

20.14 Commercial/Mixed Use (ZMU14) – London Landing (Steveston)

20.14.1 Purpose

The **zone** provides for **commercial**, residential and industrial **uses** in the Steveston area.

20.14.2 Permitted Uses

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

20.14.3 Secondary Uses

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

20.14.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.38, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.07 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each one having an individual **gross floor area** of no more than 47.0 m².

20.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 54% for **buildings**.

20.14.6 Yards & Setbacks

1. The minimum **setback** from London Road is 3.0 m, except that decks supported by columns forming part of the **principal building** may project up to the **lot line**.
2. The minimum **setback** from No. 2 Road is 4.5 m, except that:
 - a) decks supported by columns forming part of the **principal building** may project into the **setback** for a distance of not more than 3.0 m; and,
 - b) removable metal stairs, attached to the foundation wall may project into the **setback** up to the **lot line**.

3. A parking **structure** may project into the public **road setback** subject to it being landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.
4. There is no minimum **side yard** or **rear yard**.

20.14.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 21.0 m

20.14.8 Subdivision Provisions/Minimum Lot Size

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

20.14.9 Landscaping & Screening

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

20.14.10 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 minimum manoeuvring aisle width shall be 6.86 m.

20.14.11 Other Regulations

1. The following **principal uses** are permitted in this **zone** provided they are restricted to the ground floor of the **building** in which the **use** is located:
 - a) **child care**;
 - b) **education, commercial**;
 - c) **health service, minor**;
 - d) **industrial, general**;
 - e) **manufacturing, custom indoor**;
 - f) **office**;
 - g) **recreation, indoor**;
 - h) **restaurant**;
 - i) **retail, convenience**;
 - j) **retail, general**;
 - k) **service, business support**;
 - l) **service, financial**;
 - m) **service, household repair**;
 - n) **service, personal**;
 - o) **studio**; and
 - p) **veterinary service**.

2. **Apartment housing** is a permitted **principal use** in this **zone** provided it is restricted to the second floor and above of the **building** in which the **use** is located.
3. The following **secondary uses** are permitted in this **zone** provided they are restricted to the second floor and above of the **building** in which the **uses** are located:
 - a) **boarding and lodging;**
 - b) **community care facility, minor;**
 - c) **home business.**

[Bylaw 9723, Jul 17/17]

4. 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.

