

21.4.3 Secondary Uses

- **adult day care**^[Bylaw 9607, Oct 17/16]

21.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65.

21.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

21.4.6 Yards & Setbacks

1. The minimum **front yard** or public **road setback** is 10.0 m.
2. The minimum east **side yard** is 6.0 m.
3. The minimum west **side yard** is 10.0 m.
4. The minimum **rear yard** is 35.0 m.

21.4.7 Permitted Heights

1. The maximum **height** for **buildings**, **accessory buildings** and **accessory structures** is 10.0 m, except that one stair tower may project a maximum of 2.0 m above this permitted maximum **height**.

21.4.8 Subdivision Provisions/Minimum Lot Size

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

21.4.9 Landscaping & Screening

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

21.4.10 On-Site Parking and Loading ^[Bylaw 9607, Oct 17/16]

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) For **congregate care** residents: 0.1 **parking spaces** for each **dwelling unit**;

- b) For **congregate care** visitors and employees: 0.2 **parking spaces** for each **dwelling unit** for combined visitors' and employee parking;
- c) For **adult day care** employees: 0.2 **parking spaces** for each employee;
- d) For **adult day care** drop-off and pick-up: 0.2 **parking spaces** for each adult in care; and
- e) The minimum manoeuvring aisle width shall be 6.7 m.

21.4.11 Other Regulations

1. 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.
2. For the purpose of this **zone** only, **adult day care** means a non-residential supervised program meeting the needs of adults who have physical challenges, cognitive challenges and/or chronic illnesses and is distinct from **community care facility, major; community care facility, minor**; and **health service, major uses** which permit residential care. ^[Bylaw 9607, Oct 17/16]