

## 21.3 Non-Profit Residential (ZR3) – Williams Road (Seafair)

### 21.3.1 Purpose

The **zone** provides for a Provincial Government funded non-profit housing project.

### 21.3.2 Permitted Uses

- **housing, town**

### 21.3.3 Secondary Uses

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

### 21.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.58, together with an additional 0.1 **floor area ratio** provided that it entirely used to accommodate **amenity space**.

### 21.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 34% for **buildings**.

### 21.3.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m.

### 21.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.7 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

### 21.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,200.0 m<sup>2</sup>.

### 21.3.9 Landscaping & Screening

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

### 21.3.10 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 number of **parking spaces** per **dwelling unit** shall be 1.9 spaces for a combination of residents and visitor parking.

### 21.3.11 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 21.3.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
  - a) 4771 Williams Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 024-861-006 *[Bylaw 10014, Feb 22/22]*  
Lot B Section 26 Block 4 North Range 7 West New Westminster District Plan  
LMP47563 *[Bylaw 10014, Feb 22/22]*

### 21.3.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.