

22.49 Steveston Office Commercial (ZC49) – Chatham Street (Steveston)

[Bylaw 10323, Mar 21/22]

22.49.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 070 on Chatham Street.

22.49.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

22.49.3 Secondary Uses

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

22.49.4 Permitted Density

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 1,245.6 m²
3. The maximum **floor area ratio** (FAR) is 0.82.
4. The **first storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 506.3 m²:
5. The second **storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 487.1 m²:

22.49.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

22.49.6 Yards & Setbacks

1. The minimum **front yard** is 18.5 m.
2. There is no minimum **side yard** or **rear yard**.

22.49.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

22.49.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,500.0 m².

22.49.9 Landscaping & Screening

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

22.49.10 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 the basic on-site parking requirement shall be 33 **vehicle parking spaces**.

22.49.11 Other Regulations

1. Retail **uses** shall be limited to the **first storey** of a **building**.
2. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
3. Notwithstanding Section 22.49.11.2, for **apartment housing**, an entrance to the residential use is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
4. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.