

21.2 Special Needs Residential (ZR2) - Steveston

21.2.1 Purpose

The **zone** provides for a Provincial Government funded housing project for both families and persons with special needs.

21.2.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **community care facility, minor**

21.2.3 Secondary Uses

- **n/a**

21.2.4 Permitted Density

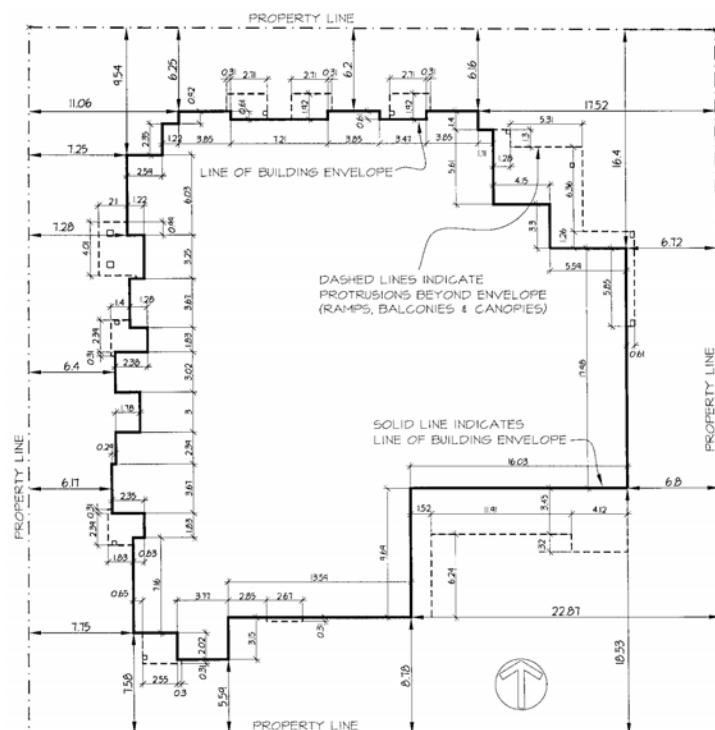
1. The maximum **density** is 11 specialized **dwelling units** for disabled people and 9 family housing **dwelling units**.
2. The maximum **floor area ratio (FAR)** is 0.70, together with an additional 0.1 **floor area ratio** provided that it entirely used to accommodate **amenity space**.

21.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

21.2.6 Yards & Setbacks

1. **Buildings** may not be sited outside the following **building envelope**:



21.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 3.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

21.2.8 Subdivision Provisions/Minimum Lot Size

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

21.2.9 Landscaping & Screening

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

21.2.10 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 as follows:
 - a) Basic requirement: 5 standard **parking spaces**;
6 small **parking spaces**;
7 handicapped **parking spaces**.
 - b) Minimum dimensions: 2.4 m width for handicapped spaces.
 - c) Additional requirements: Handicapped spaces must be associated with a shared or dedicated **adjacent** open aisle space with a minimum dimension of 1.2 m in width and 5.5 m in length.

21.2.11 Other Regulations

1. 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.