

20.22 Commercial Mixed Use (ZMU22) – Steveston Commercial [Bylaw 9001, Jul 8/13]

20.22.1 Purpose

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

20.22.2 Permitted Uses

- **animal grooming** [Bylaw 9235, May 19/15]
- **child care**
- **education**
- **education, commercial**
- **government service**
- **health service, minor**
- **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**
- **veterinary service**

20.22.3 Secondary Uses

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

20.22.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. Notwithstanding Section 20.22.4.1, the reference to “1.0” is increased to a higher **density** of “1.2” if, if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU22 **zone**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 70% for **buildings**.

20.22.6 Yards & Setbacks

1. The minimum north side **setback** is 1.5 m.
2. The minimum south side **setback** is 5.6 m.
3. There is no minimum east side **setback**.

4. There is no minimum west side **setback**.
5. **Building** front facades facing a public **road** shall not be set back from the public **road lot line**, except for the following elements:
 - a) there shall be a 1.5 m maximum **setback** of ground floor **building face** (to underside of floor or roof **structure** above), accompanied with support posts at the **front lot line**;
 - b) the entrance to a ground level public access or egress shall have a maximum width of 2.4 m, but shall not be more than 25% of facade width;
 - c) a recessed **balcony** opening shall have a maximum width of 2.4 m, and the total aggregate width shall be a maximum 25% of **lot width**; and
 - d) the aggregate area of all recesses and openings in items a), b), and c) shall not exceed a maximum of 33% of **building** facade as measured from the ground level to parapet cap by the facade width.
6. A **parking structure** may project into the **side yard** or **rear yard setback** up to the **property line**. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.22.7 Permitted Heights

1. The maximum **height** for **buildings** is three **storeys** at the north face of the **building** and two **storeys** on the south face (Bayview Street) but not to exceed a **height** to roof ridge of 15.0 m Geodetic Survey of Canada (GSC) datum.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 8.0 m Geodetic Survey of Canada (GSC) datum.

20.22.8 Subdivision Provisions/Minimum Lot Size

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

20.22.9 Landscaping & Screening

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

20.22.10 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) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared; and
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) non-residential **uses** – on-site parking requirements contained in this bylaw are reduced by 33%;
 - ii) residential **uses** – 1.3 spaces per **dwelling unit**; and
 - iii) residential visitors – 0.2 space per **dwelling unit**.

20.22.11 Other Regulations

1. For **housing, apartment**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line abutting a road** (excluding a **lane**) shall be used for residential purposes.
2. For **housing, apartment**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 2.0 m in width.
3. 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.

[Bylaw 9723, Jul 17/17]

