

15.5 Small-Scale Multi-Unit Housing and Shrine (ZS5) – Steveston [Bylaw 10573, Jun 24/24]

15.5.1 Purpose

The **zone** provides for **small-scale multi-unit housing** which includes a **shrine**.

15.5.2 Permitted Uses

- **housing, small-scale multi-unit**

15.5.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **shrine**

15.5.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this **zone**.
2. Notwithstanding Section 15.5.4.1, all **dwelling units** on the **lot** except one **dwelling unit** shall be used for **residential rental tenure** only.

15.5.5 Permitted Density

1. A maximum of one **shrine** is permitted on the **lot**, and the **shrine** in question shall be located entirely within the **first storey** of the **principal building** and limited to a maximum of 45% of the **floor area** of the **principal building**.
2. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
 - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
 - b) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
 - i) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
 - ii) prior to first occupancy of any **building** on the **lot**, in whole or in part, provides in a **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. The maximum **floor area ratio**:
 - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m², together with 40.0 m² of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; or

- b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m², together with 50.0 m² of additional **floor area** per **lot** for **flex space**.
4. Notwithstanding Section 15.5.5.3b), for **development** involving three or more **dwelling units**, the reference to “50.0 m²” is increased to a higher **density** of “80.0 m²” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
5. A **dwelling unit** must have a minimum **floor area** of 25.0 m².

15.5.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot** is restricted to **landscaping** with live plant material.

15.5.7 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 1.2 m.
3. The minimum **rear yard**:
- a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is the greater of 6.0 m or 20% of the total **lot depth** for a maximum width of 60% of the rear wall of the **first storey**, and 25% of the total **lot depth** for the remaining 40% of the rear wall of the **first storey** and any second **storey** or **half (½) storey** above, up to maximum required **setback** of 10.7 m; or
- b) for all other **development** involving **small-scale multi-unit housing** is 6.0 m.
4. An **accessory building** is not permitted in the **front yard** or **side yard**.
5. Waste and recycling bins shall be located within a **building** or a **screened structure** that is **setback** a minimum of 4.0 m from a **front lot line** and a minimum of 1.2 m from a **lot line** that **abuts a lane**.

15.5.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 15.5.8.1, roof dormers may project beyond the **residential vertical lot width envelope** but no further than what is permitted for a **storey, half (½)**.

3. The maximum **height** for a detached **accessory building** with a **floor area** of 10.0 m² or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

15.5.9 Subdivision Provisions/Minimum Lot Size

1. A **dwelling unit** may not be **subdivided** from the **lot** on which it is located.
2. No **subdivision** to create an **air space parcel** or **strata lot** is permitted.
3. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
14.0 m	14.0 m	40.0 m	550.0 m ²

15.5.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **private outdoor open space** shall be provided on the **lot**, in some combination of **patios, porches, balconies**, decks, gardens and other landscaped outdoor areas, for some combination of private and shared use by residents of the **lot**, at a minimum rate of 6.0 m² per **dwelling unit**.

15.5.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
 - a) all **vehicle access** shall be to and from the **lane** that **abuts** the **rear lot line**; and
 - b) no **parking spaces** or driveway are permitted within the **front yard**.

15.5.12 Other Regulations

1. For development involving shrine use:
 - a) a **shrine** is permitted only where the **lot** contains a maximum of one **dwelling unit**; and
 - b) there shall be no exterior indication of any use other than **small-scale multi-unit housing** except for a single unilluminated sign not exceeding in area 0.37 m² with a maximum **height** of 0.6 m from **finished site grade**. The permitted sign copy shall read "Buddhist Churches of Canada" and the sign shall be located in the southwest corner of the property.
2. A maximum of two **buildings** with a **floor area** greater than 10.0 m² are permitted on the **lot**.
3. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut** a **lane**.

4. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.