

## 20.24 Commercial Mixed Use (ZMU24) – London Landing (Steveston) [Bylaw 9094, Jul 27/15]

### 20.24.1 Purpose

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

### 20.24.2 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**

### 20.24.3 Secondary Uses

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

### 20.24.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0, together with an additional:
  - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.24.4.1, the reference to “1.0” in relation to the maximum **floor area ratio** (FAR) is increased to a higher **density** of “1.37” if:
  - a) for rezoning applications involving 80 or less **apartment housing dwelling units**, 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 ZMU24 **zone**; or
  - b) for rezoning applications involving more than 80 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**:
    - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total **building** area; and
    - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

### 20.24.5 Permitted Lot Coverage

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

### 20.24.6 Yards & Setbacks

1. The minimum **front yard setback** is 4.5 m, except that:
  - a) removable ramps, removable retaining walls and removable metal stairs attached to the foundation wall may project into the **setback** up to the **lot line**.
2. 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**.
3. There is no minimum **side yard** or **rear yard**.

### 20.24.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 21.0 m and no more than four **storeys**.

### 20.24.8 Subdivision Provisions/Minimum Lot Size

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

### 20.24.9 Landscaping & Screening

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

### 20.24.10 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.

### 20.24.11 Other Regulations

1. The following **uses** permitted by this **zone** shall only be located on the ground floor of a **building**:
  - 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;** and
  - o) **studio.**
2. **Apartment housing** located within this **zone** shall not be situated within 19.8 m of the **lot line abutting a road** on the ground floor of a **building**.
3. The following **secondary uses** are permitted in this **zone** provided they are restricted to **apartment housing** units 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.

