

## 13.4 Health Care (HC)

### 13.4.1 Purpose

The **zone** provides for health care and assisted living housing.

### 13.4.2 Permitted Uses

- **health service, major**
- **health service, minor**
- **congregate housing**
- **community care facility, major**

### 13.4.3 Secondary Uses

- **residential security/operator unit**

### 13.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional 0.4 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**.

### 13.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

### 13.4.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

### 13.4.7 Permitted Heights

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

### 13.4.8 Subdivision Provisions/Minimum Lot Size

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

### 13.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

### 13.4.10 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.

### 13.4.11 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. The following are **site-specific zone** regulations applicable to the **lot at** <sup>*[Bylaw 8960, May 27/13]*</sup>  
9020 Bridgeport Road  
P.I.D. 002-672-855  
Parcel "B" Sections 27 and 28 Block 5 North Range 6 West New Westminster District Reference Plan 60997
  - a) **Residential security/operator unit** is not a permitted **use** on this **site**.
  - b) **Congregate housing** is a permitted **use** on this **site** but no independent **dwelling units** are permitted on this **site**.
  - c) There is no on-site loading requirement for a large service vehicle (WB-17).