

## 20.13 Commercial Mixed Use (ZMU13) – London Landing (Steveston)

### 20.13.1 Purpose

The **zone** provides for commercial, residential and industrial **uses** in the Steveston area. The **zone** also provides for ground level **studio-office** components associated with residential **uses**.

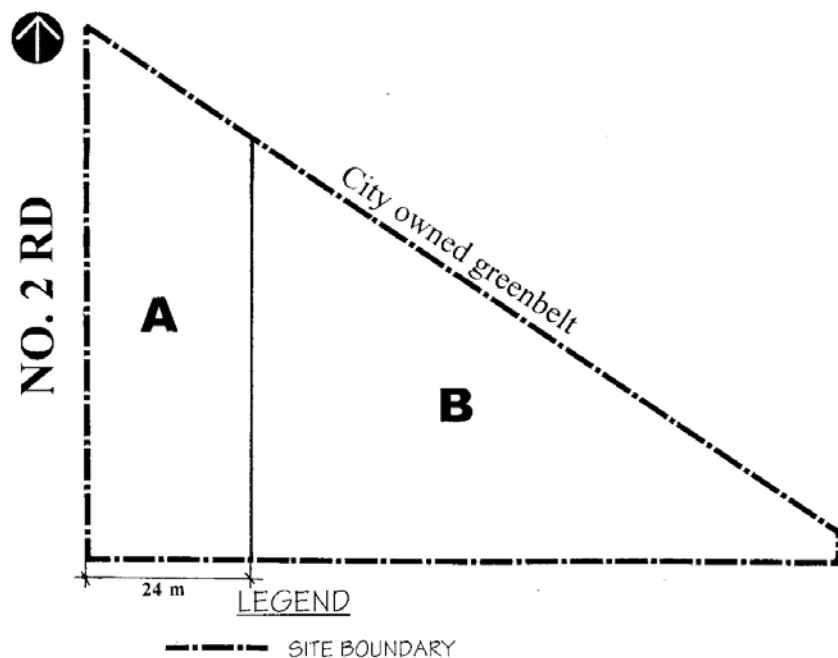
### 20.13.2 Permitted Uses

- child care
- education, commercial
- health service, minor
- housing, apartment
- industrial, general
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- transportation depot
- veterinary service

### 20.13.3 Secondary Uses

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

Diagram 1



#### 20.13.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. There is no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

#### 20.13.5 Permitted Lot Coverage

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

#### 20.13.6 Yards & Setbacks

1. The minimum **setback** for **buildings** is:
  - a) 3.0 m from the south **lot line**;
  - b) 6.7 m from the northerly **lot line**;
  - c) 1.5 m from the west **lot line**.
2. **Building** projections, in the form of canopies, uncovered **balconies** and planters, with a minimum clear distance of 3.0 m above **grade** may project into the northerly **lot line setback** up to 1.5 m.
3. **Building** projections, in the form of canopies, may project into the south and west **lot line setbacks** up to 1.5 m.

#### 20.13.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 12.0 m.

#### 20.13.8 Subdivision Provisions/Minimum Lot Size

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

#### 20.13.9 Landscaping & Screening

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

#### 20.13.10 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) for **commercial uses** occurring within the area identified as “A” in Diagram 1 in Section 20.13.2, the minimum number of **parking spaces** required shall be 4 per 100.0 m<sup>2</sup> of **gross leasable floor area**;
  - b) for **apartment housing** occurring within either area identified as “A” or “B” in Diagram 1 in Section 20.13.2, the minimum number of **parking spaces** required shall be 1.5 per **dwelling unit**; and

- c) for **office** or **studio uses** occurring within the area identified as “B” in Diagram 1 in Section 20.13.2, the minimum number of **parking spaces** required shall be 2 per 100.0 m<sup>2</sup> of **office** or **studio** area.

### 20.13.11 Other Regulations

1. The following **principal uses** are permitted within the area identified as “A” in Diagram 1 in Section 20.13.2, provided they are restricted to the ground floor of the **building**:
  - a) **child care**;
  - b) **education, commercial**;
  - c) **health service, minor**;
  - d) **industrial, general**;
  - e) **manufacturing, custom indoor**;
  - f) **office**;
  - g) **parking, non-accessory**;
  - h) **recreation, indoor**;
  - i) **restaurant**;
  - j) **retail, convenience**;
  - k) **retail, general**;
  - l) **service, business support**;
  - m) **service, financial**;
  - n) **service, household repair**;
  - o) **service, personal**;
  - p) **studio**;
  - q) **transportation depot**; and
  - r) **veterinary service**.
2. An **office** or a **studio** is a permitted **principal use** within the area identified as “B” in Diagram 1 in Section 20.13.2, only if:
  - a) the **office** or **studio** is restricted to the ground floor of the **building** in which it is located; and
  - b) the **office** or **studio** is used only by members of the family residing in the **dwelling unit** in which it is located.
3. **Apartment housing** is a permitted **principal use** within the area identified as “A” and “B” in Diagram 1 in Section 20.13.2, provided that it is restricted to the second and third floors of the **building** in which it is located.

4. The following **secondary uses** are permitted within the area identified as “A” and “B” in Diagram 1 in Section 20.13.2, provided they are restricted to the second and third floors of the **building** in which they are located:
  - a) **boarding and lodging;**
  - b) **community care facility, minor;** and
  - c) **home business.**
  
5. 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.