



**Richmond Zoning Bylaw 8500
(New Zoning Bylaw Text and Maps
for the Entire City of Richmond)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning & Development Bylaw 5300, as amended from time to time, is repealed.
2. Richmond Zoning Bylaw 8500 is enacted, including:
 - a) Schedule A attached to and forming part of Bylaw 8500 (new zoning text); and
 - b) Schedule B attached to and forming part of Bylaw 8500 (new zoning maps).
3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor D

MAYOR

CORPORATE OFFICER

Schedule A attached to and
forming part of Bylaw 8500



ZONING BYLAW 8500

City of Richmond

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1. Administration

1.1. Title

- 1.1.1. This bylaw is the Richmond Zoning Bylaw 8500.

1.2. Purpose

- 1.2.1. The purposes of this bylaw are to provide a clear and efficient system of land use regulation and implement the **Official Community Plan** by:
- a) achieving a physical environment for living, working, and playing which fosters a high quality of life;
 - b) creating a viable **City Centre**;
 - c) providing employment and economic diversity;
 - d) managing long term growth;
 - e) involving and communicating with the community;
 - f) building strong neighbourhoods;
 - g) meeting the community's diverse social, economic and environmental needs;
 - h) promoting environmental stewardship; and
 - i) building a beautiful **city**.

1.3. Zoning Maps

- 1.3.1. The **City** is divided into land and water surface **use zones**.
- 1.3.2. The boundaries of those **zones** and areas are shown on the Zoning Maps attached to and forming part of this bylaw.

1.4. Uses and Regulations

- 1.4.1. Except for legal non-conforming **uses** or **development** approved by a development permit, development variance permit or an order of the Board of Variance, **use, buildings** and **structures** in each **zone** shall be in accordance with the **uses** listed in the **zone** and all appropriate bylaw regulations and any other applicable requirements, including but not limited to land use contracts, heritage alteration permits, heritage revitalization agreements, or **housing agreements**.
- 1.4.2. No land, **building** or **structure** shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, **altered**, placed or maintained except in compliance with this bylaw.

1.5. Previous Bylaws, Contracts & Agreements

- 1.5.1. Richmond Zoning & Development Bylaw No. 5300 is repealed.

- 1.5.2. Existing land use requirements (e.g., land use contracts, **housing agreements**, heritage alteration permits, heritage revitalization agreements) existing at the time of passing this bylaw remain in force until they otherwise expire, are repealed or are otherwise found invalid.

1.6. Compliance with Other Legislation

- 1.6.1. In addition to compliance with this bylaw, an **owner** is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws and policies including but not limited to:
- a) Business License Bylaw, Business Regulation Bylaw, Sign Bylaw and Public Health Protection Bylaw; and
 - b) Affordable Housing Strategy, Flood Protection Strategy, Steveston Heritage Conservation Strategy and **Official Community Plan** policies.
- 1.6.2. An **owner** is also responsible for ascertaining and complying with the requirements of all applicable Provincial or Federal statutes or regulations.
- 1.6.3. In the event of conflict between the provisions of this bylaw and any other bylaw, the most restrictive provisions shall apply.
- 1.6.4. **Owners** are advised to check the certificate of title and any covenants or caveats which may affect the **use** of a **site**.
- 1.6.5. **Owners** are advised to check for any applicable senior government and regional (e.g., Metro Vancouver) requirements, including but not limited to:
- a) Federal:
 - i) YVR Aeronautical Zoning (**building height**) requirements registered in the Land Title Office (most relevant in the **City Centre**); and
 - ii) Fraser River Estuary Management Program which regulates the shoreline environment and **development**.
 - b) Provincial:
 - i) Riparian (water course) requirements; and
 - ii) Agricultural Land Commission requirements which affect the **Agricultural Land Reserve**.
 - c) Regional:
 - i) Metro Vancouver: The 1996 Livable Region Strategic Plan and future updates.
 - d) Other
 - i) Others may apply, as the above list is not exhaustive.
- 1.6.6. Any provisions of the **Official Community Plan's** development permit system apply in addition to this bylaw.

1.7. Non-conformity

- 1.7.1. Lawful non-conforming **uses** and siting are subject to provisions of the *Local Government Act*.

1.8. Applications in Progress

- 1.8.1. Any zoning amendment bylaw which has received first, second or third reading shall be considered an application in progress and will continue to be processed.
- 1.8.2. If a zoning amendment bylaw referred to in Section 1.8.1 is adopted:
- a) after the first reading of Richmond Zoning Bylaw 8500 and before the adoption of Richmond Zoning Bylaw 8500; or
 - b) after Richmond Zoning Bylaw 8500 is adopted,
- such an amendment will be deemed to be an amendment to Richmond Zoning Bylaw 8500.
- 1.8.3. For certainty, any zoning amendment bylaw to which this section applies which references Richmond Zoning & Development Bylaw 5300 shall be deemed to be a reference to Richmond Zoning Bylaw 8500.
- 1.8.4. Any zoning amendment bylaw to which this section applies will, when finally adopted, be interpreted according to the Table of Equivalencies in Section 1.11.
- 1.8.5. A completed application for a building permit, business license, or development permit, which is received prior to December 31, 2009, shall be processed in accordance with Richmond Zoning & Development Bylaw No. 5300.
- 1.8.6. Completed applications referred to in Section 1.8.5 shall be approved or rejected within 12 months of Richmond Zoning Bylaw 8500 coming into force, and if rejected, any future **development** must comply with Richmond Zoning Bylaw 8500.
- 1.8.7. **Subdivision** applications received prior to the adoption of Richmond Zoning Bylaw 8500 shall be considered in accordance with Section 943 of the *Local Government Act*.

1.9. Severability

- 1.9.1. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason found invalid by decision of any court of competent jurisdiction, such provision will be deemed to be severed from this bylaw, and the severance shall not affect the validity of any other provision of this bylaw.

1.10. Enforcement

- 1.10.1. The Director of Development, Building Inspectors and **Bylaw Enforcement Officers** are authorized to enforce the provisions of this bylaw.
- 1.10.2. No person shall interfere with or obstruct the entry of a **Bylaw Enforcement Officer** or any authorized **City** representative onto any land or into any **building** to which lawful entry is made or attempted pursuant to this bylaw, in accordance with the right of entry and access under the *Community Charter*.
- 1.10.3. Any person who contravenes any provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of or in violation of any of this bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out or perform any duty, obligation, matter or thing required by this bylaw commits an offence, and is liable:

- a) on summary conviction, to a fine not exceeding \$10,000 plus the cost of prosecution; or
- b) to a penalty under the **City's** Municipal Ticket Information Authorization Bylaw No. 7321.

1.10.4. Each day during which any violation, contravention or breach continues shall be deemed a separate offence.

1.11. Table of Equivalencies

Section	Existing Zones	Section	New Zones
221	Agricultural District AG1	14.1	Agriculture (AG1)
280	Airport District AIR	13.1	Airport (AIR)
282	Assembly District ASY	13.3	Assembly (ASY)
238	Athletics and Entertainment District AE	10.4	Entertainment & Athletics (CEA)
236	Automobile Oriented Commercial District C6	10.3	Auto-Oriented Commercial (CA)
254	Automotive Park District AUP	10.7	Vehicle Sales (CV)
255	Botanical Garden District 1 BG1	25.3	Agriculture & Botanical Show Garden (ZA3)
256	Botanical Garden District 2 BG2	22.29	Commercial Theme Park (ZC29)
273	Business Park Industrial District I3	12.3	Industrial Business Park (IB1)
210	Coach House District R9	8.3	Coach House (RCH)
233	Community Commercial District C3	10.2	Community Commercial (CC)
291	Comprehensive Development District (CD/1)	22.1	Hotel Commercial (ZC1)
292	Comprehensive Development District (CD/2)	22.2	Funeral Home Commercial (ZC2)
291.03	Comprehensive Development District (CD/3)	17.1	Townhouses (ZT1)
294	Comprehensive Development District (CD/4)	22.3	Neighbourhood Commercial (ZC3)
295	Comprehensive Development District (CD/5)	23.1	Industrial Limited Retail (ZI1)
296	Comprehensive Development District (CD/6)	17.2	Townhouses (ZT2)
291.07	Comprehensive Development District (CD/7)	17.3	Townhouses (ZT3)

Section	Existing Zones	Section	New Zones
291.08	Comprehensive Development District (CD/8)	17.4	Townhouses (ZT4)
291.09	Comprehensive Development District (CD/9)	18.1	Low Rise Apartment (ZLR1)
291.10	Comprehensive Development District (CD/10)	18.2	Low Rise Apartment (ZLR2)
291.11	Comprehensive Development District (CD/11)	18.3	Low Rise Apartment (ZLR3)
291.12	Comprehensive Development District (CD/12)	15.1	Single Detached Heritage (ZS1)
291.13	Comprehensive Development District (CD/13)	17.5	Townhouses (ZT5)
291.14	Comprehensive Development District (CD/14)	18.4	Low Rise Apartment (ZLR4)
291.15	Comprehensive Development District (CD/15)	18.5	Low Rise Apartment (ZLR5)
291.16	Comprehensive Development District (CD/16)	18.6	Low Rise Apartment (ZLR6)
291.17	Comprehensive Development District (CD/17)	18.7	Low Rise Apartment (ZLR7)
291.18	Comprehensive Development District (CD/18)	18.8	Low Rise Apartment (ZLR8)
291.19	Comprehensive Development District (CD/19)	17.6	Townhouses (ZT6)
291.20	Comprehensive Development District (CD/20)	17.7	Townhouses (ZT7)
291.21	Comprehensive Development District (CD/21)	17.8	Townhouses (ZT8)
291.22	Comprehensive Development District (CD/22)	17.9	Townhouses (ZT9)
291.23	Comprehensive Development District (CD/23)	17.10	Townhouses (ZT10)
291.24	Comprehensive Development District (CD/24)	17.11	Townhouses (ZT11)
291.25	Comprehensive Development District (CD/25)	17.12	Townhouses (ZT12)
291.26	Comprehensive Development District (CD/26)	18.9	Low Rise Apartment (ZLR9)

Section	Existing Zones	Section	New Zones
291.27	Comprehensive Development District (CD/27)	17.13	Townhouses (ZT13)
291.28	Comprehensive Development District (CD/28)	8.5	Infill Residential (RI1)
291.29	Comprehensive Development District (CD/29)	17.14	Townhouses (ZT14)
291.30	Comprehensive Development District (CD/30)	17.15	Townhouses (ZT15)
291.31	Comprehensive Development District (CD/31)	22.4	Retail Commercial (ZC4)
291.32	Comprehensive Development District (CD/32)	22.5	Personal Service Commercial (ZC5)
291.33	Comprehensive Development District (CD/33)	15.2	Single Detached (ZS2)
291.34	Comprehensive Development District (CD/34)	22.6	Industrial Community Commercial (ZC6)
291.35	Comprehensive Development District (CD/35)	17.16	Townhouses (ZT16)
291.36	Comprehensive Development District (CD/36)	17.17	Townhouses (ZT17)
291.37	Comprehensive Development District (CD/37)	17.18	Townhouses (ZT18)
291.38	Comprehensive Development District (CD/38)	20.1	Downtown Commercial (ZMU1)
291.39	Comprehensive Development District (CD/39)	22.7	Auto-Oriented Commercial (ZC7)
291.40	Comprehensive Development District (CD/40)	17.19	Townhouses (ZT19)
291.41	Comprehensive Development District (CD/41)	24.1	Heritage Park (ZIS1)
291.42	Comprehensive Development District (CD/42)	15.3	Single Detached (ZS3)
291.43	Comprehensive Development District (CD/43)	17.20	Townhouses (ZT20)
291.44	Comprehensive Development District (CD/44)	15.4	Single Detached Convertible Accessible (ZS4)
291.45	Comprehensive Development District (CD/45)	17.21	Townhouses (ZT21)

Section	Existing Zones	Section	New Zones
291.46	Comprehensive Development District (CD/46)	17.22	Townhouses (ZT22)
291.47	Comprehensive Development District (CD/47)	15.5	Single Detached Shrine (ZS5)
291.48	Comprehensive Development District (CD/48)	22.8	Office Commercial (ZC8)
291.49	Comprehensive Development District (CD/49)	22.9	Office Commercial (ZC9)
291.50	Comprehensive Development District (CD/50)	15.6	Single Detached (ZS6)
291.51	Comprehensive Development District (CD/51)	22.10	Auto-Oriented Commercial (ZC10)
291.52	Comprehensive Development District (CD/52)	22.11	Office Commercial (ZC11)
291.53	Comprehensive Development District (CD/53)	15.7	Single Detached (ZS7)
291.54	Comprehensive Development District (CD/54)	17.23	Townhouses (ZT23)
291.55	Comprehensive Development District (CD/55)	23.2	Industrial Limited Retail (ZI2)
291.56	Comprehensive Development District (CD/56)	17.24	Townhouses (ZT24)
291.57	Comprehensive Development District (CD/57)	22.12	Gas Station Commercial (ZC12)
291.58	Comprehensive Development District (CD/58)	17.25	Townhouses (ZT25)
291.59	Comprehensive Development District (CD/59)	17.26	Townhouses (ZT26)
291.60	Comprehensive Development District (CD/60)	17.27	Townhouses (ZT27)
291.61	Comprehensive Development District (CD/61)	15.8	Single Detached (ZS8)
291.62	Comprehensive Development District (CD/62)	17.28	Townhouses (ZT28)
291.63	Comprehensive Development District (CD/63)	*	Repealed
291.64	Comprehensive Development District (CD/64)	17.29	Townhouses (ZT29)

Section	Existing Zones	Section	New Zones
291.65	Comprehensive Development District (CD/65)	22.13	Community Commercial (ZC13)
291.66	Comprehensive Development District (CD/66)	22.14	Community Commercial (ZC14)
291.67	Comprehensive Development District (CD/67)	19.1	High Rise Apartment (ZHR1)
291.68	Comprehensive Development District (CD/68)	18.10	Low Rise Apartment (ZLR10)
291.69	Comprehensive Development District (CD/69)	17.30	Townhouses (ZT30)
291.70	Comprehensive Development District (CD/70)	17.31	Townhouses (ZT31)
291.71	Comprehensive Development District (CD/71)	17.32	Townhouses (ZT32)
291.72	Comprehensive Development District (CD/72)	18.11	Low Rise Apartment (ZLR11)
291.73	Comprehensive Development District (CD/73)	20.2	Residential/ Limited Commercial (ZMU2)
291.74	Comprehensive Development District (CD/74)	24.2	Religious and Congregate Housing (ZIS2)
291.75	Comprehensive Development District (CD/75)	21.1	Mid Rise Congregate Housing (ZR1)
291.76	Comprehensive Development District (CD/76)	17.33	Townhouses (ZT33)
291.78	Comprehensive Development District (CD/78)	17.34	Townhouses (ZT34)
291.79	Comprehensive Development District (CD/79)	17.35	Townhouses (ZT35)
291.80	Comprehensive Development District (CD/80)	17.36	Townhouses (ZT36)
291.81	Comprehensive Development District (CD/81)	22.15	Gas Station Commercial (ZC15)
291.82	Comprehensive Development District (CD/82)	22.30	Hotel Commercial (ZC30)
291.83	Comprehensive Development District (CD/83)	20.8	Commercial Mixed Use (ZMU8)
291.85	Comprehensive Development District (CD/85)	22.16	Hotel Commercial (ZC16)

Section	Existing Zones	Section	New Zones
291.86	Comprehensive Development District (CD/86)	22.9	Residential Mixed Use Commercial (ZMU9)
291.87	Comprehensive Development District (CD/87)	22.17	Casino Hotel Commercial (ZC17)
291.88	Comprehensive Development District (CD/88)	15.9	Residential Child Care (ZS9)
291.89	Comprehensive Development District (CD/89)	17.37	Townhouses (ZT37)
291.90	Comprehensive Development District (CD/90)	22.18	Gas and Service Station Commercial (ZC18)
291.91	Comprehensive Development District (CD/91)	22.19	Neighbourhood Commercial (ZC19)
291.92	Comprehensive Development District (CD/92)	17.38	Townhouses (ZT38)
291.93	Comprehensive Development District (CD/93)	21.2	Special Needs Residential (ZR2)
291.94	Comprehensive Development District (CD/94)	17.39	Townhouses (ZT39)
291.95	Comprehensive Development District (CD/95)	17.40	Townhouses (ZT40)
291.96	Comprehensive Development District (CD/96)	20.10	Steveston Commercial and Pub (ZMU10)
291.98	Comprehensive Development District (CD/98)	22.20	Gas Station Commercial (ZC20)
291.99	Comprehensive Development District (CD/99)	20.11	Steveston Commercial (ZMU11)
291.100	Comprehensive Development District (CD/100)	18.12	Low Rise Apartment (ZLR12)
291.101	Comprehensive Development District (CD/101)	17.41	Townhouses (ZT41)
291.102	Comprehensive Development District (CD/102)	15.10	Single Detached (ZS10)
291.103	Comprehensive Development District (CD/103)	17.42	Townhouses (ZT42)
291.104	Comprehensive Development District (CD/104)	20.12	Steveston Maritime Mixed Use (ZMU12)
291.105	Comprehensive Development District (CD/105)	22.21	Steveston Maritime (ZC21)

Section	Existing Zones	Section	New Zones
291.106	Comprehensive Development District (CD/106)	18.13	Low Rise Apartment (ZLR13)
291.107	Comprehensive Development District (CD/107)	24.3	Steveston Heritage Maritime (ZIS3)
291.109	Comprehensive Development District (CD/109)	22.22	Auto-Oriented Commercial (ZC22)
291.110	Comprehensive Development District (CD/110)	23.3	Industrial Business Park (ZI3)
291.111	Comprehensive Development District (CD/111)		Repealed
291.112	Comprehensive Development District (CD/112)	20.13	Commercial Mixed Use (ZMU13)
291.113	Comprehensive Development District (CD/113)	22.23	Neighbourhood Commercial (ZC23)
291.114	Comprehensive Development District (CD/114)	21.3	Non-Profit Residential (ZR3)
291.115	Comprehensive Development District (CD/115)	17.43	Townhouses (ZT43)
291.117	Comprehensive Development District (CD/117)	23.4	Industrial Limited Retail (ZI4)
291.118	Comprehensive Development District (CD/118)	17.44	Townhouses (ZT44)
291.119	Comprehensive Development District (CD/119)	25.1	Agriculture & Truck Parking (ZA1)
291.120	Comprehensive Development District (CD/120)	17.45	Townhouses (ZT45)
291.121	Comprehensive Development District (CD/121)	17.46	Townhouses (ZT46)
291.122	Comprehensive Development District (CD/122)	15.11	Single Detached Heritage (ZS11)
291.123	Comprehensive Development District (CD/123)	17.47	Townhouses (ZT47)
291.124	Comprehensive Development District (CD/124)	15.12	Coach House (ZS12)
291.125	Comprehensive Development District (CD/125)	15.13	Single Detached Firehall (ZS13)
291.126	Comprehensive Development District (CD/126)	17.48	Townhouses (ZT48)

Section	Existing Zones	Section	New Zones
291.127	Comprehensive Development District (CD/127)	17.49	Townhouses (ZT49)
291.128	Comprehensive Development District (CD/128)	17.50	Townhouses (ZT50)
291.129	Comprehensive Development District (CD/129)	17.51	Townhouses (ZT51)
291.130	Comprehensive Development District (CD/130)	17.52	Townhouses (ZT52)
291.131	Comprehensive Development District (CD/131)	24.4	Religious and Education (ZIS4)
291.132	Comprehensive Development District (CD/132)	23.5	Industrial Business Park and Religious Assembly (ZI5)
291.133	Comprehensive Development District (CD/133)	17.53	Townhouses (ZT53)
291.134	Comprehensive Development District (CD/134)	18.14	Low Rise Apartment (ZLR14)
291.135	Comprehensive Development District (CD/135)	17.54	Townhouses (ZT54)
291.136	Comprehensive Development District (CD/136)	22.24	Gas Station Commercial (ZC24)
291.137	Comprehensive Development District (CD/137)	*	Repealed
291.138	Comprehensive Development District (CD/138)	24.5	Office and Education (ZIS5)
291.139	Comprehensive Development District (CD/139)	15.14	Single Detached (ZS14)
291.140	Comprehensive Development District (CD/140)	15.15	Single Detached (ZS15)
291.141	Comprehensive Development District (CD/141)	17.55	Townhouses (ZT55)
291.142	Comprehensive Development District (CD/142)	17.56	Townhouses (ZT56)
291.143	Comprehensive Development District (CD/143)	17.57	Townhouses (ZT57)
291.144	Comprehensive Development District (CD/144)	18.15	Low Rise Apartment (ZLR15)
291.145	Comprehensive Development District (CD/145)	17.58	Townhouses (ZT58)

Section	Existing Zones	Section	New Zones
291.146	Comprehensive Development District (CD/146)	15.16	Single Detached (ZS16)
291.147	Comprehensive Development District (CD/147)	16.1	Heritage Two Unit Dwelling (ZD1)
291.148	Comprehensive Development District (CD/148)	16.2	Two Unit Dwelling (ZD2)
291.150	Comprehensive Development District (CD/150)	22.25	Gas Station Commercial (ZC25)
291.151	Comprehensive Development District (CD/151)	16.3	Child Care Two Unit Dwelling (ZD3)
291.152	Comprehensive Development District (CD/152)	15.17	Single Detached Accessible (ZS17)
291.153	Comprehensive Development District (CD/153)	17.59	Townhouses (ZT59)
291.154	Comprehensive Development District (CD/154)	20.3	Residential/ Limited Commercial (ZMU3)
291.155	Comprehensive Development District (CD/155)	17.60	Townhouses (ZT60)
291.156	Comprehensive Development District (CD/156)	17.61	Townhouses (ZT61)
291.157	Comprehensive Development District (CD/157)	20.4	High Rise Apartment and Olympic Oval (ZMU4)
291.158	Comprehensive Development District (CD/158)	19.2	High Rise Apartment (ZHR2)
291.159	Comprehensive Development District (CD/159)	17.62	Townhouses (ZT62)
291.160	Comprehensive Development District (CD/160)	23.6	Light Industrial and Banquet Hall (ZI6)
291.161	Comprehensive Development District (CD/161)	22.26	Auto-Oriented Commercial and Pub (ZC26)
291.163	Comprehensive Development District (CD/163)	23.7	Industrial Business Park Limited Retail (ZI7)
291.164	Comprehensive Development District (CD/164)	17.63	Townhouses (ZT63)
291.166	Comprehensive Development District (CD/166)	18.16	Low Rise Apartment (ZLR16)
291.167	Comprehensive Development District (CD/167)	17.64	Townhouses (ZT64)

Section	Existing Zones	Section	New Zones
291.168	Comprehensive Development District (CD/168)	17.65	Townhouses (ZT65)
291.169	Comprehensive Development District (CD/169)	21.4	Congregate Housing (ZR4)
291.170	Comprehensive Development District (CD/170)	18.17	Low Rise Apartment (ZLR17)
291.171	Comprehensive Development District (CD/171)	23.9	Industrial Storage (ZI9)
291.172	Comprehensive Development District (CD/172)	19.3	High Rise Apartment and Congregate Housing (ZHR3)
291.173	Comprehensive Development District (CD/173)	20.5	Residential Hotel (ZMU5)
291.174	Comprehensive Development District (CD/174)	18.18	Low Rise Apartment (ZLR18)
291.175	Comprehensive Development District (CD/175)	19.5	Community Care Facility (ZR5)
291.176	Comprehensive Development District (CD/176)	20.6	Residential/ Limited Commercial (ZMU6)
291.177	Comprehensive Development District (CD/177)	19.4	High Rise Apartment (ZHR4)
291.178	Comprehensive Development District (CD/178)	17.66	Townhouses (ZT66)
291.179	Comprehensive Development District (CD/179)	20.7	Downtown Commercial (ZMU7)
291.180	Comprehensive Development District (CD/180)	18.19	Low Rise Apartment (ZLR19)
291.183	Comprehensive Development District (CD/183)	22.27	High Rise Office Commercial (ZC27)
291.184	Comprehensive Development District (CD/184)	23.8	Light Industrial Limited Office (ZI8)
291.185	Comprehensive Development District (CD/185)	17.67	Townhouses (ZT67)
291.186	Comprehensive Development District (CD/186)	18.20	Low Rise Apartment (ZLR20)
291.187	Comprehensive Development District (CD/187)	22.28	Vehicle Sales Commercial (ZC28)
291.188	Comprehensive Development District (CD/188)	18.21	Low Rise Apartment (ZLR21)

Section	Existing Zones	Section	New Zones
291.190	Comprehensive Development District (CD/190)	25.2	Agriculture & Park (ZA2)
291.191	Comprehensive Development District (CD/191)	20.14	Commercial Mixed Use (ZMU14)
291.192	Comprehensive Development District (CD/192)	15.18	Single Detached (ZS18)
291.193	Comprehensive Development District (CD/193)	24.6	Education (ZIS6)
291.194	Comprehensive Development District (CD/194)	17.68	Townhouses (ZT 68)
291.195	Comprehensive Development District (CD/195)	19.5	High Rise Apartment (ZHR5)
291.196	Comprehensive Development District (CD/196)	18.22	Low Rise Apartment (ZLR 22)
291.197	Comprehensive Development District (CD/197)	15.19	Single Detached (ZS19)
291.198	Comprehensive Development District (CD/198)	20.15	Downtown Commercial and Community Centre/ University (ZMU15)
291.199	Comprehensive Development District (CD/199)	19.6	Congregate Housing (ZR6)
291.200	Comprehensive Development District (CD/200)	18.23	Low Rise Apartment (ZLR23)
291.201	Comprehensive Development District (CD/201)	18.24	Low Rise Apartment (ZLR24)
291.202	Comprehensive Development District (CD/202)	17.69	Townhouses (ZT 69)
291.203	Comprehensive Development District (CD/203)	15.20	Coach House (ZS20)
291.204	Comprehensive Development District (CD/204)	21.7	Water Oriented Mixed Use (ZR7)
291.205	Comprehensive Development District (CD/205)	19.6	High Rise Apartment (ZHR 6)
291.206	Comprehensive Development District (CD/206)	20.16	Residential/ Limited Commercial (ZMU16)
291.207	Comprehensive Development District (CD/207)	25.4	Agriculture and Assembly (ZA4)
291.208	Comprehensive Development District (CD/208)	19.7	High Rise Apartment (ZHR7)

Section	Existing Zones	Section	New Zones
291.209	Comprehensive Development District (CD/209)	20.17	Residential Mixed Use Commercial (ZMU17)
291.210	Comprehensive Development District (CD/210)	20.18	Commercial Mixed Use (ZMU18)
237	Downtown Commercial District C7	9.3	Downtown Commercial (CDT1)
251	Gas Station District G1	10.5	Gas & Service Station (CG1)
222	Golf Course District AG2	14.2	Golf Course (GC)
284	Health Care Facilities District HCF	13.4	Health Care (HC)
205	High Density Residential District R4	9.4	Residential/ Limited Commercial (RCL1)
271	Industrial District I1	12.1	Industrial (I)
275	Industrial Storage District I5	12.5	Industrial Storage (IS)
272	Light Industrial District I2	12.2	Light Industrial (IL)
274	Limited Industrial Retail District I4	12.4	Industrial Retail (IR1)
231	Local Commercial District C1	10.1	Local Commercial (CL)
285	Marina District 1 MA1	11.1	Marina (MA2)
286	Marina District 2 MA2	11.1	Marina (MA1)
208	Medium-Density Residential District R7	8.10	Low Density Low Rise Apartments (RAL1)
232	Neighbourhood Commercial District C2	9.1	Neighbourhood Commercial (CN)
253(A)	Neighbourhood Pub District 2 NHP2	10.6	Pub & Sales (CP1)
253	Neighbourhood Pub District NHP	10.6	Pub & Sales (CP2)
283	Recreational Vehicle Park District RVP	*	Deleted - No Longer Needed
207	Residential Child Care District R6	8.13	Residential Child Care (RCC)
223	Roadside Stand (Class C) District RSC	10.8	Roadside Stand (CR)
281	School & Public Use District SPU	13.2	School & Institutional Use (SI)
252	Service Station District G2	10.5	Gas & Service Station (CG2)

Section	Existing Zones	Section	New Zones
202(A)	Single Family Housing District R1/0.6	8.2	Compact Single Detached (RC1)
202	Single Family Housing District R1/A-H, R1/J-K	8.1	Single Detached (RS1/A-H; RS1J-K)
235	Steveston Commercial (Three Storey) District C5	9.2	Steveston Commercial (CS3)
234	Steveston Commercial (Two Storey) District C4	9.2	Steveston Commercial (CS2)
204	Townhouse & Apartment District R3	8.11	Medium Density Low Rise Apartments (RAM1)
203	Townhouse District R2	8.6	Low Density Townhouses (RTL1)
203(A)	Townhouse District R2-0.6	8.6	Low Density Townhouses (RTL3)
203(D)	Townhouse District R2-0.6D	8.6	Low Density Townhouse (RTL4)
203(C)	Townhouse District R2-0.7	8.7	Medium Density Townhouses (RTM1)
206	Two Family Housing District R5	8.4	Two-Unit Dwellings (RD1)
209	Two-Family Housing District R8	8.4	Two-Unit Dwellings (RD2)
NEW	NEW	8.8	High Density Townhouses (RTH1)
NEW	NEW	8.9	Parking Structure Townhouses (RTP1)
NEW	NEW	8.12	High Density Low Rise Apartments (RAH1)

2. Bylaw Amendments

2.1. City Amendments

- 2.1.1. The **City** may initiate amendments to this bylaw, including the zoning maps.

2.2. Owner/Agent Amendments

- 2.2.1. An **owner** may apply, or authorize another person to apply on the **owner's** behalf, to amend this bylaw, subject to limitations in Sections 2.3 and 2.7.
- 2.2.2. An application to amend this bylaw must be made in sufficient quantity as determined by the **City** for circulation and review.
- 2.2.3. A completed application must include the following:
- a) a completed application form;
 - b) a current certificate of title;
 - c) written authorization to act on behalf of the **owner** if submitted by an agent for the **site**;
 - d) a map showing the proposed change within the context of **adjacent** land;
 - e) a written statement to describe and justify the proposal;
 - f) the application fee required by the Development Application Fees Bylaw; and
 - g) permission for reasonable right-of-entry onto the **site** by a designated **City** officer for inspection.
- 2.2.4. The City may require additional information to prepare, evaluate, and make a recommendation concerning the proposed rezoning, particularly where the rezoning affects land use and density.
- 2.2.5. The additional information required by the **City** may include but is not limited to the following:
- a) analyses by qualified professionals of the potential changes of the proposal on land **use**, trees, heritage, sustainability, traffic, environment, utilities and municipal services and facilities; or
 - b) impact reports.
- 2.2.6. The **City** may require that the impact report address the following issues:
- i) consistency with the **Official Community Plan** and other **City** policies;
 - ii) public transit and traffic impact for all modes in terms of daily and peak hour trip generation and assignments;
 - iii) requirements for flood protection, drainage, water, sewage, utilities and infrastructure relative to available or future capacities;
 - iv) an acoustical report and recommendations dealing with aircraft, vehicle and railroad noise;
 - v) compatibility with surrounding areas in terms of land **use** (including the **use**, enjoyment and value of **adjacent lots**), the function, scale and design of the **development** and its potential effects on stability and rehabilitation of the area;

- vi) geotechnical evaluation of the **site** and suitability for on-site septic sewage disposal;
- vii) assessment of effect on community services and facilities such as schools, **parks**, recreation, fire protection, policing and health;
- viii) assessment of effects on the natural environment including potential mitigation measures, considering environmentally sensitive areas and sustainability measures;
- ix) staging, implementation schedule and duration of construction for any proposed **development**;
- x) a construction parking and traffic management plan that includes parking locations for services, deliveries, employees and loading;
- xi) applications for any lane closures (including dates, times and duration) and proper traffic controls in accordance with the Ministry of Transportation *Traffic Control Manual* and *Master Municipal Construction Documents Traffic Regulation Section 01570*;
- xii) requirements for municipal land, **right of way**, easement and land dedication;
- xiii) any known concerns and opinions of area residents, landowners, **adjacent** municipalities and affected stakeholders regarding the application; and
- xiv) any external agency designations or policies that may have a bearing on the applications.

- 2.2.7. The cost of any additional information required by the **City** shall be borne by the **owner** or the person authorized to act on the **owner's** behalf.
- 2.2.8. The **City** may waive any provision of Sections 2.2.4, 2.2.5 and 2.2.6 if the **City** determines the information is not required for a particular application.
- 2.2.9. The **owner**, or person authorized to act on their behalf, may be required to reimburse the **City** any costs it incurs in the process of reviewing and adopting an application to amend this bylaw.

2.3. Applications for R1 Subdivision Areas

- 2.3.1. Where an **owner** of land which is zoned R1 submits a rezoning application to transfer the land from one **subdivision** area to another **subdivision** area within the **zone** (i.e., RS1/E to RS1/A), staff shall report to the appropriate standing committee, or where necessary, directly to **Council**, and recommend whether such an amendment should be more appropriately considered in the context of setting a policy respecting **lot** sizes for a larger area and, if so, staff shall recommend the boundaries of such larger area.
- 2.3.2. Subject to the provisions of the Council Procedure Bylaw, the Committee, having considered the staff report, shall make a recommendation to **Council** as appropriate.
- 2.3.3. Where **Council** determines that consideration of a larger area is appropriate, **Council** shall first consider and determine a **lot** size policy for the larger area for a period of not less than five years, prior to approval of the rezoning. All subsequent rezoning applications within that same area shall be considered in conjunction with or in the context of the policy.

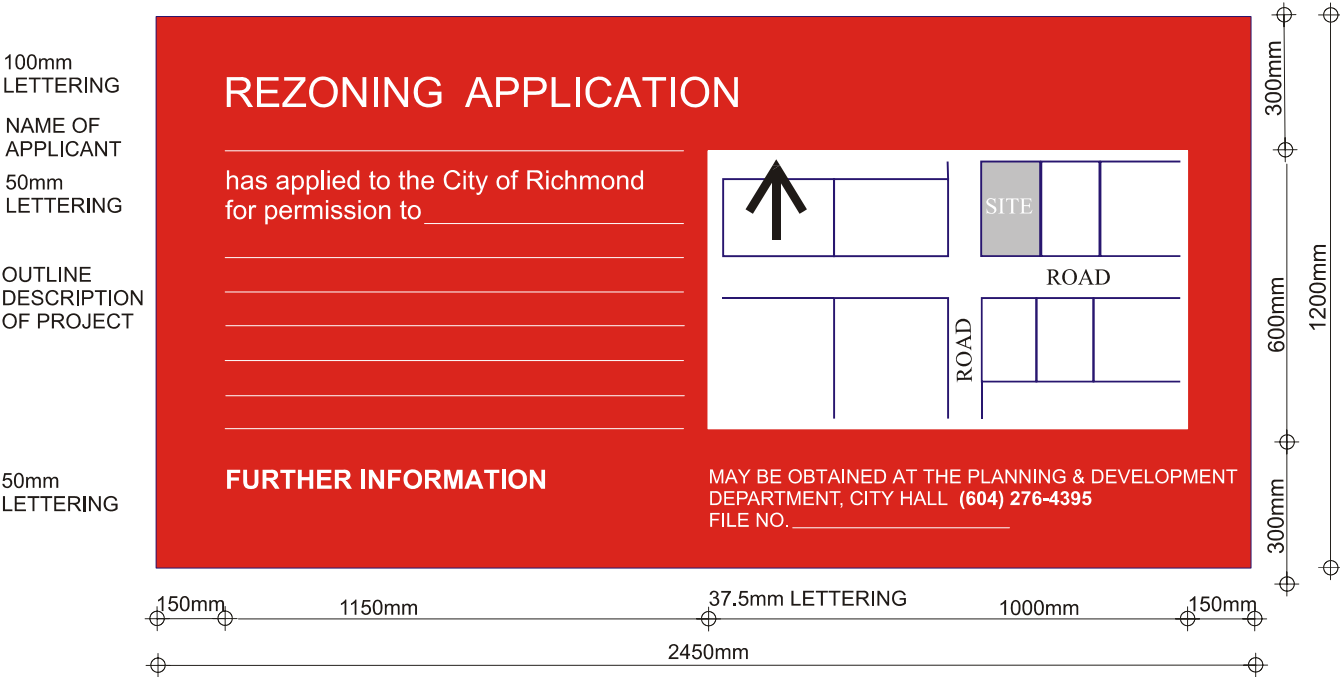
- 2.3.4. Notwithstanding Section 2.3.3, where a rezoning application is contrary to a lot size policy for a larger area which has been adopted by **Council** within the preceding five years, the current rezoning application shall be submitted to **Council**, and **Council** shall either direct staff to process the application in conjunction with a reconsideration of the policy or deny the application.
- 2.3.5. Where a **lot** size policy is proposed or is being amended, the policy and proposed amending bylaw shall be submitted to a public hearing. Notice shall be given to all affected property **owners** and tenants within the **lot** size policy area.
- 2.3.6. After a **lot** size policy has been considered at a public hearing, **Council** may, without further notice, adopt, amend, rescind, reaffirm or amend and then adopt the subject policy, or deal with a policy recommendation in any other manner provided for in the Council Procedure Bylaw.
- 2.3.7. Section 2.3 does not apply to land which is the subject of the application if:
- a) the land is the **site** of a legal **two-unit housing unit** and is intended to be subdivided into no more than two **single detached housing lots**;
 - b) the land is located along an **arterial road** and not within a **lot** size policy area that has been adopted within the previous five years; or
 - c) the land is located within an Area Plan or Sub-Area Plan of the **Official Community Plan**.
- 2.3.8. For the purposes of Section 2.3, the RS1, RS2 and RS3 **zones** are deemed to be interpreted as complying with the R1/A-H or R1/J-K zones with regard to any existing or proposed **lot** size policy.
- 2.3.9. Where there is a rezoning application along an **arterial road** in an existing **lot** size policy area that has been in place over five years, **Council** will determine whether to remove all the properties in the block which front the subject **arterial road** from the applicable **lot** size policy when considering the rezoning application.

2.4. Notification Signs

- 2.4.1. The applicant for rezoning shall post a notification sign(s) on the **site** which must be maintained and continue to be erected a minimum of 14 days prior to and up to the date of the public hearing on the application.
- 2.4.2. All required notification signs must be in the form as shown in Section 2.4.8.
- 2.4.3. The sign must indicate the present **zone**, the proposed **zone**, a general description of the **uses** which could be developed under the proposed **zone**, the **City's** project file number, and the appropriate phone number of a **City** contact for further information.
- 2.4.4. When the **City** advises the applicant that the sign required is deficient, all corrections and modifications to such signage must be completed as soon as possible and approved by the Director of Development not less than 14 days prior to the public hearing.
- 2.4.5. In every case, a sign shall be located on the **site** near the **front lot line**. A rezoning sign must be placed so as to be clearly visible from the fronting **road** but must not be located so as to interfere with pedestrian or vehicular traffic or obstruct visibility from **roads**, **lanes** or driveways.

- 2.4.6. Where the **site** also **abuts** a separate unconnected improved public **road**, a second sign shall be located **adjacent** to the second **road** as determined by the Director of Development or the Director's designate.
- 2.4.7. A notification sign must be capable of withstanding weather, and be installed and maintained in a sound professional manner. A notification sign shall remain in place until **Council's** final decision or the rezoning is abandoned. All signs shall be removed within 21 days of the completion of **Council's** final decision or if the rezoning application is abandoned.
- 2.4.8. Rezoning Sign

REZONING SIGN



SPECIFICATION

1. Red background (Warm Red) with white Helvetica Medium lettering.
2. Site map will have white background with red lines.
The map will show the project location, adjoining roads and properties, address and north arrow.
3. All measurements in millimeters (mm) and a variance of up to 5% permitted in specified dimensions.

Note: Drawing is not to scale.

2.5. Review Process

- 2.5.1. Upon receipt of a completed rezoning application, the **City** shall undertake an investigation and analysis of the potential effects of the proposed change.
- 2.5.2. The analysis should be based upon the full **development** potential of the **uses** and **development** regulations specified in the proposed **zone** and not only on the merits of any particular **development** proposal. The analysis may, among other things, consider the issues listed in Section 2.2.4.

- 2.5.3. The **City** may refer an application for a proposed amendment to any municipal, provincial or federal department or any other agency or body.
- 2.5.4. Once completed, the analysis shall be forwarded to a Committee of **Council** (e.g., Planning Committee) or to **Council**, as applicable. The report shall include information and recommendations to enable **Council** to make an informed decision.
- 2.5.5. Incomplete applications (where applicants do not provide all requested or required information) may not be forwarded to **Council** for a decision.

2.6. Notification of Hearing

- 2.6.1. Where a public hearing is required on a proposed amendment, and Council has not waived the requirement for a public hearing under the *Local Government Act*, notice of the public hearing shall be mailed or otherwise delivered by the **City** to the **owners** of all parcels that are located within 50.0 m from the area of the proposed amendment.
- 2.6.2. Where additional parcels may be affected by a text or map amendment, the **City** may require that the public hearing notice be mailed or otherwise delivered to the **owners** of such parcels.

2.7. Resubmission Interval

- 2.7.1. Where an application for an amendment to this bylaw has been refused by **Council**, another application for the same or substantially the same amendment shall not be considered within one year of the date of the refusal unless **Council**, by an affirmative vote of at least two thirds of the **Council** members eligible to vote on the application, otherwise directs.

3. Interpretation

3.1. Rules of Interpretation

- 3.1.1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa.
- 3.1.2. The word 'person' includes a corporation, firm, partnership, trust and other similar entity as well as an individual.
- 3.1.3. Words have the same meaning whether they are capitalized or not.
- 3.1.4. The words 'shall' and 'is' require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- 3.1.5. The phrase 'used for' includes 'arranged for', 'designed for', 'maintained for' or 'occupied for'.
- 3.1.6. Words, phrases and terms neither defined in this bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.
- 3.1.7. Where a regulation involves two or more conditions, provisions or events connected by conjunction:
 - a) 'and' means all the connected items shall apply in combination;
 - b) 'or' indicates that the connected items may apply singly or in combination, depending on the context; and
 - c) 'either-or' indicates the items shall apply singly but not in combination.
- 3.1.8. Any enactments, codes or regulations referred to in this bylaw are references to Federal or British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this bylaw is a bylaw of the **City** as amended, revised, consolidated or replaced from time to time.
- 3.1.9. The headings given to sections, paragraphs and subsections are for convenience of reference only and do not form part of this bylaw and will not be used for interpretation.
- 3.1.10. The purpose of a **zone** is to provide information about that **zone** and does not form part of the regulations of the **zone**.
- 3.1.11. Where calculation of **density** yields a fractional number, the maximum number of units shall be the next lowest whole number and the maximum **floor area ratio** shall be rounded to the nearest second decimal point.

3.2. Zone Boundaries

- 3.2.1. Where a **zone** boundary is shown on the Zoning Map as approximately following, parallel to or as an extension of a **lot line**, the **City** boundary, the edge, shoreline or high water mark of a river, lake or other water body, a topographic contour line or a top of bank line, or a centre line of a **road** or **lane**, the **zone** boundary is deemed to follow that line. In the event of slow and imperceptible change, the **zone** boundary will be deemed to move with the edge or shoreline.

- 3.2.2. In circumstances not provided for in Section 3.2.1, the **zone** boundary shall be determined by the **City** by scaling the boundary from some known location on the Zoning Map.
- 3.2.3. When any **road** or **lane** is closed, it will be deemed to have the same zoning as the **abutting** land. When different **zones** govern **abutting** lands, the centre of the **road** or **lane** will be deemed to be the **zone** boundary. If the **road** or **lane** is consolidated with an **adjoining lot**, the zone applicable to that **lot** will be deemed to apply to the closed **road** or **lane**.
- 3.2.4. Where a **lot** is located in more than one **zone**, regulation for the **use** of land, **buildings** and **structures**; the **density** of the **use** of land, **buildings** and **structures**; the siting, size, and dimension of **buildings**, **structures** and **uses** permitted on the land; the location of **uses** on the land and within the **building** and **structures**; and the shape, dimension and area of all parcels of land that may be created by **subdivision**; shall apply as if the **zone** boundary were a **lot line**, and in the case of **subdivision**, be in compliance with the minimum **lot area** and minimum **lot width** of the applicable **zone** for the portion of the **lot** being created. For certainty, this Section 3.2.4 does not confer any rights to develop the **lot** as two separate **lots**.

3.3. Definitions

- 3.3.1. Individual **uses** are grouped into definitions with common functional or physical effects or characteristics. These **uses** define the range of **uses** that are principal and secondary, with or without conditions, within the **zones**.
- 3.3.2. Examples listed in a **use** definition are not intended to be exclusive or restrictive.
- 3.3.3. Where a specific **use** applied for does not conform to the wording of any **use** or generally conforms to the wording of two or more **uses**, the **use** shall be deemed to conform to and be included in that **use** which is most appropriate in character and purpose, as determined by the **City**.
- 3.3.4. The **uses** and terms described in Section 3.4 shall have the meaning assigned to them in those sections.
- 3.3.5. Definitions used as a noun include the verb and in the singular include the plural and vice versa.

3.4. Use and Term Definitions

A

Abut	means immediately contiguous to or physically touching, and when used with respect to lots or sites means two lots or sites that share a common lot line .
Access	means to approach, enter, exit or pass to and from a place for vehicles , cyclists and pedestrians.
Adjacent	means land that abuts a site and land that would abut if not for a road , lane , walkway , watercourse , pipeline right of way , power line, railway or similar feature.

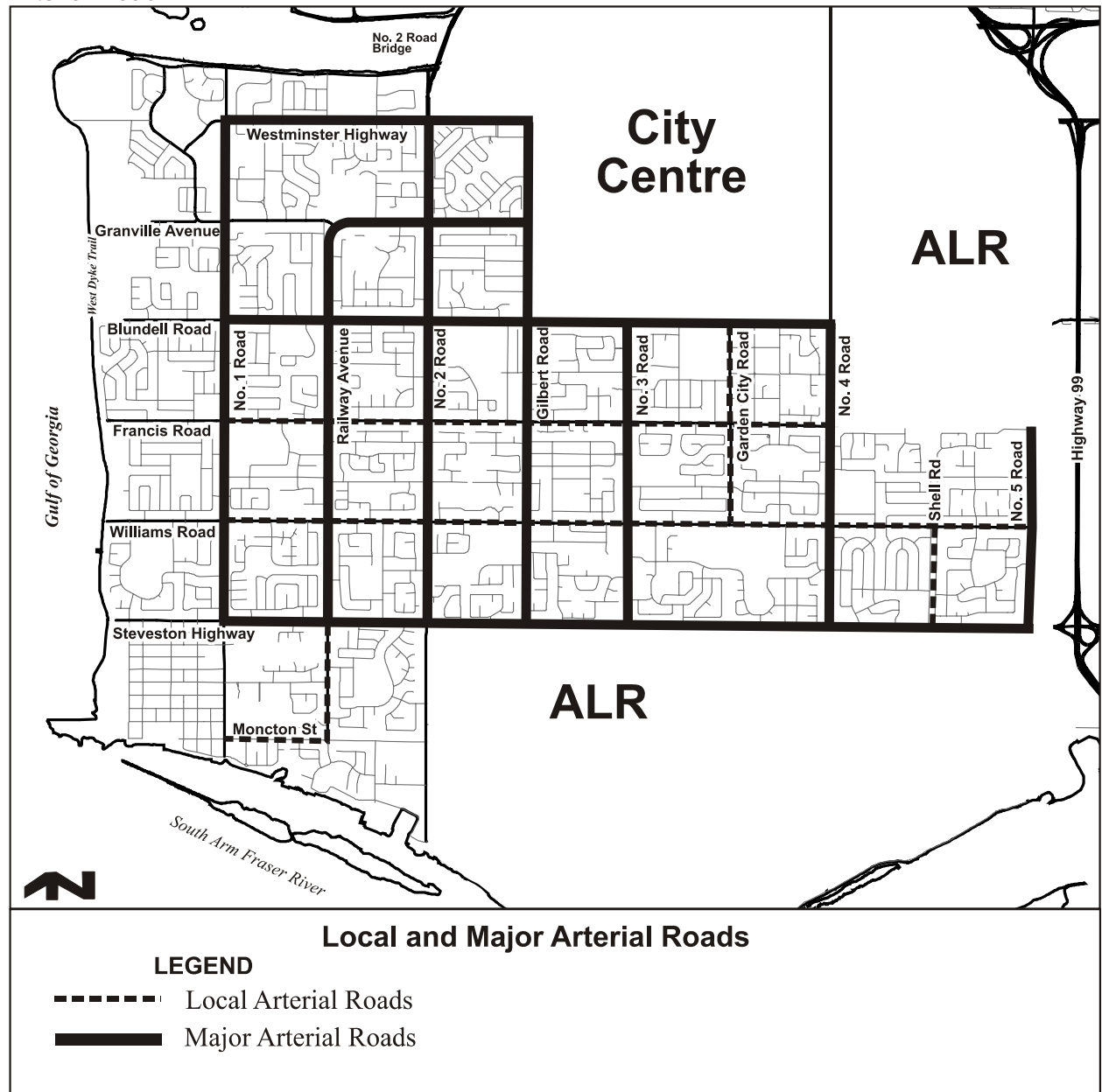
Affordable housing reserve	means collectively, the statutory Capital Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812 and Operating Reserve Fund created by Affordable Housing Reserve Fund Establishment Bylaw No. 8206.
Affordable housing unit	means a dwelling unit that is subject to a housing agreement .
Agriculture	means the use of land for the growing of crops or the raising of domesticated animals and allotment gardens where land is divided into plots for exclusive use as vegetable, fruit or flower gardens such as private and community gardens.
Agricultural Land Reserve	means land designated as such under the <i>Agricultural Land Commission Act</i> .
Agricultural buildings and structures	means buildings or structures used for farm business but not including single detached housing and principal or additional dwelling units .
Agri-tourist accommodation	means accommodation for an agri-tourist operation on a farm, limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or the short-term use of bedrooms including bed and breakfast bedrooms .
Agri-tourist operation	means a tourist activity, service or facility which is accessory to a farm operation and/or farm business , and is a temporary, seasonal and/or regular seasonal use to promote or market farm products grown, raised or processed on the farm and/or provide public education about the farm operation and agriculture in the region.
Airport	means an area designed, prepared, equipped or set aside for the arrival, departure, parking, storage, movement or servicing of aircraft, float planes and helicopters; and includes any associated buildings , installations, open space and equipment in connection therewith.
Air space parcel	means a volumetric parcel shown on an air space plan, whether or not occupied in whole or in part by a building or other structure .
Alter	means soil relocation due to building or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration of retaining walls, patios , lawns, or agricultural activity; any structural change to a building or structure that results in an increase or decrease in the area or the volume of the building ; any change in the area, frontage , depth or width of a lot that affects the required yard , landscaped open space or parking requirements of this bylaw; and to discontinue or change the use of the lot , building or structure .

Amenity space	means common space for the active or passive recreation, cultural and social enjoyment of the residents of a site .
Amenity space, community	means space provided for the active or passive recreation, cultural and social enjoyment of the community at large.
Amusement centre	means any building , room or area having five or more table games, electronic games, or computers played by patrons for entertainment, but does not include internet cafés, casinos and other gaming establishments.
Amusement, outdoor	means facilities for entertainment or amusement that primarily take place outdoors where patrons are the primary participants, which may include amusement parks, go-cart tracks and miniature golf establishments, but which does not include drive-in movie theatres, car, truck and motorcycle racing tracks and golf course & driving range .
Ancillary	means customarily subordinate or assisting and, in the case of a structure ancillary to a building , includes essential structural components necessary to the building function, such as mechanical penthouses, elevator housings, mechanical rooms, communication structures or chimneys.
Animal breeding and boarding	means breeding, buying, selling or boarding of animals, including individual dogs, cats, horses or other domestic animals but does not include livestock.
Animal day care	means a facility for the supervision of dogs and cats during the day or evening, but does not include overnight animal accommodation.
Animal grooming	means the grooming of domestic animals.
Animal shelter	means temporary accommodation and care or impoundment of lost, abandoned or neglected animals in an enclosed building but does not include animal daycare , animal breeding and boarding or a veterinary service .
Appurtenance	means telecommunication antenna , satellite dish/receiver , pole or other similar attachment affixed to or on a principal building and which may extend in height above the building to a maximum height which is no greater than the maximum height permitted for buildings and structures within the zone .

Arterial road

means a major **road** which straddles a boundary line between two surveyed quarter-sections of land, historically referred to as a section line **road**. Where a **zone** refers to a local **arterial road** or major **arterial road**, the following map shall be used for reference purposes. In cases where a **zone** is located outside of this map, the Director of Transportation or his designate shall determine if the road is a local or major **arterial road**.

Arterial Road



Auction, major

means the sale of livestock, motor **vehicles**, industrial or construction equipment and parts to the highest bidder, including the repair and temporary storage of such goods and equipment, but does not include flea markets, **garage sales** or **secondhand retail**.

Auction, minor	means the sale of household goods and smaller equipment to the highest bidder, which includes the temporary storage of such goods and equipment, and the temporary sale of motor vehicles , industrial and construction equipment for no more than 3 consecutive days twice every calendar year, but does not include flea markets, garage sales or secondhand retail .
Attic	means the unfinished space between the roof and the ceiling of the top storey .
Awning	means a roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and may be able to periodically be retracted into the face of a building .
B	
Balcony	means a platform, attached to and projecting from the face of a building located without a supporting structure to the ground, located above the first storey , normally surrounded by a balustrade or railing with access only from within the building for use as an outdoor amenity area, which is never enclosed but may have a roof or balcony floor above it and may have 2 walls on either side of the balcony .
Banquet hall	means a premise or a portion of premises whose principal purpose is for banquets and conventions, commercial entertainment, dances, meetings and seminars, parties, trade shows, weddings, and the like.
Basement	means the storey or storeys located below the first storey .
Basic universal housing features	means the set of permanent building features designed, built, installed or affixed in accordance with Section 4.16 of this bylaw to facilitate universal access to and the use of a dwelling unit , including access and use by a person with a physical disability.
Bay window	means a glazed composite of windows, usually made up of a large center unit and two flanking units to the wall, that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.
Bed and breakfast	means a sleeping unit which is a secondary use of a principal use in which overnight accommodation and typically one meal is provided to overnight guests .
Bedroom	means a room located in a dwelling which, due to its design or location in the dwelling , is or may be used primarily for sleeping regardless of its use .

Boarding and lodging	means sleeping unit accommodation, without cooking facilities in the sleeping units , that is supplied for remuneration for not more than 2 boarders , and which may or may not include meal service, but does not include senior citizen lodges, hotels , motels , congregate housing , bed and breakfasts , agri-tourist accommodation or minor or major community care facilities .
Boarder	means a non-family member who is a lodger, roomer or person who pays for and takes regular lodging, with or without meals.
Boat shelter	means a structure used for the parking of boats or other marine vessels.
Body painting studio	means any premise or part of such premises where, directly or indirectly, a fee is paid for any application of paint, powder or similar materials to the body of another person.
Body rub studio	means any premise or part of such premises where a body rub is performed, offered or solicited, which includes the manipulating, touching or stimulating by any means, of a person's body or part of that body, but does not include medical, therapeutic or cosmetic massage treatment given by a person duly licensed and registered under any statute of the Province of British Columbia governing such activities other than the <i>Local Government Act</i> , or a therapeutic touch therapy.
Botanical show garden	means land and buildings used for the commercial display of horticultural products.
Broadcasting studio	means a building or portion of a building used for the production or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.
Building	means a temporary or permanent structure having a roof supported by columns or walls, for the shelter or enclosure of persons, animals, materials, chattels or equipment.
Building, accessory	means a building normally detached and customarily ancillary , incidental, subordinate and on the same site as the principal building or use , and includes garages and garden sheds.
Building, principal	means a building that accommodates the principal use of a site .
Building envelope	means a 3-dimensional area of the lot within which a possible building or structure can be located after yard and height requirements have been accounted for and which may be further restricted by other regulations on lot coverage or amenity space .

Building or garden supply	means a business involving the retail sale or wholesale of building and/or landscaping materials and equipment, fixtures or hardware, garden furniture and animal feed, and includes a lumber yard, building supply outlet, home improvement centre or farm supplies.
Building separation space	means an open space measured at the least horizontal distance between principal buildings and accessory buildings on the lot , required to be clear and unobstructed by buildings .
Bulk fuel depot	means the bulk storage and distribution of petroleum products and which may include key lock retail sales but does not include service stations .
Business	means a commercial or industrial activity or undertaking of any kind or nature; or the provision of professional, personal or other services for the purposes of gain or profit either: <ul style="list-style-type: none"> a) in, or from, premises within the City; or b) within the City from premises located elsewhere.
Bylaw Enforcement Officer	means a person authorized by Council to enforce City bylaws.
C	
Cantilevered roof	means a roof, anchored to the building wall and unsupported by columns, that projects beyond the exterior wall of the building .
Carport	means a roofed structure that is either free standing or attached to the principal building and has not more than 60% of the perimeter walls enclosed and is used by the building occupants to shelter vehicles .
Car wash	means a facility for the washing of motor vehicles with a rated gross vehicle weight of 5,000.0 kg or less on an automated, semi-automated or manual basis.
Car or truck wash	means a facility for the washing of motor vehicles of any size on an automated, semi-automated or manual basis.
Casino	means a gaming facility licensed under the <i>Gaming Control Act</i> , which may include slot machines, table games, off track betting, food and liquor services and spectator entertainment .
Child care	means a facility for the care of children either licensed under the <i>Community Care and Assisted Living Act</i> or a license-not-required child care operation, is distinct from community care facility , major and community care facility , minor uses which also permits residential care.

Child care program	means a home business having a maximum capacity of 10 children, including operations licensed under the <i>Community Care and Assisted Living Act</i> and license-not-required child care operations.
Child care reserve fund	means the statutory Capital Reserve Fund created by Council .
City	means the City of Richmond.
City Centre	means the area included in the City Centre Area Plan.
Coach house	means a self-contained dwelling that has at least 75% of its floor area located above an attached or detached garage , is accessory to single detached housing , has cooking, food preparation, sleeping and bathing facilities that are separate from those of the principal dwelling located on the lot , has an entrance separate from the entrance to the garage , either from a common indoor landing or directly from the exterior of the structure , and is separate and distinct use from a secondary suite , and does not include its own secondary suite .
Commercial theme park	means a commercial amusement park, including an amusement centre , spectator entertainment , retail and other services, that is organized around a theme.
Commercial storage	means a building or group of buildings containing lockers available for rent for the storage of personal goods of a non-hazardous nature.
Commercial use	means an occupation, employment or enterprise that is carried on for gain or monetary profit.
Community care facility, major	means the use of a principal dwelling for: <ul style="list-style-type: none"> a) residential care of more than 10 people on a temporary or permanent basis (not including employees or resident care givers) not related by blood or marriage, in a facility which may or may not be licensed under the <i>Community Care and Assisted Living Act</i>, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty and are dependent on caregivers for continuing assistance or direction; or

Community care facility, major con't

- b) care under the *Community Care and Assisted Living Act*, for more than 10 children (not including employees or **child care** givers) such as nursery school, emergency care, out of school care, family day care, special needs day care (not including employees or residential **child care** givers), group day care and occasional, casual or short term supervised care for children and which may include limited overnight accommodation for minors who are supervised under a prescribed program.

Community care facility, minor

means the **use** of a principal **dwelling** for:

- a) residential care of up to 10 people on a temporary or permanent basis (not including employees or resident care givers) who are not related by blood or marriage, in a facility which may or may not be licensed under the *Community Care and Assisted Living Act*, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty and are dependent on caregivers for continuing assistance or direction; or
- b) care under the *Community Care and Assisted Living Act*, for up to 10 children (not including employees or **child care** givers) such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care and occasional, casual or short term supervised care for children and which may include limited overnight accommodation for minors who are supervised under a prescribed program and is distinct from a **child care program** which is a **home business**.

Concrete/asphalt plant

means a facility for the processing, manufacturing, recycling and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.

Congregate housing

means a multiple-unit residential **building** which contains two or more independent or semi-independent units which shall be supplemented by professional medical care, lay supervision and care, communal dining facilities and housekeeping services.

Contractor service

means premises used for the provision of **building** and **road** construction services including **landscaping**, concrete, logging, electrical, excavation, drilling, carpentry, cabinet-making, drywall, flooring, roofing, heating and plumbing or similar services of a construction nature which require on-site storage within a **building** and warehouse space.

Council

means the **Council** of the **City**.

Crawl space	means an interior building space at or below finished site grade , between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clearance less than 1.2 m.
CSA	means the Canadian Standards Association.
D	
DBH (Diameter at Breast Height)	means the diameter of the trunk of a tree measured at a point 1.4 m above the natural grade , except where the diameter of a tree having multiple trunks 1.4 m above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.
Density	means the measure of the intensity of development to the area of the site , including the number of units on a site measured in units/area or floor area ratio , as the case may be.
Density bonus	<p>means a regulation applied to a zone that entitles an owner to a higher density if applicable conditions are met, including:</p> <ul style="list-style-type: none"> a) conditions relating to the conservation or provision of amenities; b) conditions relating to the provision of affordable and special needs housing; and c) a condition that the owner enters into a housing agreement under Section 905 of the <i>Local Government Act</i> before a building permit is issued in relation to property to which the condition applies.
Development	means a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building ; or a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building .
Development site	means one or more contiguous lots assembled for the purpose of a comprehensive development .
Dormitory	means a building containing sleeping units for occupancy by students or staff members affiliated with a school, religious assembly , hospital, university or similar institution, and which is regulated by such institution.

Dwelling or dwelling unit	means accommodation providing sleeping, washrooms and kitchens to be used permanently or semi-permanently for a household , but which does not include a motor home, a room in a hotel or a motel , a secondary suite , or a coach house .
Dwelling unit, principal	means either a dwelling unit for which a building permit was issued prior to any other dwelling unit on a site or a dwelling unit which occupies the entirety of a building or a larger gross floor area than another dwelling unit in the same building .
E	
Eave	means the projecting lower edges of a roof overhanging a wall of a building , free of enclosed walls, without supporting columns. This may include a cantilevered roof .
Education	means a school, provincial school or francophone school as defined by the <i>School Act</i> and independent school as defined by the <i>Independent School Act</i> normally offering kindergarten to Grade 12 classes, and which may include, on the same site , accessory administration, food and beverage service, and student, recreational, religious and cultural services, patron participation entertainment, and subordinate housing for students, staff and faculty of that education facility, but does not include commercial education .
Education, commercial	means a building used for training, instruction and certification in a specific trade, skill or service for the financial gain of the individual or company owning the school, which may include technical and vocational schools including the teaching of secretarial, construction, electrical, computer, business , hairdressing, beauty, culture, dancing or music skills.
Education, university	means community colleges, universities, and accessory uses commonly associated with a university or college, such as research, high technology, dormitories within the core facilities, athletics, cultural facilities, child care , student organizations and maintenance facilities.
Emergency service	means a building or land used by fire protection, police, ambulance or other such services as a base of operations, and includes a fire hall .
Enclosed parking	means an area for off-road parking within a structure .
Entertainment, spectator	means an enclosed building designed specifically for the presentation of live artistic performances or the showing of motion pictures, which includes but is not limited to auditoria, cinemas, theatres and concert halls, but does not include entertainment developments associated with liquor primary establishments or adult retail stores.

Equestrian centre	means a facility for the training of horses and riders, which a capacity of boarding a maximum of 40 horses in permanent stalls.
Equipment, major	means the sale, rental, service or repair of commercial vehicles , machinery or mechanical equipment typically used in building , roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production, but does not include manufactured home sales/rentals .
Equipment, minor	means the sale or rental of tools, appliances, personal recreational equipment, office machines, furniture, light construction equipment or similar items but does not include rental of motor vehicles or industrial equipment.
Exhibition & convention facilities	means a building or site intended to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions but does not include a hotel .
F	
Farm-based winery	<p>means a British Columbia licensed winery or cidery, and an ancillary use, if the:</p> <ul style="list-style-type: none"> a) wine or cider produced and offered for sale is made from farm product and: <ul style="list-style-type: none"> i) at least 50% of that farm product is grown on the farm on which the winery or cidery is located, or ii) the farm that grows the farm products used to produce wine or cider is more than 2.0 ha in area; and iii) at least 50% of the total farm product for processing is provided under a minimum 3 year contract for a farm in British Columbia, unless otherwise authorized by the Provincial Agricultural Land Commission; and b) ancillary use involves the following activities: <ul style="list-style-type: none"> i) processing, storage and retail sales; ii) tours; and iii) a food and beverage service lounge, if the area does not exceed 125.0 m² indoors and 125.0 m² outdoors.

Farm business

means a business in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities:

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and **structures**;
- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;
- f) intensively cultivating in plantations, any
 - i) specialty wood crops, or
 - ii) specialty fibre crops prescribed by a Minister of the Province of BC;
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under part 3 of that Act, to carry on the **business** of aquaculture;
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act; and
- k) processing or direct marketing by a farmer of one or both of
 - i) the products of a farm owned or operated by the farmer, and
 - ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm,

to the extent that the processing or marketing of those products is conducted on the farmer's farm, but

farm business does not include:

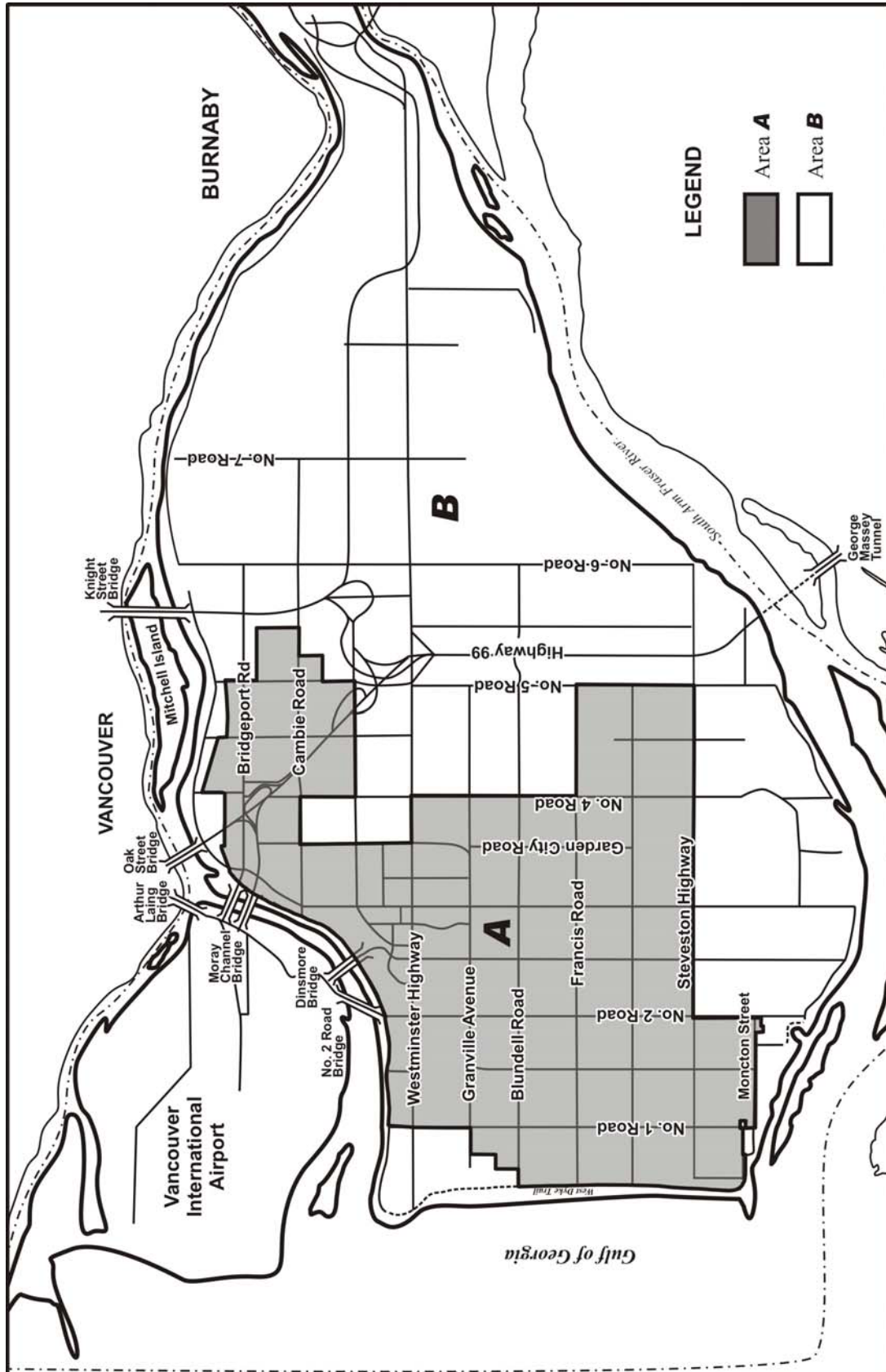
- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
- b) breeding pets or operating a kennel; and
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of the Province of BC.

Farm operation	means land classified as a ‘farm’ under the <i>Assessment Act</i> . A farm operation may consist of one or more lots that form and are managed as a single farm for the principal purpose of farm business .
Fence	means a structure used as an enclosure or for screening purposes around all or part of a lot .
Fire hall	means a structure for firefighter workspace and accommodation and storage of firefighting apparatus.
Fleet service	means a facility using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease, and which may include taxi services, bus lines, mobile catering, towing and messenger and courier services, and a place where vehicles are impounded for breach of the law, and to which vehicles may be taken, towed and stored temporarily until reclaimed, but does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 10,885.0 kg or a wrecking yard .
Flood plain construction level	means the minimum elevation level identified in Flood Plain Designation and Protection Bylaw.
Floor area	means the total floor area of the building or structure , contained within the exterior face of the structural system of the exterior and basement walls.
Floor area ratio	means the numerical value of the floor area of the building or structure relative to the site upon which it is located divided by the area of the site .
Floor area, gross (GFA)	means the total area of all horizontal floors, measured to the outer building limits, including all uses and all areas giving access such as corridors, hallways, landings, foyers, staircases and stairwells, and includes enclosed balconies and mezzanines, enclosed porches or verandas, elevator shafts and accessory buildings , except those used for parking.
Floor area, gross leasable	means the total floor area designed for tenant occupancy and exclusive use including basements and upper floors.
Frontage	means the common boundary shared by the front lot line and a road , but which on a corner lot shall be deemed to be the shorter of the road boundaries, regardless of which way the buildings on the lot face.

G

Garage	means an accessory structure , or part of a principal building , designed and used primarily for the parking/storage of motor vehicles and includes a carport .
Garage sale	means the occasional sale of secondhand household goods belonging to the owner or tenant from residential premises that is an accessory use only to a residential use , but does not include the sale of vehicles , new goods or goods on consignment.
Gas station	means a facility for the sale of motor fuel, lubricating oils and automotive fluids and which may be full service or other similar operation, but does not include auto repair or servicing, or service stations .
Golf course & driving range	means an area for golf and includes executive and regulation golf courses & driving ranges and ancillary outdoor mini-golf on natural grass surfaces and may include accessory uses such as clubhouses that have the retail sale of sporting goods, food and beverage services and offices .
Government service	means municipal, provincial or federal and Crown corporation services, and includes but is not limited to municipal government service works yard and recycling drop off , provincial or federal and Crown corporation uses including but not limited to taxation offices , courthouses, manpower and employment offices , social service offices and other uses that often have significant client visitation.
Grade	means a ground level around a building or yard .
Grade, finished site	<p>means in Area 'A' , the average ground elevation identified on a lot grading plan approved by the City, not exceeding 0.6 m above the highest elevation of the crown of any public road abutting the lot unless approved by the City, and</p> <p>means in Area 'B', the average ground elevation identified on a lot grading plan approved by the City, not exceeding the following specifications unless approved by the City:</p> <ul style="list-style-type: none">a) 0.6 m above the highest elevation of the crown of any public road abutting the lot; orb) where the average ground elevation calculated pursuant to a) is more than 1.2 m below the required flood plain construction level, the average ground elevation may be increased to 1.2 m below the required flood plain construction level.

Grade, finished site con't



Grade, natural	means the elevation of the ground surface in its state before man-made alteration and on sloping or irregular sites the angled plane, before man-made alteration.
Greenhouse & plant nursery	means a facility for the raising, storage and sale of produce, bedding, household , ornamental plants and related materials such as tools, soil, fertilizers and garden furniture.
Guest	means a person or non-permanent resident who pays for the services of an establishment (e.g. hotel ; boarding and lodging , motel , bed and breakfast).
H	
Habitable space	means an interior building space designed or intended to be used for living, sleeping, eating or food preparation, including living room, dining room, bedroom and kitchen .
Hardsurfacing	means a durable ground surface, constructed of cast-in-place concrete, brick or concrete unit pavers, turfstone, stone, asphalt or similar materials (but excluding gravel and clay).
Health service, major	means a facility providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences, including but not limited to hospitals, nursing homes with health care for dependant residents, mental care facilities, detoxification centres and adult day care.
Health service, minor	means a facility for the provision of physical and mental health services on an outpatient basis of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counselling nature, which includes medical and dental offices , health clinics, acupuncture clinics and counselling services, and providing or furnishing a therapeutic massage as defined by the <i>Massage Therapist Regulation</i> and as practiced by a massage therapist designated under the <i>Health Professions Act</i> , but does not include massage services or body rub studio or body painting studio .
Height, building	means the vertical distance between finished site grade and: <ul style="list-style-type: none"> a) the highest point of a building having a flat roof; or b) the mid-point between the eaves line and ridge of a roof having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, provided that, the ridge of the roof is not more than 1.5 m above the mid-point; or c) the highest point of a building having a roof pitch other than those identified in b) above; or d) the greater of the measurements referred to in a), b) and c) above in the case of a building with more than one type of roof.

Height, fence	means the vertical distance between the average landscape grade 1.0 m from both sides of the fence to the top of the fence .
Height, structure	means the vertical distance between the highest point on the structure and the point at which the structure intersects the ground.
Hobby dog kennel	means a shelter where two, but not more than five, dogs at any time are provided with temporary accommodation and care in an enclosed building , but does not include the boarding, grooming, harbouring, training or keeping of any dogs for any other purpose.
Home business	means a secondary use of a dwelling unit by a resident of the dwelling unit , to conduct a business activity or occupation which does not indicate from the exterior that the building is being utilized for any purpose other than residential.
Home-based business	means a home business that allows for other uses , such as studios for artists, dance, radio, television or recording.
Hotel	means the provision of rooms or suites in a commercial development for sleeping accommodation where the rooms have access from a common interior corridor, including hostels, and which may include accessory food services, a banquet hall , liquor primary establishment , nightclubs, meeting rooms and personal services primarily for the convenience of guests .
Housing agreement	means an agreement in a form satisfactory to the City that limits the occupancy of the dwelling unit that is subject to the agreement to persons, families and households that qualify for affordable housing based on their household income level, that restricts the occupancy of the dwelling unit to rental tenure, and that prescribes a maximum rental rate and rate of increase of rental rate for the dwelling unit .
Housing, apartment	means a building consisting of two or more dwellings in which the dwellings are arranged in any horizontal or vertical configuration and have access from a common interior corridor.
Housing, manufactured	means a detached building containing only one dwelling exclusively for occupancy by one household , whether ordinarily equipped with wheels or not, and may be moved from one place to another by being towed or carried.

Housing, single detached

means a detached **building** containing only one **dwelling unit**, designed exclusively for occupancy by one **household**, and may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**) provided that no more than two **kitchens** are located in one **single detached housing dwelling unit**, and includes modular homes that conform to the **CSA A277** standards, but does not include a **manufactured home** designed to **CSA Z240** standards or **town housing**.

Housing, town

means a **building** or group of **buildings** containing three or more ground-oriented **dwelling units** with a separate exterior entrance directly accessible (i.e. without passing through a common lobby or corridor) from a **road** or an open space or a common roof deck landscaped as an **amenity space**, and which may share walls with **adjacent dwelling units**, may be arranged two deep, either horizontally so that **dwellings** may be attached at the rear as well as the side, or vertically so that **dwellings** may be placed over each other, and may also contain detached **town housing** with individual **dwelling units** on the **strata lot**.

Housing, two-unit

means a **building** commonly referred to as a duplex designed exclusively to accommodate two separate **dwelling units** living independently above, below or beside each other, designed and constructed as two **dwelling units** at initial construction, and where each **dwelling unit** in the **two-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**), provided that no more than two **kitchens** are located in one **dwelling unit** in the **two-unit housing**, but does not include a **secondary suite**.

Housing, waterborne

means **single-detached housing** that floats on water.

Household

means

- a) a person;
- b) two or more persons related by blood, marriage or adoption; or
- c) a group of not more than 6 persons, including **boarders**, who are not related by blood, marriage or adoption;

all living together in one **dwelling unit** using the same cooking facilities shared in common, and unrelated persons may include **owners**, renters, tenants, **boarders**, paid domestic servants or foster children.

Hutch

means a walled **structure**, not including a **bay window**, usually made up of a large centre unit and two flanking units to the wall, that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

I

Industrial, general

means the processing, storage, assembly, fabrication, distribution, cleaning, servicing, repairing or testing and manufacturing of materials or equipment for institutions, industrial or commercial **businesses** for their direct **use** or for resale to individual business customers but not the general public, where the activities are wholly enclosed within a **building** or **buildings**, and this **use** does not include other **uses** defined separately.

Industrial, heavy

means the processing, storage, distribution, cleaning, servicing, repairing or testing and manufacturing of materials or equipment for institutions, industrial or commercial **businesses** for their direct **use** or for resale to individual business customers but not the general public, and includes those **developments** which may have a significant detrimental effect on the safety, use, amenity, enjoyment of **adjacent** or nearby **sites** due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods such as a sawmill, planing mill, veneer and plywood plant, wood preserving plant, brewing or distilling plant, paint manufacturing plant, carpet mill, and iron or steel foundry, but does not include other **uses** that are defined separately or hazardous waste and outdoor demolition waste transfer stations.

Interment facility

means the storage of cremated remains only.

Intersection

means an area of connection of two or more **roads**.

K

Kitchen

means a space with facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing or wiring which taken together, may be used for the preparation or cooking of food.

L

Landscaping

means the preservation or modification of the natural features of a **site** through the placement or addition of any or a combination of the following:

- a) soft **landscaping** elements, such as trees, shrubs, plants, lawns, or ornamental plantings;
- b) decorative **hardsurfacing** with permeable elements, such as bricks, pavers, shale, or crushed rock;
- c) concrete and asphalt in the form of **patios**, **walkways** and paths;
- d) architectural elements, such as decorative **fencing**, walls, sculpture.

Lane	means a road abutting the rear or sides of parcels, having a maximum width of 9.0 m and intended primarily to give access to the rear of residences or businesses .
Library and exhibit	means a building for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use ; or a building for the collection, preservation and public exhibition of works or objects of historical, scientific, natural or artistic value, and includes libraries, museums and art galleries.
Licensed crafts and teaching	means traditional crafts and handicrafts as an extension of a hobby and instruction in the arts on a one-to-one basis by a resident of the dwelling unit where the home business takes place.
Licensed residential registered office	means a home office for use by a resident where any other use related to the business is carried out entirely off the premises (e.g., plumbing contractor; electrician; landscaper).
Licensed residential business office	means a home office for use by a resident where the business is carried out entirely within the dwelling unit (e.g., accountant; engineer).
Liquor primary establishment,	means premises , licensed under the <i>Liquor Control and Licensing Act</i> , where liquor is served for consumption on site .
Live/work dwelling	means a dwelling where the occupant also works in part of the dwelling for an office , child care , commercial education , health service , personal service or studio for artists, but does not include home business or home-based business .
Loading space	means an on-site parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.
Lot	means a parcel of land or air, including Crown Land, which is legally defined either by registered plan or description.
Lot, corner	means a lot situated at the intersection of two or more roads , or a lot that has two adjoining lot lines abutting a road that substantially changes direction at any point where it abuts the lot .
Lot, double fronting	means a lot which abuts two roads that are parallel or nearly parallel and do not intersect at the boundaries of the lot .
Lot, interior	means a lot other than a corner lot .
Lot, strata	means a lot shown on a strata plan according to the <i>Strata Property Act</i> .

Lot area	means the total horizontal area within the lot lines of a lot , to be used to determine the minimum lot size at time of subdivision or for a permitted use and not for the size of a zoning district or rezoning application.
Lot coverage	means the percentage of the total horizontal lot area which is covered by buildings and all enclosed and/or supported structures , but excluding eaves , balconies , unroofed patios and raised decks, and landscaped roofs over parking spaces , and is calculated by adding portions of a lot that are covered by buildings and structures with a supported roof, measured to the outer limit of the buildings and structures (i.e., the outside edge of supporting walls or columns) and dividing that total area by the lot area .
Lot depth	means the least horizontal distance between the front and rear lot lines , but where the lot has an irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth , provided that the City is satisfied that this lot depth is consistent with the shape of abutting lots and provides a comparable buildable area to adjacent lots .
Lot line	means a legally defined boundary of any lot or property line .
Lot line, front	means, in the case of an interior lot , a lot line separating the lot from the road ; or in the case of a corner lot , a line separating the narrowest road frontage of the lot from the road not including a corner rounding or corner cut; or in the case of a double fronting lot , the front lot line shall be determined based on the location of permitted access and the orientation of other buildings in the block, and in the case of a lot abutting a watercourse, the front lot line is the lot line abutting the road .
Lot line, rear	means either the lot line opposite to, and most distant from, the front lot line , or, where there is no front lot line , the lot line that connects to side lot lines .
Lot line, side	means any lot boundary line that is not a front or rear lot line .
Lot width	means the average distance between the side lot lines measured at the front lot line and the rear lot line , but where the lot width cannot be reasonably calculated by this method, the City shall determine the lot width having regard to the access , shape and buildable area of the lot , and the lot width and location of buildings on abutting lots .

M

Manufacturing, custom indoor	means the small scale on-site indoor manufacture of goods by hand primarily involving the use of hand tools and goods or services which are specialized, which includes but is not limited to jewellery, toy and musical instrument manufacturing, and pottery and sculpture studios, but does not include businesses which primarily sell mass-produced goods at retail.
Marina	means docking or mooring facilities where boats, other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent, and includes accessory facilities such as sani-dump and marine fuel sales, and an office used exclusively for the marina .
Marine sales & rentals	means a facility that sell or rent boats, boating supplies and equipment.
Marine sales and repair	means the servicing and mechanical repair of boats and marine equipment, including the ancillary sale, installation or servicing of related marine accessories and parts.
Maritime	means uses which are part of the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet and other services related to the maritime industry.
Maritime mixed use	means the service and repair of boats and marine equipment, fish auction and off-loading.
Motel	means a building divided into self-contained accommodation units rented on a short term basis, each with a separate exterior entrance and convenient access to on-site parking, and which may include food services and personal service establishments primarily for the convenience of guests .

N

n/a	means not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this bylaw still apply.
Neighbourhood public house	means a premises , licensed under the <i>Liquor Control and Licensing Act</i> , where liquor is served for consumption on site , with a maximum occupant load of 125 persons.
Non-porous surfaces	means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil.

Nuisance	means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses, and which may include anything which creates or is liable to create a nuisance : through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building .
O	
Office	means a facility that provides professional, management, administrative, consulting or monetary services in an office setting, including research and development, which includes the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies, but excludes the servicing and repair of goods, the sale of goods to the customer on the site and the manufacture or handling of a product.
Official Community Plan	means the City of Richmond's Official Community Plan bylaw and related Area Plans and Sub-Area Plans.
Open space	means a portion of a lot not occupied by parking or vehicle areas or buildings , and accessible to and suitable for gardens, landscaping and recreational use by building tenants or residents.
Owner	means any person who is an owner of land as defined in the <i>Community Charter</i> or any agent or other applicant on behalf of an owner .
Outdoor storage	means the storage of equipment, goods and materials in the open air, but does not include a wrecking yard .
P	
Parapet or parapet wall	means a portion of a perimeter building wall that rises above the roof.
Park	means outdoor land specifically for passive or active recreation including open space, par 3 golf course, tot-lots, playgrounds, walkways , trails, environmentally sensitive areas, band shells, forest reserve, natural areas, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas and similar land uses , and which includes all natural and man-made landscaping , facilities, sports fields, accesses , trails, recreational, social and cultural facilities and activities, authorized commercial activities, buildings and structures consistent with the general purpose of park land.

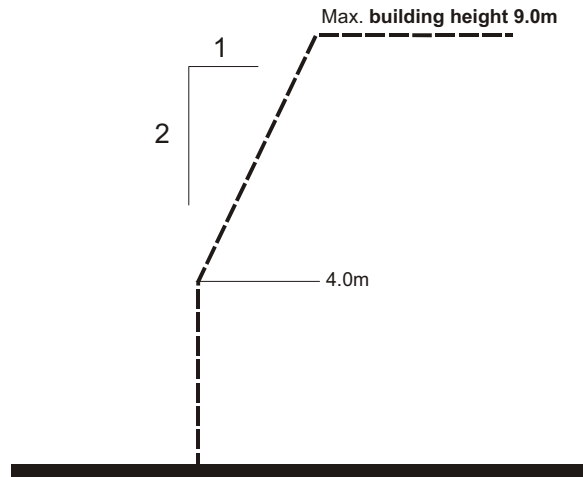
Parking, non-accessory	means parking that is not primarily intended for the use of residents, employees or clients of a particular building , which includes surface parking lots and enclosed parking located above or below grade .
Parking space	means an on-site parking space of the size and dimensions to park one vehicle in compliance with Section 7.
Party wall	means a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.
Patio	means a structure or deck with the top of the floor not more than 0.6 m above landscaped grade without a roof or walls, except for railings, with access from within and/or outside of the building , for use as an outdoor amenity area.
Penthouse, utility	means a structure projecting above a building roof or parapet, housing an elevator shaft or stairwell or forming a wall or screen around equipment mounted on the roof.
Porch	means a roofed, open structure which is never enclosed projecting from the exterior wall of a building with walls which are open or screened to facilitate use as an outdoor amenity area or as covered access to a building and includes a veranda.
Premises	means an area of land, including a lot or parcel of land with or without buildings .
Private club	means a facility for the meeting, social, educational or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization, and which may include rooms for eating, drinking and general assembly, but does not include gaming facilities, casino or retail sales activities.
Private outdoor open space	means a usable open area (common or individual) that is developed for the recreational use of the residents of a multiple housing development or bare land strata subdivision , and may include balconies , terraces, decks, required yards and level landscaped recreation areas.
Property line	means a legal boundary of a lot extending up into the air.

R

Recreation, indoor	means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants or which are principally intended for local community purposes, which may include arenas, athletic clubs, health and fitness clubs, dance studios, gymnasiums, swimming pools, bowling alleys, racquet clubs, community halls, non-profit social service and outdoor recreation clubs, centres operated by a local community association and ancillary outdoor facilities, such as basketball or tennis courts and swimming pools, but does not include gaming facilities, rifle and pistol ranges or banquet halls .
Recreation, outdoor	means facilities for sports and active recreation primarily conducted outdoors, which may include sports fields, equestrian trails and facilities, boating facilities, waterslides, ball fields, riding stables, recreational trails, and accessory eating and drinking facilities, but does not include rifle and pistol range, or accommodation facilities.
Recycling depot	means a facility for the buying, collection, sorting and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building .
Recycling drop-off	means the collection and temporary storage of recyclable materials on a local or neighbourhood basis, such as cardboard, plastics, glass, paper, metal and similar household goods, but does not include recycling depots or hazardous recycling .
Recycling, hazardous	means the storage of used automotive petroleum products, batteries and containers.
Registered plan	means a subdivision plan registered in the Land Titles Office.
Religious assembly	means a building wherein people regularly assemble for religious worship and related activities which may include churches, chapels, mosques, temples, synagogues, convents and monasteries, and as an accessory use , a rectory or a manse.
Residential sales centre	means a building used for the purpose of marketing residential land or buildings .
Residential security/operator unit	means an accessory structure or portion of a building used to provide one dwelling unit for on-site accommodation by the employer for persons employed on the property, a residence for the caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone , limited to one unit on a property and not permitted in aircraft noise sensitive areas that prohibit residential uses .

Residential vertical lot depth envelope

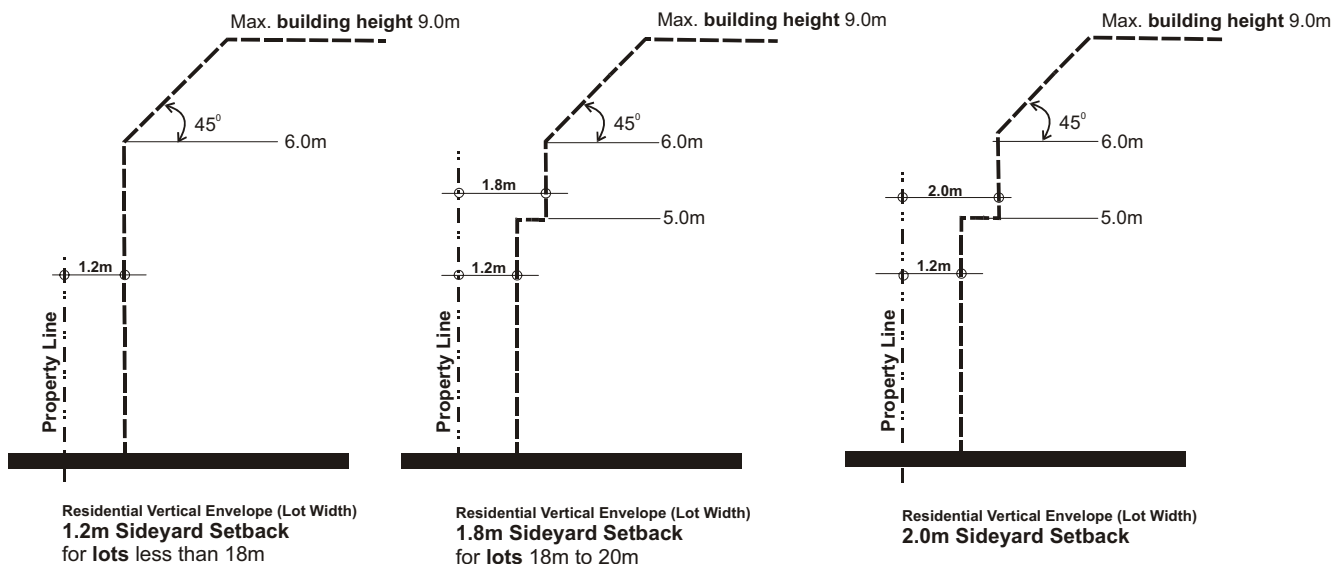
means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by the plane rising vertically 4.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.



Residential Vertical Envelope (Lot Depth)

Residential vertical lot width envelope

means a vertical envelope located parallel to and 1.2 m from the **side lot lines** of the **lot** used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by planes rising vertically 6.0 m to a point and then extending inward and upward at an angle of 45° from the horizontal to the point at which the planes intersect.



Residential Vertical Envelope (Lot Width)
1.2m Sideyard Setback
for lots less than 18m

Residential Vertical Envelope (Lot Width)
1.8m Sideyard Setback
for lots 18m to 20m

Residential Vertical Envelope (Lot Width)
2.0m Sideyard Setback

Restaurant	means a facility for the sale of prepared foods and beverages to the public for consumption on or off site which includes restaurants, coffee, donut, bagel or sandwich shops, ice cream parlours and dessert shops, but does not include drive-through restaurants and banquet halls .
Restaurant, drive-through	means a facility for the sale of limited-menu prepared foods and beverages to the public for consumption on or off the site , and includes one or more of car attendant services, drive-through food pickup services or parking primarily intended for the on-site consumption of food within a vehicle .
Retail, adult	means a facility that offers for rent, viewing or sale of an object (other than a contraceptive device), or entertainment, that is designed or intended to be used in, or is a depiction of, a sexual act, and includes adult video stores, video stores where the distribution, sale or rental of adult motion pictures exceed 25% of the video store area and adult paraphernalia stores.
Retail, convenience	means a facility for the retail sale of those goods required by area residents or employees on a day-to-day basis, which includes but is not limited to small food stores, selling groceries, meats, fruits and vegetables, flowers and confectionaries, drug stores and variety stores selling tobacco, beverages, postal services, personal care items, lottery tickets, printed matter or the rental/sale of videos, but does not include adult retail nor stand alone video stores.
Retail, general	means a premises where goods, merchandise, other materials and personal services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers' market, and minor government services , such as postal services, but does not include warehouse sales and the sale of building supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, retail pawnshop , retail secondhand , adult retail or retail stores requiring outdoor storage .
Retail, liquor 1	means a facility for the retail sale of beer, wine, spirits, cider and coolers to the public as an secondary use to a neighbourhood public house , and includes liquor stores and wine and beer stores.
Retail, liquor 2	means a facility for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total floor area not exceeding 510.0 m ² that is not accessory to a neighbourhood public house and is licensed under the regulations of the <i>Liquor Control and Licensing Act</i> or has an appointment or agreement under the <i>Liquor Distribution Act</i> , and includes liquor stores and wine and beer stores.

Retail, pawnshop	means a premises for the loaning of money at interest on the security of personal property deposited, but does not include retail, secondhand .
Retail, secondhand	means a facility for the retail sale of second-hand or used major and minor household goods, including the refurbishing and repair of the goods being sold, which includes but is not limited to the resale of items such as antique, used furniture, major appliances, and the resale of clothing, jewellery, stereos and musical instruments, but does not include retail pawnshops , the sale of used vehicles , recreation craft or construction and industrial equipment, flea markets, garage sales or auctioneering establishments.
Retaining wall	means a structure constructed to hold back, stabilize or support an earthen bank as a result of differences in lot grades .
Right-of-way	means a legal document, usually a plan of survey, where land is required for an easement or statutory right-of-way .
Riparian parcel area	means an area of water and its associated riparian land which may be comprised of one or more lots .
Road	means land shown as road on a plan of survey that has been filed or registered in the Land Titles Office or used as a public road , including land in public ownership or secured for public use for access and transportation purposes, and includes a lane having a width of greater than 9.0 m.
Roadside stand	means a structure, building or part of a building for farm retail sales.
S	
Satellite dish/receiver	means an accessory structure designed to send or receive telecommunication signals from a satellite.
Seasonal farm labour	means agricultural work carried out by individuals employed on a temporary, seasonal basis on a farm operation .
Seasonal farm labour accommodation	means a building used solely for the purpose of providing living, cooking, sanitary and sleeping facilities to accommodate seasonal farm labour on a farm operation as necessary for its agricultural purpose for a period of no longer than 10 consecutive months in any 12 month period.
Screen	means a continuous wall, fence , compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively screen from view the area that it encloses.

Secondary suite	means an accessory, self-contained dwelling within a single detached housing , exclusively used for occupancy by one household .
Service, business support	means a facility that provides services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, secretarial services, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment, office furniture and office machines, which includes but is not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and office equipment sales, repair establishments and sign shops.
Service, financial	means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker or related business .
Service, funeral	means the preparation of dead people for burial or cremation and the holding of memorial services, which includes funeral homes and undertaking establishments, but does not include a cemetery and interment facility .
Service, household repair	means the repair of goods, equipment and small appliances normally found within the home which includes but is not limited to radio, television, computer and appliance repair, chainsaws, lawnmowers, furniture refinishing, and upholstery shops, but does not include personal services .
Service, massage	means the providing or furnishing of a massage involving application of physical external manipulation of the soft tissues of the human body by another person, but does not include a body rub studio , body painting studio , massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or minor health service .
Service, personal	means services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects, which includes but is not limited to services provided by barber shops, hairdressers, manicurists, acupuncture clinics, tailors, dress makers, shoe repair shops, dry cleaning establishments and laundries, but does not include massage service, body rub studio or body painting studio .
Service station	means the servicing or repair of vehicles (excluding vehicle body repair or paint shop) within a building and the sale of batteries, tires and automotive products, but does not include the sale of gasoline and is distinct from vehicle repair .

Setback	means the distance that a building must be set back from a lot line or any other features specified by this bylaw, which has the same meaning as yard , and in the case of a porch the setback or yard is measured to the closest column to a lot line .
Shrine	means an area of worship together with associated office , reception and storage areas.
Site	means land consisting of a lot or two or more abutting lots .
Sleeping unit	means an habitable room, or a group of two or more habitable rooms, not equipped with self contained cooking facilities, providing accommodation for guests .
Stadium	means a facility intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis.
Storey	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but does not include an intermediate level between floor and ceiling occupying a partial area of the floor space, referred to as a mezzanine.
Storey, first	means the uppermost storey having its floor level not more than 2.0 m above grade .
Storey, half (½)	means the uppermost storey of a building meeting the following criteria: <ul style="list-style-type: none"> a) the habitable space is situated wholly under the framing of the roof; b) the habitable space does not exceed 50% of the storey situated immediately below; c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two adjacent exterior walls; and d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.
Structure	means a construction of any kind whether fixed to or supported by or sunk into land or water including towers, flag poles, swimming pools, docks, signs and tanks, but does not include areas of hardsurfacing .

Structure, accessory	means a structure normally detached and customarily ancillary , incidental, subordinate and on the same site as the principal building or use , and includes flagpoles, swimming pools, propane tanks, satellite dishes/ receivers, telecommunication antenna , wind turbines and similar appurtenances .
Studio	means a space for artist, dance, radio, television, recording, display or performance, but excluding residential use .
Subdivision	means the division of a parcel by an instrument; including a strata plan, and the consolidation of or boundary change to two or more adjoining parcels.
T	
Tandem arrangement	means two parking spaces , one behind the other, with a common or shared point of access to a manoeuvring aisle, lane or road .
Telecommunication antenna	means telecommunication equipment, buildings and installation, including antenna designed for the purpose of receiving and transmitting communication signals.
Traffic control device	means a sign intended to regulate, warn or guide vehicular or pedestrian traffic.
Transportation depot	means a facility providing for the receiving and discharge of passengers traveling by rail, water, bus, taxi or other motor vehicle , and includes the transshipment of goods.
Travel trailer	means a vehicular, portable structure built on a chassis, as a temporary dwelling for travel and recreational purposes whether or not self-propelled.
Truck or rail terminal	means a transportation facility providing a break-of-bulk or assembly point for commodities which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes the storage, maintenance or repair of related motor vehicles , trailers, materials-handling equipment or rolling stock, warehousing or office uses .
U	
Urban services	means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided sanitary sewer collection system and paved roadways adjacent to the site .
Use	means a purpose or purposes for which land or a building is arranged or intended, or for which either land, a building or a structure is, or may be, occupied and maintained.

Use, principal	means one or more uses in the list of permitted uses in the zones of this bylaw which are the main or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.
Use, secondary	means one or more uses in the list of secondary uses in the zones of this bylaw that must be: <ul style="list-style-type: none"> a) in conjunction with a principal use; b) located on the same lot as the principal use; and c) clearly accessory to the principal use. For example, a home business is a secondary use to the principal use of a single detached housing.
Utility, major	means the utility infrastructure that may have a major impact on adjacent uses by virtue of its potential emissions or effects, or their appearance, and includes but is not limited to works yards for government services , pipelines, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, utilities and services, district heating plants and incinerators, and may include accessory vehicle , equipment and material storage, but does not include waste management sites .
Utility, minor	means utility infrastructure that may have a minor impact on the environment or adjacent uses by virtue of its appearance, noise, size, traffic generation or operational characteristics, which includes but is not limited to the unattended equipment necessary for the operation of water, sewer, gas, automatic telephone exchange, navigational aid, electrical substation, wire centres, switching centres, surface storm water reservoir, minor pumphouses, pipelines and gate stations for natural gas distribution.
V	
Vehicle	means a vehicle as defined in the <i>Motor Vehicle Act</i> or a device in, on or by which a person or thing is or may be transported or drawn on a highway, but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks or a motor assisted cycle.
Vehicle body repair or paint shop	means premises where automobiles, trucks and other vehicles undergo body repair and painting.

Vehicle & equipment services, industrial	means the sale, rental, service or repair of heavy vehicles , machinery or mechanical equipment that are typically used in building , roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and agricultural production, but does not include truck and manufactured home sales/rentals .
Vehicle, commercial	means any motor vehicle that is: <ul style="list-style-type: none"> a) a truck or truck tractor with a licensed gross vehicle weight of 5,000.0 kg or greater; b) a truck or truck tractor with a maximum height in excess of 2.25 m; c) a bus with seating capacity greater than 9 people; or d) as defined in the <i>Commercial Transport Act</i>.
Vehicle, recreational	means a transportable conveyance intended as a temporary accommodation for travel, vacation or recreational use and includes travel trailers , motorized homes, slide-in campers, chassis-mounted campers, boats, all terrain vehicles, snowmobiles and tent trailers, but does not include manufactured housing .
Vehicle rental, convenience	means the rental of new or used automobiles and light trucks and utility vehicles with a gross vehicle rating of 1,815.0 kg or less, and includes those establishments that are not strictly office in nature, but form integral parts of the main operation, such as a facility for minor vehicle servicing, storing facility, fuelling facility or a car wash .
Vehicle repair	means a facility for the servicing and mechanical repair of automobiles, light trucks and utility vehicles , motorcycles, snowmobiles, boats and similar vehicles and the accessory sale, installation or servicing of related parts and accessories, and includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops, but does not include autobody repair shops, paint shops, service stations or wrecking yards .
Vehicle sale/rental	means a facility for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles , together with incidental maintenance services and sales of parts, and includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4,100.0 kg, the sale of motor homes with a gross vehicle weight rating of more than 5,500.0 kg or a length greater than 6.7 m, or truck and manufactured home sales/rentals .

Veterinary service means a facility for the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets, including medical intervention and surgery, and may include accessory short-term accommodation of pets, pet grooming and the sale of medicine and pet supplies, and includes pet clinics, but does not include **animal breeding and boarding, animal shelters or animal day care**.

W

Walkway means a **right-of-way** or area dedicated to carry pedestrian and non-motorized traffic only, except that a **walkway** may be designed for maintenance and emergency **vehicle use**.

Warehouse sales means the wholesale or retail sale of a limited range of bulky goods from within an enclosed **building** where the size and nature of the principal goods being sold typically require large **floor areas** for direct display to the purchaser or consumer, and includes but is not limited to **buildings** where principal goods being sold are such bulky items as furniture, carpet, major appliances and **building materials**, but does not include **buildings** used for the retail sale of food or a broad range of goods for personal or **household use**.

Waste management means the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap **building materials** and similar non-hazardous wastes which normally do not generate any environmental pollution to the **site** and surrounding lands, and includes a dry waste **site**.

Watercourse means any natural depression with visible banks, which contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland or surface source of water, whether containing fish or not, including intermittent streams, and drainage works which contain fish.

Wrecking yard means any land or **building** used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, inoperable or unlicensed **vehicles**, machinery and other discarded materials.

Y

Yard means an area created by **setback**.

Yard, exterior side means a **side yard** that **abuts a road**.

Yard, front means the area between **side lot lines** extending from the **front lot line** to the nearest wall of a **building**, but on a **corner lot**, it is the **yard** associated with the **front lot line**.

Yard, interior side means a **side yard abutting** another lot.

Yard, rear means the area between the **side lot lines** extending from the **rear lot line** to the nearest wall of a **building**.

Yard, side means the area between **side lot lines** and the nearest wall of a **building** extending from the **front yard** to the **rear yard**.

Z

Zone means an area of the **City** as defined in Sections 8 to 26.

Zone, agricultural & golf means any AG or GC **zones** included in Section 14.

Zone, commercial means any C **zone** included in Section 9 and 10.

Zone, industrial means any I **zone** included in Section 12.

Zone, marina means any MA **zone** included in Section 11.

Zone, institutional means any AIR, SI, ASY or HC **zone** in Section 13.

Zone, residential means any R **zone** included in Section 8.

Zone, site specific means any **zone** included in Sections 15 to 26 of this bylaw.

3.5. Non-Permitted Uses and Definitions

3.5.1. The following **uses** are not permitted in any **zone**:

- a) **Abattoir**
- b) **Cemetery**
- c) **Manufactured home park**
- d) **Manufactured home sales/rentals**

3.5.2. The non-permitted **uses** are defined as follows:

Abattoir means a facility for the penning and slaughtering of animals where more than 50% of the livestock being slaughtered is from other **sites** than the **abattoir**, and the meat is cut, cured, smoked, aged, wrapped or frozen for distribution and consumption.

Cemetery means land, **buildings** and **structures** for the burial of human or animal remains. This does not include an **interment facility** or memorial park.

Manufactured home park

means a **development** used for **manufactured housing** and not having a registered plan of **subdivision** of individual **lots**. Spaces, or spaces with individual **manufactured housing** already sited on them, may be rented. Ownership and responsibility for the maintenance of internal **roads**, underground services, communal areas and **buildings**, snow clearance and garbage collection, together with general park management, rests with the management. This does not include the situation where an additional agricultural **dwelling unit** is located on a **lot** where the **principal dwelling unit** is **manufactured housing**.

Manufactured home sales/rentals

means a **development** used for the sale or rental of new or used mobile homes and **manufactured housing** together with incidental maintenance services and the sale of parts and accessories.

- 3.5.3. The storage of **commercial vehicles** and shipping containers is not permitted in residential **zones** and **site specific zones** which permit residential **uses**.
- 3.5.4. The parking or servicing of **commercial vehicles** and equipment on lands is not permitted within the **Agricultural Land Reserve** unless:
- a) the **owner** or occupier of the land is the **owner/operator** of the **commercial vehicle** and equipment;
 - b) on-site parking and servicing of **commercial vehicles** and equipment is conducted by immediate family members only;
 - c) **commercial vehicles** and equipment not owned by the **owner** or occupier of the land can not be stored, parked or serviced on the property; and
 - d) the **commercial vehicles** and equipment are utilized as part of a **farm operation**.

4. General Development Regulations

4.1. General Provisions

- 4.1.1. The general development regulations of Section 4 apply in all **zones**, unless otherwise provided in Section 4. Where there appears to be a conflict with the regulations in other sections, these general development regulations apply, unless the regulations in other sections specifically exclude or modify these general development regulations. (e.g., the **site specific zones** calculation of **density** and projections into **yards** apply and take precedence over the general development regulations).
- 4.1.2. The **setbacks** in all **zones** and the projections permitted in these general development regulations are subject to the Development Permit Guidelines in the **Official Community Plan** (and any applicable Area Plans or Sub-Area Plans). Variances to the **setbacks** may be permitted by a development permit or development variance permit where the variance is permitted by and complies with the **Official Community Plan** (and any applicable Area Plans and Sub-Area Plans).

4.2. Calculation of Density in All Zones

- 4.2.1. The following items are not included in the calculation of maximum **floor area ratio** in all **zones**:
- a) a **crawl space**; and
 - b) unenclosed **balconies**.
- 4.2.2. **Enclosed parking** within a **building** or **structure** located on **site** is not included in the calculation of maximum **floor area ratio** subject to:
- a) the maximum 50.0 m² specified in Section 4.3.1 b) for **single detached housing** and **two-unit housing** and in Section 4.4.1 b) for **town housing**; and
 - b) any other limitations in any **zone** or **site specific zone**.

4.3. Calculation of Density in Single Detached Housing and Two-Unit Housing Zones

- 4.3.1. The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:
- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
 - b) 50.0 m² for **use** only as **accessory buildings** and on-site parking, which can not be used for **habitable space**;
 - c) an area of up to 10.0 m² used exclusively for interior entry and staircase purposes where the interior entry and staircase exceeds 5.0 m in **height** (the remaining portion of **floor area** which exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such); and
 - d) one **accessory building** which is less than 10.0 m².

4.4. Calculation of Density in Town Housing Zones

- 4.4.1. The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones** and **site specific zones** that permit **town housing**:
- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
 - b) 50.0 m² per **dwelling unit** (either for the exclusive **use** of individual units or for the total **building**) for **use** as **accessory buildings** and on-site parking, neither of which may be used for **habitable space**; and
 - c) an area of up to 10.0 m² used exclusively for interior entry and staircase purposes where the interior entry and staircase exceeds 5.0 m in **height**. The remaining portion of **floor area** which exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

4.5. Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones

- 4.5.1. The following items are not included in the calculation of maximum **floor area ratio** in all **zones** that permit **apartment housing**, **commercial uses** and **general** or **heavy industrial buildings**:
- a) loading, bicycle, garbage and recycling facilities located within an **enclosed parking** area;
 - b) common stairwells and common elevator shafts (except that they are counted once on the ground floor); and
 - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space**:
 - i) with no **floor area** limits if they are located within an **enclosed parking** area; or
 - ii) with a maximum **floor area** of 100.0 m², if they are located outside the **enclosed parking** area, unless a mechanical engineer can demonstrate and certifies that a larger **floor area** is required (e.g., for geo-thermal and other green infrastructure that requires a larger electrical/service area).

4.6. Floor Area Exemption for Basic Universal Housing Features

- 4.6.1. A **dwelling unit** that incorporates all of the **basic universal housing features** described in Section 4.16 is an amenity within the meaning of Section 904 of the *Local Government Act*.
- 4.6.2. Notwithstanding a provision for **floor area ratio** established in a **zone**:
- a) a **dwelling unit** that is fully contained within one **storey** in **apartment housing** containing an elevator; or
 - b) a **town housing** unit that is fully contained within one **storey**;
- is exempted from the maximum **floor area ratio** calculation of a total of 1.86 m² per **dwelling unit** where the **dwelling unit** or **town housing** unit incorporates all of the **basic universal housing features** described in Section 4.16.

4.7. Projections into Yards in Single Detached Housing Zones

- 4.7.1. The following projections shall be permitted in the **residential zones** and **site specific zones** that permit **single detached housing**. These projections apply to the **single detached housing** only, not other **uses** such as **town housing**, and are subject to the *Building Code*.
- 4.7.2. **Bay windows** and **hutches** which form part of the **principal building** may project for a distance of:
- a) 1.0 m into the **front yard**;
 - b) 0.6 m into the **side yard**; and
 - c) 0.6 m into the **rear yard**.
- 4.7.3. Fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
- a) 1.0 m into the **front yard**;
 - b) 0.6 m into the **side yard**; and
 - c) 0.6 m into the **rear yard**.
- 4.7.4. **Porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of 1.5 m into the **front yard**.
- 4.7.5. **Balconies** which form part of the **principal building** may project a distance of:
- a) 0.6 m into the **front yard**;
 - b) 0.6 m into the **side yard**; and
 - c) 0.6 m into the **rear yard**.
- 4.7.6. Other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
- a) 3.0 m of a public **road**; and
 - b) 1.2 m of the **rear lot line**.
- 4.7.7. Detached **accessory buildings** of 10.0 m² or more may be located within the **rear yard** but no closer than:
- a) 3.0 m of a **road**; and
 - b) 1.2 m of the **rear lot line** or **side lot line**.
- 4.7.8. There is no **lot line setback** requirement for an **accessory building** that has an area less than 10.0 m².
- 4.7.9. Where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**. (See **residential vertical lot width envelope** illustration in the definitions).

- 4.7.10. No portion of a **single detached housing building, garage or carport** shall be located further than 50.0 m from the **front lot line**, and in the case of **corner lot** or a **double fronting lot**, the **lot line** from which the **lot** is addressed and is principally **accessed**.
- 4.7.11. The minimum **building separation space** is 1.2 m, except that **cantilevered roofs, balconies, unenclosed fireplaces and chimneys** may project into the minimum **building separation space** for a distance of 0.6 m.

4.8. Projections into Yards in Two-Unit Housing Zones

- 4.8.1. The following projections shall be permitted in the **residential zones** and in **site specific zones** that allow **two-unit housing**. These projections apply to the **two-unit housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*.
- 4.8.2. Portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
- a) 3.0 m of **road**; and
 - b) 1.2 m of the **rear lot line** or **side lot line**.
- 4.8.3. Detached **accessory buildings** of 10.0 m² or more in area may be located within the **rear yard** but no closer than:
- a) 3.0 m of **road**; and
 - b) 1.2 m of the **rear lot line** or **side lot line**.
- 4.8.4. There is no **lot line setback** requirement for an **accessory building** that has an area which is less than 10.0 m².
- 4.8.5. The minimum **building separation space** is 1.2 m unless otherwise stipulated in the applicable **zone**.

4.9. Projections into Yards in Town Housing Zones

- 4.9.1. The following projections shall be permitted in **residential zones** and **site specific zones** that permit **town housing**. These projections apply to the **town housing** only, not other **uses** such as **single detached housing**, and are subject to the *Building Code*.
- 4.9.2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** not more than 1.5 m.
- 4.9.3. Fireplaces and chimneys, whether enclosed or unenclosed, may project into any **yard** of not more than 0.6 m.
- 4.9.4. **Bay windows** and **hutches** may project into the **front yard** for a distance of not more than 1.0 m and into **side yard** or **rear yard** not more than 0.6 m.
- 4.9.5. Entry stairs may project into any **yard** but shall be no closer than 3.0 m to a **front lot line** and 1.5 m to a **side lot line** or **rear lot line**.
- 4.9.6. **Balconies** and **porches** may project 1.5 m into the **front yard, exterior side yard and rear yard** but not into the **side yard**.

- 4.9.7. Gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** may be located within the **setbacks**, but no closer to a **lot line** or **right-of-way** secured for public passage than 2.0 m, unless a lesser **setback** is established for **accessory buildings** or **accessory structures** in a **residential zone** or **site specific zone** that permits **town housing**.

4.10. Projections into Yards in Low Rise Residential Zones

- 4.10.1. The following projections shall be permitted in the **residential zones** and **site specific zones** that permit low rise **apartment housing**. These projections apply to the low rise **apartment housing** only, not mid rise or high rise **apartment housing** and other **uses** such as **town housing**, and are subject to the *Building Code*.
- 4.10.2. **Balconies** and **porches** forming part of the **principal building** may project into the **front yard**, **exterior side yard** and **rear yard** a distance of 2.0 m, provided that a 3.0 m **setback** is maintained to the **road** and a 1.5 m **setback** is maintained to the **rear lot line**.
- 4.10.3. Entry stairs may project into the **road setback** a distance of not more than 2.0 m, but shall be no closer than 0.6 m to a **lot line abutting a road**.
- 4.10.4. **Bay windows**, **hutches**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the **side yard** and **rear yard** a distance of not more than 0.6 m, where the **road setback** is 1.2 m.
- 4.10.5. Gateways, pergolas and similar landscape structures that do not form part of the **principal building** may be located within the **setbacks** but shall be no closer to a **lot line** than 2.0 m.
- 4.10.6. **Enclosed parking** below **finished site grade** and at least 50% below the highest elevation of the crown of any public **road abutting the building** may project into the **road setback**, but shall be no closer to a **lot line abutting a public road** than 3.0 m, and may project into the **side yard** and **rear yard** not more than 1.0 m. Such projections must be landscaped or **screened** by a combination of trees, shrubs, ornamental plants or lawn.

4.11. Projections into Yards in Mid Rise and High Rise Residential Zones

- 4.11.1. The following projections shall be permitted in the **residential zones** and **site specific zones** that permit mid rise and high rise **apartment housing**. These projections apply to the mid rise and high rise **apartment housing** only, not low rise **apartment housing** and other **uses** such as **town housing**, and are subject to the *Building Code*.
- 4.11.2. **Porches**, **balconies**, **bay windows** and **hutches** may project into any required **yard** or **setback** by one third of that required **yard** or **setback**.

4.12. Projections into Yards in All Zones

- 4.12.1. No **building**, **structure**, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, **altered**, placed, maintained or added to within any required **yard** except as follows, provided that they meet the provisions of the *Building Code*.
- 4.12.2. Architectural features such as cornices, leaders, pilasters, belt courses and sills may project into a required **yard** but may not project more than a distance of 0.6 m.

- 4.12.3. **Cantilevered roofs, eaves** and gutters may project into the required **yard** with a distance between 0.9 m to 1.2 m, unless a greater projection is required for weather protection purposes.
- 4.12.4. **Cantilevered roofs, eaves** and gutters may not touch or encroach over a **property line**.
- 4.12.5. **Satellite dishes/receivers** less than 0.6 m in diameter may project into a required **yard** but may not project more than a distance of 0.6 m.
- 4.12.6. Stairs which are uncovered and are not entry stairs to **town housing** or low rise **apartment housing**, may project into a required **yard**. Such stairs shall not project closer than 1.2 m to an **interior side yard**.
- 4.12.7. **Awnings**, sunshades and canopies may project into the required **yard** for a distance of 2.0 m or for a distance that is 50% of the length of the required **yard**, whichever is less.
- 4.12.8. **Awnings**, sunshades, and canopies may project up to the **lot line** where:
- a) greater projection is required for weather protection purposes; and
 - b) the **lot** projection is approved by the **City** through the development permit or development variance permit process.
- 4.12.9. An unroofed swimming pool may project into a required **yard**, provided that such a pool shall not be constructed within any required **front yard** or nearer than 1.2 m from any **side lot line** or **rear lot line**.
- 4.12.10. Utilities and similar **structures** constructed entirely beneath the surface of the ground may project into a required **yard** and constructed above the surface of the ground may project 0.6 m into the required **yard**.

4.13. Town Housing

- 4.13.1. Every **dwelling** in a **town housing development** shall have a separate, individual and direct **access to grade**.

4.14. Accessory Buildings and Accessory Structures

- 4.14.1. **Accessory buildings** and **accessory structures** are permitted when accessory to a **principal use** or **secondary use**. **Accessory buildings** and **accessory structures** are not permitted without a **principal building** or **secondary use**.
- 4.14.2. **Accessory buildings** and **accessory structures** shall not be used as a **dwelling unit**.
- 4.14.3. **Accessory buildings** and **accessory structures** are subject to the development regulations for the **zone**.
- 4.14.4. Where there are no **accessory building** or **accessory structure height** limitations, the **accessory building** or **accessory structure** shall not be higher than the permitted **height** of the **principal building** in that **zone**.

- 4.14.5. **Accessory buildings** and **accessory structures** on a **double fronting lot** shall be sited as if a **front yard** is required on both **lot lines abutting** the public roads, unless it is a residential **lot** with its **vehicle access** from one street in which case the **yards** and **setbacks** for the **accessory buildings** and **accessory structures** shall be consistent with **lots** on the same block.

4.15. Subdivision

- 4.15.1. Unless otherwise provided (such as by Section 946 of the *Local Government Act*), any **lot** created shall be in accordance with the **lot** standards prescribed for the **zone** in which the **subdivision** is located.
- 4.15.2. The minimum **lot area** provisions of this bylaw shall not apply where an existing **lot** is being reduced in size because of land dedication for a highway or other works, and such **lot** shall not by reason of the land dedication be deemed to be non-conforming.
- 4.15.3. The minimum **lot area**, **lot width** and **lot depth** provisions shall not apply to **air space parcels** nor shall they apply to **strata lots** provided the entire strata plan meets the **lot area**, **lot width** and **lot depth** provisions.
- 4.15.4. Phased **strata lots** need not comply to the minimum **lot area**, **lot width** and **lot depth** requirements for each phase provided the **City** is assured that the overall completed strata will comply.

4.16. Basic Universal Housing Features

Purpose

- 4.16.1. The **basic universal housing features** described in Section 4.16 are intended to facilitate ready **access**, **use** and occupancy of a **dwelling unit** by a person with a disability.

Building Access

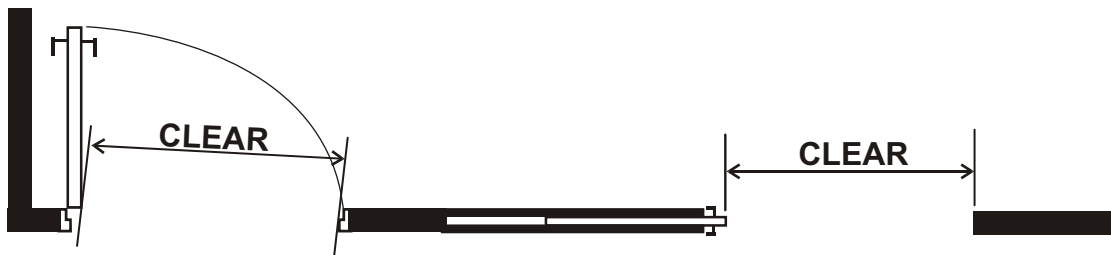
- 4.16.2. Each **dwelling unit** and each type of **amenity space** shall be accessible to a person with a disability from a **road** and from an on-site parking area.
- 4.16.3. **Access** to the elevator shall be provided from both the **road** and the entry to the on-site parking area.
- 4.16.4. An automatic door opener shall be provided for the main entry.

Doors and Doorways

- 4.16.5. The minimum clear openings for all entry doors to every **dwelling unit** and doors in common areas shall be no less than 855.0 mm (which will be provided by a swing door).
- 4.16.6. The minimum clear opening for the interior doors to at least one **bedroom** and one accessible bathroom in every **dwelling unit** shall be no less than 800.0 mm (which will be provided by a swing door).
- 4.16.7. Doors in every **dwelling unit** and common areas shall be operable by devices that do not require tight grasping or twisting of wrist.

- 4.16.8. Flush thresholds throughout the **building** shall be a maximum of 13.0 mm in **height**.
- 4.16.9. The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through **access** is not required and **access** to a person with a disability is not anticipated.
- 4.16.10. Clear openings shall be measured as illustrated in Figure 1 below.

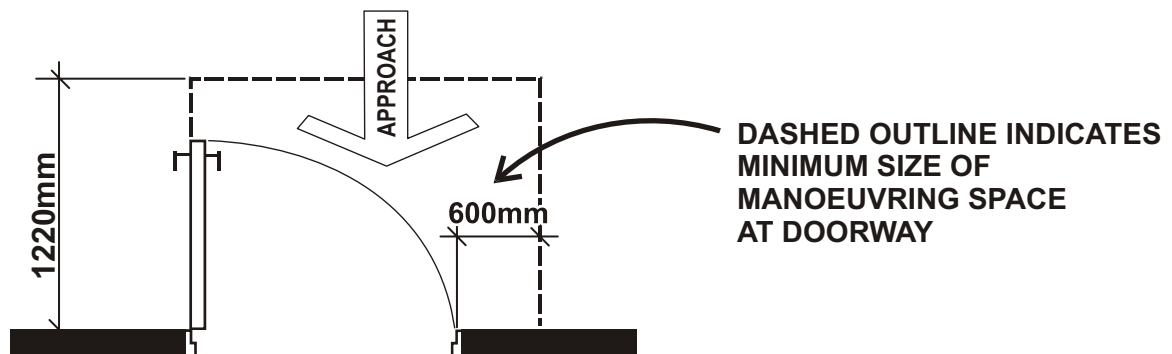
Figure 1. Clear Opening Measurement For Doors



Manoeuvring Space at Doorways

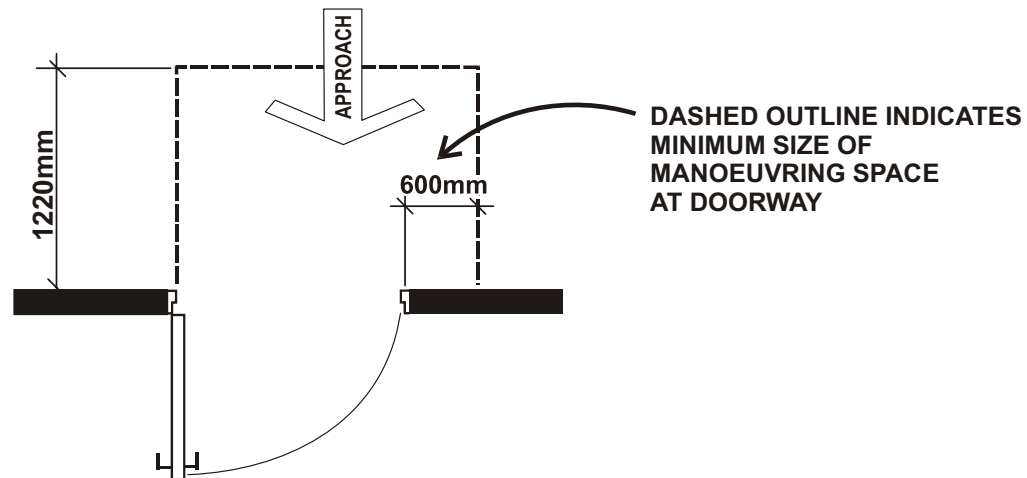
- 4.16.11. Entry doors to every **dwelling unit** and door assemblies in common areas shall have a clear and level area which is not less than the following:
- Where the door swings toward the area (pull door), 1220.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below.

Figure 2. Front Approach, Pull Side



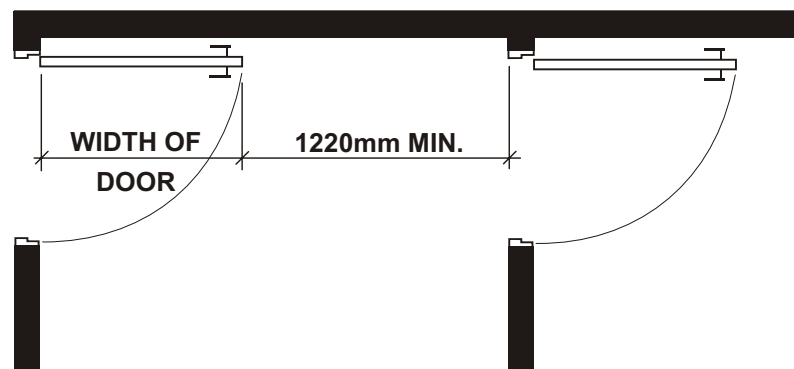
- Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 3 below.

Figure 3. Front Approach, Push Side



- c) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door, as illustrated in Figure 4 below.

Figure 4. Separation of Doors in Series



- d) Entry doors to every **dwelling unit** are exempted from the requirement to provide the 1220.0 mm long clear area and 600.0 mm clear space if rough in wiring is provided for future conversion for an automatic door opener.

Corridor Widths

4.16.12. Common corridors shall be no less than 1220.0 mm wide.

Floor Surfaces

4.16.13. Floor surfaces throughout the **building** shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm **height**.

4.16.14. Floor surfaces shall be slip resistant.

4.16.15. Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

Windows

- 4.16.16. Windows which are accessible shall have a window sill **height** that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the **bedroom** and one window in the living room shall afford such seated viewing.
- 4.16.17. Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

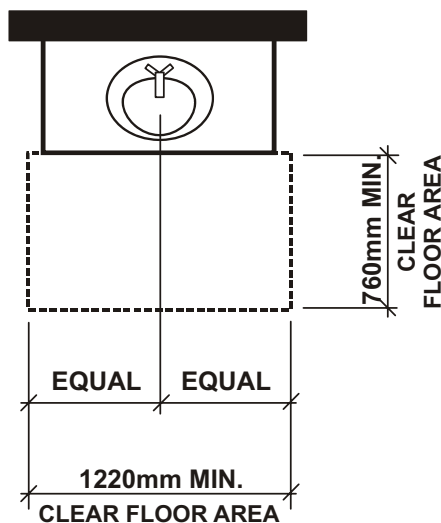
Outlets and Switches

- 4.16.18. Light switches, electrical panels and intercom buttons shall be a maximum 1220.0 mm from the floor.
- 4.16.19. Electrical outlets, cable outlets and telephone jacks shall be located not less than 450.0 mm from the floor.
- 4.16.20. Thermostats shall be located between 900.0 mm to 1350.0 mm from the floor.
- 4.16.21. The operable part of controls shall be located within reach of a clear **floor area** that has a width of not less than 750.0 mm.
- 4.16.22. Light switches will be rocker or paddle-type switches.

Bathrooms

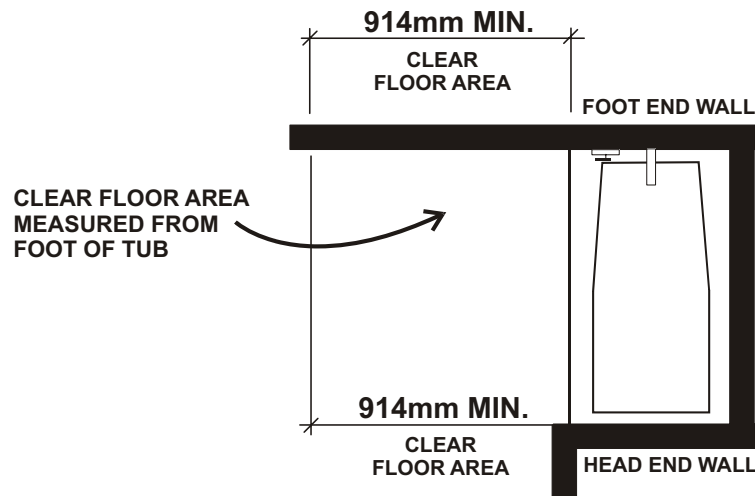
- 4.16.23. At least one bathroom shall:
- have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 1020.0 mm from any obstruction on the non-grab bar side or in front of the toilet; and
 - have a clear **floor area** at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5. Clear **Floor Area** at Sink



- c) have a minimum clear area of 914.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below.

Figure 6. Clear **Floor Area** at Tub



- d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and
- e) include easy to grasp handles on faucets, e.g., lever-type faucets.

4.16.24. Where bathrooms are provided to serve a common **amenity space**, at least one shall be wheelchair accessible as described in the *Building Code* and the top of the rim of the toilet in that one bathroom shall be 480.0 mm above the floor.

Kitchens

4.16.25. The **kitchen** must have:

- a) some usable counter space and cupboards that can be easily **accessed** by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink; adjustable shelves in all cabinets; pull-out work boards at 810.0 mm **height**; and pull-out cabinet shelves;
- b) easy to grasp handles on faucets, e.g., lever-type faucets;
- c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
- d) task lighting at sink, stove and key work areas; and
- e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

Bedroom & Closet

4.16.26. The space around a bed in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.

4.16.27. The clothes closet in a **dwelling unit** that consists of a bachelor suite and at least one **bedroom** in every other **dwelling unit** shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod than can be lowered to 1200.0 mm.

Patios and Balconies

4.16.28. **Access** doors shall have a minimum clear opening of 860.0 mm.

4.16.29. Minimum dimensions of any **balcony** or patio shall be 1500.0 mm by 500.0 mm.

5. Specific Use Regulations

5.1. Application

- 5.1.1. The specific **use** regulations in this Section 5 shall apply to all **buildings** and **development** unless otherwise exempted in Section 5.
- 5.1.2. Where these regulations may be in conflict with any **zone** or general development regulations, these specific **use** regulations take precedence.

5.2. Home Businesses and Home-Based Businesses

- 5.2.1. All **home businesses** and **home-based businesses** shall:
- a) be considered **secondary uses** and will have a fixed expiry date specified in the required business license;
 - b) not be located in conjunction with a **minor** or **major community care facility**;
 - c) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary;
 - d) maintain the privacy and enjoyment of **adjacent** residences and the character of the neighbourhood;
 - e) comply with the *Building Code* for interior or exterior alterations, additions or renovations to accommodate the **home business** or **home-based business**;
 - f) not generate pedestrian or vehicular traffic to a greater extent than is normal in the **zone** in question; and
 - g) not manufacture materials or equipment outdoors.
- 5.2.2. All **home businesses** and **home-based businesses** shall not have any external displays, advertisements or signage, except for the following:
- a) **businesses** located outside of the **City Centre** may have one non-illuminated identification sign that indicates the name of the **business**. The sign shall not exceed 0.2 m² and shall be placed within or flat against the main front wall of the **dwelling unit**;
 - b) **businesses** located within the **City Centre** may have one non-illuminated identification sign that indicates the name of the **business**. The sign shall not exceed 0.1 m², and shall be placed within or flat against the main front wall of the **dwelling unit** or an entry feature such as a gate, garden wall, steps or **fence**.
- 5.2.3. A **home business** licence may only be issued where the activities of the **home business** fall under one of the following categories:
- a) **licensed crafts and teaching**;
 - b) **licensed residential registered office**;
 - c) **licensed residential business office**; or
 - d) **child care program**.
- 5.2.4. All **licensed crafts and teaching** shall:

- a) be carried out only by members of the **household** residing in the **dwelling unit**;
- b) only involve one non-resident for each member of the **household** teaching or doing a craft (i.e., one on one);
- c) be carried out wholly within the **dwelling unit** or a **building**;
- d) not store goods or equipment outdoors; and
- e) not display or sell stock in trade, excepting articles actually produced on the **premises**.

5.2.5. All **licensed residential registered offices** shall:

- a) be occupied and used only by members of the **household** residing in the **dwelling unit**;
- b) be located wholly within the **dwelling unit**, with the required work or trade taking place elsewhere (i.e., off **premises**);
- c) be limited to an **office** of record for a **business** otherwise carried on entirely off the **premises**;
- d) not involve the storage of goods or equipment; and
- e) not permit **commercial vehicles** to be stored or parked on the property.

5.2.6. All **licensed residential business offices** shall:

- a) be occupied and used only by members of the **household** residing in the **dwelling unit**;
- b) be located wholly within the **dwelling unit**;
- c) be limited to a **business office** carried on entirely within the **dwelling unit** by a resident;
- d) not involve the storage of goods or equipment; and
- e) not permit **commercial vehicles** to be stored or parked on the property.

5.2.7. All **child care programs** that are **home businesses** shall:

- a) have a maximum capacity of 10 children;
- b) have an outdoor **child care** space area; and
- c) not involve any variation of the residential character of the **dwelling unit** or its **accessory structures**.

5.2.8. All **child care programs** that are **home businesses** are not required to:

- a) obtain a business license from the **City**;
- b) provide on-site parking in accordance with Table 7.7.2.3 with respect to **child care**.

5.2.9. Where the **child care program** that is a **home business** provides on-site parking in addition to the required residential **parking spaces**, the on-site parking shall be located in a permitted driveway and not in any required **yard**.

5.2.10. A **child care program** that is a **home business** may be licensed under the *Community Care and Assisted Living Act*.

5.2.11. All **home-based businesses** shall:

- a) be located in the **City Centre** only;

- b) be carried out only by members of the **household** residing in the **dwelling unit**;
- c) be limited to a maximum of three clients on the **premises** at any one time;
- d) be carried out wholly within the **dwelling unit** and there shall be no **outdoor storage** of goods and equipment;
- e) not display any stock in trade, except for articles actually produced and advertised on the **premises**;
- f) have private exterior entrances if located on the ground floor or a street fronting unit;
- g) be situated at-**grade**, if fronting a public **road**, or in a purpose-built “flexible work” **building**; and
- h) be entered by the public without passing through a shared corridor or lobby, unless all the **home-based businesses** share a corridor or lobby in a purpose-built **home-based business building**.

5.3. Live/Work Dwellings

5.3.1. All live/work dwellings shall:

- a) be carried out only by members of the **household** residing in the **dwelling unit** and up to one non-resident employee;
- b) be constructed in a mixed commercial/residential unit and the **commercial use** must be clearly designated through unit design (e.g., typically at-grade with living space above);
- c) present an attractive mixed-use image from the **building** exterior (e.g., identifiable architectural treatment to differentiate from residential **use**);
- d) be situated at-grade fronting a **road** with a private exterior **access** or in a purpose-built flexible work **building**;
- e) have no limit on the number of clients;
- f) provide on-site parking as per the applicable residential use, plus 0.5 **parking spaces** per **live/work dwelling unit** to be designated and located as visitor parking or as directed by the **City**;
- g) be permitted a permanent or temporary display of artworks and goods produced on the **premises**, not manufactured materials or equipment outdoors;
- h) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary; and
- i) be a mixed **use** character with retail display windows and shop entries at-grade and residential features above (e.g., **balconies**).

5.3.2. The work area of a **live/work dwelling** shall be calculated as residential space unless a covenant is registered on the title of the **lot** restricting the work area to **commercial uses** in perpetuity.

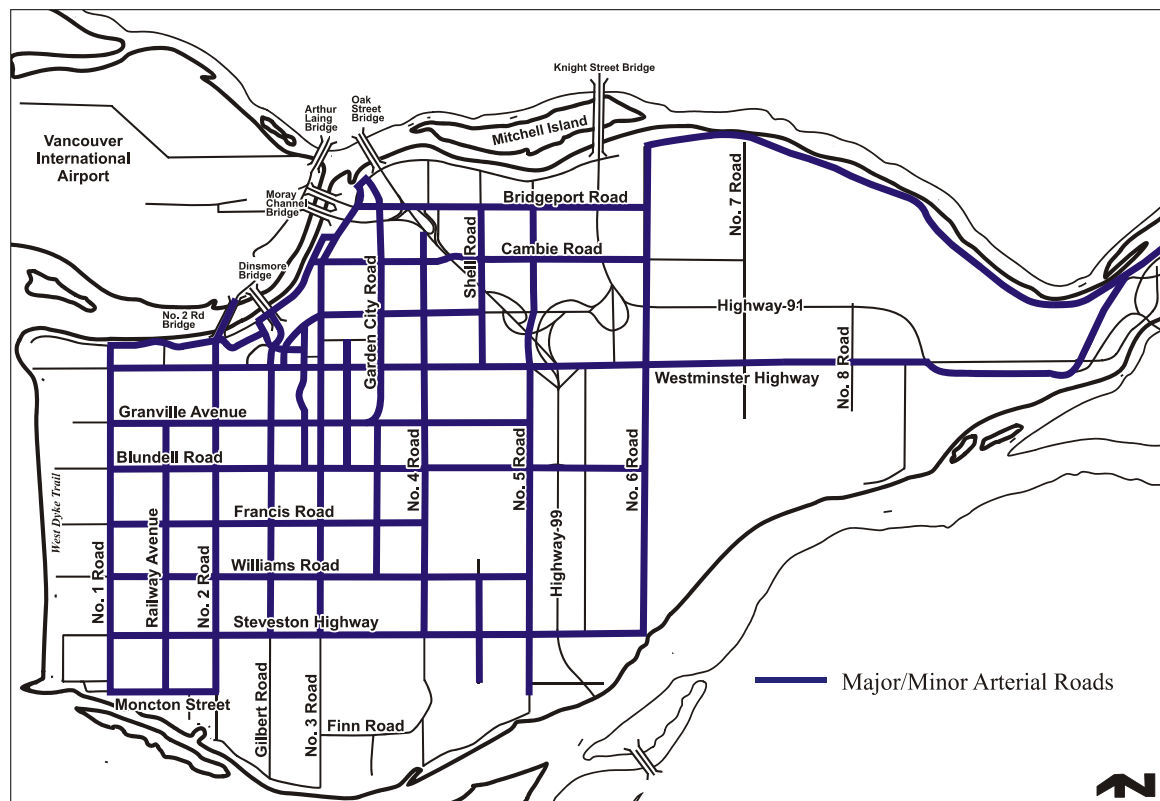
5.4. Secondary Suites

5.4.1. The following regulations and prohibitions apply to every **secondary suite** permitted in a **zone**:

- a) the **secondary suite** must be completely enclosed within the same **building** as the **dwelling unit** and not in a detached **accessory building**;

- b) the **secondary suite** must be incidental and integrated with the **dwelling unit** so as not to externally appear as a separate unit;
- c) a **City** water meter must be installed on the **lot** on which the **secondary suite** is located;
- d) the **secondary suite** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 90.0 m² in **single detached housing**;
- e) the **secondary suite** must not exceed 40% of the total **floor area** of the **dwelling unit** in which it is contained;
- f) **home business uses** (i.e., **licensed crafts and teaching**; **licensed residential registered office** and **licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**;
- g) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**;
- h) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**;
- i) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments;
- j) where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive **use** of the **secondary suite**, and the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other;

Diagram 1: **Arterial Roads** Where Additional On-Site **Parking Space** Required For **Secondary Suites**



- k) no more than one **secondary suite** shall be permitted per **principal dwelling unit**; and

- l) internal **access** must be maintained between the **secondary suite** and **single detached housing** except for a locked door.

5.5. Bed and Breakfast (Require Rezoning)

- 5.5.1. Approval of a **bed and breakfast** as a **secondary use** in the Single Detached (RS3/A-H and RS3/J-K; AG2) **zones** shall be subject to the rezoning application process.
- 5.5.2. Approved **bed and breakfasts** shall be subject to the following regulations and prohibitions:
 - a) must maintain the privacy and enjoyment of **adjacent** residences and the character of the neighbourhood;
 - b) shall not change the principal residential character or external appearance of the **dwelling** involved;
 - c) shall be operated as an **accessory use** only within the **principal building**;
 - d) shall have a maximum three **sleeping units** with a maximum of two **guests** per **sleeping** unit, with the exception in the AG2 **zone** where a maximum of four **sleeping units** are permitted and the ZS11 **zone** where five **sleeping units** are permitted;
 - e) shall not provide cooking facilities in the **sleeping units**;
 - f) parking and open space areas to be used by the **guests** of a **bed and breakfast** shall be located on the subject **lot**, **screened** and oriented away from **abutting buildings** to minimize the impact of the operation on nearby properties, and must not reduce the amount of **landscaping** and porous surfaces required in the **zone**;
 - g) shall be operated only by the permanent resident(s) of the **principal dwelling**;
 - h) is not permitted in conjunction with an **agri-tourist accommodation, minor community care facility, boarding and lodging** or **secondary suite**;
 - i) one sign to a maximum dimension of 0.3 m by 0.6 m will be permitted on the **site**, except in the AG2 **zone** and the ZS11 **zone** where two signs to a maximum dimension of 0.6 m and 1.2 m each are permitted on the **site**;
 - j) must not produce noise detectable beyond the property boundary and must comply with the applicable noise regulations;
 - k) shall not generate pedestrian or vehicular traffic to a greater extent than is normal in the neighbourhood;
 - l) may be subject to the **City's** Business License Bylaw and Municipal Ticket Information Authorization Bylaw and amendments to these bylaws; and
 - m) shall comply with the other provisions of this bylaw, the *Building Code* and other fire and health regulations.
- 5.5.3. Each **sleeping unit** used for the **bed and breakfast** shall:
 - a) have a minimum area of 11.0 m²;
 - b) have one on-site **parking space**, in addition to the required on-site parking for the **principal dwelling unit**, which must be located on the driveway and can be in a **tandem arrangement**; and
 - c) not be designed to accommodate more than two **guests**.

- 5.5.4. A **single detached housing** unit that has a **bed and breakfast** shall not also have a **secondary suite**.

5.6. Minor Community Care Facilities

- 5.6.1. A **minor community care facility** that houses 7 to 10 persons is required to be located a minimum of 200.0 m, **lot to lot**, from any other **minor community care facility** that houses up to 10 persons.
- 5.6.2. In accordance with the Licensed Group Home Protocol Agreement between the **City** of Richmond and the Vancouver Coastal Health (Richmond), notice of a proposed **minor community care facility** that houses 7 to 10 persons shall be mailed or otherwise delivered by the **City** to **owners** of all parcels within 50.0 m or five home radius, whichever is the greater, of the proposed facility. The notice shall invite these **owners** to submit comments to the **City** on the proposal and to attend an informal neighbourhood meeting hosted by the **City**.
- 5.6.3. In the case of **two-unit housing**, a **minor community care facility** shall only be permitted in one of the **dwelling units** (i.e., not in both **dwelling units** or both sides of the duplex).
- 5.6.4. The above noted special regulation does not apply to **child care**.

5.7. Dormitories

- 5.7.1. A **dormitory** may contain communal dining facilities but may not contain cooking facilities within the **dormitory's sleeping units**.

5.8. Hotels and Motels

- 5.8.1. A **hotel** or a **motel** shall not be used as **dwelling units** for permanent residents.

5.9. Greenhouse & Plant Nurseries

- 5.9.1. In order for **business** to qualify as a **greenhouse & plant nursery**, the main part of the **business** must be plant-related.
- 5.9.2. Any **landscaping** material sales in a **greenhouse & plant nursery** must be a minor accessory component only, and must occupy no greater than 10% of the **site** area to a maximum of 2,000.0 m².

5.10. Roadside Stands

- 5.10.1. A **roadside stand** that is used for farm retail sales shall:
- a) have an interior **floor area** of not more than 93.0 m², except for **sites** zoned **Roadside Stand** (CR) which shall have an interior **floor area** of not more than 190.0 m²; and
 - b) have a **use** which is accessory to the **use** of the **farm operation** upon which the **roadside stand** is situated.
- 5.10.2. Farm retail sales at a **roadside stand** are permitted if:
- a) all the farm product offered for sale is produced on the farm on which the retail sales are taking place; or

- b) at least 50% of the retail sales is limited to the sale of farm products produced on the farm on which the retail sales are taking place.
- 5.10.3. The total area, both indoors and outdoors, used for the retail sales of all products shall not exceed 300.0 m².

5.11. Parks

- 5.11.1. Special **commercial uses** such as the selling of food, alcohol and merchandise by non-city vendors and special events, such as related to the Olympics or community centres, are permitted in a **park** if approved by the **City**.

5.12. Recycling Drop-Offs and Hazardous Recycling Sites

- 5.12.1. Recyclable material that is left at a **recycling drop-off** shall be periodically removed and taken to larger, permanent **recycling depots** for final recycling.
- 5.12.2. Materials stored at a **hazardous recycling site** shall be:
- a) limited to domestic products; and
 - b) stored temporarily.

5.13. Uses Permitted in All Zones

- 5.13.1. Canada Line corridors, stations or related transit **uses** shall be permitted in all **zones**.
- 5.13.2. **Urban services** and utility service infrastructure such as poles, wires, traffic controls, telephone booths, bus benches and shelters, underground utility systems, electrical transformer stations and municipal utility operations, are permitted in all **zones**.
- 5.13.3. **Residential sales centres** shall be permitted in all **zones** except in the **agricultural & golf zones** and in any **site specific zones** that permit **farm business**. The following conditions apply:
- a) a **residential sales centre** may operate on a **site** while the **owner** constructs or supervises construction of **buildings** within the **development**, and must be removed when occupancy has been granted for the **development**;
 - b) **residential sales centres** may only be used to market an existing or proposed **development** that is actively being sold;
 - c) on-site parking shall be provided in accordance with the **office** general parking requirements of Section 7.0 whether the **residential sales centre** is located in the **City Centre** or elsewhere;
 - d) the **residential sales centre** shall comply with the **setback, yard, floor area ratio** and other regulations of the **zone** in which it is located.
- 5.13.4. **Agriculture** is permitted as a **secondary use** in all **zones** (i.e., it occurs in conjunction with a **principal use**, for example **single detached housing**) in order to encourage and accommodate community gardens, green roofs, vertical farming and other forms of urban **agriculture**. The following conditions apply in certain instances with respect to **agriculture** being permitted as a **secondary use** in all **zones**:

- a) There may be covenants or caveats registered on the title of the land which could restrict the type of **agriculture** permitted (e.g., prohibition on the raising of chickens, rabbits or other domesticated animals). Property **owners** and tenants are advised to check their current certificate of title for any covenants or caveats which may be registered and affect the use of the **site**.
- b) Only properties which are assessed as a “farm” under the *Assessment Act* are permitted to raise livestock.

5.13.5. **Parks** owned by the **City** shall be permitted in all **zones**.

5.13.6. **Amenity space** and **community amenity space** are permitted in all **zones** where these are permitted as an additional **floor area ratio** in the permitted **density** and are not listed as a permitted **use** in these **zones**.

5.13.7. **Telecommunication antenna** and wind turbines shall be allowed in all **zones** subject to:

- a) the maximum **height** for **accessory structures** in that **zone**;
- b) the **accessory structure** and/or **principal building yards** and **setbacks** in that **zone**;
- c) **landscaping** or other specific provisions in the **zone**; and
- d) appropriate safety and noise attenuation measures.

5.14. Garage Sales

5.14.1. A maximum of three **garage sales** are permitted to be conducted on a **site** in a calendar year and each separate sale shall be limited to a maximum duration of two consecutive days between the hours of 8:00 am and 6:00 pm the same day.

5.14.2. Only the occupants of the **dwelling** shall operate the **garage sale**.

5.14.3. There shall not be **outdoor storage** or display of **garage sale** items between non-consecutive days.

5.14.4. **Garage sales** are permitted in all standard **residential zones** and **site specific residential zones**.

5.15. Affordable Housing

5.15.1. Where an **owner** pays into the **affordable housing reserve** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RS2/A-K	\$1.00
RC2	\$1.00
RI2	\$2.00
RTL2	\$2.00

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RTL4	\$2.00
RTM2	\$2.00
RTM3	\$2.00
RTH1	\$2.00
RTH2	\$2.00
RTH3	\$2.00
RTH4	\$2.00
RTP1	\$2.00
RTP2	\$2.00
RTP3	\$2.00
RTP4	\$2.00
RAL2	\$4.00
RAM2	\$4.00
RAM3	\$4.00
RAH1	\$4.00
RAH2	\$4.00
CDT2	\$4.00
RCL2	\$4.00
ZHR6	\$4.00
ZR7	\$2.00

For the purposes of Section 5.15.1, buildable square foot is the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.).

5.15.2. If an **owner** elects to pay an amount in the **affordable housing reserve**:

- a) 70 per cent of the amount will be deposited to the capital reserve fund created by Reserve Fund Establishment Bylaw No. 7812; and
- b) 30 per cent of the amount will be deposited to the operating reserve fund created by Affordable Housing Reserve Fund Establishment Bylaw No. 8206.

5.15.3. The **City** may only use these funds for the provision of affordable housing and the number, kinds and extent of affordable housing shall be provided by:

- a) **owners** by way of:
 - i) **secondary suites** or **coach houses**;

- ii) **affordable housing units**; or
- iii) contributions to the **affordable housing reserve**; and
- b) the **City** by applying the funds held under the **affordable housing reserve**, will be as set out in the April 16, 2007 Report to the Planning Committee entitled “Richmond Affordable Housing Strategy”, a copy of which is on file in the office of the Corporate Officer.

5.16. Child Care and Other Community Amenities.

- 5.16.1. Where an **owner** pays into the **child care reserve fund** according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
CDT1	\$0.80
CDT3	\$4.00
RCL3	\$4.00

- 5.16.2. Where an **owner** pays into alternative funds for a community amenity (e.g., community recreation, **library and exhibit**, heritage) according to the **density bonusing** provisions of this bylaw, the following sums shall be used:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
CDT1	\$0.80
CDT3	\$4.00
RCL3	\$4.00

- 5.16.3. For the purposes of Section 5.16.1 and Section 5.16.2, buildable square foot is the maximum **floor area ratio** and excludes the items not included in the calculation of **density** (e.g., **enclosed parking**; unenclosed **balconies**; common stairwells and common elevator shafts; etc.).

5.17. Noise Sensitive Areas

- 5.17.1. In areas subject to aircraft noise, the development permit application shall require evidence demonstrating that the aircraft noise levels comply with the requirements of the **Official Community Plan** (and any applicable area plan or sub area plans).
- 5.17.2. The required evidence may take the form of:
- a) a report; or
 - b) recommendations prepared by persons trained in acoustics and in current techniques of noise measurement; or
 - c) both a) and b)

- 5.17.3. The aircraft noise level measured is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

The aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the **dwelling units**.

Portions of the Dwelling unit	Noise Levels (decibels)
Bedrooms	35
Living room, recreation rooms	40
Kitchen , bathroom, hallways and utility rooms	45

- 5.17.4. In areas subject to vehicular traffic or railway noise, the development permit application may require evidence demonstrating how the **development** will address and alleviate vehicular traffic and railway noise to the satisfaction of the **City**.
- 5.17.5. The required evidence may take the form of:
- a) a report; or
 - b) recommendations prepared by persons trained in acoustics and in current techniques of noise measurement; or
 - c) both a) and b).

6. Landscaping and Screening

6.1. Visibility Clearance at Intersections

- 6.1.1. No **fence**, **landscaping** or **screen** shall be grown, placed or caused or allowed to be grown or placed so as to obstruct the line of vision at an **intersection** between the **height** of 0.9 m and 3.0 m, as measured from the top of any curb, or if there is no such curb, as measured from the crown of the roadway, in that area bounded by the **property lines** adjoining the **road** or **lane** and a line drawn to connect the **property lines** at a distance of 7.5 m from their point of **intersection**.

6.2. General

- 6.2.1. In the event that plant material in an approved **development** is inappropriate or fails to survive, the **City** may allow or require alternative materials to be substituted.
- 6.2.2. Where, because of conditions not conducive to good horticultural practices, **landscaping** and **screening** cannot reasonably be expected to survive, the **City** may require a masonry wall, wood **fence**, earth berm or combination thereof to be substituted.
- 6.2.3. Notwithstanding the provisions of Section 6, no **landscaping** or **screening** shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic control device.
- 6.2.4. Notwithstanding the requirements of Section 6, the provision and maintenance of **landscaping** and **screening** should comply with the objectives, policies and development permit guidelines of the **Official Community Plan** and any development permit or development variance permit approved by the **City**.
- 6.2.5. Where a **fence** has been erected **adjacent** and parallel to but not actually upon a **lot line** which **abuts** a **road**, **lane** or public **walkway**, the portion of the **lot** between the **fence** and the said **lot line** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn, except where there is a ditch or **watercourse adjacent** to the **road** or public **walkway**.
- 6.2.6. Where a **site** is to be developed in phases, the final **landscaping** need only be provided on that portion of the **site** to be approved in each phase. **Landscaping** shall be required in subsequent phases on the remainder of the **site** at the time these are approved and developed. In the interim period, subsequent phases must be planted with grass seed or sod, as a minimum, to ensure that the entire **site** is presentable and properly maintained.
- 6.2.7. The **owner** of the property shall provide **landscaping** where existing mature vegetation cannot be retained and shall maintain **landscaping** on all developed portions of the **lot** not covered by **buildings**, **structures** or **hardsurfacing**.
- 6.2.8. Where the **landscaping**, **screening** and **fence** requirements in Section 6 conflict with those in any **zone**, the specific **landscaping**, **screening** and **fence** regulations in the **zone** take precedence.

6.3. Landscape Requirements for Unenclosed Outdoor Storage Areas in Industrial Zones

- 6.3.1. Section 6.3.2 shall apply to properties which are regulated by the **industrial zones** and those **site specific zones** that govern industrial **uses** where unenclosed **outdoor storage** areas are specifically permitted.
- 6.3.2. Unenclosed **outdoor storage** areas shall be gated and screened from **adjacent lots**:
- a) **buildings** or **structures**;
 - b) a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height**, provided that **access** gates match the character and **height** of the **fence** provided.
- 6.3.3. Unenclosed **outdoor storage** areas shall be gated and screened from **adjacent lots** by any combination of:
- a) a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height** provided that **access** gates match the character and **height** of the **fence** provided;
 - b) a landscape strip providing a solid visual **screen**, is planted and maintained to a **height** of at least 2.0 m and a width of 1.5 m, and is situated between the required **fence** and **road**.
- 6.3.4. The **fence** referred to in Section 6.3.2 shall not be situated closer than 1.5 m to a **lot line abutting** a **road**.

6.4. Landscape Requirements in Residential Zones

- 6.4.1. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 mm on every **lot** that is:
- a) regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions**;
 - b) on a property that is being subdivided into two or more **lots** on a single **subdivision** plan.
- 6.4.2. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts** a **road**.
- 6.4.3. In the **residential zones** and **site specific zones** that govern residential **uses**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, **screening** and **fences** on the **site** for all **yards** visible from a **road**. The **owner** of the property shall also ensure that the portion of the **lot** not occupied by **non-porous surfaces**, including **buildings**, is planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- 6.4.4. Private outdoor open space shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.

- 6.4.5. **Travel trailers** or boats should be stored or parked in a required on-site **parking space**. Where this is not the case, and the **travel trailers** or boats are visible from an **adjacent site** or from a public **road** other than a **lane**, the **travel trailers** or boats shall be screened by:
- a) an opaque landscape **screen** of trees or shrubs to a **height** of at least 1.8 m if located in the **front yard**; or
 - b) a 2.0 m high solid **fence** if located in the **rear yard** or **side yard**.

6.5. Landscape Requirements in Commercial and Industrial Zones

- 6.5.1. Sections 6.5.2 to 6.5.9 shall apply to the following:
- a) properties which are regulated by the **industrial zones** or by **site specific zones** that govern industrial **uses** where the **development** does not require the issuance of a development permit; and
 - b) properties which are regulated by the **commercial zones** or by **site specific zones** that govern **commercial uses** where the **development** does or does not require the issuance of a development permit.
- 6.5.2. Where a **lot** being developed **abuts** a **zone** which permits residential **use**, the **owner** shall erect and maintain a solid **fence** of a minimum **height** of 2.0 m and the **fence** shall be situated within 1.0 m of the boundary line of the **adjacent zone**.
- 6.5.3. The portion of the **lot** which is within 3.0 m of a **property line abutting** a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn, except where unenclosed **outdoor storage** areas are specifically permitted, in which case Section 6.3.2 shall apply.
- 6.5.4. Vacant **lots** which are regulated by the **commercial zones** or **site specific zones** that permit **commercial uses** shall be separated from a **road** by **landscaping**, **screening** or a **fence** until such time as a development permit is issued on the property.
- 6.5.5. All refuse and recycling bins situated on a **site**, including all other large receptacles used for the temporary storage of materials:
- a) shall be located a minimum of 3.0 m from any **abutting** residential **zone**;
 - b) shall require opaque **screening** from **adjacent lots** and **roads**;
 - c) the **screening** shall be a minimum of 2.0 m in **height** to a maximum **height** that is equivalent to the **height** of the refuse or recycling bin but in no case more than 2.4 m;
 - d) all sides open to public view such as a **road**, **lane** or **walkway** shall be **screened** by the planting of shrub and groundcover material at least 1.5 m in **height** in addition to the aforesaid required **screening**;
 - e) the **screening** shall not inhibit **access** to the refuse or recycling bins.
- 6.5.6. A **use** involving the wrecking, salvaging or storing of scrap, damaged **vehicles**, salvage or other junk not contained within a **building** shall be bounded on all sides by a landscape **screen** of not less than 2.4 m nor more than 3.0 m in **height**, and no material shall be stored to a greater **height** than the landscape **screen**.
- 6.5.7. **Landscaping** and **screening** is to be compatible with the surrounding neighbourhood.

- 6.5.8. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
- 6.5.9. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

6.6. Landscaping of Waste Management

- 6.6.1. A **lot** which is used for **waste management** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn to the following extent:
- a) within areas which are 3.0 m or less from **property lines** which **abut roads** or from **zones** which permit **commercial use** or residential **use** where the waste amounts to 23,000.0 litres per day or less; or
 - b) within areas which are 15.0 m or less from **property lines** which **abut roads** or from **zones** which permit **commercial uses** or residential **uses** where the waste amounts to more than 23,000.0 litres per day:

6.7. Specifications for Landscape Construction

- 6.7.1. All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in manner consistent with good horticultural practice.
- 6.7.2. All landscape areas and installations shall meet or exceed latest edition of the British Columbia Nursery Trades Association Standards and be regularly maintained, except for natural area plantings which should meet the latest edition of the Society of Landscape Architects Landscape Standards and where regular maintenance may not be required.
- 6.7.3. All plant materials shall be hardy to the location on the **site** where they are planted.
- 6.7.4. Existing **landscaping** or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the **site** should not **alter** the existing **grade** within the root zone more than 20.0 cm, unless an arborist report indicates otherwise and is approved by the **City**.
- 6.7.5. Where **landscaping** is required under Section 6, it shall conform to the following at installation:
- a) tree species at maturity shall have an average spread of crown greater than 5.0 m. Trees having a lesser average mature crown of 5.0 m may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity;
 - b) deciduous trees shall have at least a DBH of 60.0 mm; and
 - c) coniferous trees shall have a minimum height of 2.0 m.

6.8. Fence Limitations in Residential Zones

- 6.8.1. No **fence** constructed in **residential zones** and **site specific zones** that include residential **uses** shall exceed 2.0 m in **height**. Furthermore, a **fence** located in the **front yard**, or any part of a **yard** between the **principal building** and the **front lot line**, shall not exceed 1.2 m in **height**.

- 6.8.2. Where a **fence** is located along a **lot line** that **abuts**:
- a) a **zone** other than a **residential zone**; or
 - b) a **site specific zone** that governs residential **uses**;
- the maximum **fence height** shall be 2.4 m along that **lot line** only.
- 6.8.3. **Fence height** shall be measured using the average landscape **grade** 1.0 m from the both sides of the **fence**.
- 6.8.4. An outdoor play space provided on a property zoned for residential **child care use** shall be enclosed by a solid **fence** of a minimum **height** of 1.2 m but not exceeding a maximum **height** of 2.0 m. The minimum and maximum **heights** apply to all **fences** enclosing the outdoor play space, including **fences** located in the **front yard** of the zoned property, notwithstanding Section 6.8.1.
- 6.8.5. The use of barbed wire, electrified wire, razor wire and barbed tape obstacles as fencing material is prohibited in all the **residential zones** or **site specific zones** that govern **single detached housing**.

6.9. Fence Limitations in All Other Zones

- 6.9.1. No **fence** constructed in the **agricultural zones** and **site specific zones** that govern **farm businesses** shall exceed 2.4 m in **height**. Furthermore, a **fence** shall not exceed 2.0 m in **height** where:
- a) the **fence** is located in the **front yard** and **side yard** of a **single detached housing** unit;
 - b) the **fence** extends in the front of the foremost portion or portions of the **single detached housing** unit; and
 - c) the **single detached housing** unit is situated on a **lot** that is used as a **farm business**, and the **lot** is assessed as a “farm” under the *Assessment Act*.
- 6.9.2. No **fence** constructed in all the other **zones** shall exceed a maximum **height** of 2.4 m.
- 6.9.3. The **use** of electrified wire as a fencing material is prohibited except where it is used to confine domestic farm animals.
- 6.9.4. Barbed wire, razor wire and barbed tape obstacle, and electrified wire may only be used as a fencing material:
- a) where it is used to confine domestic farm animals; or
 - b) the purpose of the **fence** is to limit **access** to a lawful **commercial**, industrial, community or institutional **use** of land, provided that the wire component of the **fence** is no closer to the ground than 2.0 m.

7. Parking and Loading

7.1. On-Site Vehicle Parking

- 7.1.1. Where the terms of this bylaw require allowance to be made for the on-site parking of motor **vehicles**, every **owner** of land shall, upon the **lot** in question, provide and maintain on-site motor **vehicle parking spaces** in accordance with the bylaw requirements, except as hereinafter provided in Section 7.

7.2. On-Site Parking for New and Existing Buildings, Structures & Uses

- 7.2.1. For new **buildings, structures** or **uses**, on-site **parking spaces** shall be required in accordance with the regulations in Section 7.
- 7.2.2. For existing **buildings, structures** or **uses**, on-site **parking spaces** required shall be the lesser of:
- a) on-site **parking spaces** existing at the date of adoption of this bylaw; or
 - b) the **parking spaces** required by the regulations set out in Section 7 to the existing **buildings, structures** or **uses**.
- 7.2.3. For additions to existing **buildings** or **structures**, the **parking spaces** required shall be determined by applying the regulations in Section 7 to those additions.

7.3. Voluntary Establishment of Parking Facilities

- 7.3.1. Where on-site **parking spaces** in excess of bylaw requirements are provided, their location, design and operation shall comply with the requirements of the bylaw.

7.4. Use of Parking Facilities

- 7.4.1. All required on-site **parking spaces** shall be used only for the purpose of accommodating the **vehicles** of clients, customers, employees, members, residents, tenants or visitors who make use of the **principal building** or **use** for which the parking area is provided, and such parking areas shall not be used for on-site loading, driveways, **access** or egress, commercial repair work or display, or the sale or storage of goods of any kind.
- 7.4.2. Except in the case of **single detached housing** or **two-unit housing**, on-site **parking spaces** may be provided and used collectively by two or more **buildings** or **uses**, provided that:
- a) the total number of **parking spaces** when used together is not less than the sum of the requirements for the various individual **uses**; or
 - b) such parking facilities shall be located not more than 150.0 m from any **building** or **use** to be served.
- 7.4.3. Shared on-site parking areas for two or more **uses** may be permitted where:
- a) the maximum demand of such parking areas by the individual **uses** occurs at different periods of the day;
 - b) the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional engineer; and

c) the parking study is subject to the review and approval of the **City**.

7.4.4. The minimum on-site parking requirements contained in this bylaw may be reduced by up to a maximum of 10% where:

- a) the **City** implements transportation demand management measures, including the **use** of car co-operatives, transit passes, private shuttles, carpools or enhanced end-of-trip cycling facilities; and
- b) the minimum on-site parking requirements are substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval of the **City**.

7.5. Development & Maintenance Standards for On-Site Parking

7.5.1. On-site parking areas shall be developed as an integral part of an overall **site** plan, and shall be designed to satisfy the concerns of topography, orderly arrangement, ease of **access** and **landscaping**.

7.5.2. On-site parking areas shall be so arranged as to ensure the safe and convenient circulation of **vehicles** to and from the **road** system.

7.5.3. On-site **parking spaces** may not be arranged so as to require the backing out of **vehicles** onto a **road**.

7.5.4. On-site **parking spaces** that are not located within an **enclosed parking** area shall have appropriate **landscaping** and **screening** when located within the **yard** and **setback** requirements of a **zone**, particularly where the **parking spaces** are visible from a public **road**. This provision does not apply to the **agricultural & golf zones** or to the **site specific zones** that permit **farm business uses**.

7.5.5. Adequate provision shall be made for individual **access** to or from all **parking spaces** not within an **enclosed parking** area at all times through the use of unobstructed manoeuvring aisles. Manoeuvring aisles of not less than the following widths shall be provided:

Parking Angle	Minimum Manoeuvring Aisle Width
90°	6.7 m for on-site parking areas provided for residential uses 7.5 m for on-site parking areas servicing all other uses
60°	5.5 m
45°	4.0 m

- 7.5.6. Where residents of a single **dwelling unit**;
- a) reside in a **building** used for multiple-family residential or mixed residential/commercial purposes; and
 - b) intend to use two **parking spaces**;

the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other and, both **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle.

- 7.5.7. On-site parking areas shall be:

- a) surfaced with asphalt, concrete, gravel or similar material so as to provide a durable surface; and
- b) graded and drained so as to dispose of surface water.

- 7.5.8. Where a surface such as gravel is provided for an on-site parking area, measures shall be implemented to ensure that dust is effectively controlled. Individual **parking spaces**, manoeuvring aisles, entrances and exits shall be clearly marked by curbs or **fences**, lines and signs.

- 7.5.9. On-site parking areas shall be provided with adequate curbs in order to retain **vehicles** within permitted parking areas, and to ensure that **fences**, walls, hedges, landscaped areas, **buildings**, sidewalks and public **roads** and **lanes** will be protected. This provision does not apply to the **agricultural zones** and the **site specific zones** that permit **farm business uses**.

- 7.5.10. Lighting used to illuminate on-site parking areas or parking **garages** shall be so arranged that all direct rays of light are reflected upon the parking areas or **garages**, and not upon adjoining property.

- 7.5.11. On-site **parking spaces** shall have the following clear minimum dimensions:

Town Housing, Apartment Housing, Mixed Commercial/Residential Uses, Affordable Housing Units			All Other Uses	
	Length:	Width:	Length:	Width:
Standard Space:	5.5 m	2.5 m	5.5 m	2.65 m
Small Space:	4.6 m	2.3 m	5.0 m	2.4 m
Handicapped Space:	5.5 m	3.7 m	5.5 m	3.7 m
No building column projection/ encroachment into parking stalls			No encroachment of building columns into parking spaces if columns are on both sides of a single stall	

- 7.5.12. Where a **parking space** adjoins a **fence** or other **structure** of greater than 0.3 m in **height**, the width of the **parking space** shall be increased by 0.3 m to enable the convenient opening of **vehicle** doors.

- 7.5.13. For on-site parking areas which contain 31 or more spaces, a minimum of 50% of the spaces provided shall be standard spaces. For on-site parking areas which contain fewer than 31 spaces, all spaces provided shall be standard spaces.
- 7.5.14. On-site parking areas which contain 11 or more spaces, a minimum of 2% of the required **parking spaces**, rounded upward to the nearest whole number, shall be:
- a) located close, and be accessible to the **building** entrance;
 - b) marked with a clearly visible sign identifying the spaces for use by disabled persons only, as specified in Schedule 2 of Division 23 of the *Motor Vehicle Act Regulations*; and
 - c) marked on the parking surface with the international symbol for wheelchair accessibility.
- 7.5.15. For residential **uses** that require a minimum of three visitor **parking spaces**, a minimum of 2% of the total required **parking spaces**, rounded upward to the nearest whole number, shall be:
- a) marked with a clearly visible sign identifying the spaces for use by disabled persons only, as specified in Schedule 2 of Division 23 of the *Motor Vehicle Act Regulations*; and
 - b) marked on the parking surface with the international symbol for wheelchair accessibility.
- 7.5.16. On-site **parking spaces** provided on property situated in I, IL, IB, IR and IS **zones**, and in **site specific zones** that permit industrial **uses**, shall be located no closer than 3.0 m to a **lot line** which **abuts** a **road**.
- 7.5.17. On-site **parking spaces** provided on property situated in CL, CN, CC, CS, CA, CDT, CP, CV, SI, ASY, HC and MA **zones**, and in the **site specific zones** that permit **commercial**, institutional and marina **uses**, shall be located no closer than 3.0 m to a **lot line** which **abuts** a **road**, and no closer than 1.5 m to any other **lot line**.
- 7.5.18. The parking **setback** required shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn as specified in Sections 6.3 and 6.5.

7.6. Units of Measurement

- 7.6.1. For the purposes of calculating on-site parking requirements, the **gross floor area** shall be used, but **basement** storage spaces and utility areas shall be excluded.
- 7.6.2. For the purposes of calculating on-site parking requirements, **gross leasable floor area** shall be used, and is measured from the centre lines of joint partitions and the outer limits of the **building(s)**.
- 7.6.3. When the calculation of on-site parking requirements results in a fractional figure, it shall be rounded upward to the nearest whole number.

7.7. Parking Spaces Required

- 7.7.1. Where **gross leasable floor area** of **building** is used as a unit of measurement for determining the minimum number of **parking spaces** required, the minimum or total number of **parking spaces** required shall be pro-rated over the entire **gross leasable floor area** occupied by that **use**.

- 7.7.2. Where two or more **uses** occur on a **lot**, the total parking requirement shall be the sum of the requirements for each individual **use**. The minimum **parking spaces** required for each individual **use** is as specified in the following tables listed at the end of Section 7.7.
- 7.7.3. Where a **use** permitted in any **zone** is not specifically identified in the tables in Section 7.7, the **parking spaces** required shall be determined by the Director of Transportation.
- 7.7.4. Unless approved otherwise by the **City**, every **owner** of land shall maintain the **parking spaces** required as specified in the tables listed at the end of Section 7.7.

Table 7.7.2.1 Residential Use Parking Requirements

Residential Use	Minimum number of Parking Spaces Required per Dwelling unit	
	Basic Requirement	Visitor Parking Requirement
Single Detached Housing	2.0	Not applicable
Two-Unit Housing	2.0	Not applicable
Coach Houses	1.0	Not applicable
Town Housing	2.0	0.2
Town Housing in RAM, RCL Zones	1.5	0.2
Apartment Housing	1.5	0.2
Mixed Commercial/ Residential Uses	1.5	0.2
Affordable Housing Unit	1.0	0.2
Congregate Housing	0.3 space for each bed plus 1 per staff member	
Secondary Suite	See Section 5.4.1 j) for 1.0 additional parking space on arterial roads	

Table 7.7.2.2 Agricultural Use Parking Requirements

Agricultural Uses	Minimum number of Parking Spaces Required
Agriculture and Farm business	None beyond the spaces required for the residential use
Agri-Tourist Operation	3 spaces per agri-tourist operation
Agri-Tourist Accommodation	1 space per sleeping unit
Botanical Show Garden	50 spaces for each botanical show garden
Golf Course & Driving Range	8 spaces for each hole; plus required parking for accessory uses
Farm-Based Winery	1 space per 20.0 m ² of retail sales area and indoor/outdoor food and beverage service lounge.
Roadside Stand	1 space per 20.0 m ² of farm retail sales area

Table 7.7.2.3 General Parking Requirements

Use	Minimum number of Parking Spaces Required
Auction, Major and Minor	the greater of 1 per 3.5 seating spaces or 3.1 per 10.0 m ² of gross leasable floor area
Banquet Hall	10 spaces per 100.0 m ² of gross leasable floor area of building
Child Care	0.75 space per employee; plus 1 space for each 10 children in care
Commercial Education	1 space per employee; plus 0.75 space for each student
Commercial Storage	0.5 space per 100.0 m ² of gross leasable floor area up to 2,000.0 m ² , plus 0.2 per additional 100.0 m ²
Community Care Facility, Major	1 space for each 3 patient beds
Convenience and General Retail, including Retail Secondhand Retail Pawnshop Warehouse Sales Financial Service	3 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 4 spaces for each additional 100.0 m ² of gross leasable floor area <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area on the first 2 floors; plus 1.5 spaces per 100.0 m ² of gross leasable floor area for all floors above the first 2 floors
Custom Indoor Manufacturing, including: Business Support Services Personal Services	4 spaces per 100.0 m ² of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area of building
Dormitory	1 space for each 3 sleeping units
Drive-Through Restaurant	7 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 9 spaces for each additional 100.0 m ² of gross leasable floor area ; plus a minimum of 8 vehicle queuing area in advance of each drive-through pick-up window

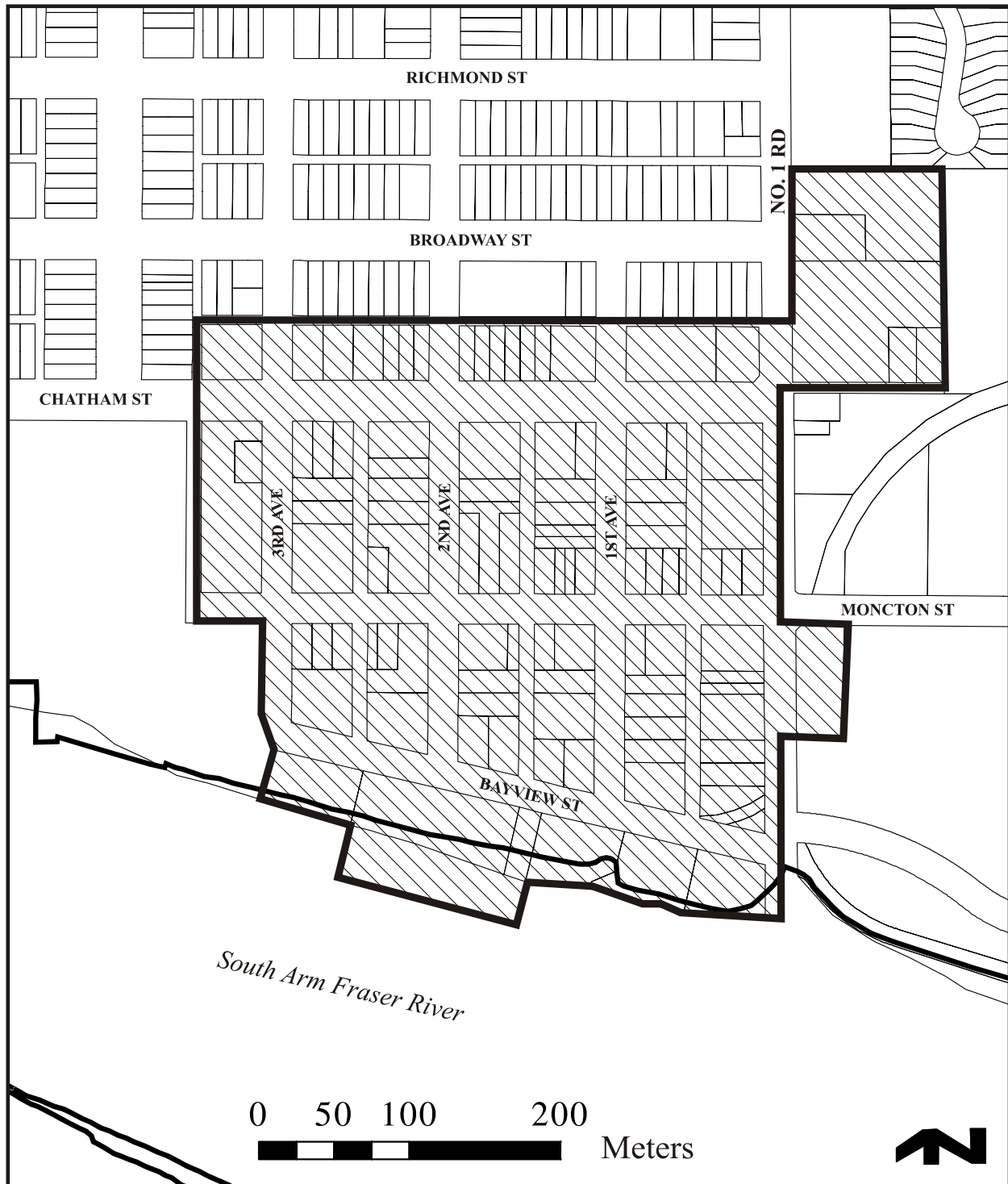
Use	Minimum number of Parking Spaces Required
Education and University Education	<p><i>For Elementary School:</i></p> <p>1 space for each staff member; plus 0.4 space for each 10 students</p> <p><i>For Secondary School:</i></p> <p>1 space for each staff member; plus 1 space for each 10 students</p> <p><i>For College/University:</i></p> <p>0.75 space for each staff member; plus 1 space for each 3 students</p>
Funeral Service	1 space for every 5 seats used for the accommodation of the general public assembled for funeral services
Gas Station	2 spaces per 100.0 m ² of gross leasable floor area ; plus 1 space for each car wash bay
General and Heavy Industrial, including Recycling Depot	1 space per 100.0 m ² of gross leasable floor area of building
Hotel	<p>1 space for each 2 guest sleeping room; plus</p> <p>10 spaces per 100.0 m² of gross leasable floor area of building used for accessory restaurant, meeting/convention facilities, lounges and banquet hall purposes; plus</p> <p>3 spaces per 100.0 m² of gross leasable floor area of building used for general or convenience retail</p>
Indoor Recreation	<p>2 spaces per 100.0 m² of gross leasable floor area of building; plus</p> <p>1 space for each 4 spectator seats; plus</p> <p>3 spaces for each sheet of curling ice; plus</p> <p>3 spaces for each tennis, badminton or squash court</p>
Live/Work Dwelling	space(s) as per applicable residential use , plus 0.5 parking space per live/work dwelling unit
Major Health Service	1 space for each patient bed
Marina	<p>1 space for each 2 boat moorages; plus</p> <p>2 spaces for each float home or live aboard vessel moorage; plus</p> <p>2 spaces for each 100.0 m² of gross leasable floor area of building used for servicing or repairs</p>

Use	Minimum number of Parking Spaces Required
Office	<p>3 spaces per 100.0 m² of gross leasable floor area of building</p> <p><i>Within the CS2, CS3 and CDT Zones:</i></p> <p>3 spaces per 100.0 m² of gross leasable floor area on the first 2 floors of a building; plus</p> <p>1.5 spaces per 100.0 m² of gross leasable floor area for all floors above the first 2 floors of a building</p>
Religious Assembly and Private Club	10 spaces per 100.0 m ² of gross leasable floor area of building
Restaurant	8 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 10 spaces for each additional 100.0 m ² of gross leasable floor area
Retail Liquor 1 or 2	4 spaces per 100.0 m ² of gross leasable floor area of building
Service Station	<p>2 spaces per 100.0 m² of gross leasable floor area; plus</p> <p>1 space for each car wash bay; plus</p> <p>3 spaces for each vehicle service bay</p>
Spectator Entertainment	10 spaces per 100.0 m ² of gross leasable floor area of building
Studio	5 spaces per 100.0 m ² of gross leasable floor area
Vehicle Sale/Rental	<p>3 spaces per 100.0 m² of gross leasable floor area of building used for office; plus</p> <p>3 spaces per 100.0 m² of gross leasable floor area of building used for vehicle sale/rental; plus</p> <p>3 spaces for each vehicle service bay</p>
Veterinary Service	<p>The use shall provide the greater of:</p> <p>1.6 spaces per 100.0 m² of gross leasable floor area of building; or</p> <p>1.4 per employee</p>

7.8. Provision of Parking in Steveston

7.8.1. Section 7.8 shall only apply to that portion of Steveston shown hatched in Section 7.8.1.A accompanying and forming part of Section 7.8.

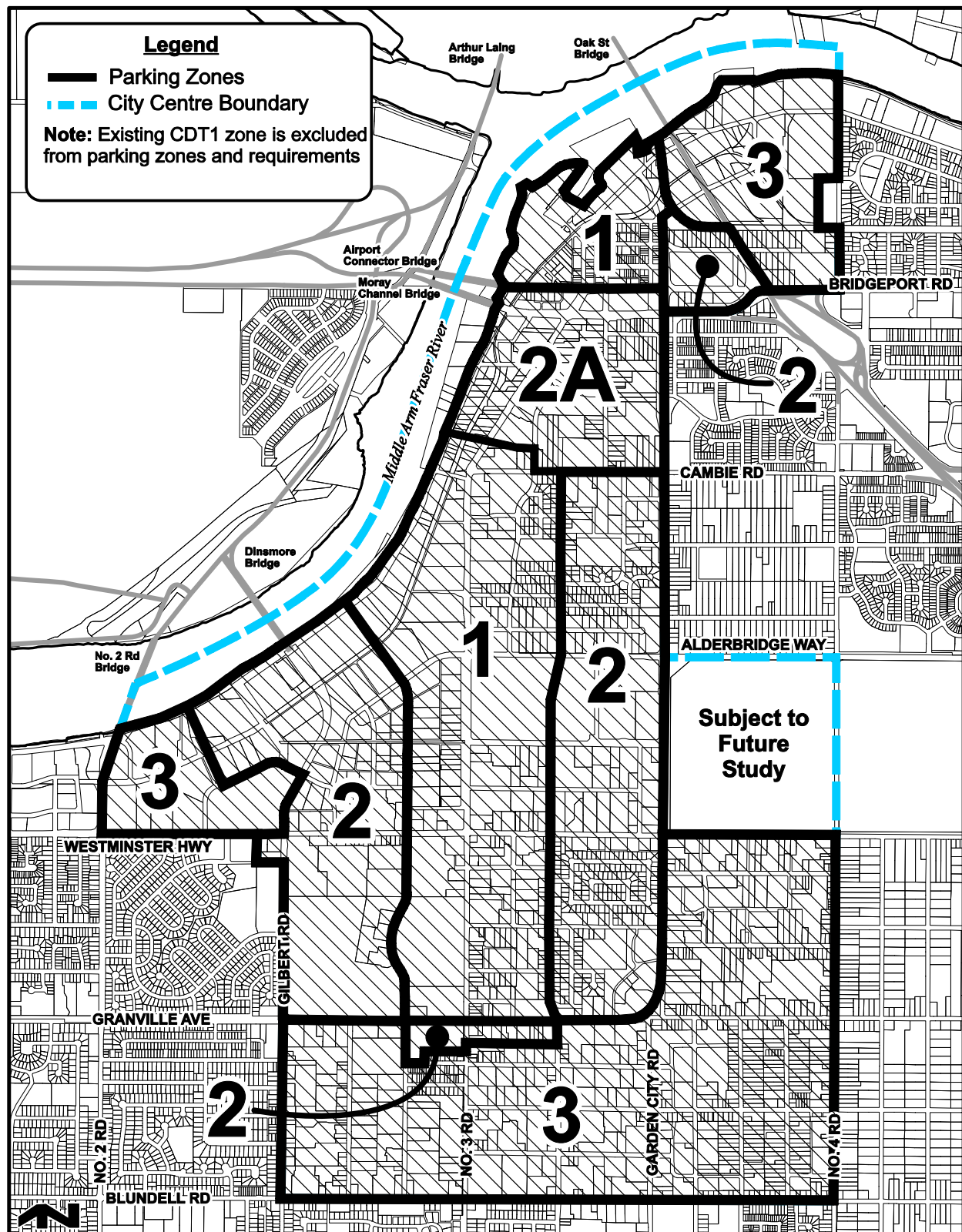
7.8.1A



- 7.8.2. Any person who applies for a building permit to construct a **building** or **structure** for a **use** for which this bylaw requires on-site **parking spaces** to be provided may:
- a) provide such required on-site **parking spaces** on the property which is the subject of the permit; or
 - b) pay to the **City** the sum of \$25,000.00 for each **parking space** required but not provided.
- 7.8.3. Any person who changes a **use** so that additional on-site **parking spaces** to those already provided are required may:
- a) provide additional **parking spaces** on the property on which the **use** will take place; or
 - b) pay to the **City** the sum of \$25,000.00 for each additional **parking space** required but not provided.
- 7.8.4. All monies received pursuant to the requirements of Section 7.8 shall be placed in a reserve fund established under Section 906 of the *Local Government Act* for the provision of new and existing on-site **parking spaces**, and the **City** shall use such funds only for that purpose.
- 7.8.5. The requirements contained in Section 7.8 shall not be applied to any land, **building** or **structure** existing at the date of the adoption of this bylaw provided that the land, **building** or **structure** continues to be put to a **use** which does not require more on-site **parking spaces** than were required for the **use** existing at the time this bylaw was adopted.

7.9. Provision of Parking in City Centre

- 7.9.1. Section 7.9 shall only apply to the **City Centre**, which is described as those lands shown in Section 7.9.1.A.



- 7.9.2. Any person who applies for a building permit to construct a **building** or **structure** for a **use** for which this bylaw requires on-site **parking spaces** to be provided shall provide the minimum **parking spaces** required for each individual **use** as specified in Section 7, except for those **lots** within the Downtown Commercial (CDT1) **zone**. **Lots** within the CDT1 **zone** shall provide parking in accordance with the minimum requirements identified in Section 7.7.
- 7.9.3. Where residential **uses** occur on a **lot**, the total parking requirement shall be the sum of the requirements for each individual residential **use**. The minimum **parking spaces** required for each individual residential **use** is as specified in the following table:

Table 7.9.3.1 Residential Use City Centre Parking Requirements

Residential Uses	Zone 1	Zone 2 & 2A	Zone 3
Town Housing	1.0 space for residents per dwelling unit ;	1.2 spaces for residents per dwelling unit ;	1.4 spaces for residents per dwelling unit ;
Apartment Housing	plus	plus	plus
Mixed Commercial/Residential Uses	0.2 spaces for visitors per dwelling unit	0.2 spaces for visitors per dwelling unit	0.2 spaces for visitors per dwelling unit
Affordable Housing Unit	0.9 spaces for residents per affordable housing unit ; plus 0.2 spaces for visitors per affordable housing unit		
All Other Residential Uses	The minimum parking requirements identified in Section 7.7		

- 7.9.4. Where the zoning of a **lot** would permit the **gross leasable floor area** of a **building** to be used for any of the **uses** listed in Table 7.9.4.1, the minimum **parking space** requirements are specified in the following table:

Table 7.9.4.1 Blended City Centre Parking Requirements

Use	Zone 1	Zone 2 & 2A	Zone 3
Convenience and General Retail	3.75 spaces per 100.0 m ² of gross leasable floor area on the first 2 floors of a building ; and	4.2 spaces per 100.0 m ² of gross leasable floor area on the first floor of a building ; and	4.4 spaces per 100.0 m ² of gross leasable floor area on the first floor of a building ; and
Restaurant	For gross leasable floor area above the first 2 floors of a building , 15% reduction from the minimum parking requirements identified in Section 7.7	For gross leasable floor area above the first floor of a building , 5% reduction from the minimum parking requirements identified in Section 7.7	For gross leasable floor area above the first floor of a building , the minimum parking requirements identified in Section 7.7
Retail Liquor 1 or 2			
Office			

- 7.9.5. For all **uses** not identified in Sections 7.9.3 or 7.9.4 that occur on a **lot**, the total parking requirement shall be the sum of the requirements for each individual **use**. The minimum **parking space** requirements are specified in the following table:

Table 7.9.5.1 General City Centre Parking Requirements

Use	Zone 1	Zone 2 & 2A	Zone 3
University Education	25% reduction from the minimum parking requirements identified in Section 7.7	20% reduction from the minimum parking requirements identified in Section 7.7	10% reduction from the minimum parking requirements identified in Section 7.7
For All Other Uses	15% reduction from the minimum parking requirements identified in Section 7.7	5% reduction from the minimum parking requirements identified in Section 7.7	the minimum parking requirements identified in Section 7.7

7.10. Provision of On-Site Loading Facilities

- 7.10.1. Where the terms of this Bylaw require allowance to be made for the receipt and delivery of goods or materials by **vehicle**, every **owner** of land (not including **owners** of land used in a **farm business**) shall, upon the **lot** in question, provide and maintain on-site **loading spaces** in accordance with the regulations contained in the bylaw.
- 7.10.2. On-site **loading spaces** shall have clear minimum dimensions as follows:

	Minimum Dimensions		
	Length	Width	Height
Medium-Size Loading Space	9.1 m	3.0 m	3.8 m
Large-Size Loading Space	18.4 m	3.5 m	4.3 m

7.11. Existing Buildings, Structures & Uses

- 7.11.1. For new **buildings**, **structures** or **uses**, on-site **loading spaces** shall be required in accordance with the regulations set out in Section 7.13.
- 7.11.2. For existing **buildings**, **structures** or **uses**, the required on-site **loading spaces** shall be the lesser of:
- on-site **loading spaces** existing at the date of adoption of this bylaw; or
 - the on-site **loading spaces** required by applying the regulations set out in Section 7.13 to the existing **buildings**, **structures** or **uses**.
- 7.11.3. For additions to existing **buildings** or **structures**, the on-site **loading spaces** required shall be determined by applying the regulations in Section 7.13 to those additions.

7.12. Voluntary Establishment of Loading Facilities

- 7.12.1. Where on-site **loading spaces** in excess of bylaw requirements are provided, their location, design and operation shall comply with the requirements of the bylaw.

7.13. Development & Maintenance Standards for On-site Loading Facilities

- 7.13.1. On-site loading areas shall be so arranged as to ensure the safe and convenient circulation of **vehicles** to and from the **road** system.
- 7.13.2. On-site **loading spaces** may not be arranged so as to require the backing out of **vehicles** onto a **road**.
- 7.13.3. For the purposes of calculating on-site loading requirements, **gross leasable floor area** shall be used, and is measured from the centre lines of joint partitions and the outer limits of **buildings** involved in the receipt or delivery of goods or materials by **vehicle**.
- 7.13.4. When the calculation of on-site loading requirements results in a fractional figure, it shall be rounded upward to the nearest whole number.
- 7.13.5. Where **gross leasable floor area** of **building** is used as a unit of measurement for determining the minimum number of on-site **loading spaces** required, the minimum or total number of **loading spaces** required shall be pro-rated over the entire **gross leasable floor area** occupied by that **use** involved in the receipt or delivery of goods or materials by **vehicle**.
- 7.13.6. Where two or more **uses** occur on a **lot**, the total loading requirement shall be the sum of the requirements for each individual **use**. The minimum **loading space** requirements for each individual **use** are specified in the following tables.
- 7.13.7. Where a **use** permitted in any **zone** is not specifically identified in the table in Section 7.13, the **loading spaces** required shall be determined by the Director of Transportation.

Table 7.13.6.1 Residential Use On-site Loading Space Requirements

	Minimum Number of On-site Loading Spaces Required for Residential Uses			
	For developments fronting a public road where on-street parking is typically allowed, i.e. collector road , local road or City Centre minor street		For developments fronting a public road where on-street parking is or will be prohibited, i.e. provincial highway, arterial road or City Centre major street or thoroughfare	
Number of Dwelling Units	Medium Size ¹	Large Size ¹	Medium Size ¹	Large Size ¹
Up to 10	n/a	n/a	On-site ²	n/a
11 to 80	On-site ²	n/a	On-site ²	n/a

	Minimum Number of On-site Loading Spaces Required for Residential Uses			
	For developments fronting a public road where on-street parking is typically allowed, i.e. collector road , local road or City Centre minor street		For developments fronting a public road where on-street parking is or will be prohibited, i.e. provincial highway, arterial road or City Centre major street or thoroughfare	
Number of Dwelling Units	Medium Size ¹	Large Size ¹	Medium Size ¹	Large Size ¹
81 to 240	On-site designated: 1 space	n/a	On-site designated: 1 space	On-site ² or On-street layby: 1 space or Laneway: 1 space ³
241 or more	On-site designated: 1 space plus 1 space per each additional 160 dwelling units over 240 dwelling units	For buildings that are 4 storeys or lower: On-site ² For buildings that are 5 storeys or higher: On-site designated: 1 space for every 2 buildings or Laneway: 1 space for every 2 buildings ³	On-site designated: 1 space plus 1 space per each additional 160 dwelling units over 240 dwelling units	For buildings that are 4 storeys or lower: On-site ² For buildings that are 5 storeys or higher: On-site designated: 1 space for every 2 buildings or On-street layby: 1 space for every 2 buildings or Laneway: 1 space for every 2 buildings ³

Notes:

- ¹ On-site medium-size and large-size **loading spaces** could be shared.
- ² Designated space not required provided that the (designed) loading vehicle would be able to manoeuvre on-site and not impact the public **road** (i.e., **vehicles** would manoeuvre via the drive aisle to reach the area intended to be served, as approved by the Director of Transportation).
- ³ Provision of a **loading space** in laneways can be considered if a 4.5 m lateral clearance is available on the travel portion of the laneway, clear of the parked loading **vehicle** and loading activities.

Table 7.13.6.2 General On-site Loading Space Requirements

	Minimum Number of On-site Loading Spaces Required for Non-Residential Uses			
	For developments fronting a public road where on-street parking is typically allowed, i.e. collector road , local road or City Centre minor street		For developments fronting a public road where on-street parking is or will be prohibited, i.e. provincial highway, arterial road or City Centre major street or thoroughfare	
Gross leasable floor area (m²)	Medium Size ¹	Large Size ¹	Medium Size ¹	Large Size ¹
Up to 100.0	n/a	n/a	n/a	n/a
101.0 to 500.0	n/a if on-street loading zone is available within 50.0 m of the area involved in the receipt or delivery of goods or materials by vehicle, Otherwise - On-site ²	n/a	On-site ²	n/a
501.0 to 1860.0	On-site designated: 1 space	n/a	On-site designated: 1 space	n/a
1861.0 or more	On-site designated: 1 space plus 1 space for each additional 5,000.0 m ² over 1,860.0 m ²	On-site designated: 1 space for each 5,000.0 m ² over 1,860.0 m ²	On-site designated: 1 space plus 1 space for each additional 5,000.0 m ² over 1,860.0 m ²	On-site designated: 1 space for each 5,000.0 m ² over 1,860.0 m ²

Notes:

¹ On-site medium-size and large-size **loading spaces** could be shared

² Designated space not required provided that the (designed) loading **vehicle** would be able to manoeuvre on-site and not impact the **road**, i.e., **vehicles** would manoeuvre via the drive aisle to reach the area intended to be served, as approved by the Director of Transportation.

7.14. Provision of On-site Bicycle Parking Facilities

- 7.14.1. On-site bicycle areas shall be developed as an integral part of an overall **site** plan, and shall be designed to satisfy the concerns of topography, orderly arrangement, ease of **access** and **landscaping**.
- 7.14.2. On-site bicycle areas shall be so arranged as to ensure the safe and convenient circulation of bicycles.

7.14.3. For existing **buildings** or **structures**, on-site bicycle parking areas required shall be the lesser of:

- a) on-site bicycle **parking spaces** existing at the date of adoption of this bylaw; or
- b) the on-site bicycle required by applying the regulations set out in Section 7.14 to the existing **buildings** or **structures**.

7.14.4. For additions to existing **building** or **structures**, the on-site bicycle parking required shall be determined by applying the regulations set out in Section 7.14 to those additions. On-site bicycle parking shall be provided as follows:

- a) Class 1: Long-term secured bicycle parking shall be at-grade, within sight of the **building** entry or security room. Bicycle parking shall be provided in the form of waterproof bicycle lockers, secured bicycle rooms, or secured compounds within a **building** complete with bicycle racks. A maximum of 40 bicycle spaces may be provided in each bicycle room or compound.

Bicycle rooms, compounds or bicycle locker areas shall be lighted with uniform 160 lux (min.) lighting which yields true colours.

All required Class 1 bicycle spaces shall have the minimum clear dimensions indicated in the following table:

Minimum Dimensions for Bicycle Parking			
Vertical Clearance	Width	Length if Placed Horizontally	Length if Placed Vertically
1.90 m	0.6 m	1.80 m	1.0 m

A maximum of 33% of the required Class 1 spaces shall be vertical spaces that support the bicycle without the bicycle being suspended on the wheels or hung above ground.

Bicycle rooms shall have the following:

- i) solid opaque walls with a steel frame and door with the door hinged from the inside unless hinges are tamper-proof;
- ii) a security window constructed of a laminate of tempered glass and polycarbonate in a steel frame for permanent visual **access**; and
- iii) an entry door to the bicycle room with a separate lock and key or a programmed entry system.

Bicycle compounds shall extend from floor to ceiling and have industrial-grade (No. 7 gauge or higher) chain-link walls and door.

Bicycle lockers shall have lockable doors which open to the full **height** and width of each locker, be grouped together, not be located at the head of bicycle parking, and have clear minimum dimensions indicated in the following table:

Minimum Dimensions for Bicycle Lockers			
Length	Height	End Width at Door	End Width Opposite Door
1.80 m	1.20 m	0.60 m	0.22 m

- b) Class 2: Short-term bicycle parking provided in the form of bicycle racks located within 15.0 m of a **principal building** entry. Class 2 short-term bicycle parking shall have the following requirements:
- i) be well-lit;
 - ii) be clearly visible from the **principal building** entry points or **roads** or both; and
 - iii) be equipped with bicycle racks made of sturdy, theft-resistant material. The bicycle racks shall be securely anchored to the floor or ground, designed to support the bicycle frame, not the wheels, and allow both the frame and the front wheel of the bicycle to be locked to the rack with a U-style lock.

7.14.5. For the purposes of calculating on-site bicycle parking requirements, **gross leasable floor area** shall be used, and is measured from the centre lines of joint partitions and the outer limits of the **building(s)**.

7.14.6. When the calculation of on-site bicycle parking requirements results in a fractional figure, it shall be rounded upward to the nearest whole number.

7.14.7. Where **gross leasable floor area** of **building** is used as a unit of measurement for determining the minimum number of on-site bicycle parking required, the minimum or total number of on-site bicycle parking required shall be pro-rated over the entire **gross leasable floor area** occupied by that **use**.

7.14.8. Where two or more **uses** occur on a **lot** the total on-site bicycle parking requirements shall be the sum of the requirements for each individual **use**. The minimum on-site bicycle parking requirements are specified in the following table.

7.14.9. Where a **use** permitted in any **zone** is not specifically identified in the table in Section 7.14, the bicycle parking required shall be determined by the Director of Transportation.

Table 7.14.8.1 On-site Bicycle Parking Requirements

Use	Minimum Number of On-site Bicycle Parking Spaces Required	
	Class 1	Class 2
Town Housing Apartment Housing Mixed Commercial/Residential Uses	1.25 spaces per dwelling unit	0.2 spaces per dwelling unit

	Minimum Number of On-site Bicycle Parking Spaces Required	
Use	Class 1	Class 2
General and Convenience Retail Restaurant Office	0.27 spaces per each 100.0 m ² of gross leasable floor area greater than 100.0 m ²	0.4 spaces per each 100.0 m ² of gross leasable floor area greater than 100.0 m ²
Private Club Religious Assembly Indoor Recreation	0.27 spaces per each 100.0 m ² of gross leasable floor area greater than 100.0 m ²	0.78 spaces per each 100.0 m ² of gross leasable floor area greater than 100.0 m ²
Education - Elementary School	1 space for each 3 staff members	2 spaces for each 10 students
Education - Secondary School	1 space for each 3 staff members	3 spaces for each 10 students
University Education	1 space for each 4 staff members; plus 1 space for each 10 students	1 space for each 10 students
General and Heavy Industrial Hotel Spectator Entertainment Major Health Service Community Care Facility, Major	0.27 spaces per each 100.0 m ² of gross leasable floor area greater than 100.0 m ²	0.27 spaces per each 100.0 m ² of gross leasable floor area greater than 100.0 m ²

8. Residential Zones

8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K; RS3/A-H, J-K)

8.1.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision** standards vary by sub-categories (A-H; J-K). The **zone** is divided into sub-zones: RS1 for traditional **single detached housing**; RS2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives; and RS3 for new **bed and breakfast** zoned **sites**.

8.1.2 Permitted Uses

- **housing, single detached**

8.1.3 Secondary Uses

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

8.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. For **single detached housing** zoned RS1/A-H, J-K or RS3/A-H, J-K, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
4. Notwithstanding Section 8.1.4.3, the reference to "0.4" is increased to a higher **density** of "0.55" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
5. Further to Section 8.1.4.4, the reference to "0.4" in Section 8.1.4.3 is increased to a higher **density** of "0.55" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.

8.1.5 Permitted Lot Coverage

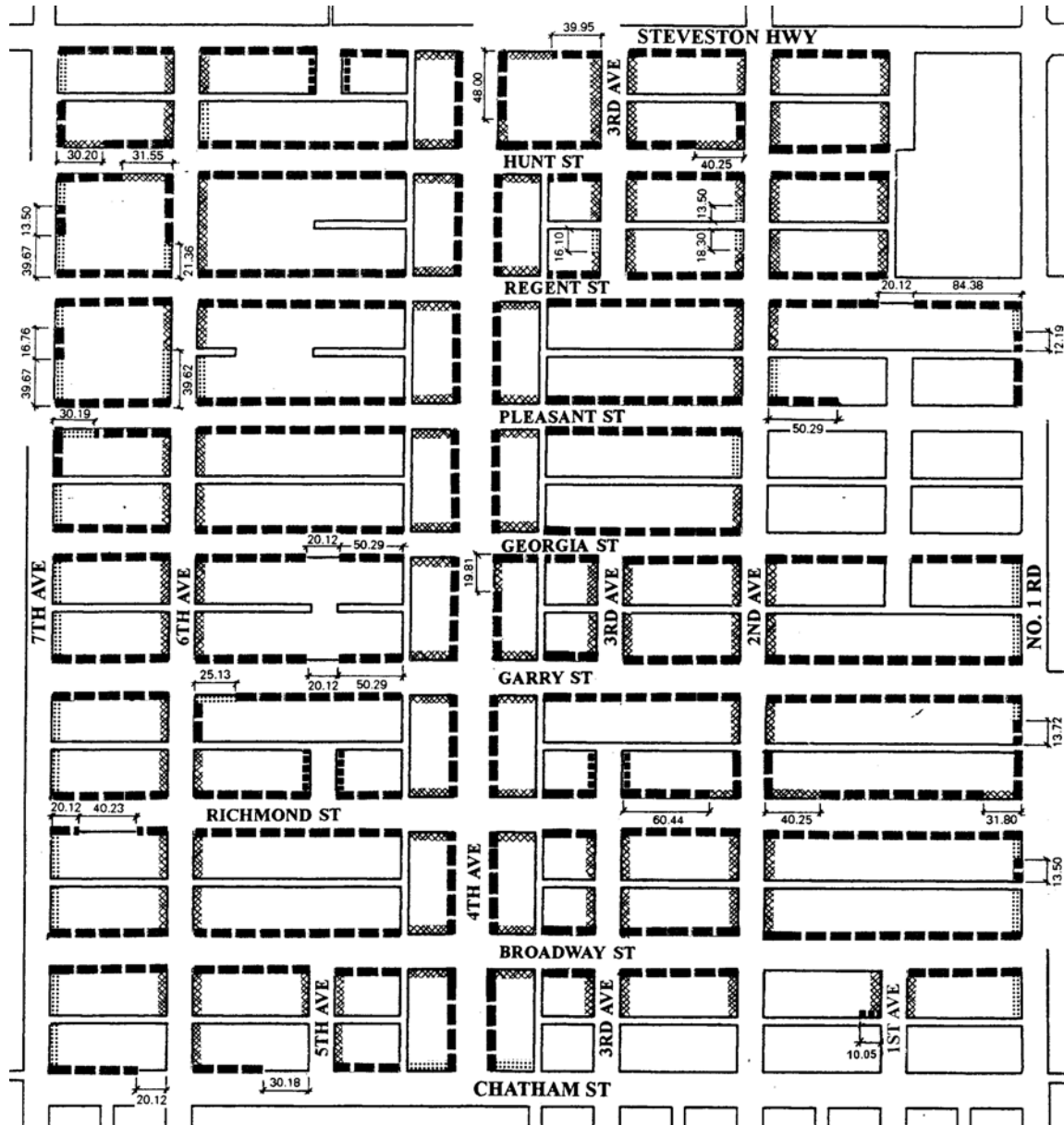
1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.

3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% on **lots** zoned RS1/A or K, RS2/A or K and RS3/A or K;
 - b) 25% on **lots** zoned RS1/B, C or J, RS2/B, C or J and RS3/B, C or J; and
 - c) 30% on **lots** zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H, RS3/D, E, F, G or H.

8.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except it is 9.0 m where the driveway **access** is on an **arterial road** in the RS1/C, RS1/J, RS2/C, RS2/J, RS3/C and RS3/J **zones**, in order to make adequate provision for a driveway with turnaround capability.
2. Notwithstanding the **front yard** limitations imposed in Section 8.1.6.1, the minimum **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.11.
3. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
4. The minimum **exterior side yard** is 3.0 m.
5. Notwithstanding the minimum **exterior side yard** limitations imposed in Section 8.1.6.4, the **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.11.
6. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
7. Notwithstanding the **rear yard** limitation imposed in Section 8.1.6.6, the **setback** in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue shall be as shown in Diagram 1 in Section 8.1.6.11, provided that portions of the **principal building** greater than 5.5 m in **building height** are **setback** a minimum of 6.0 m from the **rear lot line**.
8. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** in the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones**, where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**, but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
9. A detached **accessory building** of more than 10.0 m² located in the **rear yard** in the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones**, where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane** and it is used exclusively for on-site parking purposes, may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and

- b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
10. The minimum **building separation space** is 3.0 m in the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones** only where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**, except that an enclosed area, as described in Section 8.1.6.9, may be located within the **building separation space**.
11. Diagram 1 – Steveston Residential Village **Road Setbacks**



LEGEND

- 1.2 metre setback
- 3.0 metre setback
- 1.8 metre setback
- 6.0 metre setback



Note: All dimensions are in metres

8.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.
4. For the purposes of the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones**, only where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** in Section 8.1.7.4 is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

8.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Sub-zones	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RS1/A RS2/A RS3/A	6.0 m	9.0 m	24.0 m	270.0 m ²
RS1/B RS2/B RS3/B	6.0 m	12.0 m	24.0 m	360.0 m ²
RS1/C RS2/C RS3/C	13.5 m	13.5 m	24.0 m	360.0 m ²
RS1/D RS2/D RS3/D	7.5 m	15.0 m	24.0 m	450.0 m ²
RS1/E RS2/E RS3/E	7.5 m	18.0 m	24.0 m	550.0 m ²

Sub-zones	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RS1/F RS2/F RS3/F	7.5 m	18.0 m	45.0 m	828.0 m ²
RS1/G RS2/G RS3/G	10.0 m	20.0 m	45.0 m	2,000.0 m ²
RS1/H RS2/H RS3/H	7.5 m	16.5 m	24.0 m	550.0 m ²
RS1/J RS2/J RS3/J	13.4 m	13.4 m	24.0 m	360.0 m ²
RS1/K RS2/K RS3/K	6.0 m	10.0 m	24.0 m	315.0 m ²

8.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that in the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones**, only where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** in the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones** only where there is a rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**, outside of the **front yard** unoccupied and unobstructed by any **buildings**, **structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.

8.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0m on **lots** in the RS1/A, RS1/K, RS2/A, RS2/K, RS3/A and RS3/K **zones** only where there is rear **lane** and the **garage** or **carport** is **accessed** from the rear **lane**.

2. For the purpose of the **zones** in Section 8.1.10.1 only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

8.1.11 Other Regulations

1. A **bed and breakfast** shall be located only in the **zone** RS3/A-H, J-K.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

8.2 Compact Single Detached (RC1;RC2)

8.2.1 Purpose

The **zone** provides for compact **single detached housing** with a range of compatible **secondary uses**. The **zone** is divided into two sub-zones: RC1 for existing compact **single detached housing**; and RC2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

8.2.2 Permitted Uses

- **housing, single detached**

8.2.3 Secondary Uses

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

8.2.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. For compact **single detached housing** zoned RC1, the maximum **floor area ratio** is 0.60 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. For compact **single detached housing** zoned RC2, the **maximum floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
4. Notwithstanding Section 8.2.4.3, the reference to "0.4" is increased to a higher **density** of "0.6" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RC2 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.9 of this bylaw.
5. Further to Section 8.2.4.4, the reference to "0.4" in Section 8.2.4.3 is increased to a higher **density** of "0.6" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.

8.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.2.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the **building height** of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
8. The minimum **building separation space** is 3.0 m, except than an enclosed area, as described in Section 8.2.6.6, may be located within the **building separation space**.

8.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of these **zones** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and

- b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
- 6. The maximum **height** for **accessory buildings** is 5.0 m.
- 7. The maximum **height** for **accessory structures** is 9.0 m.

8.2.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

8.2.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
- 2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings**, **structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

8.2.10 On-Site Parking

- 1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
- 2. For the purpose of these **zones** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

8.2.11 Other Regulations

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

8.3 Coach Houses (RCH)

8.3.1 Purpose

The **zone** provides for **coach houses** in conjunction with **single detached housing**, when there is **vehicle access** to a rear **lane**.

8.3.2 Permitted Uses

- **housing, single detached**, with a **coach house**

8.3.3 Secondary Uses

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

8.3.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** is 0.55, on the condition that an additional 0.05 is provided on the **lot** in question for a **coach house** with less than 60.0 m² of **gross floor area**.
3. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculation of maximum **floor area ratio**.

8.3.5 Permitted Lot Coverage

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

8.3.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** is 1.2 m for a **principal building** and 0.6 m for an **accessory building**.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:

- a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
- b) the **building height** of the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.

7. Only one wall of the **coach house** may be attached to the **single detached housing**.

8. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 8.3.6.6, may be located within the **building separation space**.

8.3.7 Permitted Heights

1. The maximum **height** for **principal buildings**, including a **coach house**, is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential lot depth vertical envelope**.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
6. The maximum **height** for **accessory buildings** is 2 **storeys** or 7.4 m, whichever is lesser.
7. The maximum **height** for **accessory structures** is 9.0 m.

8.3.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	9.0 m	24.0 m	270.0 m ²

8.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.

8.3.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

8.3.11 Other Regulations

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

8.4 Two-Unit Dwellings (RD1, RD2)

8.4.1 Purpose

The **zone** provides for two **dwellings** on a single **lot**, plus other compatible **uses**. The **zone** is divided into 2 sub-zones: RD1 for **two-unit housing** and residual **single detached housing** that is **accessed** by **vehicles** from the **front yard**; and RD2 for **two-unit housing** that is **accessed** by **vehicles** from the **rear yard** by a **lane**.

8.4.2 Permitted Uses

- **housing, two-unit**
- **housing, single detached**

8.4.3 Secondary Uses

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

8.4.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit or one **single detached housing** unit per **lot**.
2. For **single detached housing** zoned RD1, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. For **two-unit housing**, the maximum **floor area ratio** is 0.55 applied to a maximum of 929.0 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 929.0 m².

8.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

8.4.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except in the RD2 **zone** where:
 - a) the minimum **front yard** is 9.0 m;
 - b) portions of the **principal building** occupying no more than 50% of the total **building** width may project 3.0 m into the required **front yard**; and
 - c) portions of the **principal building** which are open on those sides which face a **road** and **bay windows** may project a maximum of 0.7 m into the required **front yard**.
2. The minimum **interior side yard** is 1.2 m, except in the RD2 **zone** where:
 - a) the minimum **interior side yard** is 2.0 m; and
 - b) portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to **side lot line**.

3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m, except in the RD2 **zone** where portions of the **principal building** or **accessory building** used for on-site parking purposes shall not be set back more than 18.0 m from the **rear lot line**.
5. In the RD2 **zone**, no portion of the **two-unit housing**, except for portions of the **principal building** used for on-site parking purposes or breezeways, shall be located further than 30.0 m from the **front lot line**.
6. In the RD2 **zone**, the minimum length of the **party wall** between the two units shall be no less than 20% of the total length of the exterior wall of the **building**, excluding on-site parking structures, indentations and projections, measured at the ground floor level.

8.4.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. In the RD2 **zone**, **building** projections in the form of dormers with a minimum clear distance of 4.0 m above **grade** and occupying no more than 50% of the total **building** width, may project outside of both vertical envelopes to a maximum distance of 1.0 m, measured from the base of the projection.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

8.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 864.0 m².
2. There are no minimum **frontage**, **lot width** or **lot depth** requirements.

8.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except in the RD2 **zone fences** shall not exceed 1.0 m in **height** when located within 6.0 m of a public **road**.

8.4.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

8.4.11 Other Regulations

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

8.5 Infill Residential (RI1, RI2)

8.5.1 Purpose

The **zone** provides for **single detached housing, coach houses, two-unit housing and town housing** and other compatible **uses** on small infill **lots**. The **zone** is divided into 2 sub-zones: RI1 for **sites** previously zoned Comprehensive Development District (CD/28); and RI2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

8.5.2 Permitted Uses

- **child care**
- **coach house**
- **housing, single detached**
- **housing, town**
- **housing, two-unit**

8.5.3 Secondary Uses

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

8.5.4 Permitted Density

1. For **sites** zoned RI1, the maximum **floor area ratio** is 0.55, together with an additional **floor area ratio** of:
 - a) 0.10 if the **lot** contains one or more **dwelling units** with less than 60.0 m² each of **gross floor area**;
 - b) 0.05 provided it is entirely used to accommodate **amenity space** and the **lot** contains four or more **dwelling units**; and
 - c) 0.10 which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.
2. For **single detached housing** zoned RI2, the **maximum floor area ratio** is 0.55, on the condition that an additional 0.10 is provided on the **lot** in question for a **coach house** with less than 60.0 m² of **gross floor area**.
3. For **town housing** and **two-unit housing** zoned RI2, the **maximum floor area ratio** is 0.4, together with an additional 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and the **lot** contains four or more **dwelling units**.
4. For the purposes of the RI2 **zone**, 0.10 of the **floor area** is not included in the calculation of maximum **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.
5. Notwithstanding Section 8.5.4.3, the reference to "0.4" for **town housing** and **two-unit housing** is increased to a higher **density** of "0.55" if the **owner**, at the earliest time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RI2 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

8.5.6 Yards & Setbacks

1. The minimum **setbacks** for **principal buildings** are:
 - a) 4.5 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**.
2. The minimum **setbacks** for **accessory buildings, carports**, parking pads and **garages** are:
 - a) 15.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - c) 0.6 m for the **interior side yard**; and
 - d) 1.2 m for the **rear yard**.
3. Where a **lot** has **access** to a public **lane**, the minimum **rear yard** is 1.2 m, measured to the internal edge of the public **lane right-of-way**.
4. For the purpose of this **zone**, a public **lane** shall mean land in public ownership or land secured for public **use** for **access** and transportation purposes, and having a minimum width of 6.0 m, but not being a public **road**.

8.5.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m along Acheson Road and Bennett Road, west of No. 3 Road, but shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**; or
 - b) 12.0 m elsewhere, but shall not exceed three **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

8.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 312.0 m².
3. The maximum **lot area** is 1,560.0 m².

8.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.5.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that on-site parking shall be provided at a rate of:
 - a) 1.0 **parking space** per **dwelling unit** or 0.5 **parking spaces** per **bedroom**, whichever is greater;
 - b) 0.2 visitor **parking spaces** per **dwelling unit** on **lots** containing four (4) or more **dwelling units**; and
 - c) 1.7 per **dwelling unit** as the maximum total number of **parking spaces**.

8.5.11 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.

8.6 Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)

8.6.1 Purpose

The **zone** provides for low **density town housing** and **single detached housing** in certain existing **zones**, plus other compatible **uses**. The **zone** is divided into four sub-zones: RTL1 for **sites** that are zoned for **single detached housing** and **town housing** at a **density** of 0.55 **floor area ratio**; RTL3 for **sites** zoned for **town housing** at a **density** of 0.60 **floor area ratio**; and RTL2 and RTL4 which provide for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 0.55 **floor area ratio** (RTL2) or 0.60 **floor area ratio** (RTL4).

8.6.2 Permitted Uses

- **child care**
- **housing, town**
- **housing, single detached**

8.6.3 Secondary Uses

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

8.6.4 Permitted Density

1. The maximum **floor area ratio** is:
 - a) 0.55 for **single detached housing** zoned RTL1;
 - b) 0.55 for **town housing** zoned RTL1, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
 - c) 0.60 for **town housing** zoned RTL3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - d) 0.40 for **town housing** zoned RTL2 or RTH4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.6.4.1d), the reference to “0.4” is increased to a higher **density** of:
 - a) “0.55” in the RTL2 **zone**; and
 - b) “0.6” in the RTL4 **zone**;if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTL2 **zone** or RTL4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

8.6.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m, except where the **rear lot line abuts** a public **road** or a **lane**, in which case the minimum **rear yard** is 6.0 m.

8.6.7 Permitted Heights

1. The maximum **height** for **buildings** in the RTL1 and RTL2 **zones** is 9.0 m.
2. The maximum **height** for **buildings** in the RTL3 and RTL4 **zones** is 12.0 m (3 **storeys**).
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

8.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m, except in the RTL4 **zone** where the minimum **lot width** is:
 - a) 40.0 m on local **arterial roads**; and
 - b) 50.0 m on major **arterial roads**.
2. The minimum **lot depth** is 35.0 m.
3. The minimum **lot area** for **single detached housing** in the RTL1 **zone** is 270.0 m².
4. There is no minimum **lot area** requirement for **town housing**.

8.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.6.10 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.

8.6.11 Other Regulations

1. **Single detached housing** is only permitted on a **site** zoned RTL1.
2. 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.

8.7 Medium Density Townhouses (RTM1, RTM2, RTM3)

8.7.1 Purpose

The **zone** provides for medium **density town housing**, plus other compatible **uses**. The **zone** is divided into 3 sub-zones: RTM1 for **sites** zoned for **town housing** at a **density** of **0.70 floor area ratio**; and RTM2 and RTM3 which provide for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of **0.65 floor area ratio** (RTM2) or **0.70 floor area ratio** (RTM3).

8.7.2 Permitted Uses

- **child care**
- **housing, town**

8.7.3 Secondary Uses

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

8.7.4 Permitted Density

1. The maximum **floor area ratio** is:
 - a) 0.70 for **town housing** zoned RTM1, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.40 for **town housing** zoned RTM2 or RTM3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.7.4.1.b), the reference to “0.4” is increased to a higher **density** of:
 - a) “0.65” in the RTM2 **zone**; and
 - b) “0.70” in the RTM3 **zone**

if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTM2 **zone** or RTM3 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

8.7.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 3.0 m
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m, except where the **rear lot line abuts a lane**, in which case the minimum **rear yard** is 1.2 m.

8.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

8.7.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m, except in the RTL3 **zone** outside the **City Centre** where the minimum **lot width** is:
 - a) 40.0 m on local **arterial roads**; and
 - b) 50.0 m on major **arterial roads**.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

8.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0

8.7.10 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.

8.7.11 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.

8.8 High Density Townhouses (RTH1, RTH2, RTH3, RTH4)

8.8.1 Purpose

The **zone** provides for high **density town housing** and other compatible **uses** in the **City Centre** and other selected areas of the **City**. The **zone** is divided into 4 sub-zones, each provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 0.75 **floor area ratio** (RTH1), 0.80 **floor area ratio** (RTH2), 0.85 **floor area ratio** (RTH3) or 0.90 **floor area ratio** (RTH4).

8.8.2 Permitted Uses

- **child care**
- **housing, town**
- **live/work dwelling**

8.8.3 Secondary Uses

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

8.8.4 Permitted Density

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, the reference to “0.6” is increased to a higher **density** of:
 - a) “0.75” in the RTH1 **zone**;
 - b) “0.80” in the RTH2 **zone**;
 - c) “0.85” in the RTH3 **zone**; and
 - d) “0.90” in the RTH4 **zone**

if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 75% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

8.8.6 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 4.5 m.
2. The minimum **interior side yard** and **rear yard setback** is 2.0 m.
3. The minimum **setback** from a **lane** is 1.2 m.

8.8.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

8.8.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is:
 - a) 20.0 m in the **City Centre**, not including the McLennan North and McLennan South areas, on **sites** zoned RTH1;
 - b) 50.0 m on major **arterial roads**; and
 - c) 40.0 m on local **arterial roads** and all other areas.
2. The minimum **lot depth** is 30.0 m.
3. The minimum **lot area** is:
 - a) 600.0 m² in the **City Centre**, not including the McLennan North and McLennan South areas, on **sites** zoned RTH1; and
 - b) 1,800.0 m² in all other areas or **zones**.

8.8.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.8.10 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.

8.8.11 Other Regulations

1. The following **uses** are only allowed in the **City Centre**:
 - a) **live/work dwelling**; and
 - b) **home-based business**.
2. 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.

8.9 Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)

8.9.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the **City Centre**. The **zone** is divided into 4 sub-zones, each provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 0.9 **floor area ratio** (RTP1), 1.0 **floor area ratio** (RTP2), 1.1 **floor area ratio** (RTP3) or 1.2 **floor area ratio** (RTP4).

8.9.2 Permitted Uses

- **child care**
- **housing, town**
- **live/work dwelling**

8.9.3 Secondary Uses

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

8.9.4 Permitted Density

1. The maximum **floor area ratio** is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.9.4.1, the reference to “0.6” is increased to a higher **density** of:
 - a) “0.9” in the RTP1 **zone**;
 - b) “1.0” in the RTP2 **zone**;
 - c) “1.1” in the RTP3 **zone**; and
 - d) “1.2” in the RTP4 **zone**

if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTP1, RTP2, RTP3 or RTP4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings** and landscaped roofs over **parking spaces**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.9.6 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard** and **rear yard** is 1.5 m.
3. The minimum **setback** from a **lane** is 1.2 m.

8.9.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m (4 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

8.9.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is:
 - a) 50.0 m on major **arterial roads**; and
 - b) 40.0 m on local **arterial roads** and all other areas.
2. The minimum **lot depth** is 30.0 m.
3. The minimum **lot area** is 2,400.0 m².

8.9.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.9.10 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.

8.9.11 Other Regulations

1. The following **uses** are only allowed in the **City Centre**:
 - a) **live/work dwelling**; and
 - b) **home-based business**.
2. 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.

8.10 Low Density Low Rise Apartments (RAL1) (RAL2)

8.10.1 Purpose

The **zone** provides for 3 to 4 **storey** apartments outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-zones: RAL1 for **sites** zoned for low density apartments; and RAL2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

8.10.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

8.10.3 Secondary Uses

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

8.10.4 Permitted Density

1. For **apartment housing** and **town housing** zoned RAL1, the maximum **floor area ratio** is 0.80, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. For **apartment housing** zoned RAL2, the maximum **floor area ratio** is 0.80, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Section 8.10.4.2, the reference to "0.8" is increased to a higher **density** of "1.2" in the RAL2 **zone** 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 RAL2 **zone**; or
 - b) for rezoning applications involving more than 80 **apartment housing dwelling units** and prior to the 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.

8.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.10.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

8.10.7 Permitted Heights

1. The maximum **height** for **buildings** is
 - a) 12.0 m for **sites** zoned RAL1; and
 - b) 15.0 m for **sites** zoned RAL2.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

8.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

8.10.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.10.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0.

8.10.11 Other Regulations

1. **Town housing** is only permitted on a **site** zoned RAL1.
2. 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.

8.11 Medium Density Low Rise Apartments (RAM1, RAM2, RAM3)

8.11.1 Purpose

The **zone** provides for 4 to 5 **storey** apartments within and outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 3 sub-**zones**: RAM1 for **sites** zoned for medium density apartments; and RAM2 and RAM3 which provide for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 1.5 **floor area ratio** (RAM2) or 1.75 **floor area ratio** (RAM3).

8.11.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

8.11.3 Secondary Uses

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

8.11.4 Permitted Density

1. For **apartment housing** and **town housing** zoned RAM1, the maximum **floor area ratio** is:
 - a) 0.60 for the first 3,000.0 m² of **lot area**;
 - b) 0.9 for the next 6,000.0 m² of **lot area**; and
 - c) 1.2 for portions of the **lot area** over 9,000.0 m²,together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. For **apartment housing** zoned RAM2 or RAM3, the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Section 8.11.4.2, the reference to “1.2” is increased to a higher **density** of “1.5” in the RAM2 **zone**, or “1.75” in the RAM3 **zone**, if the following conditions occur:
 - 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 RAM2 or the RAM3 **zone**; or
 - b) for rezoning applications involving more than 80 **apartments housing dwelling units**, and prior to the 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.

8.11.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.11.6 Yards & Setbacks

1. The minimum **front yard, side yard** and **rear yard** is 6.0 m for **sites** zoned RAM1.
2. The minimum **front yard** and **exterior side yard** is 3.0 m for **sites** zoned RAM2 and RAM3, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
3. The minimum **interior side yard** and **rear yard** is 1.5 m for **sites** zoned RAM2 and RAM3.

8.11.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 15.0 m for **sites** zoned RAM1; and
 - b) 25.0 m for **sites** zoned RAM2 and RAM3.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

8.11.8 Minimum Lot Size

1. The minimum **lot width** is:
 - a) 30.0 m for **sites** zoned RAM1; and
 - b) 40.0 m for **sites** zoned RAM2 and RAM3.
2. The minimum **lot depth** is:
 - a) 35.0 m for **sites** RAM1; and
 - b) 40.0 m for **sites** zoned RAM2 and RAM3.
3. There is no minimum **lot area** requirement, except in the **City Centre** where the minimum **lot area** is 2,400.0 m².

8.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.11.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

8.11.11 Other Regulations

1. **Town housing** is only permitted on sites zoned RAL1.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Special Use Regulations in Section 5.0 apply.

8.12 High Density Low Rise Apartments (RAH1, RAH2)

8.12.1 Purpose

The **zone** provides for 4 to 6 **storey** apartments within and outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-**zones**, each provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 1.75 **floor area ratio** (RAH1) or 2.0 **floor area ratio** (RAH2).

8.12.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**

8.12.3 Secondary Uses

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

8.12.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.12.4.1, the reference to "1.2" is increased to a higher **density** of "1.75" in the RAH1 **zone**, or "2.0" in the RAH2 **zone**, if the following conditions occur:
 - 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 RAH1 or the RAH2 **zone**; or
 - b) for rezoning applications involving more than 80 **apartment housing dwelling units** and prior to the 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.

8.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.12.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 1.5 m.

8.12.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m, except in specific areas identified in the City Centre Area Plan where a maximum **height** for **buildings** of 35.0 m is permitted.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

8.12.8 Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 40.0 m.
3. The minimum **lot area** requirement is 2,400.0 m².

8.12.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.12.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

8.12.11 Other Regulations

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

8.13 Residential Child Care (RCC)

8.13.1 Purpose

The **zone** provides for **child care** facilities with **single detached housing** as a **secondary use**.

8.13.2 Permitted Uses

- **child care**

8.13.3 Secondary Uses

- **single detached housing**

8.13.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio** is 0.50.
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) covered areas of the **principal building** which are open on one or more sides limited to a maximum of 30.0 m²; and
 - b) **accessory buildings**.

8.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.13.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

8.13.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and **residential vertical envelope depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

8.13.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	15.0 m	n/a	540.0 m ²

8.13.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.13.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

8.13.11 Other Regulations

1. A **child care** facility in this **zone** is limited to a maximum of 16 children.
2. 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.

9. Mixed Use Zones

9.1 Neighbourhood Commercial (CN)

9.1.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community, with secondary **apartment housing**.

9.1.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

9.1.3 Secondary Uses

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

9.1.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

9.1.5 Permitted Lot Coverage

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

9.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

9.1.7 Permitted Heights

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

9.1.8 Subdivision Provisions/Minimum Lot Size

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

9.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.1.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

9.1.11 Other Regulations

1. The maximum total **gross leasable floor area** of **convenience retail** and **general retail** is 1,200.0 m².
2. The maximum **gross leasable floor area** of **convenience retail** and **general retail** in any one tenancy is 200.0 m², except one may be up to 600.0 m².
3. The **gross leasable floor area** in this **zone** only shall be measured from the center lines of joint partitions and the outer limits of the **building**.
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.

9.2 Steveston Commercial (CS2; CS3)

9.2.1 Purpose

The intent of this medium **density zone** is to support the conservation of the heritage character of Steveston Village, while providing for the shopping, **personal service, business**, entertainment, mixed commercial/residential and industrial needs of the Steveston area. The **zone** is divided into 2 sub-**zones**: CS2 that permits **buildings** with a maximum **height** of 2 **storeys**; and CS3 that permits **buildings** with a maximum **height** of 3 **storeys**.

9.2.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

9.2.3 Secondary Uses

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

9.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

9.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

9.2.6 Yards & Setbacks

1. There is no minimum **front yard**, **side yard** or **rear yard**.
2. **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 a ground floor **building face** (to the underside of floor or roof **structure** above), accompanied with support posts at the **front lot line**, and at historic **lot line** locations (see “Steveston Village Historic Lot Line Map” in Steveston Area Plan);
 - b) the entrance to a ground level public **right-of-way** shall have a maximum width of 2.4 m, but shall not be more than 25% of the 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 of 25% of the **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 the **building** facade as measured from the ground level to the parapet cap by the facade width.

9.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m (not to exceed 2 **storeys**) for **sites** zoned CS2.
2. The maximum **height** for **buildings** is 12.0 m (not to exceed 3 **storeys**) for **sites** zoned CS3.
3. The maximum **height** for **accessory structures** is 9.0 m.

9.2.8 Subdivision Provisions/Minimum Lot Size

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

9.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.2.10 On-Site Parking

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0.

9.2.11 Other Regulation

1. For **apartment housing**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
2. For **apartment housing**, 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 Specified Use Regulations in Section 5.0 apply.

9.3 Downtown Commercial (CDT1, CDT2, CDT3)

9.3.1 Purpose

The **zone** provides for a broad range of commercial, service, **business**, entertainment and residential needs typical of a **City Centre**. The zone is divided into 3 sub-zones: CDT1 for **sites** zoned downtown commercial; CDT2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives; and CDT3 which provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve the **City's** other objectives.

9.3.2 Permitted Uses

- amusement centre
- animal grooming
- banquet hall
- broadcasting studio
- child care
- community care facility, major
- community care facility, minor
- congregate housing
- education
- education, commercial
- education, university
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, major
- health service, minor
- hotel
- housing, apartment
- housing, town
- library and exhibit
- liquor primary establishment
- live/work dwelling
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial

9.3.3 A. Secondary Uses

- boarding and lodging
- home-based business
- home business

9.3.3 B. Additional Uses

- retail liquor 1
- retail liquor 2

9.3.2 Permitted Uses

- **service, household repair**
- **service, personal**
- **studio**
- **transportation depot**
- **vehicle sale/retail**
- **veterinary service**

9.3.4 Permitted Density

1. For downtown commercial **sites** zoned CDT1, the maximum **floor area ratio** is 3.0 together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. For downtown commercial **sites** zoned CDT2 and CDT3, the **maximum floor area ratio** is 2.0, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
3. Notwithstanding Section 9.3.4.1, the reference to a maximum **floor area ratio** of “3.0” in relation to a **building** used for mixed commercial/residential **uses** or multiple-family residential purposes is increased to a higher **density** of “3.15” on **sites** zoned CDT1, if prior to the first occupancy of the **building** the **owner**:
 - a) 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
 - b) 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.
4. Notwithstanding Section 9.3.4.3, the **density bonus** of “3.15” is further increased to a higher **density** of “3.18” on **sites** zoned CDT1 provided that the **owner**:
 - a) uses at least 1% of the **gross floor area** of the **building** for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or
 - b) at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the CDT1 **zone**, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.

5. Notwithstanding Section 9.3.4.2, the reference to “2.0” is increased to a higher **density** of “3.0” in the CDT2 zone 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 CDT2 zone; or
 - b) for rezoning applications involving more than 80 **apartment housing dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
 - i) provides in the **building** not less 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.
6. Notwithstanding Section 9.3.4.5, the **density bonus** of “3.0” is further increased to a higher **density** of “4.0” on **sites** zoned CDT3 provided that the **lot** is located in the Village Centre Bonus Area designated by the City Centre Area Plan and:
 - a) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes;
 - b) the **owner** uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building** area) for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g. community recreation; **library and exhibit**, heritage); or
 - c) at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the CDT3 zone, the **owner** pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.
7. The non-residential purposes referred to in Section 9.3.4.6.a) shall provide, in whole or in part, for **convenience retail uses** (e.g. larger format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail uses**, or other **uses** important to the viability of the Village Centre and as determined to the satisfaction of the **City**.
8. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

9.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings** and **landscaped** roofs over **parking spaces**.

9.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m, but this may be reduced to 3.0 m if:
 - a) a proper interface is provided at the sidewalk level as approved by the **City**; and
 - b) no driveways or loading areas are located along the public **road**.
2. There is no minimum **interior side yard**.

3. The minimum **rear yard** is:
 - a) 0 m if there is an existing **lane** or a new **lane** is required; or
 - b) 3.0 m if there is no existing **lane** or a new **lane** is not required.
4. The minimum **setback** of a **building** to a publicly-accessible open space is 1.5 m.

9.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 12.0 m.

9.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements for **sites** zoned CDT1.
2. The minimum **lot width** for **sites** zoned CDT2 and CDT3 is 45.0 m.
3. The minimum **lot depth** for **sites** zoned CDT2 and CDT3 is 40.0 m.
4. The minimum **lot area** for **sites** zoned CDT2 and CDT3 is 2,500.0 m² if the **development** has a **floor area ratio** of 3.0 or more.
5. The minimum **lot area** for **sites** zoned CDT2 and CDT3 is 4,000.0 m² if the **development** has a **floor area ratio** of less than 3.0.

9.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.3.10 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.

9.3.11 Other Regulations

1. A **retail liquor 1** store is only permitted on the following three listed **sites** and is limited to one per **lot**:
 - a) 7331 Westminster Highway
Strata Plan LMS3174
 - b) 7551 Westminster Highway
P.I.D. 015-676-692
Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly: Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by Plan LMP38351; Section 5 Block 4 North Range 6 West New Westminster District Plan 84515; and
 - c) 8260 Westminster Highway
Strata Plan LMS1590

2. A **retail liquor 2** store is only permitted on the following **site**:
8080 Park Road
P.I.D. 001-991-663
Lot 13 Section 9 Block 4 North Range 6 West New Westminster District Plan 7312
3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
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.

9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3)

9.4.1 Purpose

The **zone** accommodates mid to high rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses**. The **zone** is divided into 3 sub-**zones**: RCL1 for **sites** zoned low density, high rise apartments; RCL2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives; and RCL3 which provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve the **City's** other objectives.

9.4.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **live/work dwelling**

9.4.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **health service, minor**
- **home-based business**
- **home business**
- **housing, town**
- **retail, convenience**
- **retail, general**

9.4.4 Permitted Density

1. For residential/limited commercial **sites** zoned RCL1, the maximum **floor area ratio** is:
 - a) 0.70 for **lots** less than 3,000.0 m² in **lot area**;
 - b) 1.0 for **lots** between 3,000.0 m² and 6,000.0 m² in **lot area**; and
 - c) 2.0 for **lots** 6,000.0 m² or larger in **lot area**,together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, and 0.1 **floor area ratio** provided that is entirely used to accommodate **community amenity space**.
2. For residential/limited commercial **sites** zoned RCL2 or RCL3, the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, and 0.1 **floor area ratio** provided that is entirely used to accommodate **community amenity space**.
3. Notwithstanding Section 9.4.4.2, the reference to "1.2" is increased to a higher **density** of "2.0" in the RCL2 zone 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 RCL2 zone; or
 - b) for rezoning applications involving more than 80 **apartment housing dwelling units**, and prior to the 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.

- 4. Notwithstanding Section 9.4.4.3, the **density bonus** of “2.0” is further increased to a higher **density** of 3.0 on **sites** zoned RCL3 provided that the **lot** is located in the Village Centre Bonus Area designated by the City Center Area Plan and:
 - a) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes;
 - b) the **owner** uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building area**) for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g. community recreation, **library and exhibit**, heritage); or
 - c) at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL3 **zone**, the **owner** pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.
- 5. The non-residential purposes referred to in Section 9.4.4.4.a) shall provide, in whole or in part, for **convenience retail uses** (e.g. larger format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the Village Centre and as determined to the satisfaction of the **City**.

9.4.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 40% for **buildings** on **sites** zoned RCL1 .
- 2. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** on **sites** zoned RCL2 and RCL3 is:
 - a) 60% for **apartment housing** or **congregate housing** only; and
 - b) 90% for **apartment housing** that contains **convenience retail**, **general retail**, **minor health service uses**, **live/work dwellings** and/or **child care**.

9.4.6 Yards & Setbacks

- 1. The minimum **front yard** and **exterior side yard** is 6.0 m, but this may be reduced to 3.0 m if:
 - a) a proper interface is provided at the sidewalk level as approved by the **City**; and
 - b) no driveways or loading areas are located along the public **road**.
- 2. There is no minimum **interior side yard**.
- 3. The minimum **rear yard** is:
 - a) 0 m if there is an existing **lane** or a new **lane** is required; or
 - b) 3.0 m if there is no existing **lane** or a new **lane** is not required.

9.4.7 Permitted Heights

- 1. The maximum **height** for **buildings** zoned RCL1 and RCL3 is 47.0 m geodetic.

2. The maximum **height** for **buildings** zoned RCL2 is:
 - a) 15.0 m for **buildings** with a **floor area ratio** of 1.2 or less; and
 - b) 25.0 m for **buildings** with a **floor area ratio** of greater than 1.2, except in specific areas identified in the City Centre Area Plan where a maximum **height** of 35.0 m for **buildings** with a **floor area ratio** of up to 2.0 is permitted.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 12.0 m.

9.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is:
 - a) 30.0 m for **sites** zoned RCL1;
 - b) 40.0 m for **sites** zoned RCL2, except if a maximum **building height** of 35.0 m is permitted in which case the minimum **lot width** is 45.0 m; and
 - c) 45.0 m for **sites** zoned RCL3.
2. The minimum **lot depth** is:
 - a) 35.0 m for **sites** zoned RCL1;
 - b) 30.0 m for **sites** zoned RCL2 that have a **floor area ratio** of 1.2 or less; or
 - c) 40.0 m for **sites** zoned RCL2 that have a **floor area ratio** of greater than 1.2 and **sites** zoned RCL3.
3. There is no minimum **lot area** requirement for **sites** zoned RCL1.
4. The minimum **lot area** is 2,400.0 m² for **sites** zoned RCL2.
5. The minimum **lot area** is 4,000.0 m² for **sites** zoned RCL3.

9.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.4.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

9.4.11 Other Regulations

1. **Convenience retail, general retail, home-based business, town housing and minor health service** must be located on the first floor of the **building**.
2. **Convenience retail, general retail and minor health service** are limited to a maximum **gross leasable floor area** of 200.0 m².

3. **Congregate housing** and **apartment housing** must be located on the second or upper floors of the **building**. **Convenience retail**, **general retail** and **minor health service** may also be located on the second floor of the **building**.
4. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on the roof of a **building**).
5. 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.

10. Commercial Zones

10.1 Local Commercial (CL)

10.1.1 Purpose

The **zone** provides for **convenience retail** for the surrounding community.

10.1.2 Permitted Uses

- **retail, convenience**

10.1.3 Secondary Uses

- **home business**
- **residential security/operator unit**

10.1.4 Permitted Density

1. The maximum **floor area ratio** is 0.4.

10.1.5 Permitted Lot Coverage

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

10.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

10.1.7 Permitted Heights

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

10.1.8 Subdivision Provisions/Minimum Lot Size

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

10.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.1.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

10.1.11 Other Regulations

1. The **residential security/operator unit** must be in the same building as the **retail convenience use**.

2. 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.

10.2 Community Commercial (CC)

10.2.1 Purpose

The **zone** provides for shopping centres with a wide range of retail **uses** and services for the community.

10.2.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- greenhouse & plant nursery
- health service, minor
- library and exhibit
- office
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- restaurant, drive-through
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

10.2.3.A Secondary Uses

- home business
- residential security/operator unit

10.2.3 10.2.3.B Additional Uses

- retail liquor 1

10.2.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

10.2.5 Permitted Lot Coverage

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

10.2.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 6.0 m.

10.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.

2. The maximum **height** for **accessory structures** is 9.0 m.

10.2.8 Subdivision Provisions/Minimum Lot Size

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

10.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.2.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

10.2.11 Other Regulations

1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property, which must have a minimum **lot area** of 4,000.0 m²; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. A **retail liquor 2** store is only permitted on the following two listed **sites**:
 - a) 8040 Garden City Road
P.I.D. 018-400-232
Lot A Block 13 Section 22 Block 4 North Range 6 West
New Westminster District Plan LMP1840; and
 - b) 8120 No. 2 Road
P.I.D. 004-947-614
Parcel A Section 19 Block 4 North Range 6 West
New Westminster District Reference Plan 72706
3. In the case of Section 10.2.11.2.b), the **retail liquor 2** store at 8120 No. 2 Road shall have a **gross floor area** not exceeding 560.0 m².
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

10.3 Auto-Oriented Commercial (CA)

10.3.1 Purpose

The **zone** provides for a mix of commercial and related **uses** oriented to vehicular **access**.

10.3.2 Permitted Uses

- amusement centre
- animal grooming
- body rub studio
- body painting studio
- broadcasting studio
- car wash
- child care
- education, commercial
- education, university
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- liquor primary establishment
- manufacturing, custom indoor
- motel
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- restaurant, drive-through
- retail, adult
- retail, convenience
- retail, general
- retail, pawnshop
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, massage
- service, personal
- studio
- transportation depot
- vehicle body repair or paint shop
- vehicle repair
- vehicle rental, convenience
- vehicle sale/rental
- veterinary service

10.3.3 Secondary Uses

- home business
- residential security/operator unit

10.3.4 Permitted Density

1. The maximum **floor area ratio** for **hotels** is 1.5.
2. The maximum **floor area ratio** for all other **uses** is 0.5.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

10.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

10.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.
4. Notwithstanding the above, no **building** shall be located closer to a residential **zone** than:
 - a) 3.0 m for a 1 **storey building**;
 - b) 7.5 m for a 2 **storey building**; or
 - c) 25.0 m for a 3 or more **storey building**.
5. **Retail pawnshop** shall not be located closer than 100.0 m to a residential or institutional **zone** and 1,500.0 m to the **site specific zone** that permits a **casino**.
6. **Vehicle repair, vehicle body repair or paint shop** and **car wash** shall not be located closer than 20.0 m from a **residential zone** or a **site specific zone** that permits residential **uses**.

10.3.7 Permitted Heights

1. The maximum **height** for **hotels** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

10.3.8 Subdivision Provisions/Minimum Lot Size

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

10.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.3.10 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.

10.3.11 Other Regulations

1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property, which must have a minimum **lot area** of 2,400.0 m²; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a **hotel**).
3. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the Public Health Protection Bylaw.
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.

10.4 Entertainment & Athletics (CEA)

10.4.1 Purpose

The **zone** provides for athletic and entertainment **uses**.

10.4.2 Permitted Uses

- **amusement centre**
- **amusement, outdoor**
- **child care**
- **dormitory**
- **education, commercial**
- **entertainment, spectator**
- **health service, minor**
- **hotel**
- **liquor primary establishment**
- **office**
- **parking, non-accessory**
- **private club**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **restaurant, drive-through**

10.4.3 Secondary Uses

- **n/a**

10.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0 for **buildings**.

10.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60%.

10.4.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**.

10.4.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

10.4.8 Subdivision Provisions/Minimum Lot Size

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

10.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.4.10 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.

10.4.11 Other Regulations

1. A **religious assembly** is limited to a **gross floor area** of 700.0 m² and a maximum of 300 seats.
2. 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.

10.5 Gas & Service Stations (CG1; CG2)

10.5.1 Purpose

The **zone** provides for the sale of gasoline along with a limited amount of **retail convenience** and a **car wash** (CG1). Another sub-**zone** (CG2) exists to include the servicing and repair of vehicles.

10.5.2 Permitted Uses

- **gas station**
- **service station**

10.5.3 Secondary Uses

- **car wash**
- **retail, convenience**

10.5.4 Permitted Density

1. The maximum **floor area ratio** is 0.35.

10.5.5 Permitted Lot Coverage

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

10.5.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 10.0 m for pump islands and above-ground storage tanks; and
 - c) 3.0 m for canopies.
3. A **car wash** shall be no closer than 20.0 m to a **zone** which permits residential **use**.
4. A drive aisle shall be **setback** 3.0 m from **adjacent** properties.

10.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

10.5.8 Subdivision Provisions/Minimum Lot Size

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

10.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.5.10 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.

10.5.11 Other Regulations

1. **Retail convenience** shall be limited to a total **floor area** of 15.0 m².
2. A **service station** is only be permitted on **sites** zoned CG2.
3. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the Public Health Protection Bylaw.
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.

10.6 Pub & Sales (CP1; CP2)

10.6.1 Purpose

The **zone** provides for a **neighbourhood public house** (CP1). Another sub-**zone** (CP2) exists to permit in certain cases a retail liquor store.

10.6.2 Permitted Uses

- **neighbourhood public house**

10.6.3 Secondary Uses

- **retail liquor 1**

10.6.4 Permitted Density

1. The maximum **floor area ratio** is 0.35.

10.6.5 Permitted Lot Coverage

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

10.6.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

10.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

10.6.8 Subdivision Provisions/Minimum Lot Size

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

10.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.6.10 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.

10.6.11 Other Regulations

1. A **retail liquor 1** store is only permitted on **sites** zoned CP2.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

10.7 Vehicle Sales (CV)

10.7.1 Purpose

The **zone** provides for **vehicle** sales and repairs, along with related **uses**.

10.7.2 Permitted Uses

- **car wash**
- **office**
- **restaurant**
- **restaurant, drive-through**
- **services, financial**
- **vehicle body repair or paint shop**
- **vehicle sale/rental**

10.7.3 Secondary Uses

- **n/a**

10.7.4 Permitted Density

1. The maximum **floor area ratio** is 0.50, except at the following **site** where the maximum **floor area ratio** is:
 - a) 0.58
13340 Smallwood Place
P.I.D. 000-955-558
Lot 5 Section 5 Block 4 North Range 5 West NWD Plan 68775

10.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

10.7.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.
3. A **car wash** shall be no closer than 20.0 m to a **zone** which permits residential **use**.

10.7.7 Permitted Heights

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

10.7.8 Subdivision Provisions/Minimum Lot Size

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

10.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 and any applicable automall design guidelines.

10.7.10 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.

10.7.11 Other Regulations

1. **Vehicle sale/rental** shall be limited to automobiles and motorcycles only.
2. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the Public Health Protection Bylaw.
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.

10.8 Roadside Stand (CR)

10.8.1 Purpose

The **zone** provides for larger roadside fruit and vegetable retailing in agricultural areas.

10.8.2 Permitted Uses

- **farm business**
- **roadside stand**

10.8.3 Secondary Uses

- **winery, farm-based**

10.8.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.
2. The maximum **density** is 1 **roadside stand** per lot.

10.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**. For the purpose of this **zone**, **lot coverage** is based on the area zoned CR.

10.8.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**.

10.8.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.5 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

10.8.8 Subdivision Provisions/Minimum Lot Size

1. A **roadside stand** in this **zone** must be incidental and supported by a **farm operation** of at least 8.0 ha.

10.8.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, particularly along any **roads**.

10.8.10 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.

10.8.11 Other Regulations

1. A **roadside stand** located in this **zone** shall not have an interior **floor area** greater than 190.0 m².
2. All refuse or recycling bins shall be located a minimum of 3.0 m from any **abutting** residential **zone**.
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.

11. Marine Zone

11.1 Marina (MA1, MA2)

11.1.1 Purpose

The **zone** provides for facilities related to boating (MA1). Another sub-**zone** (MA2) exists to permit **waterborne housing uses**.

11.1.2 Permitted Uses

- **marina**
- **marine sales & repair**
- **marine sales & rentals**
- **restaurant**
- **studio**

11.1.3 Secondary Uses

- **residential security/operator unit**
- **housing, waterborne**

11.1.4 Permitted Density

1. There is no maximum **floor area ratio**.
2. The maximum **density** is 1 **waterborne housing** unit per 330.0 m² of **riparian parcel area** for properties located outside the **City Centre**.

11.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** of the riparian area is 40% for **buildings**, subject to any environmentally sensitive area development permit guidelines or policies of the **City** and any Fraser River Estuary Management Program designations or limitations.
2. The maximum **coverage** of the water area is 20% for **buildings** (which includes **boat shelters**).

11.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** is 3.0 m on one side of the **lot** or portion of the **lot** above the high water mark.
3. The minimum **setback** from a **lot line** for moorage is 3.0 m for a **waterborne housing** unit.
4. There is no minimum **rear yard**.

11.1.7 Permitted Heights

1. The maximum **height** for **buildings**, including **boat shelters**, is 9.0 m (2 ½ **storeys**).
2. In the **City Centre**, the maximum **heights** for **buildings**, including **boat shelters**, may be increased to 12.0 m (3 **storeys**) where the **lot coverage** is reduced and view impacts on **adjacent** existing **development** are negligible.
3. The maximum **height** for **accessory structures** is 12.0 m.

11.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements, provided that the maximum **density**, maximum **lot coverage** and/or water coverage, minimum **yard** and **setbacks**, **landscaping** and **screening** requirements and on-site **vehicle** and bicycle parking and loading can be compiled with on-site.

11.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

11.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards of Section 7.0.

11.1.11 Other Regulations

1. **Waterborne housing** is only be permitted on **sites** zoned MA2.
2. 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.

12. Industrial Zones

12.1 Industrial (I)

12.1.1 Purpose

The **zone** provides for a broad range of **general** and **heavy industrial uses**, with a range of compatible **uses**.

12.1.2 Permitted Uses

- animal day care
- animal, grooming
- animal shelter
- auction, major
- auction, minor
- bulk fuel depot
- car or truck wash
- child care
- commercial storage
- concrete/asphalt plant
- contractor service
- equipment, major
- equipment, minor
- fleet service
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- outdoor storage
- parking, non accessory
- recreation, indoor
- recycling depot
- recycling drop-off
- recycling, hazardous
- restaurant
- utility, major
- utility, minor
- vehicle & equipment services, industrial
- vehicle repair
- vehicle body repair or paint shop
- vehicle service, drive-through
- waste management
- wrecking yard

12.1.3 Secondary Uses

- residential security/operator unit

12.1.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

12.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

12.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

12.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

12.1.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

12.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.1.10 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.

12.1.11 Other Regulations

1. **Outdoor storage** is permitted.
2. A **waste management** facility located in this **zone** shall be limited to the inside of a **building**.
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.

12.2 Light Industrial (IL)

12.2.1 Purpose

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses**.

12.2.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- car or truck wash
- child care
- commercial storage
- contractor service
- fleet service
- industrial, general
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop
- vehicle service, drive-through

12.2.3 Secondary Uses

- residential security/operator unit

12.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

12.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where the maximum **lot coverage** is 80% for **buildings**.

12.2.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

4. In the **City Centre**, **buildings** taller than the Oak Street Bridge deck must be set back 30.0 m to the drip line of the bridge.

12.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where:
 - a) the typical maximum **height** for **buildings** is 15.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 25.0 m; and
 - b) within 30.0 m of the Oak Street Bridge the maximum **building height** shall not exceed that of the bridge deck.
2. The maximum **height** for **accessory structures** is 20.0 m.

12.2.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

12.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.2.10 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.

12.2.11 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.

12.3 Industrial Business Park (IB1, IB2)

12.3.1 Purpose

The **zone** provides for a range of **general industrial uses** and stand-alone **offices**, with a limited range of compatible **uses** (IB1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

12.3.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcasting studio
- child care
- commercial storage
- contractor service
- education, commercial
- emergency service
- government service
- industrial, general
- library and exhibit
- manufacturing, custom indoor
- office
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle body repair or paint shop

12.3.3 Secondary Uses

- residential security/operator unit

12.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

12.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where:
 - a) the maximum **lot coverage** is 90% for **buildings**; and
 - b) the maximum **building envelope** shall not exceed 650.0 m² if the **building** has a maximum **height** of more than 25.0 m.

12.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.

2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

12.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where:
 - a) the typical maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m; and
 - b) within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

12.3.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except:
 - a) for an **animal shelter** which must have a minimum **lot area** of 2.0 ha; and
 - b) in the **City Centre** where the minimum **lot area** is:
 - i) 8,000.0 m² west of Brown Road;
 - ii) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
 - iii) 2,400.0 m² elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.3.10 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.

12.3.11 Other Regulations

1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m² located on the second **storey** only.
2. In the **City Centre**, **restaurants** shall only be permitted on **sites** being rezoned IB2 within 50.0 m of a **property line abutting**:
 - a) Bridgeport Road;
 - b) Great Canadian Way;
 - c) Hazelbridge Way;
 - d) Alexandra Road;
 - e) McKim Way; and
 - f) Odlin Crescent north of Odlin Road.
3. The following **permitted uses** are subject to the restrictions in Section 12.3.4:
 - a) **animal daycare**;
 - b) **animal grooming**;
 - c) **animal shelter**;
 - d) **auction, minor**;
 - e) **broadcast studio**;
 - f) **child care**;
 - g) **education, commercial**;
 - h) **government service**;
 - i) **library and exhibit**;
 - j) **office**;
 - k) **recreation, indoor**; and
 - l) **restaurant**.
4. **Permitted uses** listed in Section 12.3.11.3 that are located in the **City Centre** on **sites** zoned IB2 shall:
 - a) not be located on the ground floor of a **building** (excluding **building** entrance lobbies);
 - b) not exceed in total **floor area** the total **floor area** of all the other **permitted uses**; and
 - c) not share a common **building** entrance with any of the other **permitted uses**.
5. 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.

12.4 Industrial Retail (IR1, IR2)

12.4.1 Purpose

The **zone** provides for a range of **general industrial uses**, stand-alone **offices** and a limited range of retail **uses**, with a few other compatible **uses** (IR1). Another sub-zone exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IR2).

12.4.2 Permitted Uses

- auction, minor
- building or garden supply
- child care
- contractor service
- education, commercial
- equipment, minor
- emergency service
- government service
- greenhouse & plant nursery
- industrial, general
- library and exhibit
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- restaurant, drive-through
- retail, second hand
- service, business support
- studio
- utility, minor
- vehicle body repair or paint shop
- vehicle repair
- warehouse sales

12.4.3 A. Secondary Uses

- residential security/operator unit

12.4.3 B. Additional Uses

- hotel
- religious assembly
- retail, general

12.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

12.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where:
 - a) the maximum **lot coverage** is 90% for **buildings**, and

- b) the maximum **building envelope** shall not exceed 650.0 m² if the **building** has a maximum **height** of more than 25.0 m.

12.4.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

12.4.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where:
 - a) the typical maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m; and
 - b) within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

12.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements, except in the **City Centre** where the minimum **lot area** is:
 - a) 8,000.0 m² west of Brown Road
 - b) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
 - c) 2,400.0 m² elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.4.10 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.

12.4.11 Other Regulations

1. The following **permitted uses** are subject to the restrictions in Section 12.4.11.2:
 - a) **auction, minor;**
 - b) **building or garden supply;**
 - c) **equipment, minor;**
 - d) **government service;**
 - e) **greenhouse & plant nursery;**
 - f) **library and exhibit;**
 - g) **restaurant, drive-through;**
 - h) **retail, second-hand;**
 - i) **service, business support;**
 - j) **studio;**
 - k) **vehicle, body repair or paint shop;**
 - l) **vehicle repair; and**
 - m) **warehouse sales.**
2. **Permitted uses** listed in Section 12.4.11.1 that are located in the **City Centre** on **sites** zoned IR2 shall:
 - a) be located within 50.0 m of a **property line abutting**:
 - i) Bridgeport Road;
 - ii) Great Canadian Way;
 - iii) Hazelbridge Way;
 - iv) Alexandra Road;
 - v) McKim Road; and
 - vi) Odlin Crescent north of Odlin Road; and
 - b) not exceed in total **floor area** the total **floor area** of all the other **permitted uses**; and
 - c) not share a common **building** entrance with any of the other **permitted uses**.
3. **Warehouse sales** shall be for household furnishings only such as furniture, carpet, major appliances and **building** materials.
4. **Commercial education** and **office** in the **City Centre** must not be located on the ground floor of the **building** (excluding **building** entrances) on **sites** zoned IR2 and in new **buildings** subject to the development permit process.
5. In the **City Centre**, additional **uses** (e.g. **hotel, religious assembly** and **retail, general**) shall only be permitted on **sites** zoned IR2 and shall:
 - a) only be permitted within 50.0 m of a **property line abutting**:
 - i) Bridgeport Road;

- ii) Great Canadian Way;
- iii) Hazlebridge Way;
- iv) Alexandra Road;
- v) McKim Way; and
- vi) Odlin Crescent north of Odlin Road; and
- b) not exceed in **total floor area** the **total floor area** of the industrial permitted **uses** (i.e. **contractor service; general industrial; custom indoor manufacturing; recycling depot; recycling drop-off; minor utility**); and
- c) not share a common **building** entrance with any of the permitted industrial **uses** listed in Section 12.4.11.5.b).

6. 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.

12.5 Industrial Storage (IS)

12.5.1 Purpose

The **zone** provides for storage and shipping **uses**.

12.5.2 Permitted Uses

- **child care**
- **industrial, general**
- **outdoor storage**
- **parking, non accessory**
- **transportation depot**
- **truck or rail terminal**

12.5.3 Secondary Uses

- **residential security/operator unit**

12.5.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

12.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

12.5.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

12.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

12.5.8 Subdivision Provisions/Minimum Lot Size

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

12.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

12.5.10 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.

12.5.11 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.

13. Institutional Zones

13.1 Airport (AIR)

13.1.1 Purpose

The **zone** provides for the Vancouver International Airport and compatible services or **uses**.

13.1.2 Permitted Uses

- **airport**
- **hotel**

13.1.3 Secondary Uses

- **n/a**

13.1.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

13.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

13.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

13.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

13.1.8 Subdivision Provisions/Minimum Lot Size

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

13.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

13.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out Section 7.0.

13.1.11 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.

13.2 School & Institutional Use (SI)

13.2.1 Purpose

This **zone** provides for a range of educational, recreational, **park** and community oriented **uses**.

13.2.2 Permitted Uses

- **child care**
- **education**
- **education, university**
- **emergency service**
- **entertainment, spectator**
- **exhibition & convention facilities**
- **government service**
- **library and exhibit**
- **park**
- **recreation, indoor**
- **recreation, outdoor**
- **stadium**
- **utility, major**
- **utility, minor**

13.2.3 Secondary Uses

- **religious assembly**
- **residential security/operator unit**

13.2.4 Permitted Density

1. There is no maximum **floor area ratio**.

13.2.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

13.2.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.
3. **Education** and **university education buildings** shall not be closer than 7.5 m to a property in a residential **zone**.

13.2.7 Permitted Heights

1. The maximum **height** is 12.0 m within 10.0 m of a residential **zone**.
2. There is no other maximum **height**.

13.2.8 Subdivision Provisions/Minimum Lot Size

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

13.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions in Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.2.10 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.

13.2.11 Other Regulations

1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. 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.

13.3 Assembly (ASY)

13.3.1 Purpose

The **zone** provides for **religious assembly, education** and other limited community **uses**.

13.3.2 Permitted Uses

- **child care**
- **education**
- **private club**
- **religious assembly**

13.3.3 Secondary Uses

- **interment facility**
- **dormitory**
- **housing, single detached**
- **residential security/operator unit**

13.3.4 Permitted Density

1. The maximum **density** is one **single detached housing dwelling unit** per **lot**.
2. The maximum **floor area ratio** is 0.50.

13.3.5 Permitted Lot Coverage

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

13.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m for **single detached housing** and 7.5 m for all other **buildings**.
3. The minimum **rear yard** is 6.0 m for **single detached housing** and 7.5 m for all other **buildings**.

13.3.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

13.3.8 Subdivision Provisions/Minimum Lot Size

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

13.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.3.10 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.

13.3.11 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.

13.4 Health Care (HC)

13.4.1 Purpose

The **zone** provides for health care and assisted living housing.

13.4.2 Permitted Uses

- **health service, major**
- **health service, minor**
- **congregate housing**
- **community care facility, major**

13.4.3 Secondary Uses

- **residential security/operator unit**

13.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional 0.4 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**.

13.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

13.4.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

13.4.7 Permitted Heights

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

13.4.8 Subdivision Provisions/Minimum Lot Size

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

13.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.4.10 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.

13.4.11 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.

14. Agriculture and Golf Zones

14.1 Agriculture (AG1; AG2; AG3)

14.1.1 Purpose

The **zone** provides for a wide range of farming and compatible **uses** consistent with the provisions of the **Agricultural Land Reserve**. The **zone** is divided into 3 sub-zones: AG1 for traditional **sites** zoned for agricultural purposes; AG2 for new **bed and breakfast** zoned **sites**; and AG3 for new **sites** that would permit **seasonal farm labour accommodation**.

14.1.2 Permitted Uses

- animal breeding and boarding
- animal day care
- animal grooming
- animal shelter
- equestrian centre
- farm business
- housing, single detached
- kennel, hobby dog

14.1.3 A. Secondary Uses

- agri-tourist accommodation
- agri-tourist operation
- boarding and lodging
- child care
- community care facility, minor
- home business
- roadside stand
- secondary suite
- winery, farm-based
- bed and breakfast
- seasonal farm labour accommodation

14.1.3 B. Uses that require Provincial Agricultural Land Commission approval

- utility, major
- veterinary clinic

14.1.4 Permitted Density

1. The maximum **floor area ratio** is 0.6, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
2. The maximum **density** is one **principal dwelling unit** per **lot**.
3. The following additional **dwelling units** for full-time farm workers for a **farm operation** employed on the **lot** in question are permitted provided that the need for the additional **dwelling units** is justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag) and that the **lot** has the **lot area** specified below:
 - a) 1 additional **dwelling unit** on a **lot** between 8.0 ha and 25.0 ha; or
 - b) 2 additional **dwelling units** on a **lot** between 25.0 ha and 30.0 ha; or
 - c) 3 additional **dwelling units** on a **lot** over 30.0 ha.

14.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **agricultural buildings and structures** is:
 - a) 75% for greenhouses; and
 - b) 35% for all other **agricultural buildings and structures**.

14.1.6 Yards & Setbacks

1. No portion of a **single detached housing building, garage, carport** or septic field, including any additional **dwelling units** and all other **accessory buildings** or **accessory structures** to the **single detached housing**, shall be located further than 50.0 m from all public **roads abutting** the property.
2. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) 1.2 m on one **interior side yard** and
 - i) 3.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) 3.0 m on the **exterior side yard**; and
 - d) 6.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
3. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have the following **building separation space**:
 - a) minimum of 1.2 m; and
 - b) maximum of 50.0 m.
4. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.

14.1.7 Permitted Heights

1. The maximum **height** for **single detached housing**, including any additional **dwelling units**, is 2 ½ **storeys**, but shall not exceed 10.5 m.

2. The maximum **height** for **accessory buildings** to the **single detached housing** and to any additional **dwelling units** is 5.0 m or 1 ½ **storeys**.
3. The maximum **height** for **accessory structures** to the **single detached housing** and to any additional **dwelling units** is 9.0 m.
4. The maximum **height** for **agricultural buildings and structures** is 35.0 m.
5. The maximum **height** for all other **accessory structures** is 20.0 m.

14.1.8 Subdivision Provisions/Minimum Lot Size

1. **Subdivision** of land in the **Agricultural Land Reserve** shall not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum **lot area** shall be 2.0 ha.
2. The following minimum requirements shall apply to the **uses** listed below:
 - a) **single detached housing** shall not be built on a **lot** with a **lot area** of less than 828.0 m;
 - b) **hobby dog kennel** shall have a minimum **frontage** of 18.0 m and a minimum **lot area** of 0.4 ha;
 - c) **animal day care** shall have a minimum **frontage** of 38.0 m and the minimum **lot area** of 1.0 ha;
 - d) **animal shelter** shall have a minimum frontage of 60.0 m and a minimum **lot area** of 2.0 ha; and
 - e) **roadside stand** must be incidental to and supported by a **farm operation** of at least 0.8 ha.

14.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

14.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

14.1.11 Other Regulations

1. **Child care** is limited to a maximum of 30 children and to the following **site** only:
 - a) 7471 No. 6 Road
P.I.D. 003-916-332
Parcel "2" (J21626E) Lot "B" Section 17 Block 4 North Range 5 West
New Westminster District Plan 11667
2. For the purposes of this **zone**, the following **permitted uses** are allowed in the **Agricultural Land Reserve** as "breeding pets or operating a kennel or a boarding facility":
 - a) **animal breeding and boarding**;
 - b) **animal daycare**;
 - c) **animal grooming**;

- d) **animal shelter**; and
 - e) **kennel, hobby dog**.
3. A **home business** shall be limited to a maximum **floor area** of 100.0 m² and must be located and carried out wholly within the **dwelling unit** and not an **accessory building**.
 4. A **bed and breakfast** shall only be located on a **site** zoned AG2.
 5. A **major utility** located in these **zones** shall be limited to a public sewage treatment plant.
 6. **Seasonal farm labour accommodation** shall only be permitted on:
 - a) a **site** zoned AG3;
 - b) a **lot** located in the **Agricultural Land Reserve**;
 - c) a **lot** designated for 'agriculture' in the General Land Use Map contained in the **Official Community Plan**; and
 - d) a **lot** classified as 'farm' under the BC *Assessment Act*.
 7. The following provisions must be met to permit **seasonal farm labour accommodation**:
 - a) minimum **farm operation** size of 8.09 ha;
 - b) the **seasonal farm labour accommodation** must be located on the same **lot** as an existing **single detached housing**;
 - c) only one **seasonal farm labour accommodation** is permitted per **farm operation**;
 - d) a **building** used for **seasonal farm labour accommodation** shall not exceed 400.0 m²;
 - e) a maximum of 40 **seasonal farm labour** occupants per **seasonal farm labour accommodation** is permitted;
 - f) minimum **floor area** per occupant is to be 10.0 m²; and
 - g) a **building** used for **seasonal farm labour accommodation** shall be considered a **dwelling** with all regulations relating to **density**, minimum and maximum **yards** and **height** to apply.
 8. The following limitations apply to **seasonal farm labour accommodation**:
 - a) a **building** used for **seasonal farm labour accommodation** must adhere to all relevant components of the *Building Code* and the **City's** Building Regulation;
 - b) a **lot** that contains a **building** used for **seasonal farm labour accommodation** is subject to inspections by the **City** during any 12 month period to ensure that occupation is in compliance with the regulations contained in this **zone**;
 - c) a **building** used for **seasonal farm labour accommodation** does not need to be removed when not occupied by **seasonal farm labour** if the **use** is required on an ongoing, annual basis for the agricultural purpose of the **farm operation**;
 - d) if **seasonal farm labour accommodation** is no longer required for the **farm operation**, all **buildings** used for **seasonal farm labour accommodation** must be removed and the land restored to its original state; and
 - e) costs of removal of the **seasonal farm labour accommodation building** and restoration of land to its original state are to be the responsibility of the property **owner**.

9. The following provisions apply for **lots** containing two or more existing **dwelling units**:
- a) a **lot** that contains two or more existing **dwelling units** may be permitted to **use** only one **dwelling** for the purpose of **seasonal farm labour accommodation**;
 - b) rezoning approval on a site specific basis to permit an existing **dwelling** to be used for **seasonal farm labour accommodation** is required; and
 - c) an existing **dwelling** used for **seasonal farm labour accommodation** must adhere to all relevant provisions and regulations contained in this **zone**.
10. All **accessory buildings** to the **single detached housing** shall:
- a) not contain a **kitchen** or any **habitable space**;
 - b) be limited to one washroom with a maximum **floor area** of 10.0 m², which must not contain a bathtub and which must be located on the ground floor; and
 - c) be designed and used for the storage and parking of **vehicles** on the ground floor, with pedestrian **access** to:
 - i) the 1st **storey** being limited to one door which must be to and through the **vehicle** storage parking area; and
 - ii) any ½ **storey** being limited to the inside of the **accessory building** from the **vehicle** storage and parking area only.
11. **Accessory buildings** that are not accessory to the **single detached housing** shall:
- a) be designed and used for agricultural purposes; and
 - b) only be permitted on a property that is assessed as “farm” under B.C. *Assessment Act*.
12. **Telecommunication antenna** shall not occupy more than 100.0 m² for equipment, **buildings** and installations for each **lot** if located in the **Agricultural Land Reserve**.
13. If a **minor community care facility** is located on the **Agricultural Land Reserve**, the facility shall be:
- a) limited to a maximum of 8 people; and
 - b) subject to the provisions in the *Agricultural Land Commission Act*.
14. 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.

14.2 Golf Course (GC)

14.2.1 Purpose

The **zone** provides for golf courses, compatible **secondary uses** and agriculture.

14.2.2 Permitted Uses

- **farm business**
- **golf course & driving range**
- **housing, single detached**

14.2.3 Secondary Uses

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

14.2.4 Permitted Density

1. The maximum **floor area ratio** is 0.60.
2. The maximum **density** is one **principal dwelling unit** per **lot**.

14.2.5 Permitted Lot coverage

1. There is no maximum **lot coverage**.

14.2.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 4.5 m.

14.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.5 m.
2. The maximum **height** for **accessory structures** is:
 - a) 9.0 m for **single detached housing**; and
 - b) 35.0 m for **golf course & driving range** and **farm business**.

14.2.8 Subdivision Provisions/Minimum Lot Size

1. **Subdivision** of land in the **Agricultural Land Reserve** shall not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum **lot area** shall be 2.0 ha.
2. **Single detached housing** shall not be built on a **lot** with a **lot area** of less than 828.0 m².

14.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

14.2.10 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

14.2.11 Other Regulations

1. Lighting used to illuminate a **golf course & driving range** shall be so arranged that all direct rays of light are reflected upon the **golf course & driving range** and not upon **adjoining** property.
2. A driving range shall provide and maintain necessary netting, **fencing** and/or **landscaping screen** so as to prevent golf balls from landing on **adjacent** lands that are used or zoned for **farm business** or residential purposes.
3. **Community care facility, minor** shall be limited to a maximum of 8 people if the property is located in the **Agricultural Land Reserve** and subject to the provisions of the *Agricultural Land Commission Act*.
4. **Telecommunication antenna** shall occupy no more than 100.0 m² for equipment, **buildings** and installations for each **lot**, if located in the **Agricultural Land Reserve**.
5. 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.

15. Site Specific Residential (Single Detached) Zones

15.1 Single Detached Heritage (ZS1) – London Landing (Steveston)

15.1.1 Purpose

The **zone** provides for **single detached housing** that is a heritage home.

15.1.2 Permitted Uses

- **housing, single detached**

15.1.3 Secondary Uses

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

15.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 1.0.

15.1.5 Permitted Lot Coverage

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

15.1.6 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** is 5.0 m.

15.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 15.0 m, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	620.0 m ²

15.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.1.11 Other Regulations

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

15.2 Single Detached (ZS2) – Terra Nova

15.2.1 Purpose

The **zone** provides for **single detached housing**.

15.2.2 Permitted Uses

- **housing, single detached**

15.2.3 Secondary Uses

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

15.2.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.55.

15.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

15.2.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** 20.0 m or more in width;
 - b) 1.8 m for **lots** 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** may be reduced to 1.2 m.

15.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.2.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	12.0 m	24.0 m	360.0 m ²

15.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.2.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.2.11 Other Regulations

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

15.3 Single Detached (ZS3) - Steveston

15.3.1 Purpose

The **zone** provides for **single detached housing**.

15.3.2 Permitted Uses

- **housing, single detached**

15.3.3 Secondary Uses

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

15.3.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

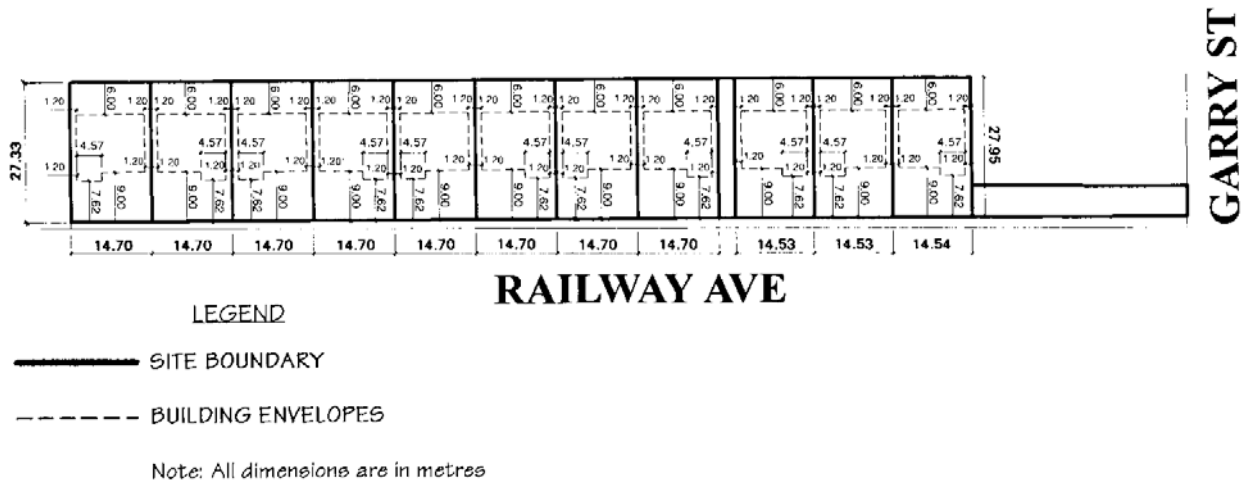
15.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a lot may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

15.3.6 Yards & Setbacks

1. **Buildings** may not be sited outside the **building envelopes** identified in Diagram 1, Section 15.3.6.2.

2. Diagram 1



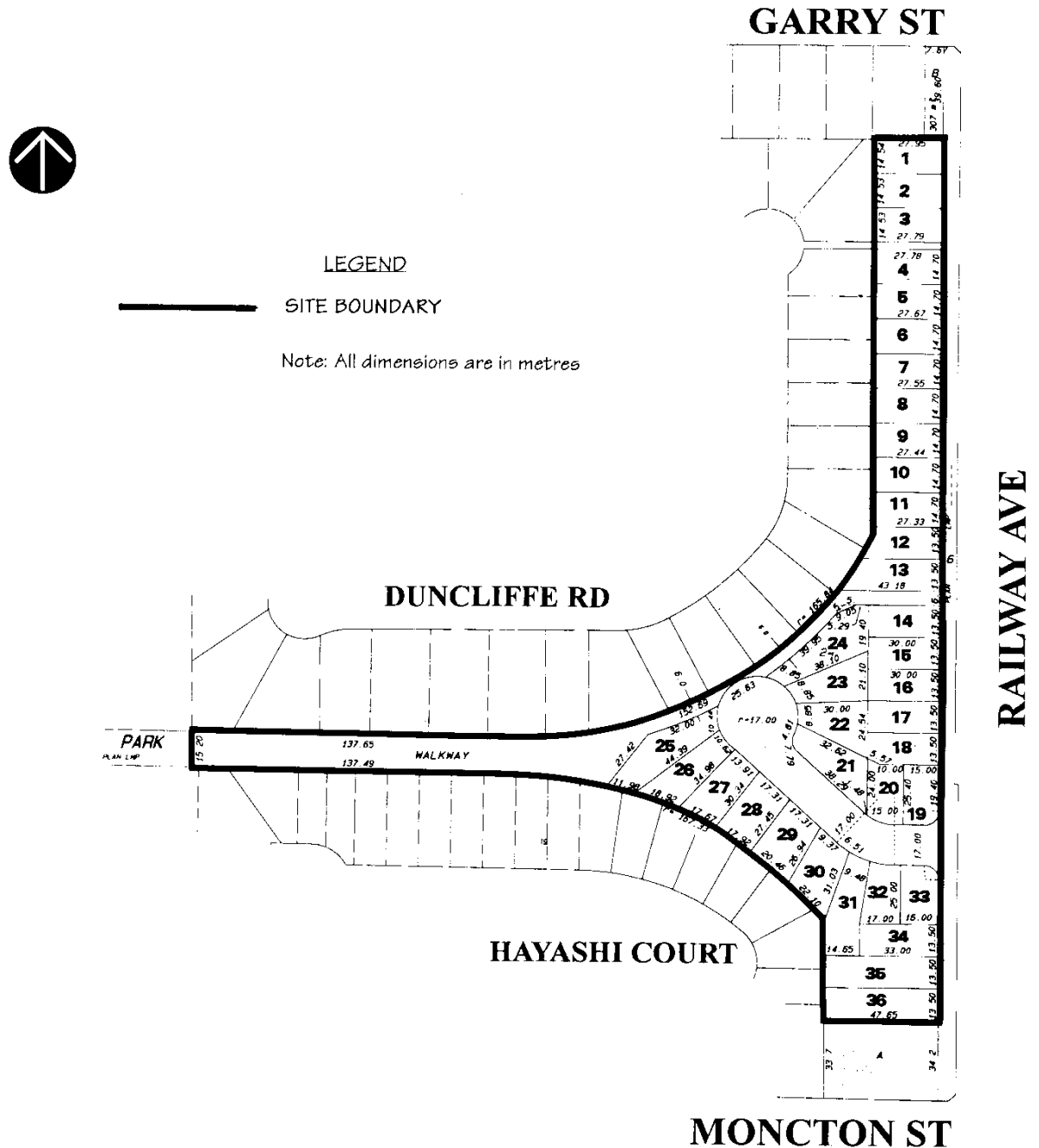
3. **Accessory buildings** may be located in a required **rear yard** provided that they are no closer to a **lot line** than 1.2 m. There is no **lot line setback** requirement for an **accessory building** that has an area of 10.0 m² or less which is located within a required **rear yard**.
4. The minimum **front yard** is:
 - a) 9.0 m for parcels 12 to 18 and parcels 34 to 36 on Diagram 1 Section 15.3.8.2 in order to make adequate provision for a driveway with turnaround capability; and
 - b) 6.0 m for parcels 19 to 33 on Diagram 1, Section 15.3.8.2.
5. The minimum **interior side yard** for parcels 12 to 36 on Diagram 1 Section 15.3.8.2 is:
 - a) 1.8 m for **lots** 18.0 m or more in width; or
 - b) 1.2 m for **lots** less than 18.0 m wide.
6. The minimum **exterior side yard** for parcels 12 to 36 on Diagram 1 Section 15.3.8.2 is 3.0 m.
7. The minimum **rear yard** for parcels 12 to 36 on Diagram 1 Section 15.3.8.2 is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

15.3.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.3.8 Subdivision Provisions/Minimum Lot Size

1. New parcels which may be created in this **zone** shall have the minimum dimensions shown in Diagram 1, Section 15.3.8.2.
2. Diagram 1



15.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.3.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.3.11 Other Regulations

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

15.4 Single Detached Convertible Accessible (ZS4) – Steveston and Shellmont

15.4.1 Purpose

The **zone** provides for convertible housing that is designed to permit the inclusion of an accessible **secondary suite**.

15.4.2 Permitted Uses

- **housing, single detached**

15.4.3 Secondary Uses

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

15.4.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. A maximum of one **secondary suite** is permitted.
3. A **secondary suite** must be located entirely within the **single detached housing** and is limited to a maximum of 40% of the **floor area** of the **building**.
4. The maximum **floor area ratio** (FAR) is 0.60 applied to a maximum of 360.0 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 360.0 m².
5. For the purposes of this **zone** only, the following items are not included in the calculations of maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on one or more sides and are not located more than 0.6 m above the lowest horizontal floor; and
 - b) 45.0 m² which may be used only for **accessory buildings** and on-site parking.

15.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.4.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.

4. The minimum **exterior side yard** is 3.0 m.
5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
6. An **accessory building** of more than 10.0 m² in area that is used exclusively for on-site **vehicle** parking may be located within the **rear yard** but no closer than:
 - a) 3.0 m to a **lot line abutting** a public **road**; or
 - b) 1.2 m to any other **lot line**.

15.4.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **side yard**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.

15.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot frontage** and minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.
3. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
4. A private outdoor space with a minimum area of 20.0 m² and a minimum width or minimum depth of 3.0 m shall be provided outside of the **front yard** free of **accessory buildings**, covered **walkways** and on-site parking.

15.4.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that:
 - a) one on-site handicapped **parking space** is required for a **secondary suite**;
 - b) where two **parking spaces** are intended to be used by the residents of the **single detached housing**, they may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
 - c) the maximum driveway width shall be 6.0 m. A driveway is any non-porous surfaced or paved portion of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a **road** or **lane**.

15.4.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. An “accessible **secondary suite**” shall be located on a ground floor area within a **principal building**.
3. An “accessible **secondary suite**” must incorporate the following design features in its construction:
 - a) pathways between the main entrance to the accessible **secondary suite** and the handicap **parking space** and the sidewalk shall be at least 1.5 m uninterrupted width and having a gradient no greater than 1 in 20;
 - b) door openings shall be at least 0.864 m in width;
 - c) entry thresholds shall be no greater than 0.013 m in **height**;
 - d) manoeuvrable space of 1.2 m long by the width of each door and at least 0.3 m clear space on the latch side at both the inside and outside of the entry door;
 - e) minimum interior corridor width shall be 1.1 m for all routes;
 - f) lever door handles on all doors except for pocket doors, sliding doors or doors equipped with automated door openers;
 - g) windows in living room, dining room and at least one **bedroom** shall:
 - i) have a sill **height** no greater than 0.75 m to allow for seated viewing;
 - ii) have opening and locking mechanisms that do not require grasping, twisting or pinching of the wrist; and
 - iii) be located **adjacent** to a clear floor space that has a minimum width of 0.75 m ;
 - h) **kitchen** shall have a horizontal clearance of not less than 1.5 m between counters and all opposing base cabinets, countertops, appliances or walls;
 - i) where an oven is provided, the **kitchen** shall have a wall oven with a pull-out board;

- j) the suite shall have at least one bathroom with:
 - i) solid blocking in walls of tub or shower and toilet areas and behind towel bars;
 - ii) toilet located with its centre line located:
 - between 0.42 m and 0.48 m from the side wall on which a grab bar can be mounted; and
 - at least 1.02 m away from any permanent fixtures affixed to the side opposite the wall having a grab bar;
 - iii) a bathtub with a horizontal clearance along full length of tub of at least 0.915 m; and
 - iv) a turning radius of at least 1.5 m; and
- k) laundry facilities shall have a clear floor space of at least 0.75 m by 1.2 m in front of area accommodating washer and dryer appliances.

15.5 Single Detached Shrine (ZS5) - Steveston

15.5.1 Purpose

The **zone** provides for **single detached housing** which includes a **shrine**.

15.5.2 Permitted Uses

- **housing, single detached**

15.5.3 Secondary Uses

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

15.5.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum number of **shrines** is one, located entirely within the first floor of the **principal building** and limited to a maximum of 45% of the **floor area** for the **building**.
3. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

15.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

15.5.6 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** is 6.0 m.
4. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m² in area may be located within the **rear yard** but no closer than 0.6 m to another **lot line** that does not **abut** a **road**.

15.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot** dimensions and areas.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	n/a

15.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.5.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.5.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. There shall be no exterior indication of any **use** other than **single detached housing** except for a single unilluminated sign not exceeding in area 0.37 m² with a maximum **height** of 0.6 m from **grade**. The permitted sign copy shall read "Buddhist Churches of Canada" and the sign shall be located in the southwest corner of the property.

15.6 Single Detached (ZS6) – London Landing (Steveston)

15.6.1 Purpose

The **zone** provides for **single detached housing**.

15.6.2 Permitted Uses

- **housing, single detached**

15.6.3 Secondary Uses

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

15.6.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.43.

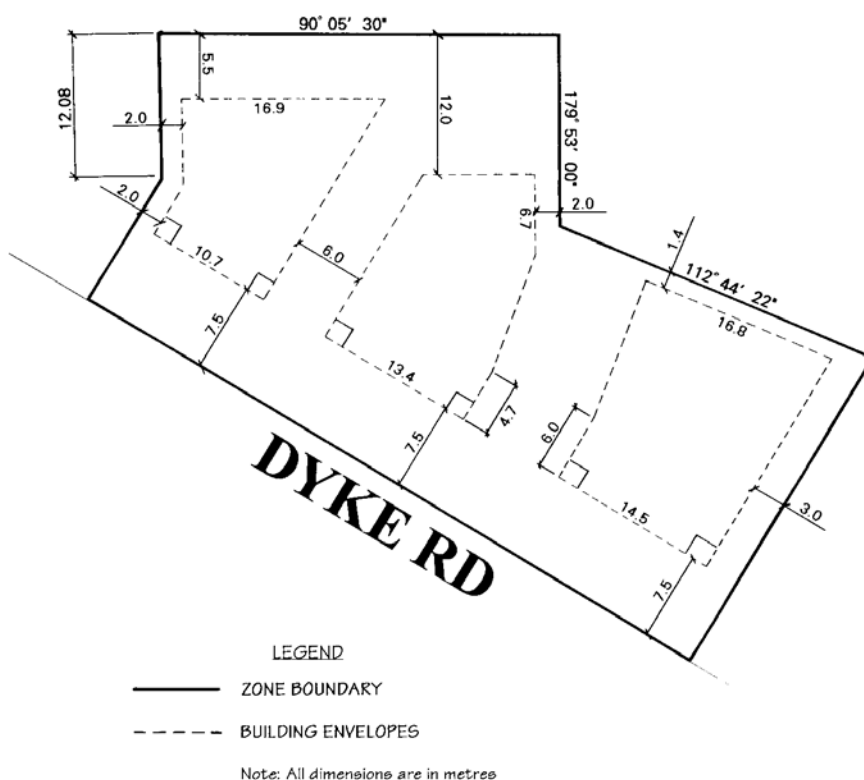
15.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.6.6 Yards & Setbacks

1. **Buildings** shall not be sited outside the **building envelope** identified in Diagram 1, Section 15.6.6.2.

2. Diagram 1



15.6.7 Permitted Heights

1. The maximum **height** for **principal buildings** is **2 ½ storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	535.0 m ²

15.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.6.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.6.11 Other Regulations

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

15.7 Single Detached (ZS7) – Terra Nova

15.7.1 Purpose

The **zone** provides for **single detached housing** on small **lots**.

15.7.2 Permitted Uses

- **housing, single detached**

15.7.3 Secondary Uses

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

15.7.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone**, 45.0 m² which may be used for **accessory buildings** and on site parking is not included in the calculation of maximum **floor area ratio**.

15.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.7.6 Yards & Setbacks

1. The minimum **front yard** is 4.3 m.
2. Portions of the **principal building** which do not exceed 5.0 m in **height** and are open on one or more sides may project into the required **front yard**, but in no event closer to the **front lot line** than 3.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 3.0 m.
5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
6. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m² in area, may be located within the **rear yard** but no closer than 0.6 m to another **lot line** that does not **abut a road**.

15.7.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.7.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Maximum lot width	Minimum lot depth	Minimum lot area
6.0 m	8.0 m	12.0 m	24.0 m	270.0 m ²

15.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.7.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.7.11 Other Regulations

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

15.8 Single Detached (ZS8) – Steveston, West Cambie and Hamilton

15.8.1 Purpose

The **zone** provides for **single detached housing** on small **lots**.

15.8.2 Permitted Uses

- **housing, single detached**

15.8.3 Secondary Uses

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

15.8.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone**, 45.0 m² which may be used only for **accessory buildings** and on-site parking is not included in the calculation of maximum **floor area ratio**.

15.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.8.6 Yards & Setbacks

1. The minimum **front yard** is 4.3 m.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the required **front yard**, but in no event closer to the **front lot line** than 3.0 m.
3. An unenclosed, roofed **porch** may project into the required **front yard** for a distance of not more than 1.82 m.
4. The minimum **interior side yard** is 1.2 m for a **principal building** and 0.6 m for an **accessory building**.
5. Where a **party wall** agreement is in place, no **side yard** shall be required for an **accessory building** from the **lot line** to which that agreement applies.
6. The minimum **exterior side yard** and **side yard abutting a walkway** is 3.0 m.
7. The minimum **rear yard** is 10.0 m.

8. Portions of the **principal building** which are less than 2.0 m in **height**, an extension of a **principal building** in the form of an enclosed room which links the **principal building** with the **garage**, and **accessory buildings** may be located within the **rear yard** but no closer than 1.0 m to a **rear lot line**, provided that a private outdoor space, free of **accessory buildings**, covered **walkways** and on-site parking with a minimum area of 40.0 m² is provided.

15.8.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. A front roof gable may project beyond the **residential vertical lot depth envelope**.
3. A side roof gable may project beyond the **residential vertical lot depth envelope**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.
6. The maximum **height** for a **garage** is 6.1 m.

15.8.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Maximum lot width	Minimum lot depth	Minimum lot area
8.0 m	9.0 m	15.0 m	29.0 m	270.0 m ²

15.8.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be permitted within 1.0 m of a **side lot line abutting a road** or public **walkway**, 2.0 m of a **rear lot line** or 3.0 m of a **front lot line**.
3. A **fence**, when located 3.0 m of a **side lot line abutting a road** or 4.3 m of a **front lot line abutting a road** shall not exceed 1.2 m in **height**.
4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

15.8.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that
 - a) on-site **vehicle parking spaces** shall be located within 8.0 m of a **rear lot line**; and
 - b) shall be no closer than 3.0 m to a **side lot line** which **abuts a road** and 0.6 m to all other **lot lines**.

15.8.11 Other Regulations

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

15.9 Residential Child Care (ZS9) – East Cambie

15.9.1 Purpose

The **zone** provides for **child care** facilities with housing as a **secondary use**.

15.9.2 Permitted Uses

- **child care**

15.9.3 Secondary Uses

- **housing, single detached**

15.9.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.67.
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) covered areas of the **principal building** which are open on one or more sides limited to a maximum of 30.0 m²; and
 - b) all **accessory buildings**.

15.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.9.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

15.9.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.9.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	15.0 m	n/a	540.0 m ²

15.9.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.9.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.9.11 Other Regulations

1. A **child care** facility in this **zone** is limited to a maximum of 30 children.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

15.10 Single Detached (ZS10) - Steveston

15.10.1 Purpose

The **zone** provides for **single detached housing** on small lots.

15.10.2 Permitted Uses

- **housing, single detached**

15.10.3 Secondary Uses

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

15.10.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone** only, 45.0 m² which may be used for **accessory buildings** and on-site parking is not included in the calculation of maximum **floor area ratio**.

15.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.10.6 Yards & Setbacks

1. The minimum **front yard** is 4.3 m, except that along Moncton Street the required **front yard** shall be 6.0 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open on those sides which face a public **road** or public **walkway** may be located in the **front yard**, but no closer than 3.0 m to the **front lot line**.
3. **Bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 0.5 m.
4. The minimum **interior side yard** is 1.2 m for a **principal building** and 0.6 m for an **accessory building**.
5. The minimum **exterior side yard** and **side yard abutting** a public **walkway** is 3.0 m.
6. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the **side yard** for a distance of not more than 0.5 m.

7. Where a **party wall** agreement is in place, no **side yard** shall be required for an **accessory building** from the **lot line** to which the agreement applies.
8. The minimum **rear yard** is 10.0 m.
9. An extension of the **principal building** in the form of a covered **walkway** that links the **principal building** with on-site parking, is no greater than 2.0 m in width and 3.0 m in **height** and is open on at least two sides, and **accessory buildings** may be located within the **rear yard**, but shall be no closer than:
 - a) 3.0 m to a **lot line** which **abuts** a public **road**;
 - b) 1.2 m to a **lot line** which **abuts** a public **lane**; or
 - c) 0.6 m to any other **lot line**.
10. A private outdoor space with a minimum area of 37.0 m² and a minimum dimension of 4.5 m shall be provided within the **rear yard** unobstructed by on-site parking or **buildings** (exclusive of the covered **walkway** described above).
11. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the private outdoor space for a distance of not more than 0.5 m.

15.10.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. Uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m measured vertically.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

15.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Maximum lot width	Minimum lot depth	Minimum lot area
8.0 m	9.0 m	15.0 m	29.0 m	270.0 m ²

15.10.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.10.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that:
 - a) on-site **vehicle parking spaces** shall be located within 8.0 m of a **rear lot line**; and
 - b) shall be no closer than 3.0 m to a **side lot line** which **abuts** a **road** and 0.6 m to all other **lot lines**.

15.10.11 Other Regulations

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

15.11 Single Detached Heritage (ZS11) – London Landing (Steveston)

15.11.1 Purpose

The **zone** provides for **single detached housing** that is a heritage home.

15.11.2 Permitted Uses

- **housing, single detached**

15.11.3 Secondary Uses

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

15.11.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**.
 - a) 12% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides; and
 - b) 157.93 m² which may be used for **accessory buildings** and on-site parking.

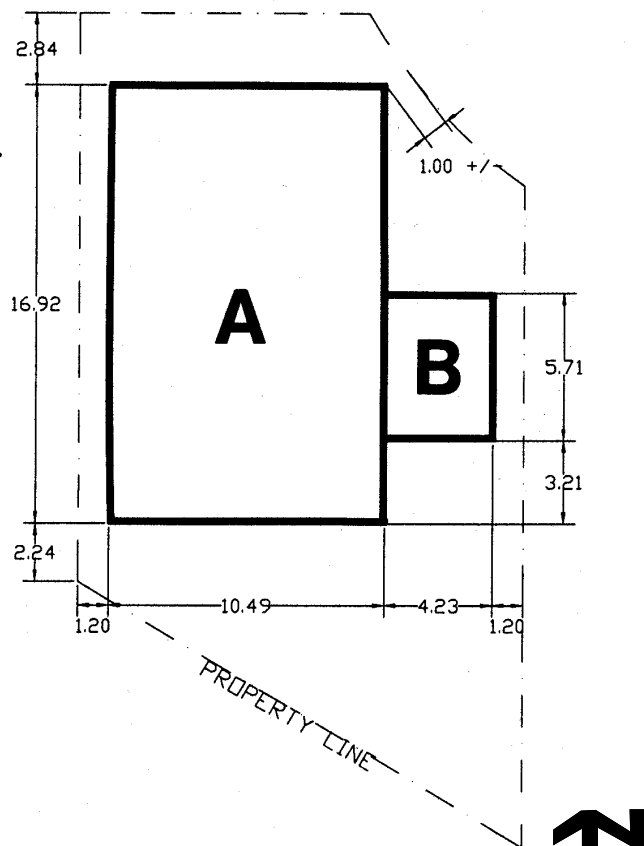
15.11.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.11.6 Yards & Setbacks

1. **Buildings** shall not be sited outside the **building envelope** identified in Diagram 1, Section 15.11.6.2.

2. Diagram 1



15.11.7 Permitted Heights

1. The maximum **height** for **principal buildings** or **accessory buildings** is:
 - a) 13.0 m but containing not more than 2 habitable **storeys** within the area identified as “A” in Diagram 1, Section 15.11.6.2; or
 - b) 6.7 m within the area identified as “B” in Diagram 1, Section 15.11.6.2;
 - c) but in neither case shall it exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory structures** is 9.0 m.

15.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot** dimensions and areas.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	n/a

15.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.11.10 On-Site Parking and Loading

1. Six on-site **vehicle parking spaces** shall be provided according to the standards set out in Section 7.0.

15.11.11 Other Regulations

1. **Boarding and lodging** is a permitted **secondary use** in this zone only if the **use** is:
 - a) limited to five **bedrooms**;
 - b) limited to accommodating a maximum of 10 **guests**; and
 - c) the operator of the **boarding and lodging** resides in the **single detached housing**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
3. Two face lit signs to a maximum dimension of 0.6 m by 1.2 m each will be permitted on the **site**.

15.12 Coach House (ZS12) - Broadmoor

15.12.1 Purpose

The **zone** provides for **coach houses** in conjunction with **single detached housing**.

15.12.2 Permitted Uses

- **housing, single detached** with a **coach house**

15.12.3 Secondary Uses

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

15.12.4 Permitted Density

1. The maximum **density** is 55 units/ha.
2. The maximum **floor area ratio** (FAR) is:
 - a) 0.55, together with an additional 0.1 provided the **lot** in question contains one or more **dwelling units** with less than 60.0 m² each of **gross floor area**; and
 - b) 0.03 which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.
3. For the purposes of this **zone** only, all those parts of the **building** used for on-site parking purposes are excluded from the **floor area ratio** calculations.

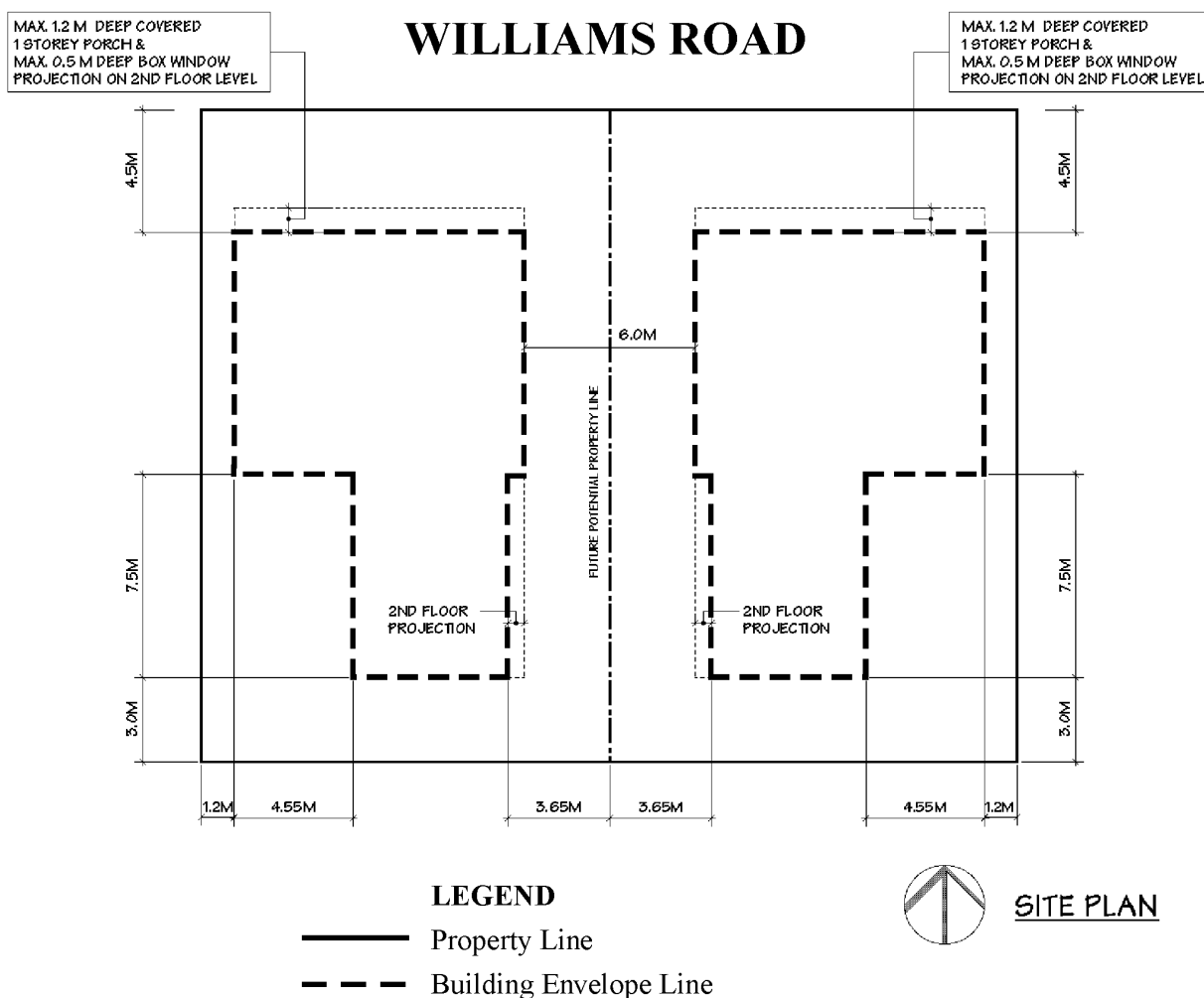
15.12.5 Permitted Lot Coverage

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

15.12.6 Yards & Setbacks

1. **Buildings** shall not be sited outside the **building envelope** identified in Diagram 1, Section 15.12.6.2

2. Diagram 1



15.12.7 Permitted Heights

1. The maximum **height** for **principal buildings** and **accessory buildings** is 9.0 m, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory structures** is 9.0 m.

15.12.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot** dimensions and areas.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	n/a

15.12.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.12.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the minimum number of **parking spaces** provided shall be 2 spaces per primary **dwelling unit** and 1 space per additional smaller **dwelling unit**.

15.12.11 Other Regulations

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

15.13 Single Detached Firehall (ZS13) - Burkeville

15.13.1 Purpose

The **zone** provides for **single detached housing** and a **fire hall**.

15.13.2 Permitted Uses

- **housing, single detached**
- **fire hall**

15.13.3 Secondary Uses

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

15.13.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) for **single detached housing** only is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

15.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.13.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** for **single detached housing** is:
 - a) 2.0 m for **lots** 20.0 m or more in width;
 - b) 1.8 m for **lots** 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **interior side yard** for **fire hall** is 1.0 m.
4. The minimum **exterior side yard** is 3.0 m for **single detached housing** and 6.0 m for **fire hall**.
5. The minimum **rear yard** for **single detached housing** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
6. There is no **rear yard setback** requirement for an **accessory building** to a **fire hall**.

15.13.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for a **fire hall** is 12.0 m.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

15.13.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
7.5 m	18.0 m	24.0 m	550.0 m ²

15.13.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.13.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.13.11 Other Regulations

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

15.14 Single Detached (ZS14) – South McLennan (City Centre)

15.14.1 Purpose

The **zone** provides for **single detached housing** in Section 15-4-6.

15.14.2 Permitted Uses

- **housing, single detached**

15.14.3 Secondary Uses

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

15.14.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.55.
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on one or more sides and must face the **front lot line** or **rear lot line**;
 - b) 10% of the **floor area** total calculated for the **lot** in question, to a maximum of 20.0 m² provided that:
 - i) this **floor area** is located directly above a **garage**;
 - ii) this **floor area** is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
 - iii) the distance from the floor to the ceiling is no higher than 2.5 m measured vertically.

15.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

15.14.6 Yards & Setbacks

1. The minimum **front yard** is:
 - a) 6.0 m for parking pads, **garages** and **carports** provided that the maximum **garage** door width shall be the greater of 4.9 m or 50% of the **building** width; and
 - b) 6.0 m for **buildings** and **structures**.

2. **Bay windows** which form part of the **principal building** may project into the **front yard** for a distance of 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 4.0 m.
5. There is no **side yard** requirement for an **accessory building** that has an area of 10.0 m² or less.
6. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is 1.2 m.
7. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m², may be located within the **rear yard** but no closer than:
 - a) 6.0 m to a **lot line abutting** a public road; or
 - b) 0.6 m to any other **lot line**.

15.14.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a front roof dormer may project horizontally up to 0.9 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.9 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.

15.14.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
 - a) the minimum **lot width** for **corner lots** is 13.0 m;
 - b) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street the minimum **lot width** is 18.0 m; and
 - c) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot area** shall be 550.0 m².

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	11.3 m	24.0 m	320.0 m ²

15.14.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

2. A **fence** shall not be located within 6.0 m of a **road** unless:
 - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
 - b) the maximum **fence height** is 0.9 m. In the case of such a **fence**, its **height** shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
 - i) the point at which the **fence** intersects the ground; or
 - ii) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.
4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 cm calliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

15.14.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.14.11 Other Regulations

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

15.15 Single Detached (ZS15) – South McLennan (City Centre)

15.15.1 Purpose

The **zone** provides for **single detached housing** in Section 15-4-6.

15.15.2 Permitted Uses

- **housing, single detached**

15.15.3 Secondary Uses

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

15.15.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

15.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

15.15.6 Yards & Setbacks

1. The minimum **front yard** for parking pads, **garages** and **carports** is:
 - a) 6.0 m and the maximum **garage** width shall be 5.5 m for **lots** greater than or equal to 13.4 m;
 - b) 6.0 m and the maximum **garage** width shall be 4.2 m for **lots** less than 13.4 m;
 - c) 15.0 m for any **lot** and a **garage** width other than as permitted in 15.15.6.1.a) and b) above;
 - d) except that in the case of a **corner lot**, the minimum shall be 6.0 m.
2. The minimum **front yard** for **buildings** and **structures** is 6.0 m.
3. Fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
4. The minimum **interior side yard** is 1.2 m, except that where a **side lot line abuts** Bridge Street or Ash Street, the minimum **side yard** to that **lot line** shall be 6.0 m.
5. The minimum **exterior side yard** is 3.0 m.

6. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
7. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m², may be located within the **rear yard** but no closer than:
 - a) 6.0 m to a **lot line abutting** a public **road**; or
 - b) 0.6 m to any other **lot line**.

15.15.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.

15.15.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
 - a) the minimum **lot width** for **corner lots** is 15.0 m;
 - b) where a **lot** shares a common boundary along any **lot line** with Bridge Street or Ash Street the minimum length of that common boundary shall be 18.0 m; and
 - c) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot area** shall be 550.0 m².

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
12.0 m	12.0 m	24.0 m	360.0 m ²

15.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence height** shall not exceed 1.2 m when located within 6.0 m of a **road**. In the case of such a **fence**, its **height** shall be calculated from the higher of:
 - a) the point at which the **fence** intersects the ground; or
 - b) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent** roadway.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.

4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 cm caliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

15.15.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.15.11 Other Regulations

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

15.16 Single Detached (ZS16) – South McLennan (City Centre)

15.16.1 Purpose

The **zone** provides for **single detached housing** with a maximum permitted **density** of 0.70 **floor area ratio** for the property located at 7251 Ash Street only.

15.16.2 Permitted Uses

- **housing, single detached**

15.16.3 Secondary Uses

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

15.16.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.70.

15.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.16.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is:
 - a) 1.8 m for **lots** between 18.0 m and 20.0 m;
 - b) 1.2 m for **lots** less than 18.0 m.
3. The minimum **rear yard** is 6.0 m.

15.16.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

15.16.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	n/a	n/a	870.0 m ²

15.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

15.16.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.16.11 Other Regulations

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

15.17 Single Detached Accessible (ZS17) – Acheson Bennett (City Centre)

15.17.1 Purpose

The **zone** provides for **single detached housing** that is accessible.

15.17.2 Permitted Uses

- **housing, single detached** with an accessible **dwelling unit**

15.17.3 Secondary Uses

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

15.17.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.65 provided the **lot** contains an accessible **dwelling unit**.

15.17.5 Permitted Lot Coverage

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

15.17.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 3.0 m.
5. The minimum **rear yard** is 6.0 m.
6. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** of more than 10.0 m² in area may be located within the **rear yard setback** but no closer than:
 - a) 3.0 m to a **rear lot line** which **abuts** a public **road**, or
 - b) 0.6 m to a **rear lot line**.

15.17.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.

2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.

15.17.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot frontage** and minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be permitted within 1.0 m of a **side lot line abutting** a public **road** or public **walkway**, 2.0 m of a **rear lot line** or 3.0 m of a **front lot line**.
3. A **fence**, when located within 3.0 m of a **side lot line abutting** a public **road** or 4.3 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.
4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

15.17.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.17.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. A **single detached housing** in this **zone** shall contain an accessible **dwelling unit**.
3. For the purposes of this **zone**, an accessible **dwelling unit** shall incorporate the following design features, which accommodate age or health-related conditions restricting **use** and enjoyment of the **dwelling unit**, and which shall maintain and enhance the “barrier-free” quality of the unit:
 - a) wider main-floor corridors (1,220.0 mm min.) to accommodate wheelchairs and walkers;
 - b) level entry thresholds;
 - c) wheel-chair accessible **kitchen** and laundry;
 - d) roll-in shower on the main floor;

- e) 1,524.0 mm turning diameter in the downstairs and one of the upstairs bathrooms;
- f) installation of grab bars;
- g) lower counter tops in the **kitchen** and laundry;
- h) accommodation for future elevator;
- i) future locks, latches, handles, controls conveniently located and highly visible; and
- j) **garage** conveniently located and enables wheelchair manoeuvring.

15.18 Single Detached (ZS18) - Broadmoor

15.18.1 Purpose

The **zone** provides for **single detached housing** which fronts an **arterial road** and provisions have been made for **access** to a **lane**.

15.18.2 Permitted Uses

- **housing, single detached**

15.18.3 Secondary Uses

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

15.18.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.60 applied to a maximum of 465.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 465.5 m².
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on one or more sides and must not be located more than 0.6 m above the lowest horizontal floor; and
 - b) 45.0 m² which may be used for **accessory buildings** and on-site parking;

15.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.18.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Bay windows**, fireplaces and chimneys forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 3.0 m.
5. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

6. An **accessory building** of more than 10.0 m² in area that is used exclusively for on-site **vehicle** parking may be located within the **rear yard setback** area but no closer than:
 - a) 3.0 m to a **lot line abutting** a public **road**; or
 - b) 1.2 m to any other **lot line**.

15.18.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **front yard setback**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **side yard setback**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.

15.18.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 1.5 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw.
2. A **fence**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.
3. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
4. For **corner lots**, the portion of the **lot** between the **principal building** and a **lot line** which **abuts** a public **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
5. A private outdoor space with a minimum area of 20.0 m² and a minimum width or depth of 3.0 m shall be provided outside of the **front yard** free of **accessory buildings**, covered **walkways**, and on-site parking.

15.18.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m. For the purpose of this **zone** only, a driveway is any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.18.11 Other Regulations

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

16. Site Specific Residential (Two-Unit Dwelling) Zones

16.1 Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)

16.1.1 Purpose

The **zone** provides for a heritage-style two-unit **dwelling**.

16.1.2 Permitted Uses

- **housing, two-unit**

16.1.3 Secondary Uses

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

16.1.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit.
2. The maximum **floor area ratio** (FAR) is 1.0, together with 0.24 **floor area ratio** which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.

16.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

16.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that entry stairs may project into the **front yard** for a distance of not more than 1.8 m.
2. The minimum east **side yard** is 1.5 m.
3. The minimum west **side yard** is 4.5 m.
4. The minimum **rear yard** is 3.0 m.
5. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

16.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

16.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 605.0 m².
2. There are no minimum **frontage**, **lot width** or **lot depth** requirements.

16.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

16.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

16.1.11 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.

16.2 Two-Unit Dwelling (ZD2) - Broadmoor

16.2.1 Purpose

The **zone** provides for a two-unit **dwelling** at 10391 Leonard Road only.

16.2.2 Permitted Uses

- **housing, single detached**
- **housing, two-unit**

16.2.3 Secondary Uses

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

16.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

16.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

16.2.6 Yards & Setbacks

1. The minimum **front yard** is 9.0 m, except that:
 - a) portions of the **principal building** used exclusively for enclosed on-site parking and occupying no more than 36% of the total **building** width may project 3.0 m into the required **front yard**;
 - b) portions of the **principal building** which are open on those sides which face a public **road** may project a maximum of 2.5 m into the required **front yard**; and
 - c) **bay windows** may project a maximum of 1.0 m into the required **front yard**.
2. The minimum **interior side yard** is 2.0 m, except that portions of the **principal building** which do not exceed 5.0 m in **height** (except chimneys) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m.
5. No portion of the **single detached housing** or **two-unit housing**, except for portions of the **principal building** used for on-site parking purposes or breezeways, shall be located further than 30.0 m from the **front lot line**.

6. The minimum length of the **party wall** between the two units shall be no less than 20% of the total length of the vertical wall of the **building**, excluding on-site parking **structures**, indentations and projections, measured at the **grade** level.

16.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. **Building** projections, in the form of dormers with a minimum clear distance of 4.0 m above **grade**, and occupying no more than 50% of the total **building** width, may project outside both vertical envelopes to a maximum distance of 1.0 m, measured from the base of the projection.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

16.2.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 864.0 m².
2. There are no minimum **frontage**, **lot area** or **lot width** requirements.

16.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 , except that **fences** shall not exceed 1.0 m in **height** when located within 6.0 m of a public **road**.

16.2.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that portions of the **principal building** and **accessory buildings** of 10.0 m² or more used for on-site parking and located within 20.0 m of a **front lot line** shall be limited to two **parking spaces**.

16.2.11 Other Regulations

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

16.3 Child Care Two-Unit Dwelling (ZD3) – St. Albans Road

16.3.1 Purpose

The **zone** provides for a **child care** facility with **ancillary** and associated **office(s)** and **dwelling unit(s)**.

16.3.2 Permitted Uses

- **child care**

16.3.3 Secondary Uses

- **community care facility, minor**
- **housing, two-unit**
- **office**

16.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

16.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

16.3.6 Yards & Setbacks

1. The minimum **front yard** is 16.0 m.
2. The minimum north **side yard** is 2.0 m.
3. The minimum south **side yard** is 7.0 m.
4. The minimum **rear yard** is 6.0 m.

16.3.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, but not to exceed 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

16.3.8 Subdivision Provisions/Minimum Lot Size

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

16.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

16.3.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that:
 - a) on-site parking for the **use** of residents shall be provided at the rate of 1.5 spaces per **dwelling unit**;
 - b) a minimum of 12 **parking spaces** shall be provided for the **use** of the **child care** facility; and
 - c) the minimum width of aisle shall be 4.14 m with a parking angle of 50 degrees.

16.3.11 Other Regulations

1. The **site** shall be limited to one **two-unit housing building**, provided at least one resident per **dwelling unit** must be an **owner** or **child care** worker employee in the **child care** facility.
2. 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.

17. Site Specific Residential (Town Houses) Zones

17.1 Town Housing (ZT1) – Moffatt Road (City Centre)

17.1.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.1.2 Permitted Uses

- **child care**
- **housing, town**

17.1.3 Secondary Uses

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

17.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.13 **floor area ratio** provided that is entirely used to accommodate on-site parking.

17.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.1.6 Yards & Setbacks

1. The minimum **front yard** is 5.4 m.
2. Garbage and recycling enclosures may be located in the **front yard**.
3. The minimum **side yard** is 3.6 m.
4. A maximum length of 9.2 m of the **building** may project up to 1.0 m into the **side yard**.
5. The minimum **rear yard** is 4.5 m.

17.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 8.9 m.
2. The maximum **height** for **accessory buildings** is 8.9 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.1.8 Subdivision Provisions/Minimum Lot Size

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

17.1.9 Landscaping & Screening

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

17.1.10 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 parking aisles for 90° angle parking shall have a minimum width of 7.0 m.

17.1.11 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.

17.2 Town Housing (ZT2) – Moffatt Road (City Centre)

17.2.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.2.2 Permitted Uses

- **child care**
- **housing, town**

17.2.3 Secondary Uses

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

17.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.11 **floor area ratio** provided that is entirely used to accommodate on-site parking.

17.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

17.2.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. A chimney may project 0.8 m into the required **front yard**.
3. The north **side yard** is 4.8 m.
4. The south **side yard** is 3.0 m.
5. **Balconies** may project 1.2 m into the required south **side yard**.
6. The minimum **rear yard** is 5.4 m.
7. A chimney or **balcony** may project 1.2 m into the required **rear yard**.

17.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.0 m.
2. The maximum **height** for **accessory buildings** is 10.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.2.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 20.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

17.2.9 Landscaping & Screening

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

17.2.10 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 that on-site parking shall be located no closer than 12.3 m from the **front lot line** or 5.7 m from the south **lot line**.

17.2.11 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.

17.3 Town Housing (ZT3) - Hamilton

17.3.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.3.2 Permitted Uses

- **child care**
- **housing, town**

17.3.3 Secondary Uses

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

17.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 0.11 **floor area ratio** provided that is entirely used to accommodate storage rooms, laundry rooms and rooms for mechanical or electrical facilities at the ground level only.

17.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

17.3.6 Yards & Setbacks

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

17.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.3.8 Subdivision Provisions/Minimum Lot Size

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

17.3.9 Landscaping & Screening

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

17.3.10 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.

17.3.11 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.

17.4 Town Housing (ZT4) – Dover Crossing

17.4.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.4.2 Permitted Uses

- **child care**
- **housing, town**

17.4.3 Secondary Uses

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

17.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55 (exclusive of all parts of the **building** used for on-site parking with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

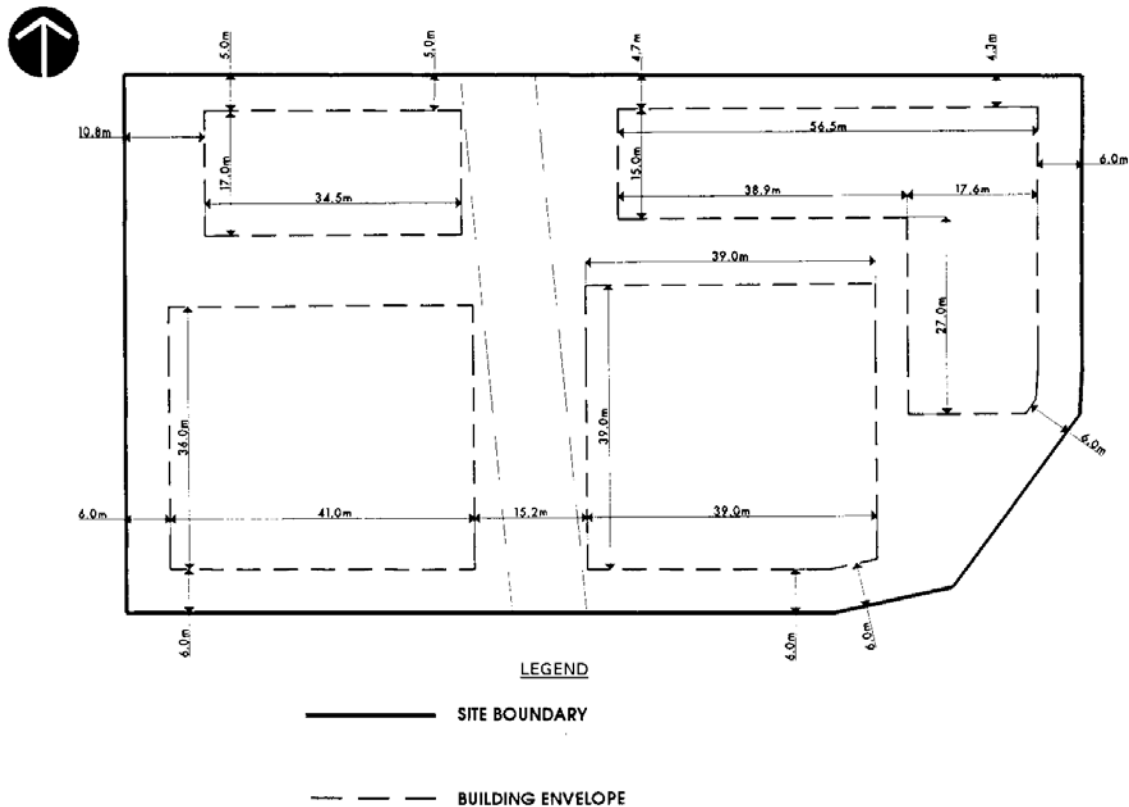
17.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 37% for **buildings**.

17.4.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.4.6.2.

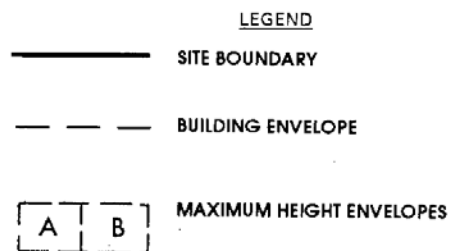
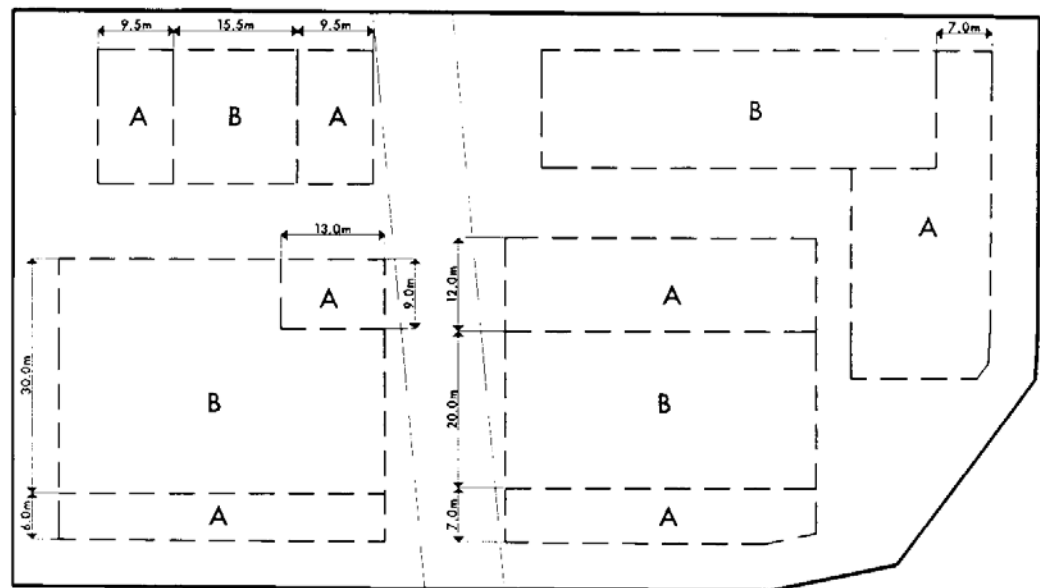
2. Diagram 1



17.4.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof and **accessory structures** shall not exceed:
 - a) 10.7 m, but containing not more than two **storeys** within the area identified as "A" in Diagram 1 in Section 17.4.7.2; and,
 - b) 13.0 m, but containing not more than three **storeys** within the area identifies as "B" in Diagram 1 in Section 17.4.7.2.

2. Diagram 1



17.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 9,000.0 m².

17.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. **Fence height** shall be limited to:
 - a) 1.2 m when located within 3.0 m of a **lot line** which **abuts** Westminster Highway or No. 2 Road; and
 - b) 1.8 m when located elsewhere within a required **yard**.

17.4.10 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.

17.4.11 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.

17.5 Town Housing (ZT5) - Dover Crossing

17.5.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.5.2 Permitted Uses

- **child care**
- **housing, town**

17.5.3 Secondary Uses

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

17.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.78 (exclusive of all parts of the **building** used for on-site parking with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

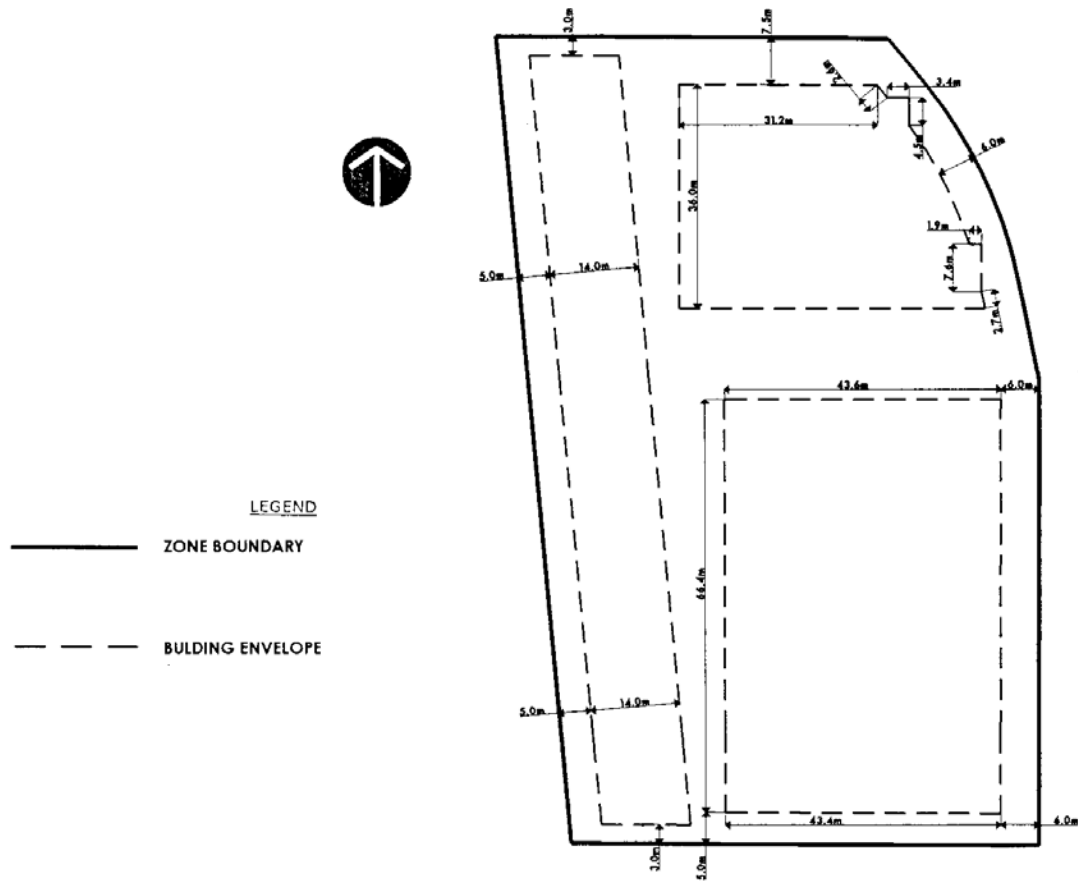
17.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 36% for **buildings**.

17.5.6 Yards & Setbacks

1. **Buildings** may not be sited outside the **building envelope** identified in Diagram 1 in Section 17.5.6.2.

2. Diagram 1



17.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 9,000.0 m².

17.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. **Fence height** shall be limited to:
 - a) 1.2 m when located within 3.0 m of a northerly **lot line**;
 - b) 1.2 m when located within 5.0 m of Dover Crescent or a westerly **lot line**;

- c) 1.2 m when located within 3.0 m of No. 2 Road; and,
 - d) 1.8 m when located elsewhere within a required **yard**.
- 3. A **fence** will not be permitted within 3.0 m of a southerly **lot line**.

17.5.10 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.

17.5.11 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.

17.6 Town Housing (ZT6) – Chatham Street (Steveston)

17.6.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.6.2 Permitted Uses

- child care
- housing, town

17.6.3 Secondary Uses

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

17.6.4 Permitted Density

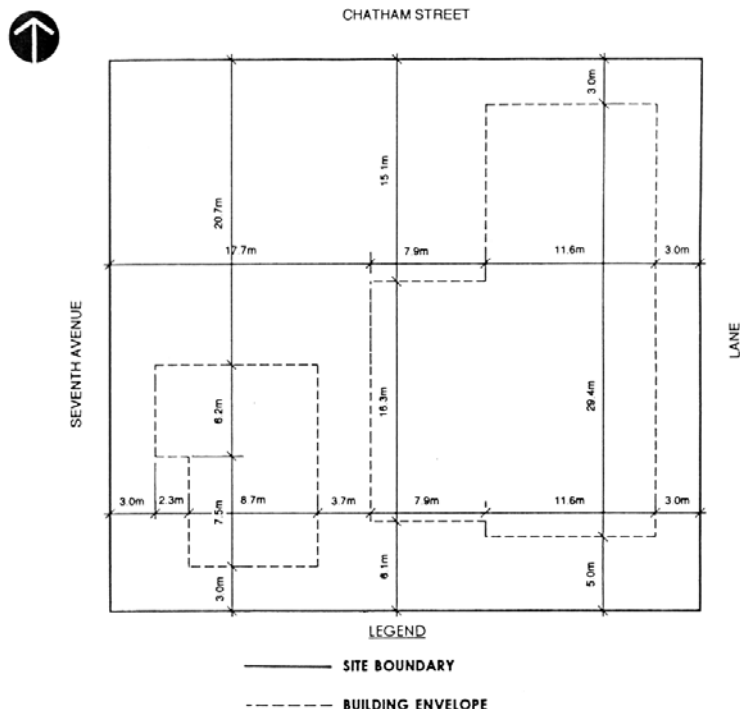
1. The maximum number of **dwelling units** for **town housing** is seven.
2. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space** on the **building's** ground floor.

17.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.6.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.6.6.2.
2. Diagram 1



17.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory buildings** is 3.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.6.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,470.0 m².

17.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. **Fence height** shall be limited to 1.0 m when located within 2.0 m of a public **road**.

17.6.10 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.

17.6.11 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.

17.7 Town Housing (ZT7) – Fisher Drive (West Cambie)

17.7.1 Purpose

The **zone** provides for **town housing**, **apartment housing** and other compatible **uses**.

17.7.2 Permitted Uses

- child care
- housing, town
- housing, apartment

17.7.3 Secondary Uses

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

17.7.4 Permitted Density

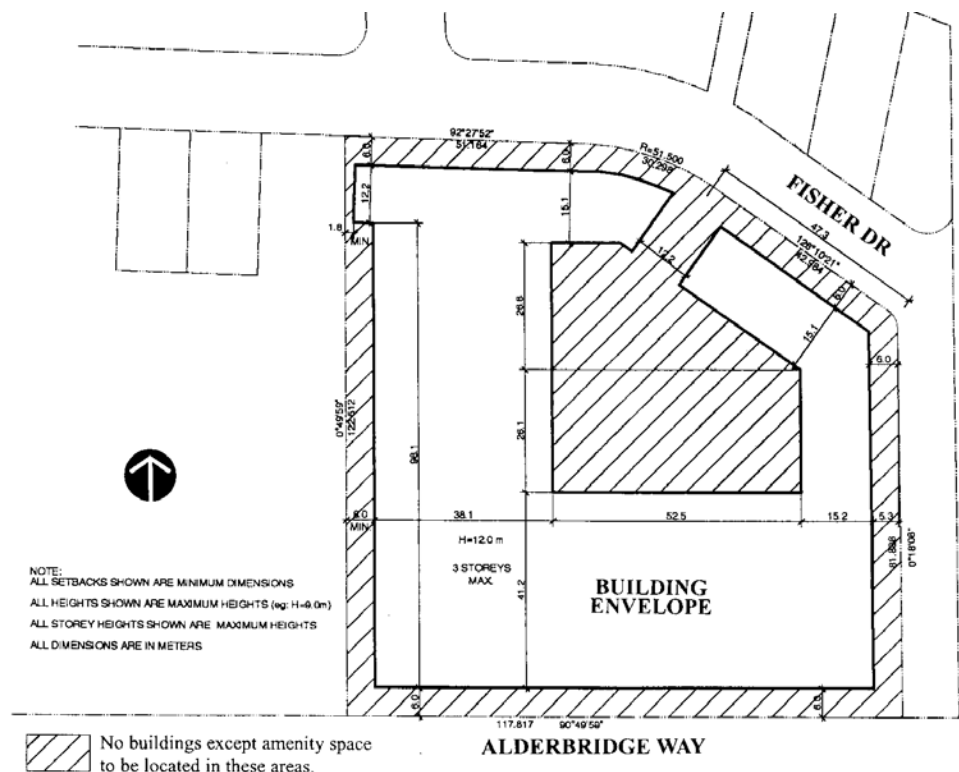
- The maximum **floor area ratio** (FAR) is 0.78 (exclusive of all parts of the **building** used for on-site parking and **amenity space** with no limitations), together with an additional 0.025 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.7.5 Permitted Lot Coverage

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

17.7.6 Yards & Setbacks

- Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.7.6.2.
- Diagram 1



17.7.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof shall not exceed the figure identified in Diagram 1 in Section 17.7.6.2.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.7.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

17.7.9 Landscaping & Screening

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

17.7.10 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.

17.7.11 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.

17.8 Town Housing (ZT8) – Blundell Road (Sunnymede North)

17.8.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.8.2 Permitted Uses

- child care
- housing, town

17.8.3 Secondary Uses

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

17.8.4 Permitted Density

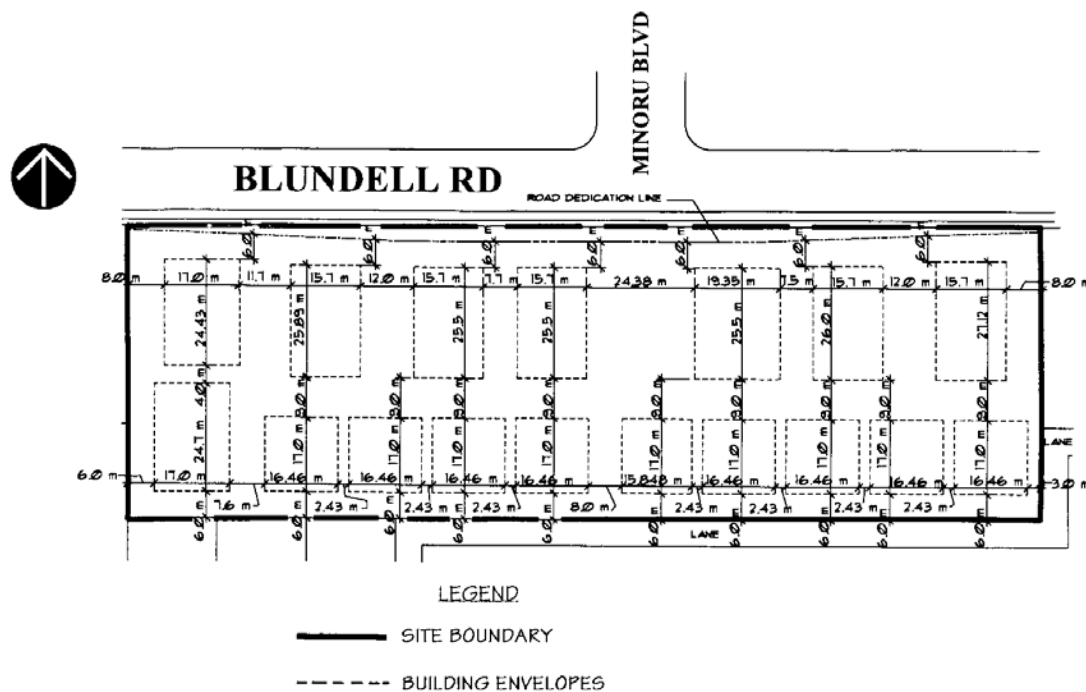
1. The maximum number of **dwelling units** for **town housing** is 41.
2. The maximum **floor area ratio** (FAR) is 0.58, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 36% for **buildings**.

17.8.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.8.6.2.
2. Diagram 1



3. **Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming part of a **principal building** may project outside of the **building envelope** for a maximum distance of 1.0 m.

17.8.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof is 9.0 m but not exceeding 2 ½ **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.8.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 13,000.0 m².

17.8.9 Landscaping & Screening

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

17.8.10 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.

17.8.11 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.

17.9 Town Housing (ZT9) – Blundell Road (Sunnymede North)

17.9.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.9.2 Permitted Uses

- child care
- housing, town

17.9.3 Secondary Uses

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

17.9.4 Permitted Density

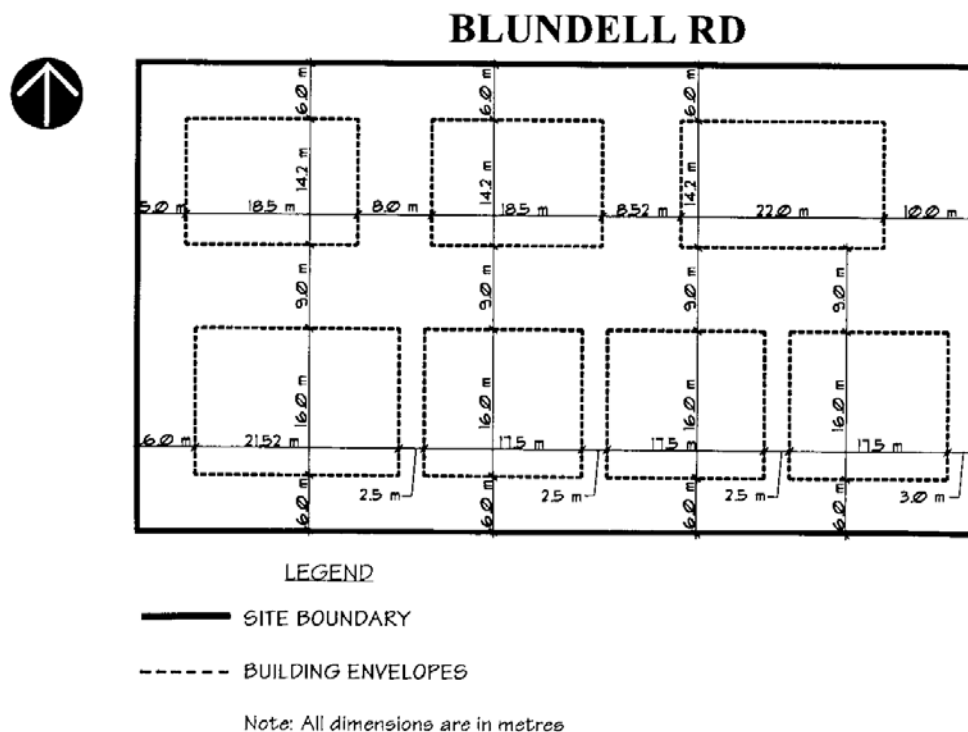
1. The maximum number of **dwelling units** for **town housing** is 14.
2. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 36% for **buildings**.

17.9.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.9.6.2.
2. Diagram 1



3. **Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming part of a **principal building** may project into **yards** and **setbacks** for a maximum distance of 1.0 m.

17.9.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof is 9.0 m but not exceeding 2 ½ **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,000.0 m².

17.9.9 Landscaping & Screening

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

17.9.10 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.

17.9.11 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.

17.10 Town Housing (ZT10) – Blundell Road (Sunnymede North)

17.10.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.10.2 Permitted Uses

- **child care**
- **housing, town**

17.10.3 Secondary Uses

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

17.10.4 Permitted Density

1. The maximum number of **dwelling units** per hectare is 29.
2. The maximum **floor area ratio** (FAR) is 0.56, together with an additional 0.10 **floor area ratio** provided that it entirely used to accommodate **amenity space**.

17.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 38% for **buildings**.

17.10.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Porches, balconies, bay windows**, entry stairs, fireplaces, **cantilevered roofs** and other **building** projections forming part of the **principal building** may project into the **front yard** for a distance of not more than 1.0 m.
3. The minimum **side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m.
5. **Porches, balconies, bay windows**, entry stairs, fireplaces, **cantilevered roofs** and other **building** projections forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.4 m.

17.10.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof is 9.0 m but containing no more than 2 ½ **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.

3. There is no minimum **lot area** requirement.

17.10.9 Landscaping & Screening

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

17.10.10 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.

17.10.11 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.

17.11 Town Housing (ZT11) - Hamilton

17.11.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.11.2 Permitted Uses

- **child care**
- **housing, town**

17.11.3 Secondary Uses

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

17.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.6, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and,
 - b) 0.06 provided that it is entirely used to accommodate storage rooms, laundry rooms and rooms for mechanical or electrical facilities at the ground level only.

17.11.5 Permitted Lot Coverage

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

17.11.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. There is no minimum **side yard** and **rear yard**.

17.11.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.11.8 Subdivision Provisions/Minimum Lot Size

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

17.11.9 Landscaping & Screening

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

17.11.10 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.

17.11.11 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.

17.12 Town Housing (ZT12) – Cambie Road (East Cambie)

17.12.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.12.2 Permitted Uses

- **child care**
- **housing, town**

17.12.3 Secondary Uses

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

17.12.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.8, provided that:
 - a) only 37.5 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**; and
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

17.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.12.6 Yards & Setbacks

1. The minimum **yards** for **buildings** are:
 - a) 4.5 m from the north **lot line**, except within 19.0 m of the east and west **lot lines** the minimum **yard** is 2.4 m.;
 - b) 4.5 m from the west **lot line**;
 - c) 5.4 m from the east **lot line**; and,
 - d) 3.95 m from the south **lot line**, except for portions of a **building** having a **height** of less than 7.0 m the minimum **yard** is 1.8 m.
2. Where a **lot line abuts** land zoned for residential **use**, the minimum **yard** for gateway, mailbox, garbage or recycling **structures** is 6.0 m.

17.12.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.2 m.
2. The maximum **height** for **accessory buildings** is 7.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.12.8 Subdivision Provisions/Minimum Lot Size

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

2. The minimum **lot area** is 14,000.0 m².

17.12.9 Landscaping & Screening

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

17.12.10 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.

17.12.11 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.

17.13 Town Housing (ZT13) - Hamilton

17.13.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.13.2 Permitted Uses

- **child care**
- **housing, town**

17.13.3 Secondary Uses

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

17.13.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.6, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and,
 - b) 0.06 provided that it is entirely used to accommodate storage rooms, laundry rooms and rooms for mechanical or electrical facilities at the ground level only.

17.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 31% for **buildings**.

17.13.6 Yards & Setbacks

1. The minimum **yards** for **buildings** are:
 - a) 12.0 m from the north **lot line**;
 - b) 3.5 m from the east **lot line**;
 - c) 6.0 m from Westminster Highway; and
 - d) 3.5 from all other **roads**.

17.13.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.13.8 Subdivision Provisions/Minimum Lot Size

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

17.13.9 Landscaping & Screening

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

17.13.10 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.

17.13.11 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.

17.14 Town Housing (ZT14) – St. Albans Sub-Area (City Centre)

17.14.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.14.2 Permitted Uses

- **child care**
- **housing, town**

17.14.3 Secondary Uses

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

17.14.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 37% for **buildings**.

17.14.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum west **side yard** is 4.27 m.
3. The minimum east **side yard** is 3.0 m.
4. The minimum **rear yard** is 3.0 m.

17.14.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.14.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 19.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.14.9 Landscaping & Screening

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

17.14.10 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.

17.14.11 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.

17.15 Town Housing (ZT15) – St. Albans Sub Area (City Centre)

17.15.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.15.2 Permitted Uses

- **child care**
- **housing, town**

17.15.3 Secondary Uses

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

17.15.4 Permitted Density

1. The maximum number of **dwelling units** is nine.
2. The maximum **floor area ratio** (FAR) is 0.77, together with an additional 50.0 m² per **dwelling unit** used for on-site parking, storage rooms, laundry rooms and rooms for mechanical or electrical facilities on the ground level only (either for the exclusive **use** of individual units or for the total **development**).
3. Any portion of **floor area** that exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

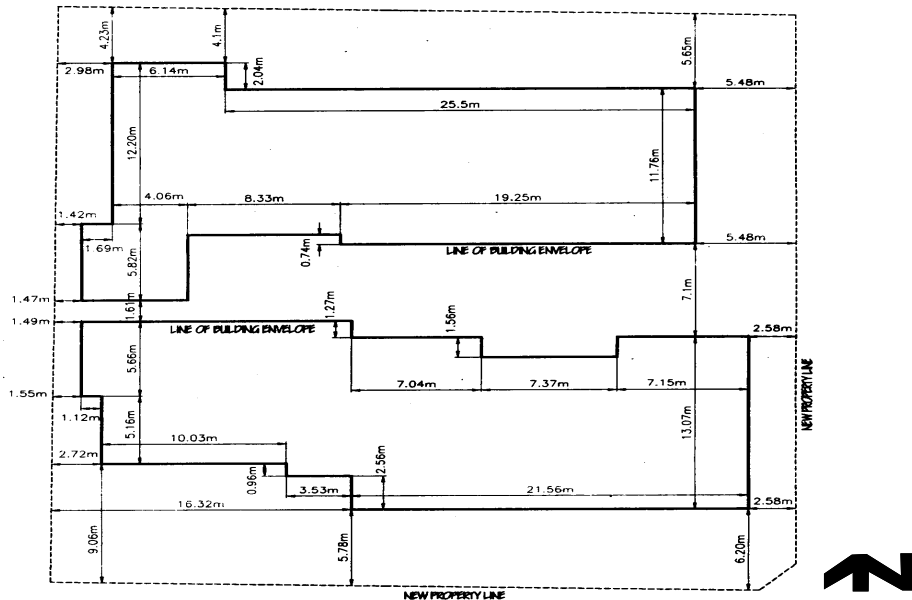
17.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.15.6 Yards & Setbacks

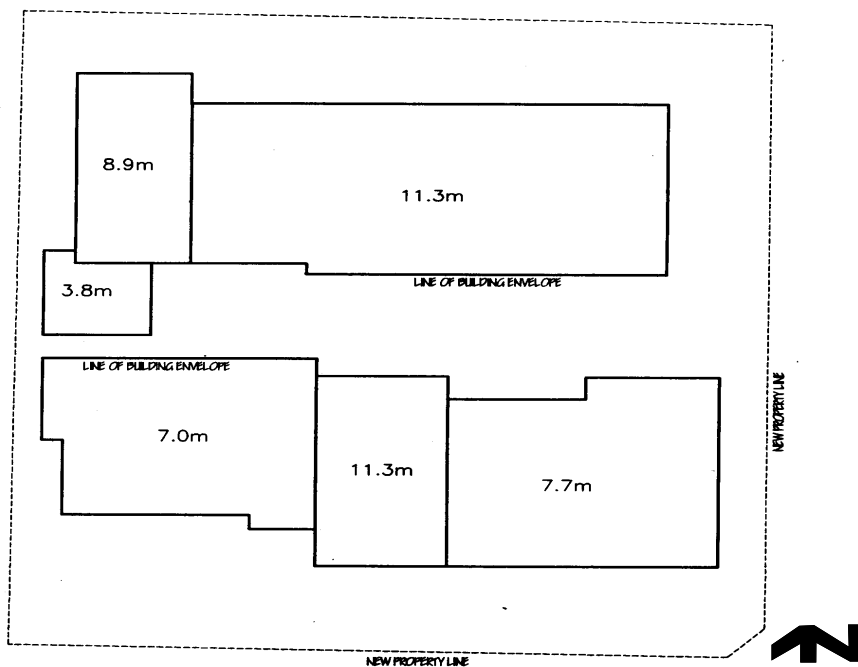
1. **Buildings** and parking **structures** may not be sited outside the **building envelope** identified in Diagram 1 in Section 17.15.6.2.

2. Diagram 1



17.15.7 Permitted Heights

1. The maximum **height** shall not exceed the figures indicated within the **building envelopes** identified in Diagram 1 in Section 17.15.7.3.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. Diagram 1



17.15.8 Subdivision Provisions/Minimum Lot Size

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

17.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. No **fence** may be erected within 1.2 m of a **lot line** which **abuts** a public **road**.
3. When a **fence** is located within a required **yard** which **abuts** a public **road**, its **height** shall not exceed 1.2 m.
4. When a **fence** is located elsewhere within a required **yard**, its **height** shall not exceed 2.0 m.

17.15.10 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.

17.15.11 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.

17.16 Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)

17.16.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.16.2 Permitted Uses

- **child care**
- **housing, town**

17.16.3 Secondary Uses

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

17.16.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** which are used for on-site parking purposes with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **lots** of less than 2,000.0 m² is 40%, and for all other **lots** the maximum **lot coverage** is 30%.
2. For **lots** of any size in the McLennan South Sub-Area (Section 15-4-6), the maximum **lot coverage** is 40% when the maximum **building height** is 2 ½ **storeys**.

17.16.6 Yards & Setbacks

1. The minimum **yard abutting** No. 4 Road is 9.0 m.
2. The minimum **yard abutting** other public **roads** is 6.0 m.
3. The minimum **side yard** is 3.0 m.
4. The minimum **rear yard** is 3.0 m.

17.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m but not exceeding 3 **storeys**, except that it is 10.0 m but not exceeding 2 ½ **storeys** within 20.0 m of a public **road**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.16.8 Subdivision Provisions/Minimum Lot Size

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

17.16.9 Landscaping & Screening

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

17.16.10 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.

17.16.11 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.

17.17 Town Housing (ZT17) – Bridgeport Road (Bridgeport Area)

17.17.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.17.2 Permitted Uses

- child care
- housing, town

17.17.3 Secondary Uses

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

17.17.4 Permitted Density

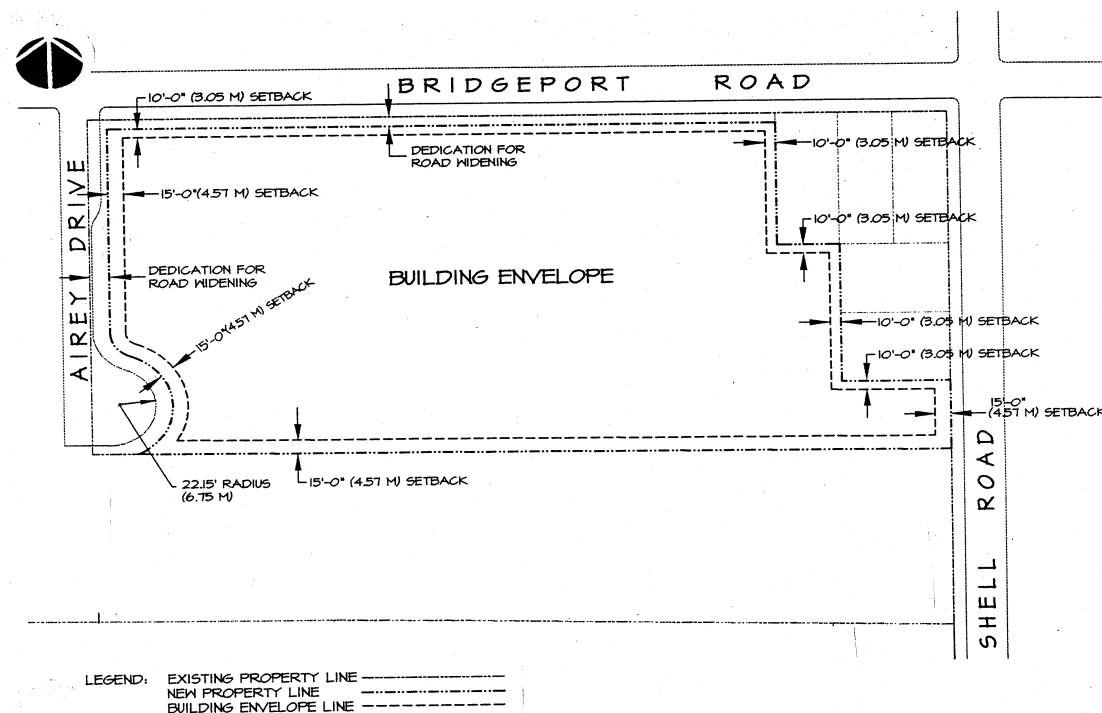
1. The maximum **floor area ratio** (FAR) is 0.46 (exclusive of all parts of the **building** used for on-site parking with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.17.5 Permitted Lot Coverage

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

17.17.6 Yards & Setbacks

1. No **buildings** except **amenity space** shall be sited outside of the **building envelope** identified in Diagram 1 in Section 17.17.6.2.
2. Diagram 1.



17.17.7 Permitted Heights

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

17.17.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.17.9 Landscaping & Screening

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

17.17.10 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** is 0.4 visitor spaces.

17.17.11 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.

17.18 Town Housing (ZT18) – St. Albans Sub Area (City Centre)

17.18.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.18.2 Permitted Uses

- **child care**
- **housing, town**

17.18.3 Secondary Uses

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

17.18.4 Permitted Density

1. The maximum number of **dwelling units** is nine.
2. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** used for on-site parking), together with an additional 50.0 m² provided that it is used entirely to accommodate **amenity space**.
3. Any portion of **floor area** that exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

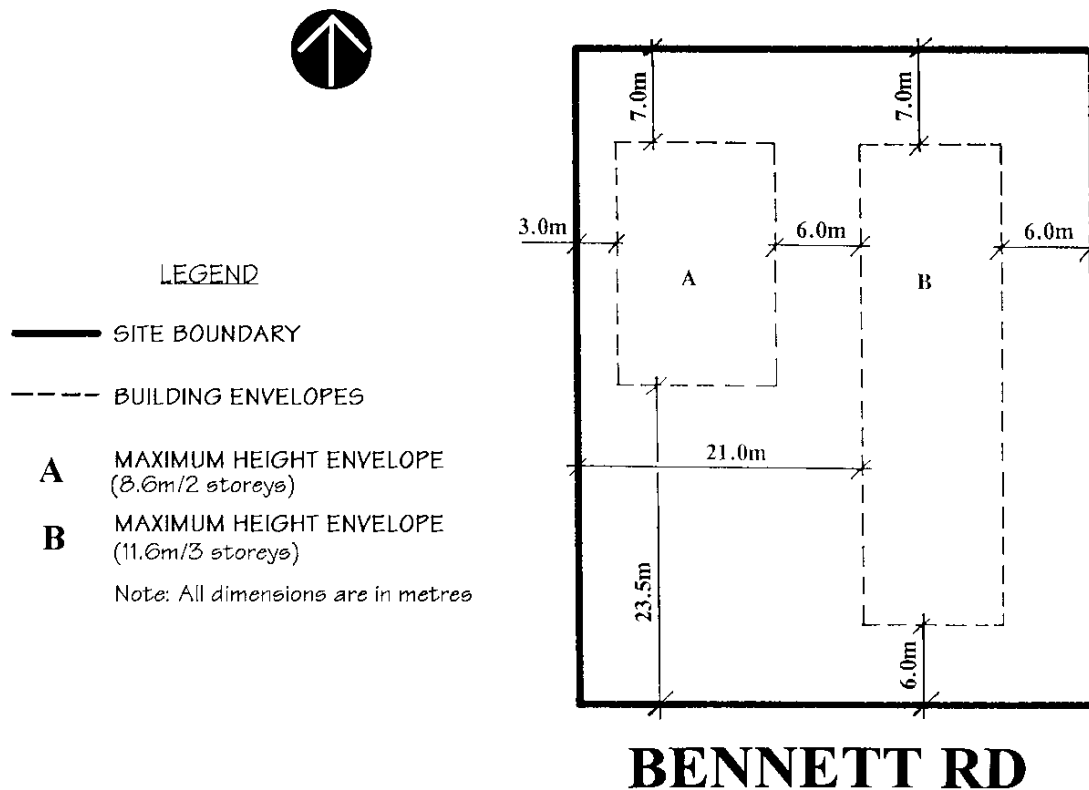
17.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of the **lot** can be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

17.18.6 Yards & Setbacks

1. **Buildings** may not be sited outside the **building envelopes** identified in Diagram 1 in Section 17.18.6.2.

2. Diagram 1.



3. A portion of a **principal building** which is intended to accommodate electrical services, and is less than 3.0 m in **height** and 3.0 m in **length**, may be located within the west **side yard**, but no closer to the west **lot line** than 1.6 m.
4. **Bay windows** may project 0.7 m into the **front yard** and **rear yard**.

17.18.7 Permitted Heights

1. The maximum **height** for **buildings**, or portions thereof shall not exceed the figure indicated within the **building envelope** identified in Diagram 1 in Section 17.18.6.2.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.18.8 Subdivision Provisions/Minimum Lot Size

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

17.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. No **fence** may be erected within 4.5 m of a **lot line** which **abuts** a public **road**.
3. When a **fence** is located within the required **front yard** or west **side yard**, its **height** shall not exceed 1.2 m.

4. When a **fence** is located elsewhere within a required **yard**, its **height** shall not exceed 2.0 m.

17.18.10 On-Site Parking and Loading

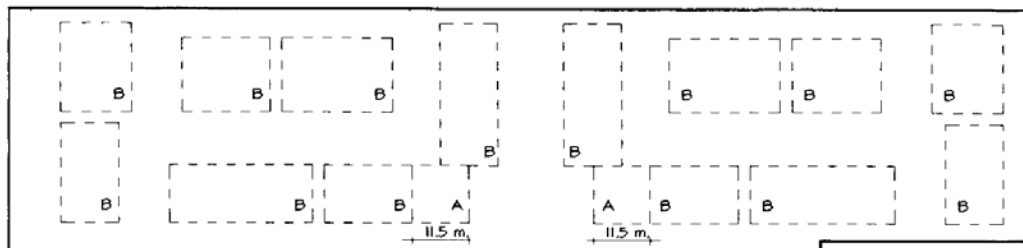
1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.18.11 Other Regulations

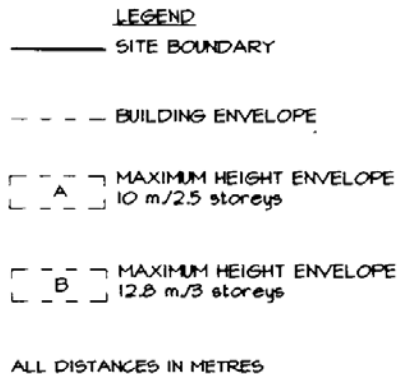
1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

17.19.7 Permitted Heights

1. The maximum **height** for **buildings**, or portions thereof shall not exceed:
 - a) 10.0 m, but not more than two **storeys**, within the area identified as “A” in Diagram 1 in Section 17.19.7.3; and,
 - b) 12.8 m, but not more than three **storeys** within the area identified as “B” in Diagram 1 in Section 17.19.7.3.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. Diagram 1



NO. 1 ROAD



17.19.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 9,000.0 m².

17.19.9 Landscaping & Screening

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

17.19.10 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.

17.19.11 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.

17.20 Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)

17.20.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.20.2 Permitted Uses

- **child care**
- **housing, town**

17.20.3 Secondary Uses

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

17.20.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** used for on-site parking purposes), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.20.6 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 3.0 m.
4. Verandas and **bay windows** may project into the required **yard** for a distance of not more than 1.0 m.

17.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.20.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 80.0 m.
2. The minimum **lot depth** is 50.0 m.
3. There is no minimum **lot area**.

17.20.9 Landscaping & Screening

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

17.20.10 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.

17.20.11 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.

17.21 Town Housing (ZT21) – No. 1 Road (Terra Nova)

17.21.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.21.2 Permitted Uses

- child care
- housing, town

17.21.3 Secondary Uses

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

17.21.4 Permitted Density

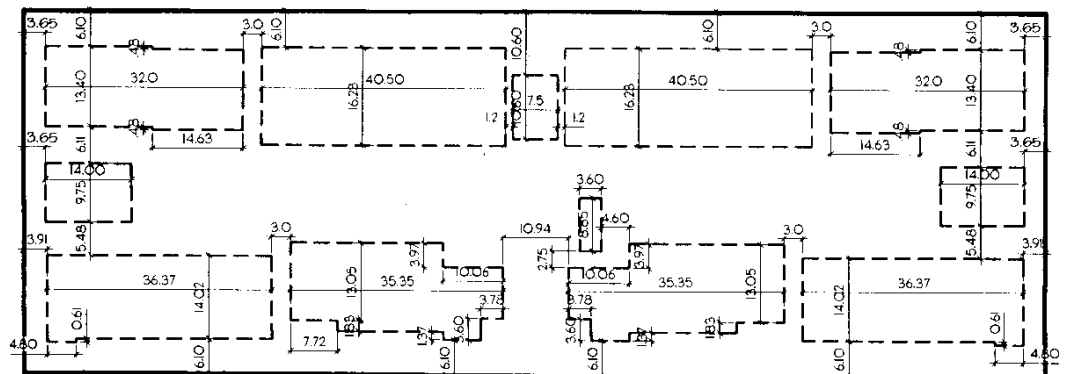
- The maximum **floor area ratio** (FAR) is 0.70, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.21.5 Permitted Lot Coverage

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

17.21.6 Yards & Setbacks

- Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.21.6.2.
- Diagram 1.



NO. 1 RD

LEGEND

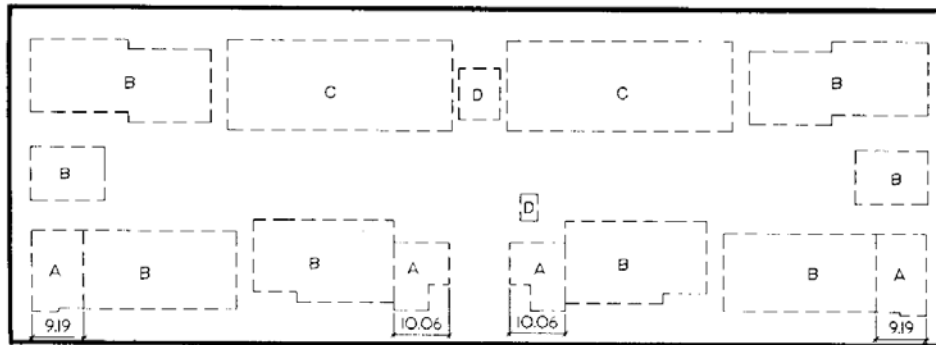
- SITE BOUNDARY
- - - BUILDING ENVELOPES

Note: All dimensions are in metres

- Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming parts of a **principal building** may project outside of the **building envelope** for maximum distance of 1.0 m.

17.21.7 Permitted Heights

1. The maximum **height** of **buildings**, or portions thereof shall not exceed:
 - a) 8.75 m but not more than two **storeys** within the area identified as “A” in Diagram 2 in Section 17.21.7.3.
 - b) 11.0 m but not more than three **storeys** within the area identified as “B” in Diagram 2 in Section 17.21.7.3.
 - c) 11.75 m but not more than three **storeys** within the area identified as “C” in Diagram 2 in Section 17.21.7.3.
 - d) 4.6 m but not more than one **storey** within the area identified as “D” in the Diagram 2 in Section 17.21.7.3.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. Diagram 2.



- LEGEND**
- SITE BOUNDARY
- BUILDING ENVELOPES
- A MAXIMUM HEIGHT ENVELOPE
- B MAXIMUM HEIGHT ENVELOPE
- C MAXIMUM HEIGHT ENVELOPE
- D MAXIMUM HEIGHT ENVELOPE

NO. 1 RD

Note: All dimensions are in metres

17.21.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 9,000.0 m².

17.21.9 Landscaping & Screening

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

17.21.10 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.

17.21.11 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.

17.22 Town Housing (ZT22) – Garry Street (Steveston)

17.22.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.22.2 Permitted Uses

- child care
- housing, town

17.22.3 Secondary Uses

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

17.22.4 Permitted Density

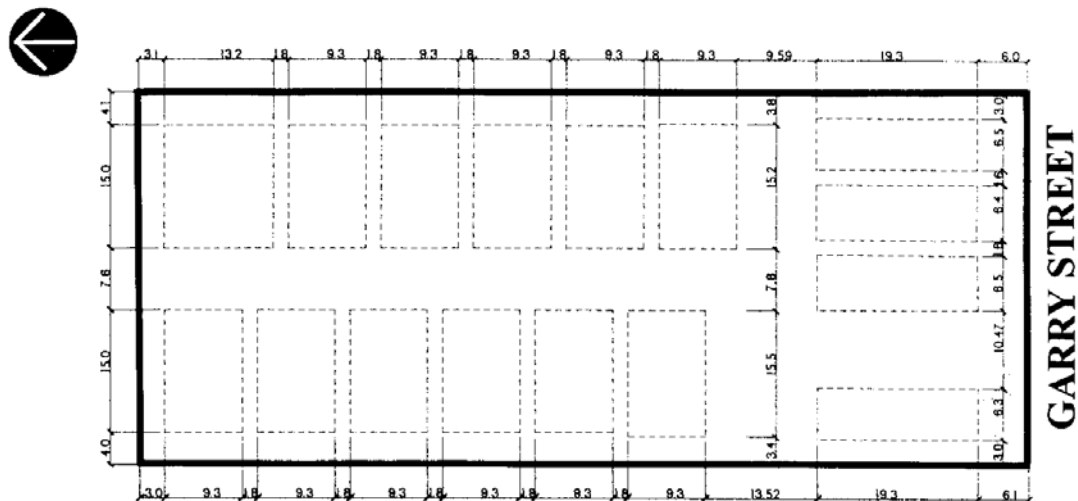
1. The maximum number of **dwelling units** for **town housing** is 16.
2. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.22.5 Permitted Lot Coverage

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

17.22.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.22.6.2.
2. Diagram 1.



LEGEND

- SITE BOUNDARY
- - - BUILDING ENVELOPES

Note: All dimensions are in metres

3. **Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming parts of a **principal building** may project outside of the **building envelope** for maximum distance of 1.0 m.

17.22.7 Permitted Heights

1. The maximum **height** of **buildings** is 9.0 m but not more than 2 ½ **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.22.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,700.0 m².

17.22.9 Landscaping & Screening

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

17.22.10 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.

17.22.11 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.

17.23 Town Housing (ZT23) - Laurelwood

17.23.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.23.2 Permitted Uses

- **child care**
- **housing, town**

17.23.3 Secondary Uses

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

17.23.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.66, together with an additional:
 - a) 50.0 m² per **dwelling unit** (either for the exclusive **use** of individual units or for the total **development**) for **use** as on-site parking, storage rooms or **accessory buildings** and for rooms used for mechanical or electrical facilities;
 - b) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - c) 0.03 **floor area ratio** provided that it is entirely used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.23.6 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 3.0 m.
4. The minimum **setback** from a public **road** is 6.0 m.

17.23.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.23.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 5,759.8 m².

17.23.9 Landscaping & Screening

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

17.23.10 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.
2. For **town housing dwelling units** having a total **floor area** of less than 74.5 m², the minimum number of **parking spaces** per **dwelling unit** is 1.3 resident spaces and 0.2 visitor spaces.
3. For the purposes of the on-site parking and loading requirements in this subsection, the total **floor area** calculations shall exclude the **floor area** of those parts of the **building** used for on-site parking, or which are covered areas of the **principal building** which are open on one or more sides.

17.23.11 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.

17.24 Town Housing (ZT24) – Garry Street (Steveston)

17.24.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.24.2 Permitted Uses

- child care
- housing, town

17.24.3 Secondary Uses

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

17.24.4 Permitted Density

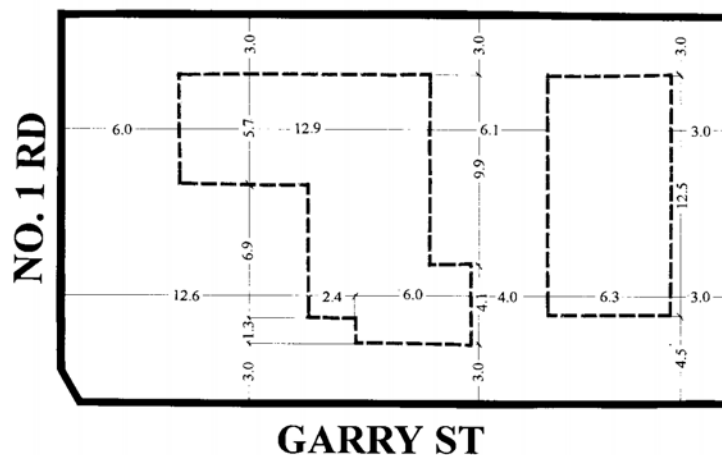
1. The maximum number of **dwelling units** for **town housing** is three.
2. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.24.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.24.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.24.6.2.
2. Diagram 1.



LEGEND

- SITE BOUNDARY
- - - BUILDING ENVELOPES

Note: All dimensions are in metres

17.24.7 Permitted Heights

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

17.24.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 600.0 m².

17.24.9 Landscaping & Screening

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

17.24.10 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.

17.24.11 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.

17.25 Town Housing (ZT25) – Gilbert Road (City Centre)

17.25.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.25.2 Permitted Uses

- **child care**
- **housing, town**

17.25.3 Secondary Uses

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

17.25.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** used for on-site parking with no limitations), together with an additional 0.12 **floor area ratio** provided that:
 - a) a minimum of two universally accessible units are provided; and
 - b) an outdoor **amenity space** is provided in the form of a children's play area of not less than 65.0 m².

17.25.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.25.6 Yards & Setbacks

1. The minimum **yard** from the north **lot line** is 5.0 m.
2. The minimum **yard** from the south **lot line** is 3.0 m.
3. The minimum **yard** from the east **lot line** is 8.0 m.
4. The minimum **yard** from the west **lot line** is 4.87 m.

17.25.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.25.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 45.0 m.
3. There is no minimum **lot area**.

17.25.9 Landscaping & Screening

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

17.25.10 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.

17.25.11 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.

17.26 Town Housing (ZT26) – East Livingstone

17.26.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.26.2 Permitted Uses

- **child care**
- **housing, town**

17.26.3 Secondary Uses

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

17.26.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.73, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.26.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.
2. Verandas and **bay windows** may project into the required **yard** for a distance of not more than 1.0 m.

17.26.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.26.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,600.0 m².

17.26.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. No **fence** may be erected:
 - a) within 6.0 m of a **lot line** which **abuts** Comstock Road or Livingstone Place; and
 - b) within 4.5 m of a **lot line** which **abuts** Gilbert Road or Granville Avenue.

3. When a **fence** is located elsewhere within a required **yard**, which **abuts** Gilbert Road or Granville Avenue, its **height** shall not exceed 1.2 m.

17.26.10 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.

17.26.11 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.

17.27 Town Housing (ZT27) – Robson Drive/Court (Terra Nova)

17.27.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.27.2 Permitted Uses

- **child care**
- **housing, town**

17.27.3 Secondary Uses

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

17.27.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** is 183.
2. The maximum **floor area ratio** (FAR) is 0.66 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Any portion of **floor area** that exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

17.27.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.27.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.
2. **Bay windows** and **porches** may project into the required **front yard** and **rear yard** for a distance of not more than 0.7 m.

17.27.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.4 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.27.8 Subdivision Provisions/Minimum Lot Size

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

17.27.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. No **fence** may be erected between a **building** and a **lot line** which **abuts** a public **road**.
3. When a **fence** is located elsewhere within a required **yard**, its height shall not exceed 1.22 m.

17.27.10 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.

17.27.11 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.

17.28 Town Housing (ZT28) – Odlinwood (West Cambie)

17.28.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.28.2 Permitted Uses

- **child care**
- **housing, town**

17.28.3 Secondary Uses

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

17.28.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, provided that:
 - a) 45.0 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**; and,
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

17.28.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

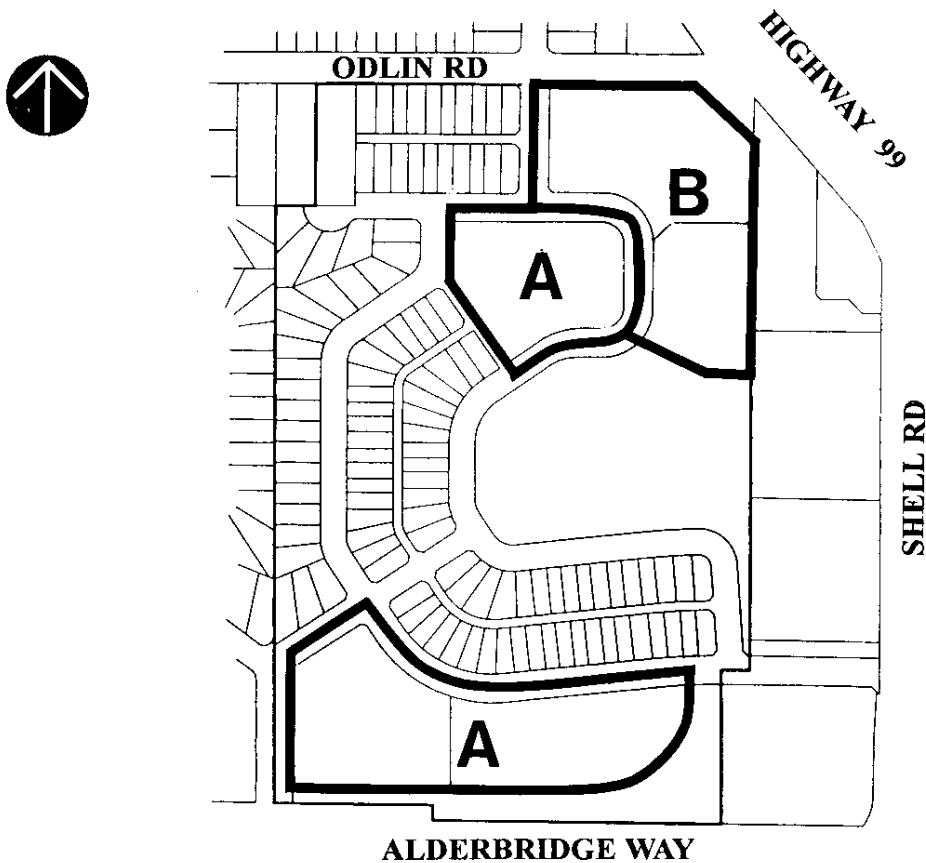
17.28.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.
2. Where a public **walkway** is provided along a **lot line** between two **adjacent town housing lots**, the **setback** is 9.0 m.
3. Portions of the **principal building** which are less than 5.0 m in **height** and are open on one or more sides may project into the required **yards** for a distance of not more than 2.0 m.

17.28.7 Permitted Heights

1. The maximum **height** of **buildings** or portions thereof shall not exceed:
 - a) 9.0 m, but not more than 2 ½ **storeys** within the area identified as “A” in Diagram 1, in Section 17.28.7.2;
 - b) 12.0 m, but not more than three **storeys** within the area identified as “B” in Diagram 1, in Section 17.28.7.2.

2. Diagram 1.



3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.28.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 46.0 m.
2. The minimum **lot depth** is 55.0 m.
3. There is no minimum **lot area**.

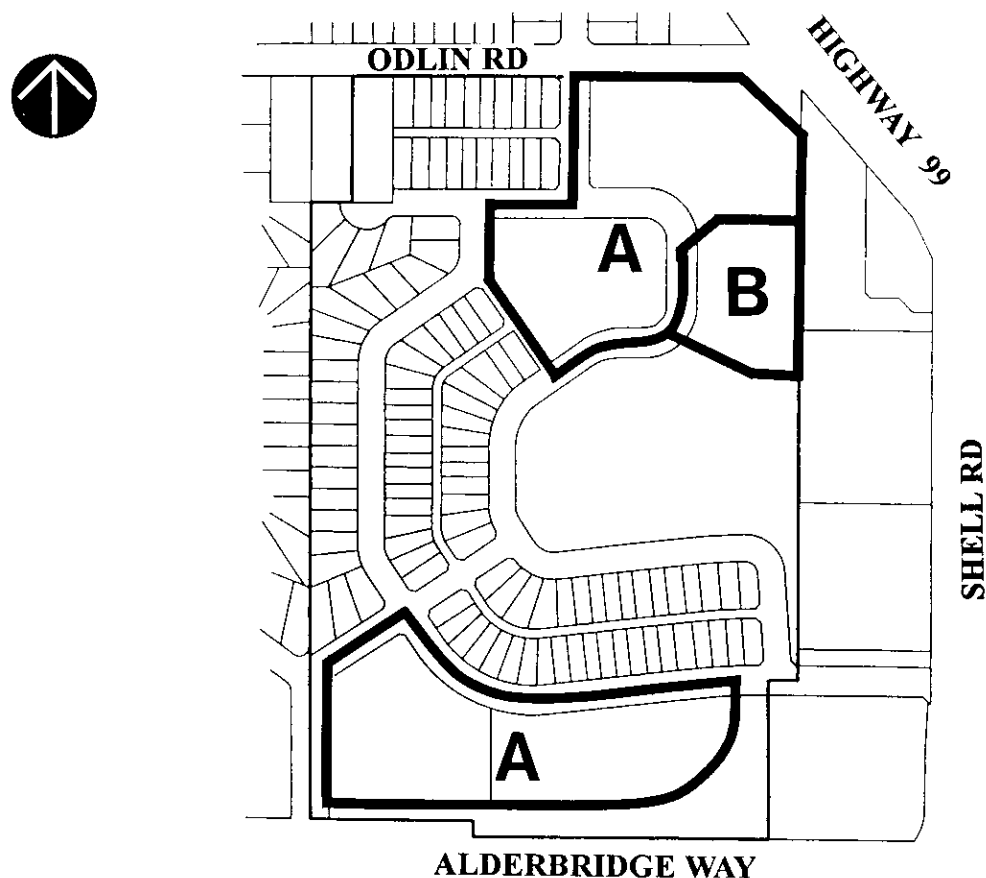
17.28.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. A **fence** shall be set back a minimum of 1.0 m from a **lot line abutting** a public **road** or public **walkway**, except where a public **walkway** is provided along a **lot line** between two **adjacent town housing lots**, the **fence** shall be set back a minimum of 3.0 m.
3. A **fence**, when located within 4.3 m of a **lot line abutting** a public **road** or public **walkway**, shall not exceed 1.2 m in **height**.

4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

17.28.10 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.
2. The minimum number of **parking spaces** provided per **dwelling unit** shall be 2.0 resident spaces and 0.2 visitor spaces in the area identified as “A” in Diagram 1 in Section 17.28.10.4.
3. The minimum number of **parking spaces** provided per **dwelling unit** shall be 1.0 resident spaces and 0.2 visitor spaces in the area identified as “B” in Diagram 1 in Section 17.28.10.4.
4. Diagram 1.



17.28.11 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.

17.29 Town Housing (ZT29) – Minoru Boulevard (City Centre)

17.29.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.29.2 Permitted Uses

- **child care**
- **housing, town**

17.29.3 Secondary Uses

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

17.29.4 Permitted Density

1. The maximum number of **dwelling units** is four.
2. The maximum **floor area ratio** (FAR) is 0.67 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations).
3. Any portion of **floor area** that exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

17.29.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.29.6 Yards & Setbacks

1. The minimum **front yard** is 7.0 m.
2. The minimum north **side yard** is 7.4 m.
3. The minimum south **side yard** is 3.0 m
4. The minimum **rear yard** is 6.3 m.

17.29.7 Permitted Heights

1. The maximum **height** of **buildings** is 11.0 m, except that portions of a **building** which are closer than 12.0 m to a **lot line** which **abuts** a public **road** shall be no more than two **storeys** in **height**.
2. The maximum **height** of **accessory structures** is 9.0 m.

17.29.8 Subdivision Provisions/Minimum Lot Size

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

17.29.9 Landscaping & Screening

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

17.29.10 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.
2. The minimum number of **parking spaces** shall be six and the minimum aisle width for 90° parking angle shall be 6.5 m.

17.29.11 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.

17.30 Town Housing (ZT30) – North McLennan (City Centre)

17.30.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.30.2 Permitted Uses

- **child care**
- **housing, town**

17.30.3 Secondary Uses

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

17.30.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.69, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.30.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.30.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum west **side yard** is 5.0 m.
3. The minimum east **side yard** is 6.0 m.
4. The minimum **rear yard** is 5.0 m.
5. Where a **lot line** forms a common boundary between two **lots** zoned Town Housing (ZT30), the minimum **setback** from that **lot line** is 4.5 m, except that **balconies** and **porches** may project 1.5 m into the required **yard**.

17.30.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.30.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,200.0 m².

17.30.9 Landscaping & Screening

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

17.30.10 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.

17.30.11 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.

17.31 Town Housing (ZT31) – North McLennan (City Centre)

17.31.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.31.2 Permitted Uses

- **child care**
- **housing, town**

17.31.3 Secondary Uses

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

17.31.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.71, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.31.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.31.6 Yards & Setbacks

1. The minimum north and west **lot line setback** is 6.0 m.
2. The minimum south and east **lot line setback** is 5.0 m.
3. Where a **lot line** forms a common boundary between two **lots** zoned Town Housing (ZT31), the minimum **setback** from that **lot line** is 4.5 m.

17.31.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.31.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 6,400.0 m².

17.31.9 Landscaping & Screening

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

17.31.10 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.

17.31.11 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.

17.32 Town Housing (ZT32) – North McLennan (City Centre)

17.32.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.32.2 Permitted Uses

- **child care**
- **housing, town**

17.32.3 Secondary Uses

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

17.32.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.58 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space** on a **building's** ground floor.

17.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 41% for **buildings**.

17.32.6 Yards & Setbacks

1. The minimum **setback** from the north, south and west **lot lines** is 6.0 m.
2. The minimum **setback** from the east **lot line** is 3.0 m.
3. Where a **lot line** forms a common boundary between two **lots** zoned Town Housing (ZT32), the minimum **setback** from that **lot line** is 4.5 m.

17.32.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but not more than 2 ½ **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.32.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 5,500.0 m².

17.32.9 Landscaping & Screening

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

17.32.10 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.

17.32.11 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.

17.33 Town Housing (ZT33) – South McLennan (City Centre)

17.33.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.33.2 Permitted Uses

- **child care**
- **housing, town**

17.33.3 Secondary Uses

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

17.33.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.93, together with an additional 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Any portion of **floor area** which exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

17.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.33.6 Yards & Setbacks

1. The minimum **setback** from Garden City Road is 3.0 m.
2. The minimum **setback** from Jones Road is 4.57 m.
3. The minimum **setback** from Turnill Street is 6.0 m.
4. The minimum **interior side yard** is 5.5 m.
5. **Bay windows, balconies** and **porches** may project for a distance of not more than 1.0 m into any **yard** or **setback**.

17.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.33.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,047.0 m².

17.33.9 Landscaping & Screening

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

17.33.10 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.

17.33.11 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.

17.34 Town Housing (ZT34) – 7th Avenue (Steveston)

17.34.1 Purpose

The **zone** provides for up to ten single detached character **town housing** units with a heritage appearance.

17.34.2 Permitted Uses

- **child care**
- **housing, town**

17.34.3 Secondary Uses

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

17.34.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.784 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations).

17.34.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50.4% for **buildings**.

17.34.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. **Porches** may project into the **front yard** for a distance of not more than 2.5 m and stairs may extend up to the **front lot line**.
3. The minimum **side yard** is 3.0 m.
4. **Porches** may project into the **side yard** for a distance of not more than 2.0 m.
5. The minimum **rear yard** is 3.8 m.
6. **Porches** may project into the **rear yard** for a distance of not more than 2.4 m.

17.34.7 Permitted Heights

1. The maximum **height** for **principal buildings**:
 - a) facing the **lane** is 10.84 m as measured from the lowest horizontal floor in the **building**; and
 - b) facing 7th Avenue is 11.22 m as measured from the lowest horizontal floor in the **building**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.34.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.34.9 Landscaping & Screening

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

17.34.10 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.

17.34.11 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.

17.35 Town Housing (ZT35) – Garry Street (Steveston)

17.35.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.35.2 Permitted Uses

- **child care**
- **housing, town**

17.35.3 Secondary Uses

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

17.35.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.35.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.35.6 Yards & Setbacks

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

17.35.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.3 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.35.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1,560.0 m².

17.35.9 Landscaping & Screening

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

17.35.10 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.

17.35.11 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.

17.36 Town Housing (ZT36) – No. 1 Road (Steveston)

17.36.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.36.2 Permitted Uses

- **child care**
- **housing, town**

17.36.3 Secondary Uses

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

17.36.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 1.4 m² per unit for **dwelling units** with **basic universal housing features**.

17.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

17.36.6 Yards & Setbacks

1. The minimum **setback** from the north **lot line** is 2.0 m.
2. The minimum **setback** from the south **lot line** is 3.0 m.
3. The minimum **setback** from the east **lot line** is 6.0 m.
4. The minimum **setback** from the west **lot line** is 3.0 m.

17.36.7 Permitted Heights

1. The maximum **height** for **principal buildings** within 20.0 m of the east **lot line** is 12.04 m but containing no more than 2 ½ **storeys**.
2. The maximum **height** for **principal buildings** more than 20.0 m from the east **lot line** is 9.0 m but containing no more than 2 **storeys**.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.36.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,500.0 m².

17.36.9 Landscaping & Screening

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

17.36.10 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.

17.36.11 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.

17.37 Town Housing (ZT37) – Blanshard Drive (Terra Nova)

17.37.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.37.2 Permitted Uses

- **child care**
- **housing, town**

17.37.3 Secondary Uses

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

17.37.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65.

17.37.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.37.6 Yards & Setbacks

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

17.37.7 Permitted Heights

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

17.37.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.37.9 Landscaping & Screening

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

17.37.10 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.

17.37.11 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.

17.38 Town Housing (ZT38) – Williams Road (Shellmont)

17.38.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.38.2 Permitted Uses

- **child care**
- **housing, town**

17.38.3 Secondary Uses

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

17.38.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.63, provided that:
 - a) 60.0 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**; and
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

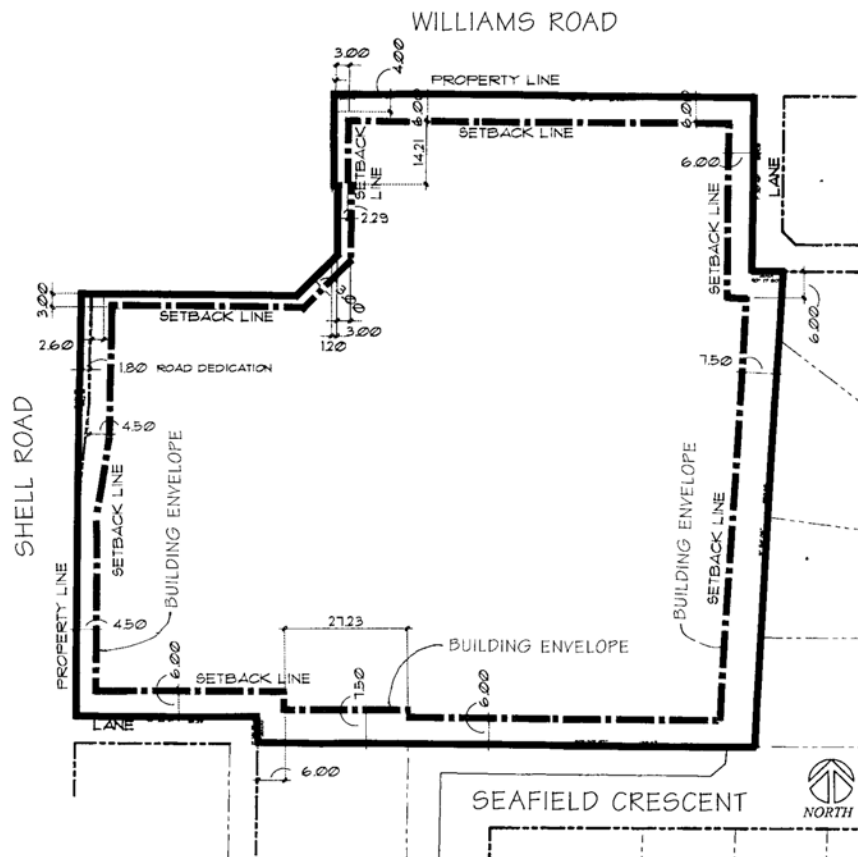
17.38.5 Permitted Lot Coverage

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

17.38.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 17.38.6.2

2. Diagram 1

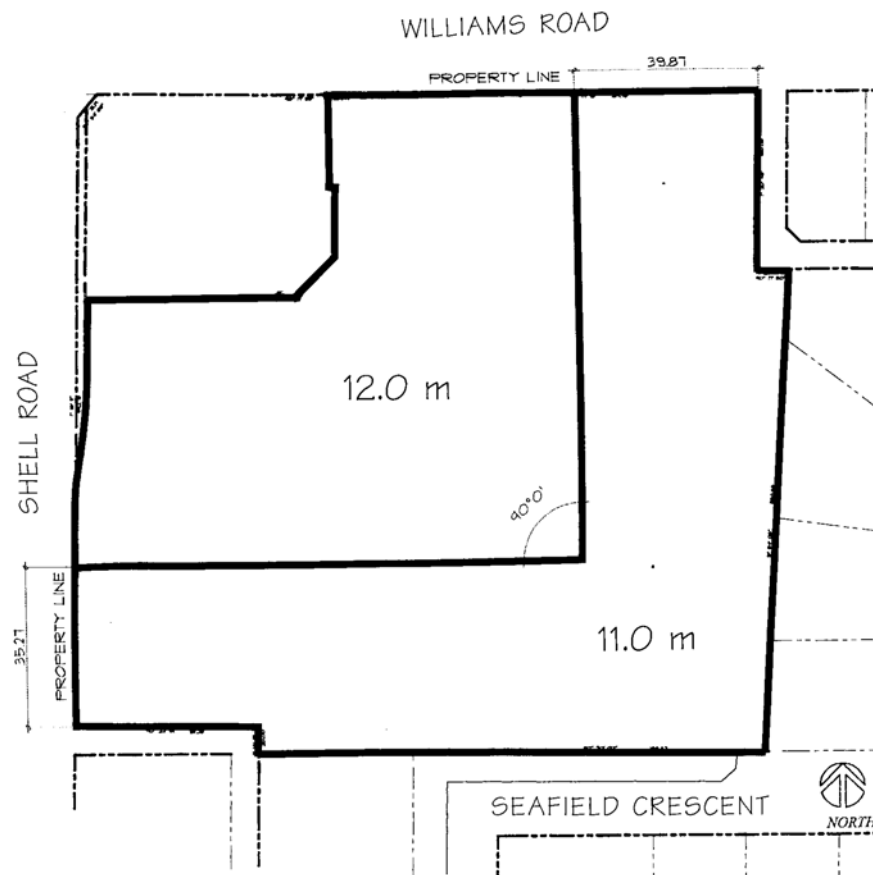


3. **Balconies** or decks may project into the **yards** and **setbacks** for a maximum distance of 1.06 m.
4. Exterior stairs may project into the **yards** and **setbacks** for a maximum distance of 1.52 m.

17.38.7 Permitted Heights

1. The maximum **height** for **buildings** or portion thereof shall be as shown in Diagram 1, Section 17.38.7.2.

2. Diagram 1



3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.38.8 Subdivision Provisions/Minimum Lot Size

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

17.38.9 Landscaping & Screening

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

17.38.10 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.

17.38.11 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.

17.39 Town Housing (ZT39) – East Livingstone

17.39.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.39.2 Permitted Uses

- **child care**
- **housing, town**

17.39.3 Secondary Uses

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

17.39.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.62.

17.39.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 38% for **buildings**.

17.39.6 Yards & Setbacks

1. The minimum **setback** from north and south **lot lines** is 6.0 m.
2. The minimum **setback** from east **lot line** is 2.44 m.
3. The minimum **setback** from west **lot line** is 1.22 m.

17.39.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.95 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.39.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,800.0 m².

17.39.9 Landscaping & Screening

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

17.39.10 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.

17.39.11 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.

17.40 Town Housing (ZT40) – East Livingstone

17.40.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.40.2 Permitted Uses

- **child care**
- **housing, town**

17.40.3 Secondary Uses

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

17.40.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70.

17.40.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

17.40.6 Yards & Setbacks

1. The minimum **setback** from north **lot line** is 6.0 m.
2. The minimum **setback** from south **lot line** is 4.5 m.
3. The minimum **setback** from the east and west **lot lines** is 1.2 m.
4. Covered entrances which form part of the **principal building** may project into the north and south **yard** for a distance of not more than 2.0 m.
5. **Bay windows** which form part of the **principal building** may project into the north and south **yard** for a distance of not more than 1.0 m.

17.40.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.4 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.40.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,300.0 m².

17.40.9 Landscaping & Screening

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

17.40.10 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.

17.40.11 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.

17.41 Town Housing (ZT41) – Bayview Street/ English Avenue (Steveston)

17.41.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.41.2 Permitted Uses

- **child care**
- **housing, town**

17.41.3 Secondary Uses

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

17.41.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70, provided that:
 - a) 45.0 m² per **dwelling unit** may be used as **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**;
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**; and
 - c) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides, is permitted and not included in the calculation of **floor area ratio**.

17.41.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

17.41.6 Yards & Setbacks

1. The minimum **yard** is 4.3 m, except along Moncton Street the minimum **yard** is 6.0 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open to those sides which face or are visible from a public **road**, may be located within the required **yards**, but no closer to a **lot line** than 3.0 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **yards** for a distance of not more than 0.5 m.
4. The minimum **setback** from a **lane** is 1.2 m.

17.41.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except that within 10.0 m of a **lot line abutting** Moncton Street the maximum **height** for **buildings** is 9.0 m.
2. For the purpose of this **zone** only, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the crown of the **road abutting the lot line** of the **lot** in question.

3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.41.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 26.0 m.
3. There is no minimum **lot area**.

17.41.9 Landscaping & Screening

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

17.41.10 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.

17.41.11 Other Regulations

1. A private outdoor space with a minimum total area of 37.0 m² per **dwelling unit** shall be provided for the exclusive **use** of each individual unit. The private outdoor space shall:
 - a) be incorporated by any combinations of **yards** at **grade**, terraces, **balconies** and/or roof decks; and
 - b) have a minimum width and depth of 3.0 m.
2. 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.

17.42 Town Housing (ZT42) – Bayview Street (Steveston)

17.42.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.42.2 Permitted Uses

- **child care**
- **housing, town**

17.42.3 Secondary Uses

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

17.42.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, provided that:
 - a) 45.0 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking and is not calculated in the **floor area ratio**;
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**; and
 - c) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides, is permitted and not included in the calculation of **floor area ratio**.

17.42.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.42.6 Yards & Setbacks

1. The minimum **yard** is 4.3 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open to those sides which face or are visible from a **road** or a trail, may be located within the required **yards**, but no closer to a **lot line** or public **rights-of-way** secured under public rights of passage than 3.0 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **yards** for a distance of not more than 0.5 m.
4. The minimum **setback** from a **lane** is 1.2 m.

17.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except that **buildings** within 30.0 m of the boundary line of a **lot** zoned Low Density Townhouses (RTL1) shall have a maximum **building height** of 9.0 m but not exceeding 2 ½ **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

17.42.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,000.0 m².

17.42.9 Landscaping & Screening

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

17.42.10 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.

17.42.11 Other Regulations

1. A private outdoor space with a minimum total area of 37.0 m² per **dwelling unit** shall be provided for the exclusive **use** of each individual units. The private outdoor space shall:
 - a) be incorporated by any combinations of **yards** at **grade**, terraces, **balconies** and/or roof decks; and
 - b) have a minimum width and depth of 3.0 m.
2. 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.

17.43 Town Housing (ZT43) – London Landing (Steveston)

17.43.1 Purpose

The **zone** provides for **single detached housing, town housing** and other compatible **uses**.

17.43.2 Permitted Uses

- **child care**
- **housing, single detached**
- **housing, town**

17.43.3 Secondary Uses

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

17.43.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **single detached housing** is 0.55.
2. The maximum **floor area ratio** (FAR) for **town housing** is 0.57, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. The maximum **floor area ratio** (FAR) for **town housing** over a common underground parking **structure** is 0.87 (exclusive of all parts of the **building** that are used for on-site parking purposes with no limitations).
4. 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides, is permitted and not included in the calculation of **floor area ratio**.

17.43.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **single detached housing** is 40%.
2. The maximum **lot coverage** for **town housing** is 30%.
3. The maximum **lot coverage** for **town housing** over a common underground parking **structure** is 35%.

17.43.6 Yards & Setbacks

1. For **single detached housing**:
 - a) The minimum **front yard** is 4.0 m, except along Dyke Road the minimum **front yard** is 6.0 m.
 - b) The minimum **interior side yard** 1.2 m.
 - c) The minimum **exterior side yard** is 3.0 m.
 - d) The minimum **rear yard** is 6.0 m, except where the **rear lot line abuts** lands zoned **Agriculture (AG1)** where the minimum **rear yard** is 12.0 m.
2. For **town housing**, the minimum **yards** and **setbacks** for **buildings** shall be as shown in Diagrams 1, 2, and 3, Section 17.43.6.3.

3. Diagram 1

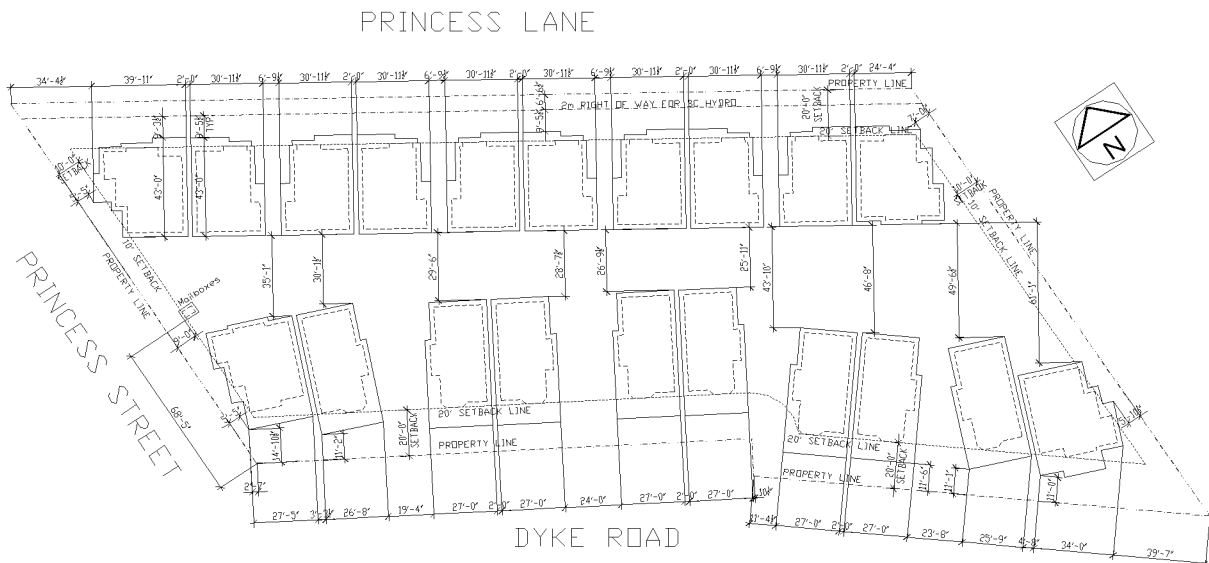
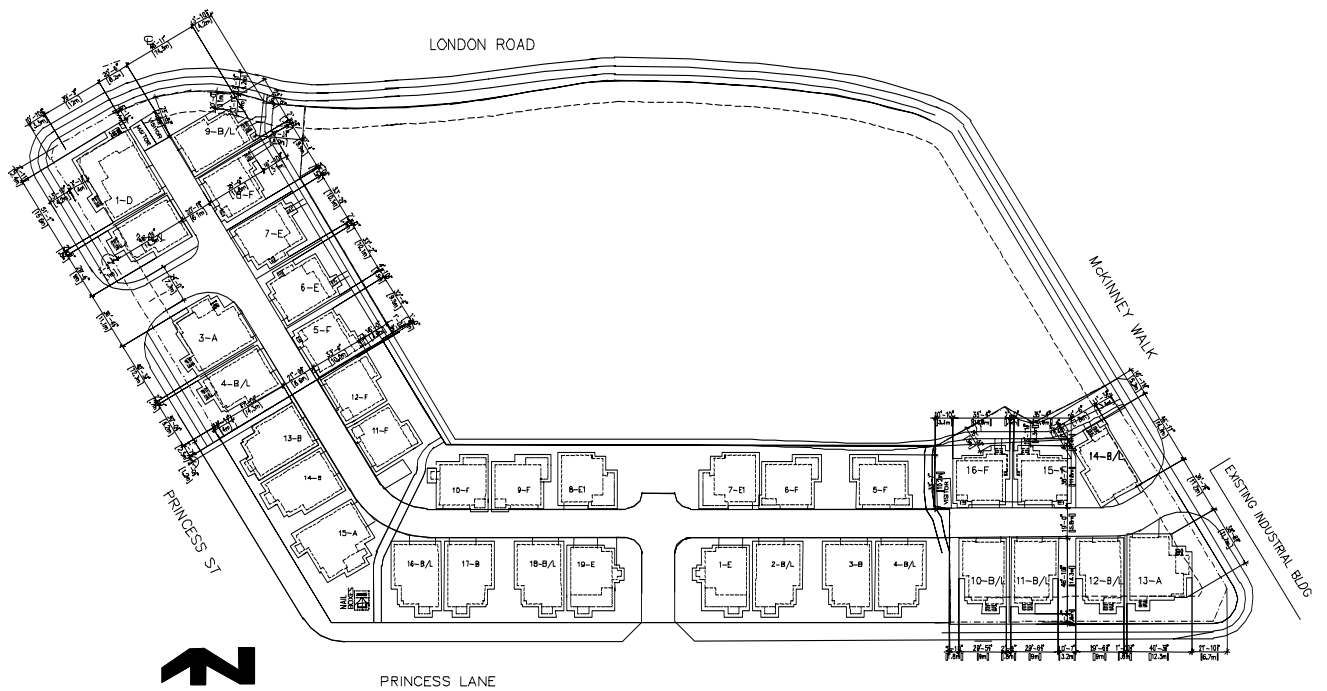


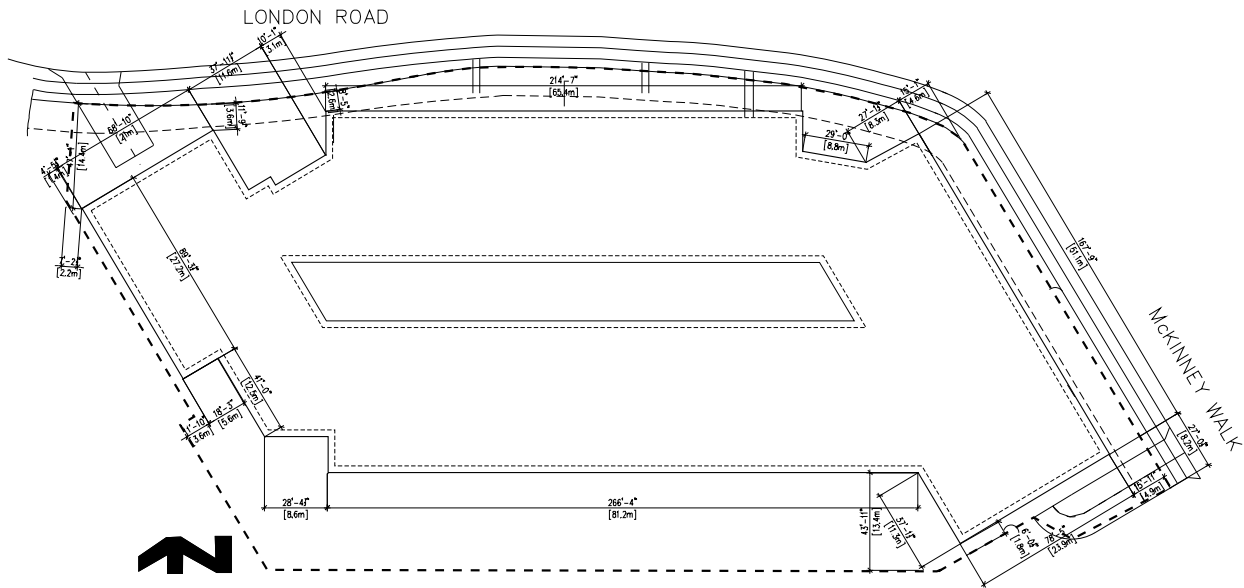
Diagram 2



Site plan of the proposed development showing building footprints, setbacks, and dimensions. The plan includes buildings labeled 1-B/L, 2-A, 3-D, 4-E, 5-D, 6-C, 7-C, 8-B/L, 9-B/L, 10-A, 11-B/L, and 12-A. Dimensions are provided in feet and inches, and meters. A 'SETBACKS LINE' is indicated. The plan also shows parking spaces and a 'W' symbol.

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Diagram 2



17.43.7 Permitted Heights

1. For **single detached housing** and **town housing**:
 - a) The maximum **height** for **dwellings** fronting Dyke Road is 11.22 m, but containing not more than 2 habitable **storeys**.
 - b) The maximum **height** for **dwellings** fronting Princess Lane, Princess Street, other public **roads** and internal driveways is 11.72 m, but containing not more than 2 ½ habitable **storeys**.
2. For **town housing** over a common underground parking **structure**, the maximum **height** for **buildings** is 15.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.43.8 Subdivision Provisions/Minimum Lot Size

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

17.43.9 Landscaping & Screening

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

17.43.10 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.

17.43.11 Other Regulations

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

17.44 Town Housing (ZT44) – St. Albans Sub-Area (City Centre)

17.44.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.44.2 Permitted Uses

- **child care**
- **housing, town**

17.44.3 Secondary Uses

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

17.44.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional 0.03 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.44.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

17.44.6 Yards & Setbacks

1. The minimum **front yard** and **rear yard** is 6.0 m.
2. The minimum **setback** from east **lot line** is 3.0 m.
3. The minimum **setback** from west **lot line** is 3.7 m.
4. Unenclosed **balconies**, **porches** and **bay windows** may project into the **front yard** and **rear yard** for a distance of not more than 1.80 m.
5. Unenclosed stairs connecting the **building's** second **storey** with **grade** may project into the **rear yard** for a distance of not more than 4.5 m and into the east **side yard** for a distance of not more than 1.8 m.

17.44.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.44.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 38.0 m.
2. The minimum **lot depth** is 85.0 m.
3. There is no minimum **lot area**.

17.44.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Where a public **rights-of-way** secured for the purpose of a public trail is less than 3.3 m wide, no **fence** may be installed along the boundary of that **rights-of-way**.
3. The **height** of a **fence**, calculated from the point where the **fence** intersects the ground, shall not exceed:
 - a) 1.2 m when located within the **front yard**;
 - b) 1.2 m when located within 3.0 m of a public **rights-of-way** secured for the purpose of a public trail; and
 - c) 2.0 m when located elsewhere within a required **yard**.

17.44.10 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 basic on-site parking requirement for **single detached housing** and **town housing** shall be 1.5 spaces per **dwelling unit** for residents, together with 0.1 space per **dwelling unit** for visitor, for a total of 1.6 spaces per **dwelling unit**.

17.44.11 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.

17.45 Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)

17.45.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.45.2 Permitted Uses

- **child care**
- **housing, town**

17.45.3 Secondary Uses

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

17.45.4 Permitted Density

1. The maximum number of **dwelling units** is 62 units/ha.
2. The maximum **floor area ratio** (FAR) is 0.70 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional:
 - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and the **lot** in question contains four or more **dwelling units**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of the **lot area** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

17.45.6 Yards & Setbacks

1. The minimum **setback** from public **road** is 4.5 m.
2. **Bay windows** forming part of the **principal building** may project into the aforesaid 4.5 m **setback** for a distance of not more than 0.5 m, and **porches** and unenclosed stairs may project into this **setback** for a distance of not more than 1.5 m.
3. The minimum **setback** from Garden City Road and General Currie Road is 6.0 m.
4. **Porches, balconies** and **bay windows** forming part of the **principal building** may project into the aforesaid 6.0 m **setback** from Garden City Road and General Currie Road for a distance of not more than 1.0 m, and unenclosed stairs may project into this **setback** for a distance of not more than 2.0 m.
5. The minimum **interior side yard** and **rear yard** is 1.2 m.

6. The minimum **setback** from a **lane** is 1.2 m. For the purpose of this **zone** only, **lane** shall mean land in public ownership or secured for public **use** for **access** and transportation purposes and having a minimum width of 6.0 m but not being a **road**.
7. The minimum **building separation space** is 1.2 m.
8. **Cantilevered roofs, balconies** and chimneys may project into the minimum **building separation space** for a combined total distance of 1.0 m or one-half the width of the required separation space, whichever is the lesser.

17.45.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except along Acheson Road and Bennett Road west of No. 3 Road where the maximum **height** for **buildings** and **accessory structures** is 9.0 m, but containing no more than 2 ½ **storeys** and in no case above the **residential vertical lot width envelope** or the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.45.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 360.0 m².
3. The maximum **lot area** is 2,020.0 m².

17.45.9 Landscaping & Screening

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

17.45.10 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 on **lots** containing four or more **dwelling units**, visitor parking shall be provided at the rate of 0.2 spaces per **dwelling unit**.

17.45.11 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.

17.46 Town Housing (ZT46) – South McLennan and Brighthouse Village (City Centre)

17.46.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.46.2 Permitted Uses

- **child care**
- **housing, town**

17.46.3 Secondary Uses

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

17.46.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional:
 - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 40%.

17.46.6 Yards & Setbacks

1. The minimum **setback** from public **roads** is 4.5 m.
2. The minimum **side yard** is 1.9 m.
3. The minimum **rear yard** is 3.7 m.
4. **Bay windows** may project into the **road setbacks** and **rear yard** for a distance of not more than 0.5 m.
5. Enclosed entry vestibules may project into the **road setback** for a distance of not more than 0.9 m.
6. Unenclosed **porches** and unenclosed stairs may project into the **road setback** for a distance of not more than 2.0 m.

17.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.46.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.46.9 Landscaping & Screening

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

17.46.10 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 at 8388 Park Road the minimum manoeuvring aisle width shall be 6.7 m.

17.46.11 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.

17.47 Town Housing (ZT47) – No. 1 Road (Terra Nova)

17.47.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.47.2 Permitted Uses

- **child care**
- **housing, town**

17.47.3 Secondary Uses

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

17.47.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.47.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.47.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.
3. **Bay windows, cantilevered roofs, balconies or porches**, unenclosed fireplaces and chimneys forming parts of a **principal building** may project into the **front yard** for a distance of not more than 1.0 m.

17.47.7 Permitted Heights

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

17.47.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.47.9 Landscaping & Screening

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

17.47.10 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.

17.47.11 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.

17.48 Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)

17.48.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.48.2 Permitted Uses

- **child care**
- **housing, town**

17.48.3 Secondary Uses

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

17.48.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.69, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

17.48.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m, except for Andrews Road where the minimum **road setback** is 4.5 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 3.0 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.
4. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**, except in the South McLennan Sub-Area (Section 15-4-6) **buildings** may not contain more than 2 ½ **storeys** where the **lot coverage** exceeds 34%.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.48.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,050.0 m².

17.48.9 Landscaping & Screening

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

17.48.10 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 basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 space per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

17.48.11 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.

17.49 Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)

17.49.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.49.2 Permitted Uses

- **child care**
- **housing, town**

17.49.3 Secondary Uses

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

17.49.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.78, together with an additional 0.04 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.49.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.49.6 Yards & Setbacks

1. The minimum **setback** from public **roads** is 6.0 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 2.0 m.
3. The minimum **setback** from the north and south **lot lines** is 1.5 m.
4. The minimum **setback** from east **lot line** is 4.57 m.
5. **Cantilevered roofs** forming parts of a **principal building** may project into the north, south and east **setbacks** for a distance of not more than 0.75 m.
6. Entry stairs may project into the east **setback** for a distance of not more than 1.5 m.

17.49.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.49.8 Subdivision Provisions/Minimum Lot Size

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

17.49.9 Landscaping & Screening

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

17.49.10 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.

17.49.11 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.

17.50 Town Housing (ZT50) – South McLennan (City Centre)

17.50.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.50.2 Permitted Uses

- **child care**
- **housing, town**

17.50.3 Secondary Uses

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

17.50.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.50.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.50.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m, except in the case of:
 - a) Bennett Road, Sills Avenue, Turnill Street and Keefer Avenue where the minimum **road setback** is 4.57 m; and
 - b) Bridge Street where the minimum **road setback** is 5.0 m.
2. **Cantilevered roofs** may project into the **road setbacks** for a distance of not more than 1.0 m.
3. **Porches, balconies** and **bay windows** forming part of the **principal building** may project into the **road setbacks** (with the exception of the 4.57 m **setback** from Sills Avenue) for a distance of not more than 1.0 m, and entry stairs may project into the **setbacks** for a distance of not more than 2.0 m.
4. The minimum **side yard** and **rear yard** is 3.0 m.
5. **Bay windows**, entry stairs and **cantilevered roofs** forming part of a **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.0 m.

17.50.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.50.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,600.0 m².

17.50.9 Landscaping & Screening

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

17.50.10 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.

17.50.11 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.

17.51 Town Housing (ZT51) – South McLennan Sub-Area (City Centre)

17.51.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.51.2 Permitted Uses

- **child care**
- **housing, town**

17.51.3 Secondary Uses

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

17.51.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.78, together with an additional:
 - a) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides; and
 - b) 0.03 **floor area ratio** provided that it used exclusively for the conversion of indoor **building** area from on-site parking (excess to that required under Section 17.51.10) to **habitable space** where the **lot abuts a right-of-way** secured for **use for vehicle access** and related transportation purposes.

17.51.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.51.6 Yards & Setbacks

1. The minimum **yard** is 6.0 m, except along Blundell Road and Keefer Avenue where the minimum **yard** is 4.5 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the **yards**, but no closer to a **lot line** than 4.0 m.

17.51.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.51.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.51.9 Landscaping & Screening

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

17.51.10 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.

17.51.11 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.

17.52 Town Housing (ZT52) – South McLennan (City Centre)

17.52.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.52.2 Permitted Uses

- **child care**
- **housing, town**

17.52.3 Secondary Uses

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

17.52.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.63, together with an additional 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.52.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

17.52.6 Yards & Setbacks

1. The minimum **setback** from a public **road** or **right-of-way** secured for public passage is 6.0 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **road** and **right-of-way setbacks** for a distance of not more than 2.0 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.
4. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.52.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.52.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,600.0 m².

17.52.9 Landscaping & Screening

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

17.52.10 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.

17.52.11 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.

17.53 Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)

17.53.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.53.2 Permitted Uses

- **child care**
- **housing, town**

17.53.3 Secondary Uses

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

17.53.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.11 (exclusive of those parts of the **building** used for on-site parking purposes as required by Section 17.53.10 with no limitations), together with an additional:
 - a) 0.05 **floor area ratio** provided that it entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 47% for **buildings**.

17.53.6 Yards & Setbacks

1. The minimum **road setback** is 3.65 m.
2. The minimum north and south **side yard** is 3.05 m.
3. The minimum **rear yard** is 6.55 m.
4. Enclosed entry vestibules may project into the **road setbacks** for a distance of not more than 0.9 m.
5. Unenclosed **porches**, unenclosed **balconies** and unenclosed stairs may project into the **road setbacks** and **rear yard** for a distance of not more than 2.0 m.

17.53.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.

2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.53.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. The maximum **fence height** is 1.2 m when located within 6.0 m of a **road**. The **fence height** shall be calculated from the higher of:
 - a) the point at which the **fence** intersects the ground; or
 - b) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **fence height** is 2.0 m when located elsewhere within a required **yard**.
4. The roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants, or lawn with paving as required.
5. The north and south side **yards** shall be planted and maintained with a combination of trees, shrubs, ornamental plants, or lawn with paving as required.

17.53.10 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 manoeuvring aisle width is 6.7 m.

17.53.11 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.

17.54 Town Housing (ZT54) – Steveston Highway (Steveston)

17.54.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.54.2 Permitted Uses

- **child care**
- **housing, town**

17.54.3 Secondary Uses

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

17.54.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.54.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 37% for **buildings**.

17.54.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. **Porches** and stairs which combined may project into the **front yard** for a distance of not more than 2.8 m.
3. The minimum **side yard** is 3.0 m.
4. The minimum **rear yard** is 4.6 m.

17.54.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m when located within 16.0 m of a **lot line abutting** Steveston Highway.
2. The maximum **height** for **buildings** is 9.0 m when located more than 16.0 m of a **lot line abutting** Steveston Highway.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.54.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.

2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.54.9 Landscaping & Screening

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

17.54.10 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.

17.54.11 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.

17.55 Town Housing (ZT55) – South McLennan (City Centre)

17.55.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.55.2 Permitted Uses

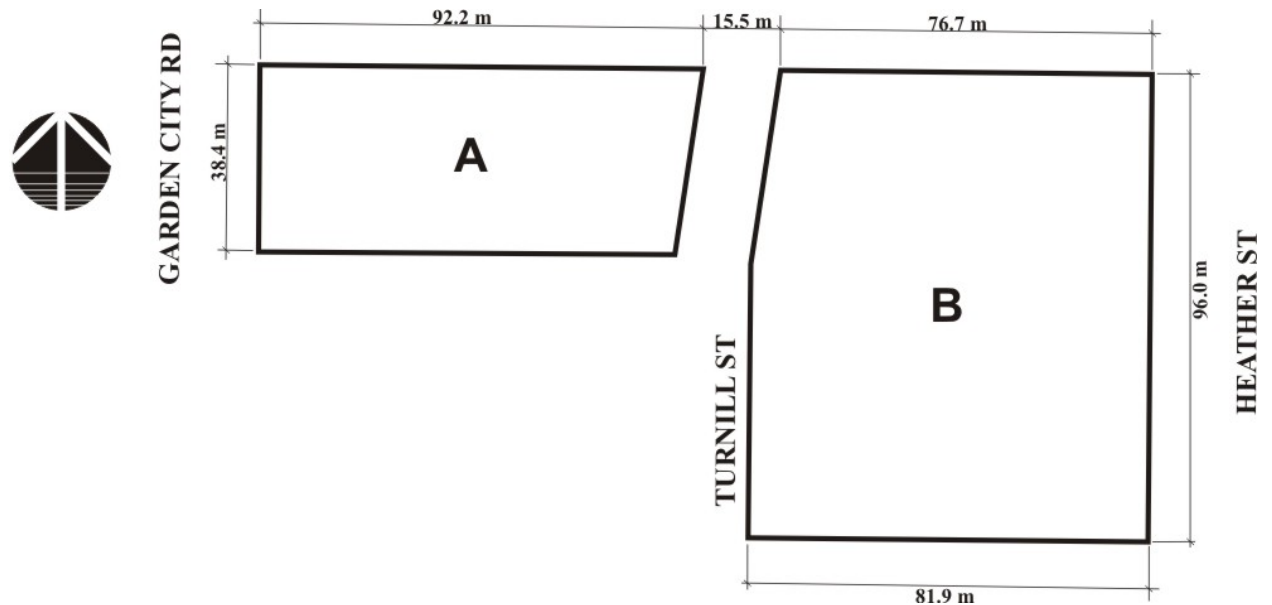
- child care
- housing, town

17.55.3 Secondary Uses

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

17.55.4 Permitted Density

1. The maximum **floor area ratio** (FAR) in the area identified as “A” on Diagram 1, Section 17.55.4.3. is 0.61.
2. The maximum **floor area ratio** (FAR) in the area identified as “B” on Diagram 1, Section 17.55.4.3. is 0.78.
3. Diagram 1



4. The maximum **floor area ratio** (FAR) for parcel “A” and “B” is 0.73.
5. The following is also permitted in addition to the maximum **floor area ratio** permitted on both area “A” and area “B”:
 - a) an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) an additional 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.55.5 Permitted Lot Coverage

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

17.55.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. **Porches, balconies, bay windows and cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.0 m.
3. Entry stairs may project into the **road setbacks** for a distance of not more than 2.0 m.
4. The minimum **side yard** and **rear yard** is 3.0 m.
5. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.55.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.55.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,050.0 m².

17.55.9 Landscaping & Screening

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

17.55.10 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.

17.55.11 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.

17.56 Town Housing (ZT56) – North McLennan (City Centre)

17.56.1 Purpose

The **zone** provides for **two-unit housing** and **town housing**, along with other compatible **uses**.

17.56.2 Permitted Uses

- **child care**
- **housing, two-unit**
- **housing, town**

17.56.3 Secondary Uses

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

17.56.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70, together with an additional 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.56.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.56.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the **setbacks** for a distance of not more than 2.0 m.
3. The minimum **side yard** and **rear yard** is 6.0 m.
4. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.56.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.56.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,050.0 m².

17.56.9 Landscaping & Screening

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

17.56.10 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.

17.56.11 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.

17.57 Town Housing (ZT57) – South McLennan (City Centre)

17.57.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.57.2 Permitted Uses

- **child care**
- **housing, town**

17.57.3 Secondary Uses

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

17.57.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.72, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.10 **floor area ratio** provided that it used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.57.5 Permitted Lot Coverage

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

17.57.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 4.5 m.
2. **Porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.0 m.
3. Entry stairs may project into the **road setbacks** for a distance of not more than 2.0 m.
4. The minimum **side yard** and **rear yard** is 3.0 m.
5. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.57.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.57.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,100.0 m².

17.57.9 Landscaping & Screening

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

17.57.10 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.

17.57.11 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.

17.58 Town Housing (ZT58) – North McLennan (City Centre)

17.58.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.58.2 Permitted Uses

- **child care**
- **housing, town**

17.58.3 Secondary Uses

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

17.58.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.75, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.58.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.58.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m, except along Katsura Street, Alder Street and Birch Street where the minimum **road setback** is 4.5 m.
2. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
3. **Porches, balconies** and entry stairs may project into the **road setbacks** for a distance of not more than 2.0 m.
4. The minimum **side yard** and **rear yard** is 4.5 m.
5. **Porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.58.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.58.8 Subdivision Provisions/Minimum Lot Size

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

17.58.9 Landscaping & Screening

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

17.58.10 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.

17.58.11 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.

17.59 Town Housing (ZT59) – North McLennan (City Centre)

17.59.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.59.2 Permitted Uses

- **child care**
- **housing, town**

17.59.3 Secondary Uses

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

17.59.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.59.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

17.59.6 Yards & Setbacks

1. The minimum **road setback** is:
 - a) 10.0 m from Westminster Highway;
 - b) 10.0 m from No. 4 Road;
 - c) 6.0 m from Ferndale Road; and
 - d) 4.5 m from Birch Street.
2. **Porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
3. Entry stairs may project into the **road setbacks** for a distance of not more than 2.0 m.
4. The minimum **side yard** and **rear yard** is 3.0 m.
5. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

17.59.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.59.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,040.0 m².

17.59.9 Landscaping & Screening

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

17.59.10 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.

17.59.11 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.

17.60 Town Housing (ZT60) – North McLennan (City Centre)

17.60.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.60.2 Permitted Uses

- **child care**
- **housing, town**

17.60.3 Secondary Uses

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

17.60.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.60.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.60.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. **Bay windows** may project into the **front yard** for a distance of not more than 0.6 m.
3. **Cantilevered roofs** may project into the **front yard** for a distance of not more than 1.0 m.
4. The minimum **side yard** and **rear yard** is 3.0 m.
5. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m and into the **rear yard** for a distance of not more than 1.8 m.

17.60.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.60.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,010.0 m².

17.60.9 Landscaping & Screening

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

17.60.10 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.

17.60.11 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.

17.61 Town Housing (ZT61) - Hamilton

17.61.1 Purpose

The **zone** provides for **single detached housing, two-unit housing and town housing**, along with other compatible **uses**.

17.61.2 Permitted Uses

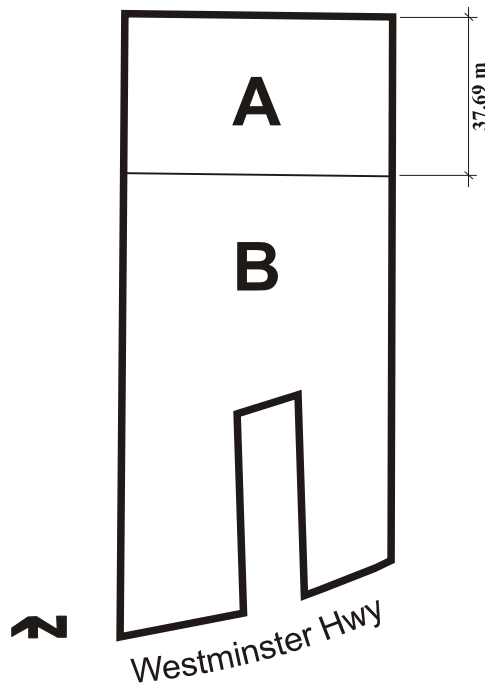
- **child care**
- **housing, single detached**
- **housing, two-unit**
- **housing, town**

17.61.3 Secondary Uses

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

17.61.4 Permitted Density

1. The maximum **density** is two **single detached housing dwelling units** or one **two-unit housing dwelling unit** per **lot** in the area identified as “A” on Diagram 1, Section 17.61.4.4.
2. The maximum **floor area ratio (FAR)** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 0.74.
3. The maximum **floor area ratio (FAR)** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 0.70.
4. Diagram 1



17.61.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 45%.

2. The maximum **lot coverage** for **buildings** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 38%.

17.61.6 Yards & Setbacks

1. The minimum **road setback** from Westminster Highway is 6.0 m.
2. The minimum **road setback** from Sharpe Avenue is 4.5 m.
3. The minimum **side yard** for **buildings** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 1.5 m.
4. The minimum **side yard** for **buildings** in the area identified as “B” on Diagram 1, Section 17.61.4.4 is 3.0 m.
5. The minimum **rear yard** for **buildings** in the area identified as “A” on Diagram 1, Section 17.61.4.4 is 8.7 m.
6. **Balconies, bay windows and cantilevered roofs** forming part of the **principal building** may project for a distance of not more than:
 - a) 1.7 m into the **road setbacks**; and
 - b) 0.8 m into the **side yards**.
7. **Porches** and entry stairs forming part of the **principal building** may project for a distance of not more than 3.5 m into the **road setbacks**.
8. **Balconies, bay windows, cantilevered roofs, porches** and entry stairs forming part of the **principal building** may project for a distance of not more than 3.0 m into the **rear yard**.

17.61.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.61.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 400.0 m².

17.61.9 Landscaping & Screening

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

17.61.10 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 where two **parking spaces** are intended to be used by the residents of a **single detached housing** or **two-unit housing dwelling unit**, they may be provided in a **tandem arrangement** with one **parking space** located behind the other and, typically, both spaces set perpendicular to the **adjacent** manoeuvring aisle.

17.61.11 Other Regulations

1. **Single detached housing** and **two unit housing** are permitted only within the area identified as “A” in Diagram 1 in Section 17.61.4.4.
2. **Town housing** is permitted only within the area identified as “B” in Diagram 1 in Section 17.61.4.4
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.

17.62 Town Housing (ZT62) – Francis Road

17.62.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.62.2 Permitted Uses

- **child care**
- **housing, town**

17.62.3 Secondary Uses

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

17.62.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.62.5 Permitted Lot Coverage

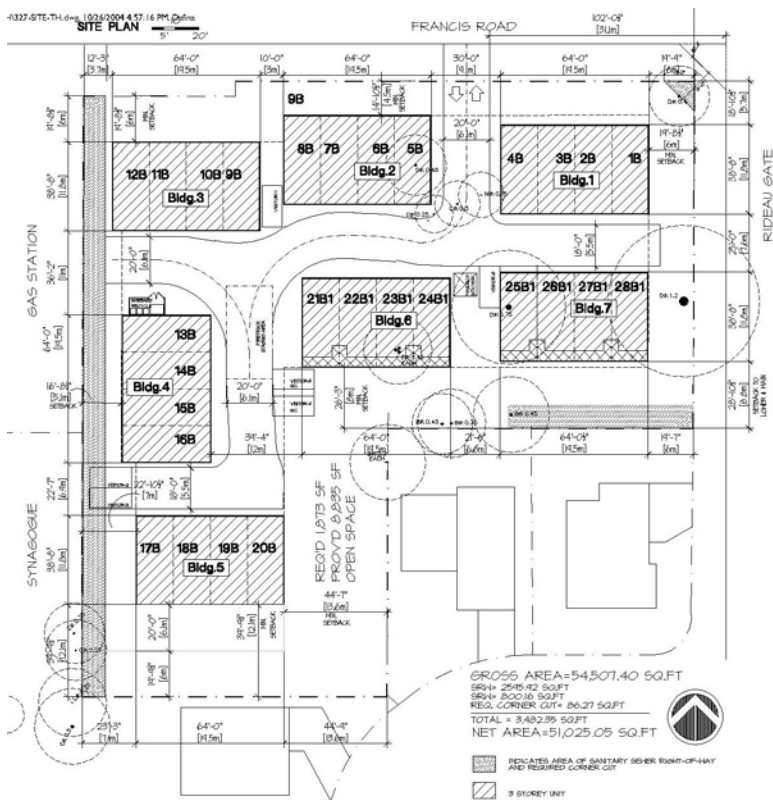
1. The maximum **lot coverage** is 40% for **buildings**.

17.62.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1, Section 17.62.6.3
2. **Cantilevered roofs** and **balconies**, unenclosed fireplaces and chimneys forming part of a **principal building** may project into the **yards** and **setbacks** for a maximum distance of 1.0 m.

3. Diagram 1

Yard Setback	Minimum Setback Required
Public Road Setback (north)	Francis Road: 4.5 m to Building 1 and 2 6.0 m to Building 3
(east)	Rideau Gate: 6 m to Building 1 and 7
Side Yard (south)	12.1 m to Building 5 8.0 m to Building 6 8.8 m to Building 7
Rear Yard (west)	3.7 m to Building 3 5.1 m to Building 4 7 m to Building 5



17.62.7 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.62.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,500.0 m².

17.62.9 Landscaping & Screening

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

17.62.10 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.

17.62.11 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.

17.63 Town Housing (ZT63) – North McLennan (City Centre)

17.63.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**, including **secondary suites**.

17.63.2 Permitted Uses

- **child care**
- **housing, town**

17.63.3 Secondary Uses

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

17.63.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.97, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.63.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 41% for **buildings**.

17.63.6 Yards & Setbacks

1. The minimum **setback** from public **road** is 6.0 m, except along Katsura Street and Alder Street where the minimum **road setback** is 4.5 m.
2. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
3. **Porches** and **balconies** may project into the **road setbacks** for a distance of not more than 2.0 m.
4. Entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the **road setbacks** but no closer to a **lot line** than 2.0 m.
5. The minimum **side yard** and **rear yard** is 3.0 m.
6. **Porches**, **balconies**, electrical closets and **cantilevered roofs** forming part of a **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

17.63.7 Permitted Heights

1. The maximum **height** for **buildings** 13.2 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

17.63.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.63.9 Landscaping & Screening

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

17.63.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

17.63.11 Other Regulations

1. **Secondary suites** permitted under the **secondary uses** of this **zone** are limited to a maximum of four suites.
2. 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.

17.64 Town Housing (ZT64) – North McLennan (City Centre)

17.64.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.64.2 Permitted Uses

- **child care**
- **housing, town**

17.64.3 Secondary Uses

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

17.64.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.86, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.64.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.64.6 Yards & Setbacks

1. The minimum **setback** from Hemlock Drive is 5.0 m.
2. The minimum **setback** from Ferndale Road is 6.0 m.
3. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
4. **Porches** and **balconies** may project into the **road setbacks** for a distance of not more than 2.0 m.
5. Entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the **road setbacks** but no closer to a **lot line** than 2.0 m.
6. The minimum **side yard** and **rear yard** is 3.0 m.
7. Portions of the **principal building** less than 6.0 m in **building height** and containing no more than one-**storey** may project into the **side yard** for a distance of not more than 1.5 m.
8. Portions of the **principal building** less than 9.0 m in **building height** and containing no more than two-**storey** may project into the **side yard** for a distance of not more than 1.0 m.
9. **Porches, balconies**, electrical closets and **cantilevered roofs** forming part of a **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

17.64.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.64.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.64.9 Landscaping & Screening

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

17.64.10 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.

17.64.11 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.

17.65 Town Housing (ZT65) – North McLennan (City Centre)

17.65.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.65.2 Permitted Uses

- **child care**
- **housing, town**

17.65.3 Secondary Uses

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

17.65.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.81, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.65.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.65.6 Yards & Setbacks

1. The minimum **setback** from Hemlock Drive is 5.0 m.
2. The minimum **setback** from Ferndale Road is 6.0 m.
3. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
4. Unenclosed **porches** and **balconies** may project into the **road setbacks** for a distance of not more than 2.0 m.
5. Entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the **road setbacks** but no closer to a **lot line** than 2.0 m.
6. The minimum **side yard** and **rear yard** is 3.0 m.
7. Portions of the **principal building** less than 6.0 m in **building height** and containing no more than one-**storey** may project into the **side yard** for a distance of not more than 1.5 m.
8. Portions of the **principal building** less than 9.0 m in **building height** and containing no more than two-**storeys** may project into the **side yard** for a distance of not more than 1.0 m.
9. **Porches, balconies**, electrical closets and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

17.65.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.65.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.65.9 Landscaping & Screening

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

17.65.10 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.

17.65.11 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.

17.66 Town Housing (ZT66) – Cooney Road (Brighthouse Village of City Centre)

17.66.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.66.2 Permitted Uses

- **child care**
- **housing, town**

17.66.3 Secondary Uses

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

17.66.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90 (exclusive of those parts of the **building** used for on-site parking purposes with no limitations), together with an additional:
 - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**;
 - b) 0.20 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** with an individual **gross floor area** less than 60.0 m²; and
 - c) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.
2. The calculation of **floor area ratio** shall not include:
 - a) elevator shafts and common stairwells; and
 - b) common mechanical, electrical and storage rooms provided that the total **floor area** of these facilities does not exceed 120.0 m².

17.66.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.66.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 4.5 m.
2. The minimum **side yard** is 2.0 m.
3. The minimum **rear yard** is 4.0 m.
4. **Bay windows** may project into the **road setback** or **rear yard** for a distance of not more than 0.5 m.
5. Unenclosed **porches** and unenclosed stairs may project into the **road setback** for a distance of not more than 2.0 m.

17.66.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.

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

17.66.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 18.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.66.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. The maximum **fence height** is 1.2 m when located within 6.0 m of a **road**.
3. The maximum **fence height** is 2.0 m when located elsewhere within a required **yard**.
4. The **fence height** shall be calculated from the higher of:
 - a) the point at which the **fence** intersects the ground; or
 - b) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
5. Roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving.
6. **Side yard** shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.

17.66.10 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) residential on-site parking requirement shall be 1.0 space for each **dwelling unit** having a **gross floor area** up to and including 60.0 m² and 1.2 spaces for each **dwelling unit** having a **gross floor area** exceeding 60.0 m²;
 - b) visitor on-site parking requirement shall be 0.2 space per **dwelling unit**; and
 - c) the minimum manoeuvring aisle width shall be 6.7 m.

17.66.11 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.

17.67 Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)

17.67.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.67.2 Permitted Uses

- **child care**
- **housing, town**

17.67.3 Secondary Uses

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

17.67.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
 - i) covered areas of the **principal building** which are open on one or more sides; or
 - ii) enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.67.4.1.b)i).

17.67.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.67.6 Yards & Setbacks

1. The minimum **front yard** is 5.0 m.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** for a distance of not more than 1.5 m.
3. **Bay windows** may project into the **front yard** for a distance of not more than 0.6 m.
4. The minimum **interior side yard** and **rear yard** is 3.0 m.
5. The minimum **exterior side yard** is 5.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m and the **rear yard** for a distance of not more than 1.8 m.

17.67.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

17.67.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is:
 - a) 5,000.0 m² for **lots** located north of Odlin Road; and
 - b) 10,000.0 m² for **lots** located south of Odlin Road.

17.67.9 Landscaping & Screening

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

17.67.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 space per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

17.67.11 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.

18. Site Specific Residential (Low Rise Apartment) Zones

18.1 Low Rise Apartment (ZLR1) – Dover Crossing

18.1.1 Purpose

The **zone** provides for medium **density**, low and mid rise apartments in the Dover Crossing area.

18.1.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.1.3 Secondary Uses

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

18.1.4 Permitted Density

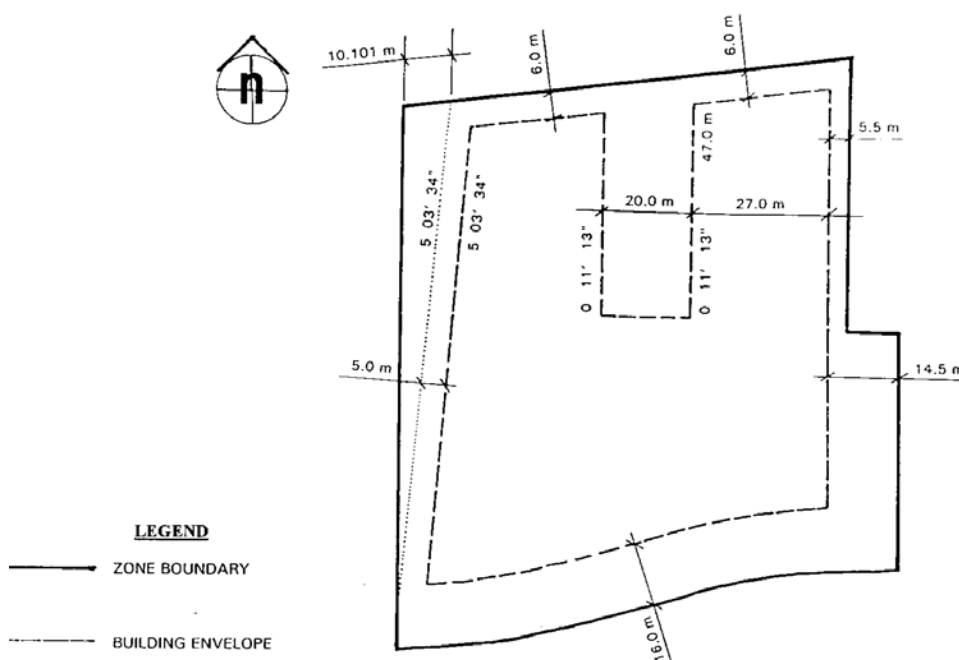
1. The maximum **floor area ratio** is 1.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.1.6 Yards & Setbacks

1. The minimum parking **setback** is:
 - a) 2.5 m from the north **lot line**; and
 - b) 2.5 m from the south **lot line**.
2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.1.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m (not more than 2 **storeys**) within 10.0 m of the northerly **lot line**;
 - b) 12.0 m (not more than 3 **storeys**) within 20.0 m of the northerly **lot line**;
 - c) 24.38 m (not more than 4 **storeys**) within 60.0 m of the northerly **lot line**; and
 - d) 24.38 m (not more than 8 **storeys**).
2. The maximum height for **accessory structures** is 12.0 m.

18.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,090.0 m².

18.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.1.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.1.11 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.

18.2 Low Rise Apartment (ZLR2) – Dover Crossing

18.2.1 Purpose

The **zone** provides for medium **density**, low and mid rise apartments in the Dover Crossing area.

18.2.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.2.3 Secondary Uses

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

18.2.4 Permitted Density

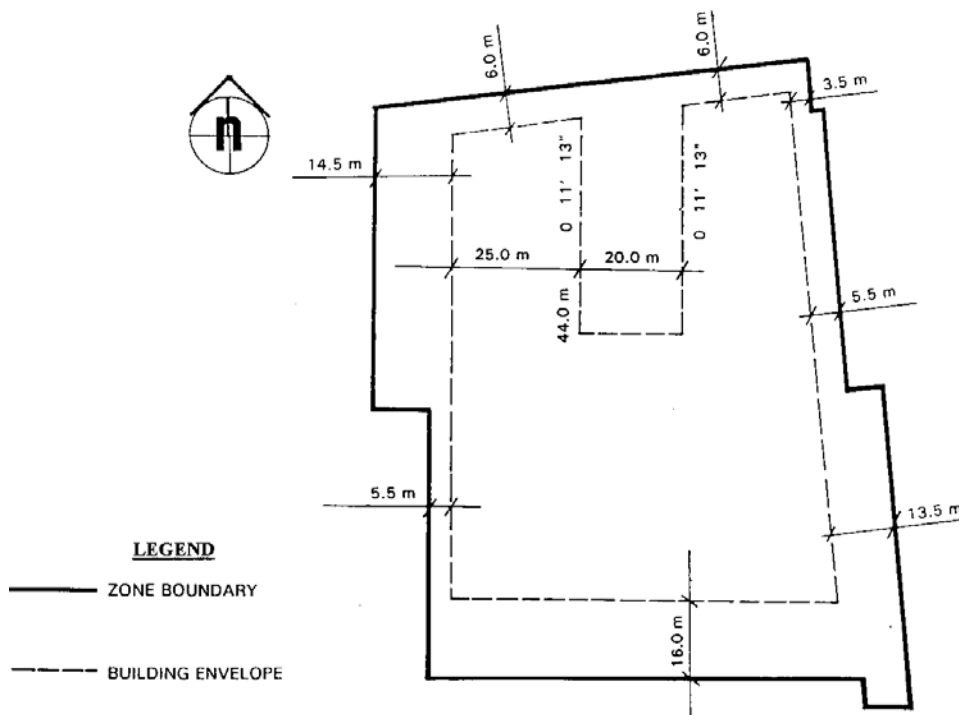
1. The maximum **floor area ratio** is 1.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the ground floor.

18.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.2.6 Yards & Setbacks

1. The minimum parking **setback** is:
 - a) 2.5 m from the north **lot line**; and
 - b) 2.5 m from the south **lot line**.
2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.2.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m (not more than 2 **storeys**) within 10.0 m of the northerly **lot line**;
 - b) 12.0 m (not more than 3 **storeys**) within 20.0 m of the northerly **lot line**;
 - c) 24.38 m (not more than 4 **storeys**) within 60.0 m of the northerly **lot line**; and
 - d) 24.38 m (not more than 8 **storeys**).
2. The maximum **height** for **accessory structures** is 12.0 m.

18.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 10,400.0 m².

18.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.2.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.2.11 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.

18.3 Low Rise Apartment (ZLR3) – Dover Crossing

18.3.1 Purpose

The **zone** provides for medium **density**, low and mid rise apartments in the Dover Crossing area.

18.3.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**

18.3.3 Secondary Uses

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

18.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

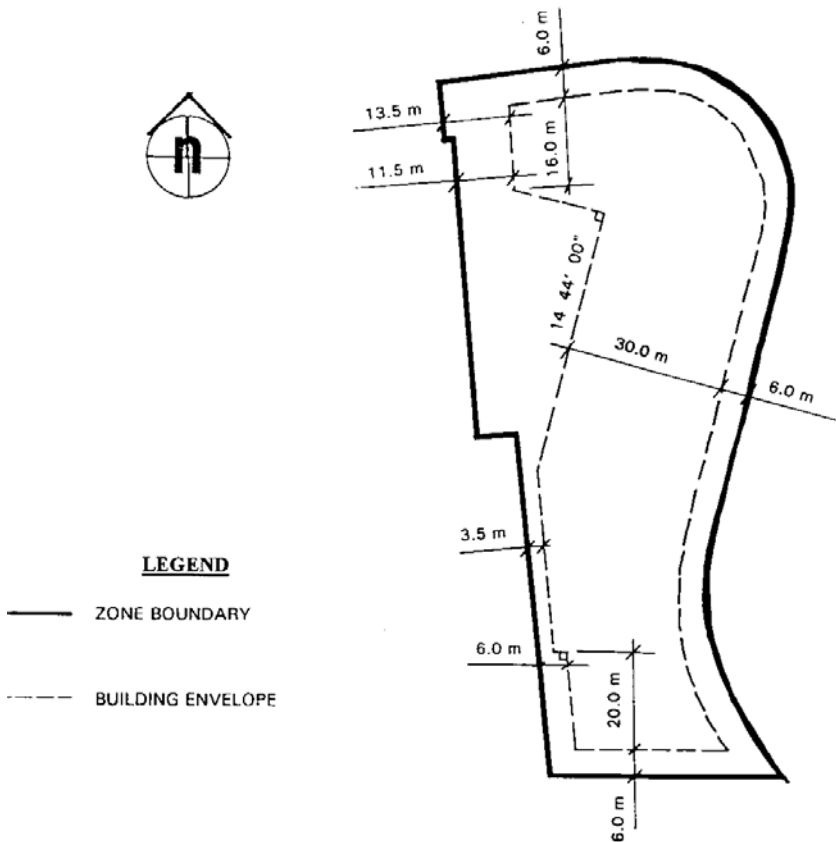
18.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.3.6 Yards & Setbacks

1. The minimum parking **setback** is:
 - a) 2.5 m from the north **lot line**;
 - b) 2.5 m from the south **lot line**; and
 - c) 2.5 m from the east **lot line**.

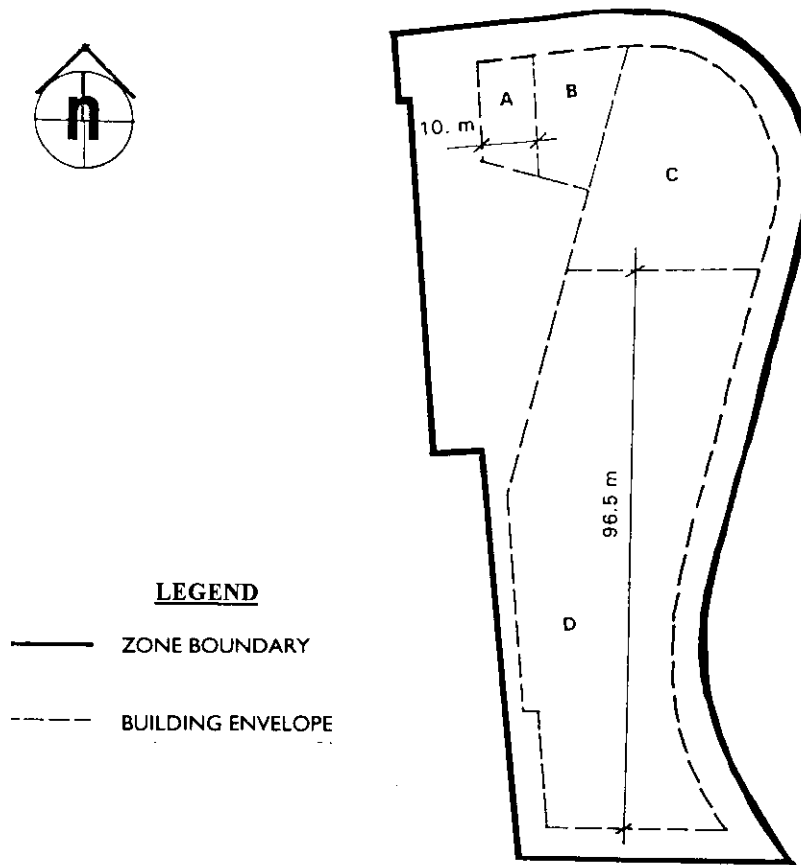
2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.3.7 Permitted Heights

1. The maximum **height** for **buildings** is:
- 9.0 m (not more than 2 **storeys**) within the area identified as "A" on the following diagram;
 - 12.0 m (not more than 3 **storeys**) within the area identified as "B" on the following diagram;
 - 24.38 m (not more than 4 **storeys**) within the area identified as "C" on the following diagram; and
 - 24.38 m (not more than 8 **storeys**) within the area identified as "D" on the following diagram.

2. The maximum **height** for **accessory structures** is 12.0 m.



18.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 7,000.0 m².

18.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.3.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.3.11 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.

18.4 Low Rise Apartment (ZLR4) – Steveston (Southcove)

18.4.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Southcove area.

18.4.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.4.3 Secondary Uses

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

18.4.4 Permitted Density

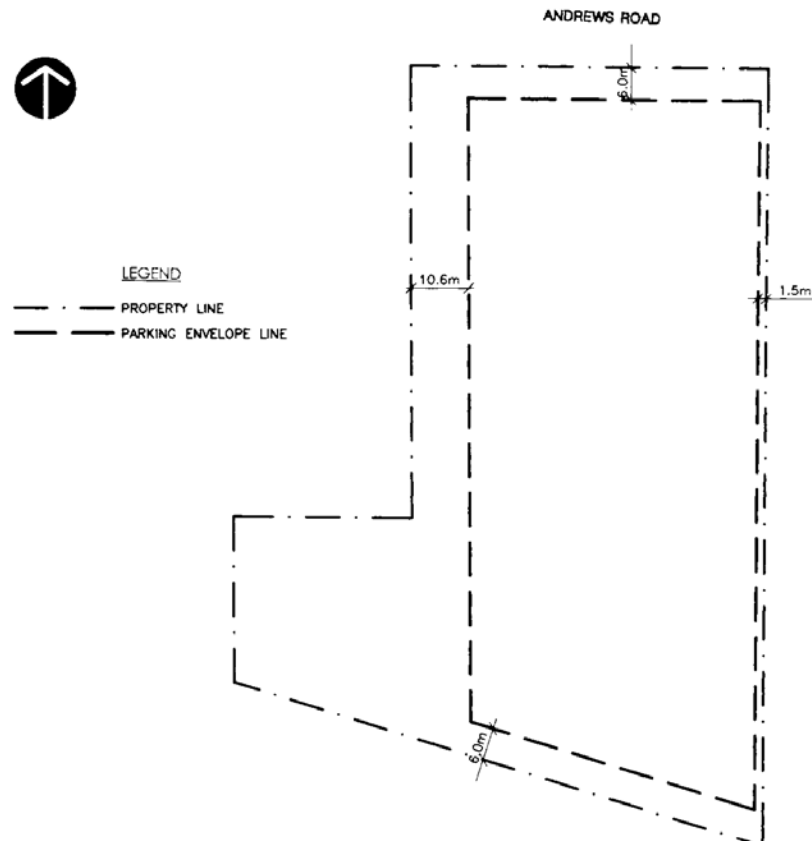
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.4.5 Permitted Lot Coverage

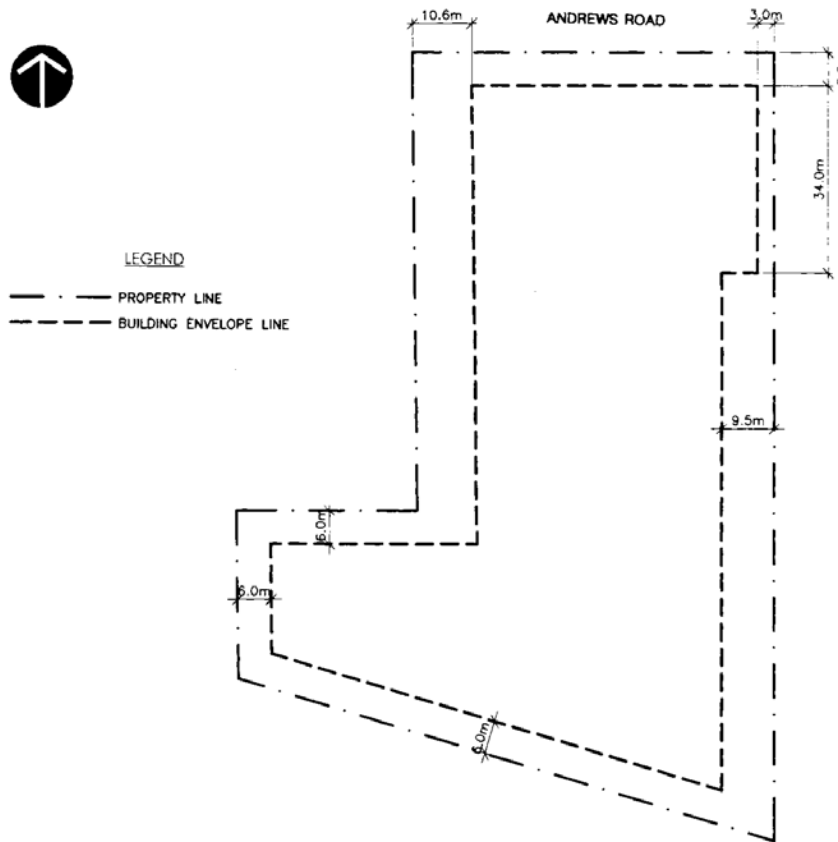
1. The maximum **lot coverage** is 40% for **buildings**.

18.4.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.4.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.
4. For the purposes of this **zone** only, maximum **height** shall be defined in accordance with Section 3 except that the lowest horizontal floor in the **building**, being the concrete floor on the lowest habitable area of the **building**, shall be used.

18.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

18.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.4.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.4.11 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.

18.5 Low Rise Apartment (ZLR5) – Steveston (Southcove)

18.5.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Southcove area.

18.5.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.5.3 Secondary Uses

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

18.5.4 Permitted Density

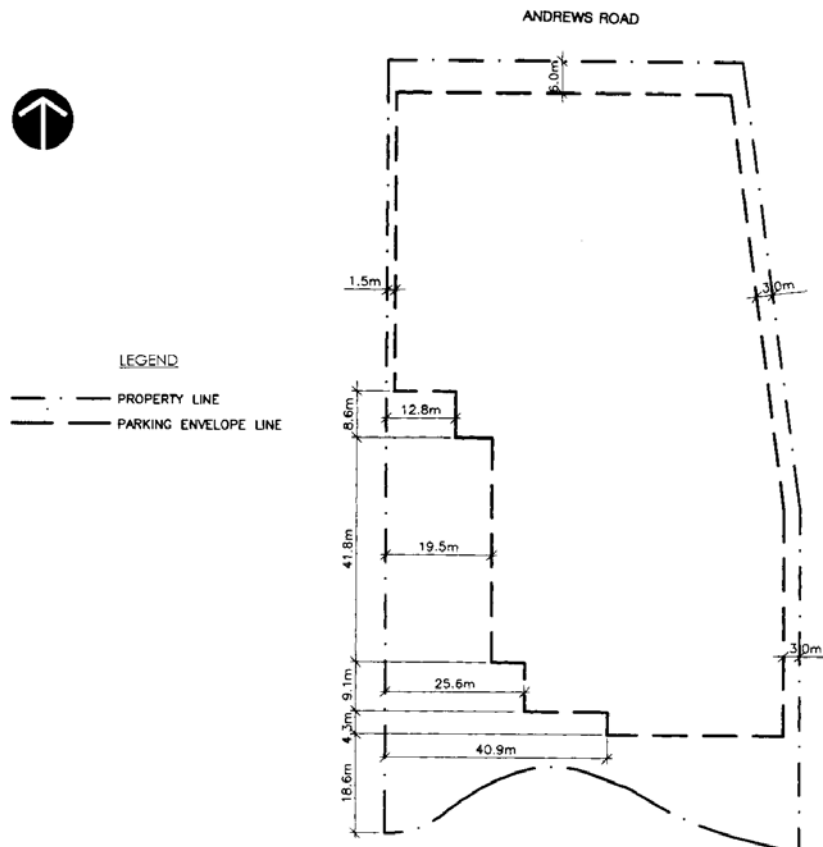
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.5.5 Permitted Lot Coverage

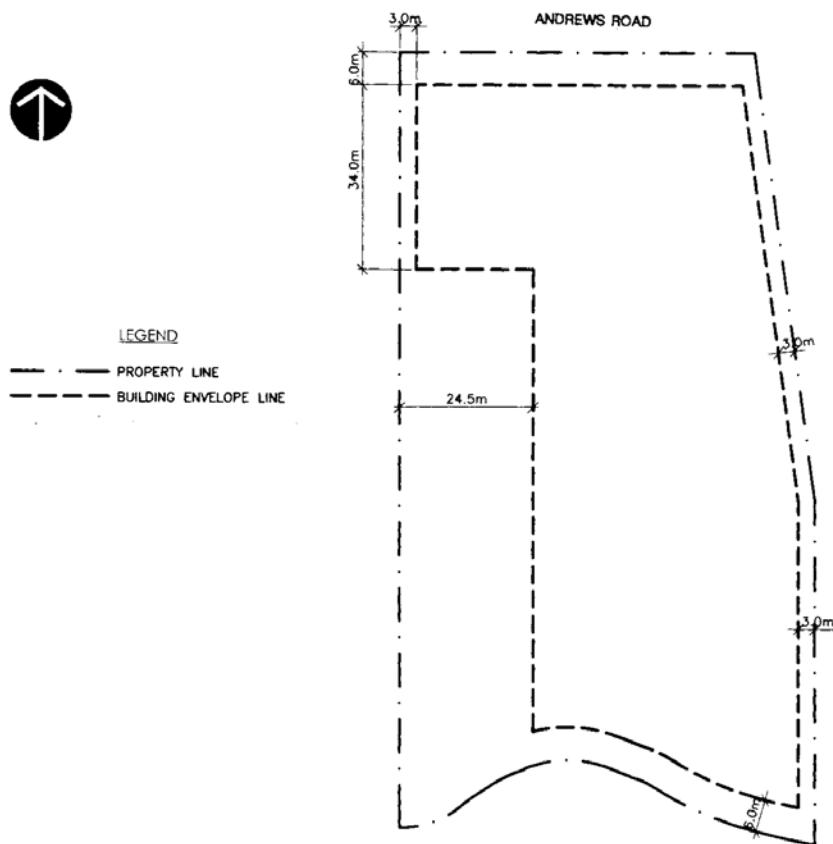
1. The maximum **lot coverage** is 40% for **buildings**.

18.5.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.
4. For the purposes of this **zone** only, maximum **height** shall be defined in accordance with Section 3 except that the lowest horizontal floor in the **building** being the concrete floor on the lowest habitable area of the **building** shall be used.

18.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

18.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.5.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.5.11 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.

18.6 Low Rise Apartment (ZLR6) – Steveston (Southcove)

18.6.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Southcove area.

18.6.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.6.3 Secondary Uses

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

18.6.4 Permitted Density

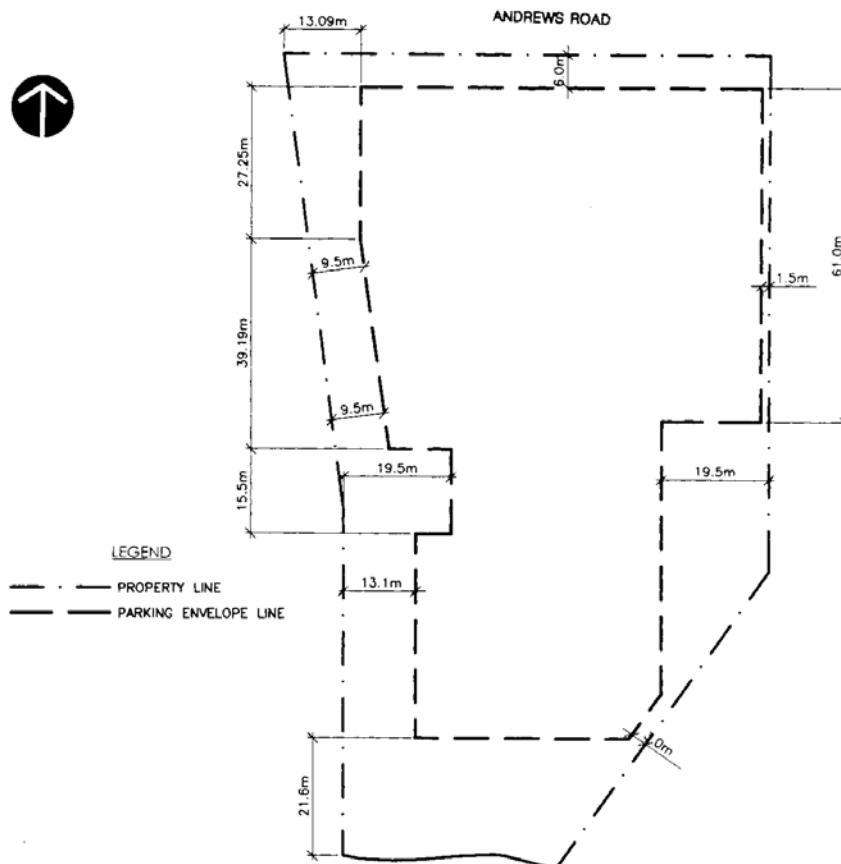
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.6.5 Permitted Lot Coverage

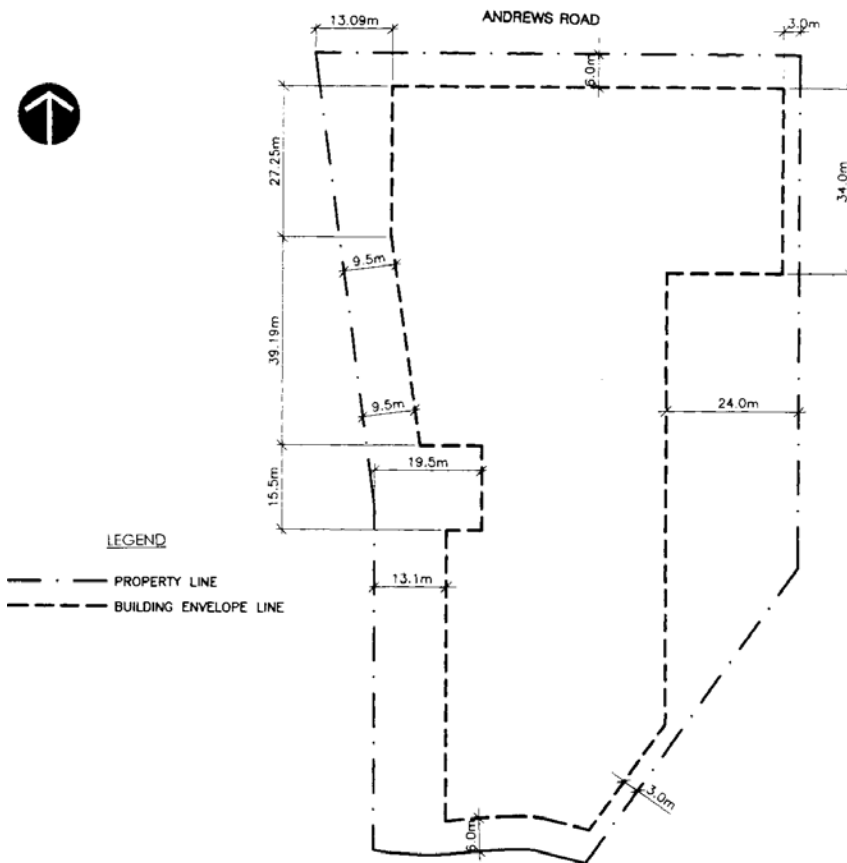
1. The maximum **lot coverage** is 40% for **buildings**.

18.6.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.
4. For the purposes of this **zone** only, maximum **height** shall be defined in accordance with Section 3 except that the lowest horizontal floor in the **building** being the concrete floor on the lowest habitable area of the **building** shall be used.

18.6.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

18.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.6.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.6.11 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.

18.7 Low Rise Apartment (ZLR7) – Steveston (Southcove)

18.7.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Southcove area.

18.7.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.7.3 Secondary Uses

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

18.7.4 Permitted Density

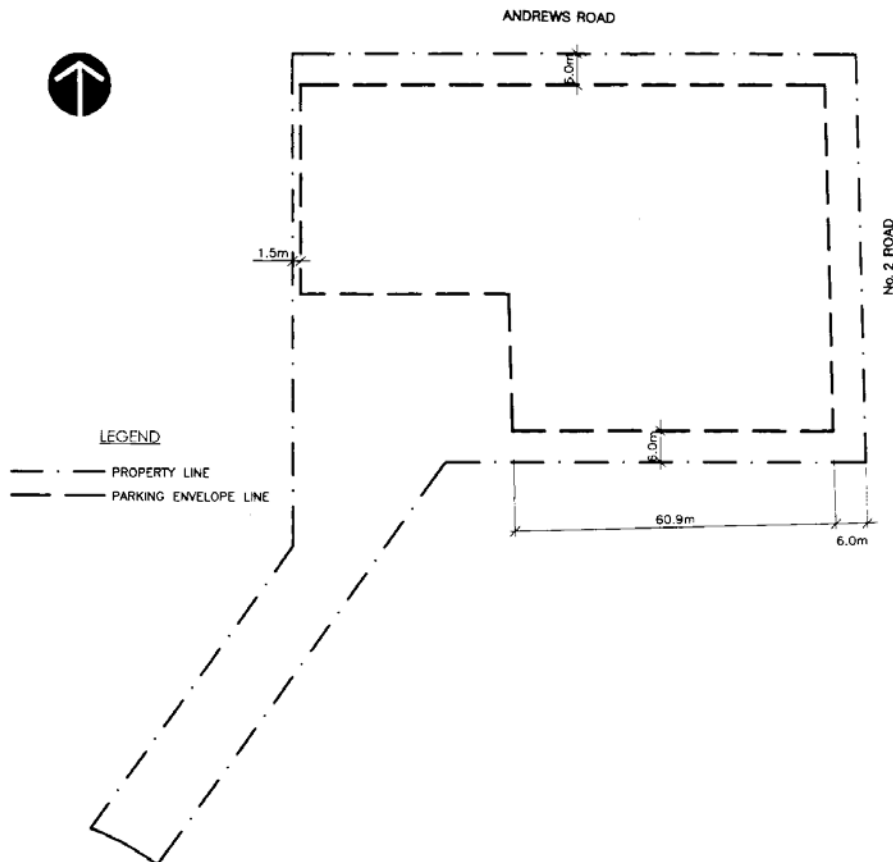
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.7.5 Permitted Lot Coverage

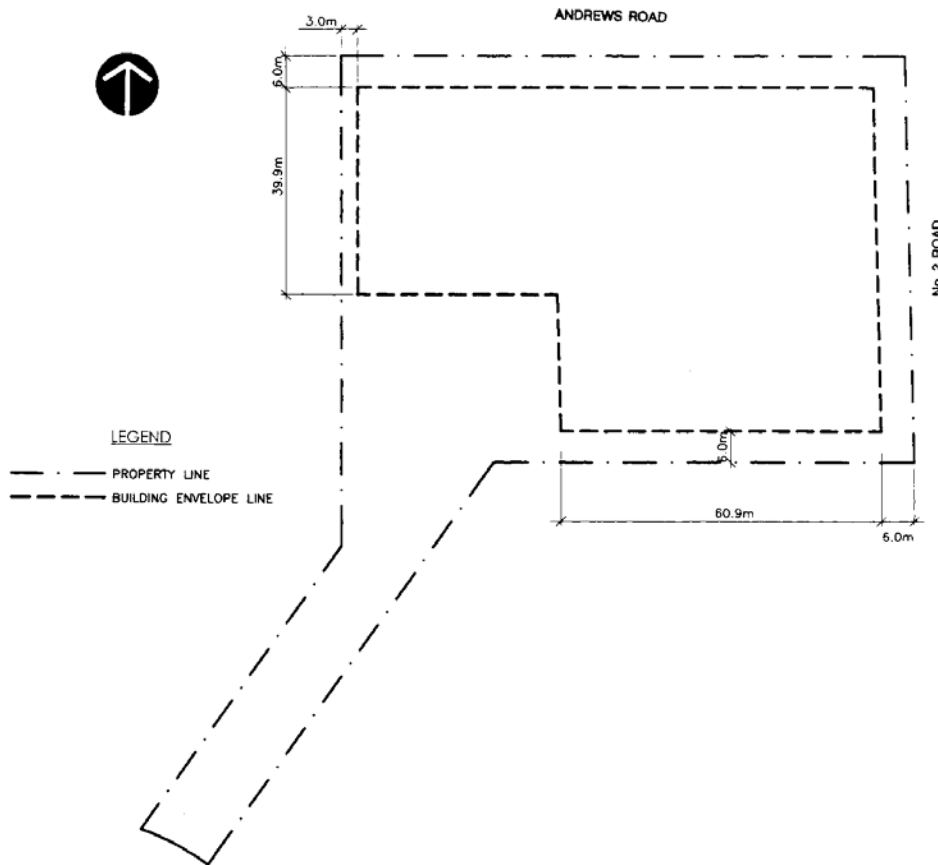
1. The maximum **lot coverage** is 40% for **buildings**.

18.7.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.
4. For the purposes of this **zone** only, maximum **height** shall be defined in accordance with Section 3 except that the lowest horizontal floor in the **building** being the concrete floor on the lowest habitable area of the **building** shall be used.

18.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

18.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.7.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.7.11 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.

18.8 Low Rise Apartment (ZLR8) – Steveston (Southcove)

18.8.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Southcove area.

18.8.2 Permitted Uses

- child care
- congregate housing
- housing, apartment

18.8.3 Secondary Uses

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

18.8.4 Permitted Density

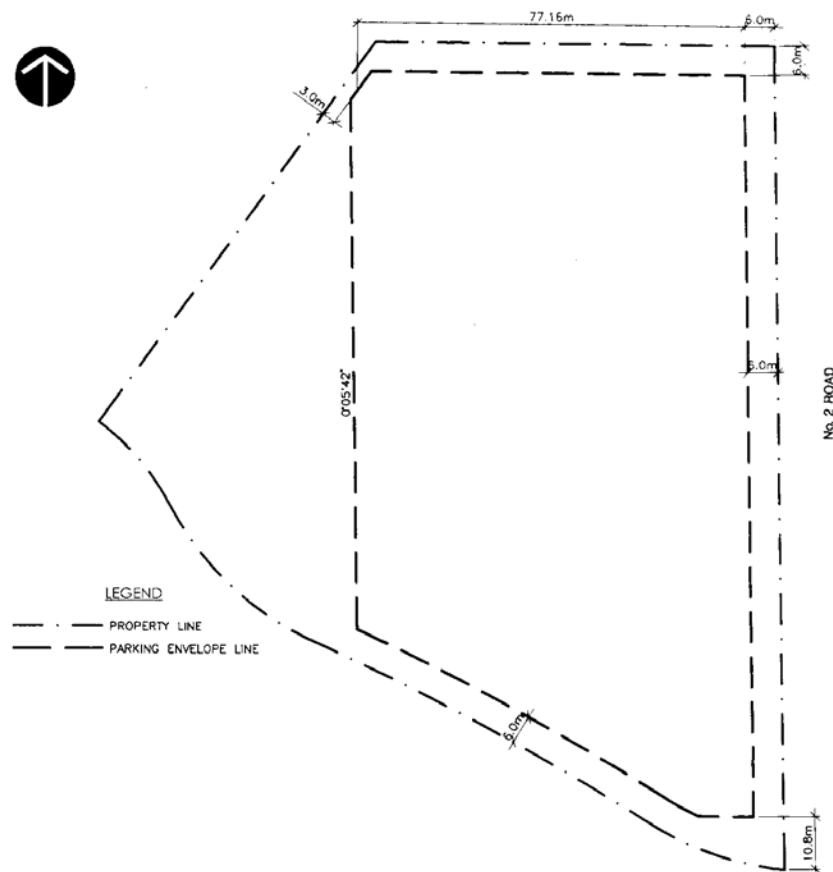
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.8.5 Permitted Lot Coverage

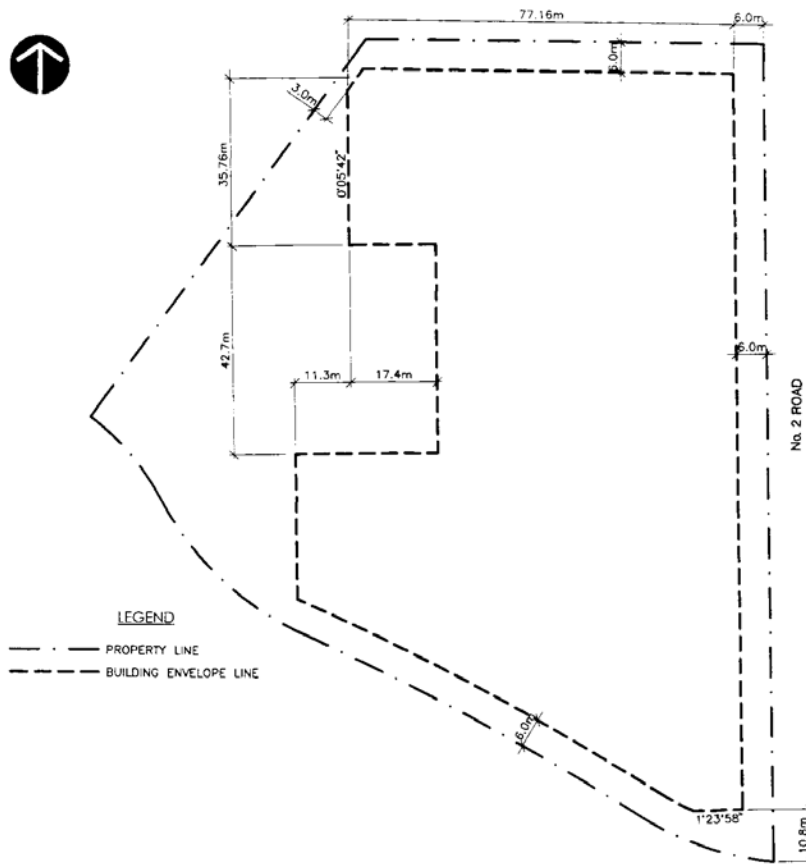
1. The maximum **lot coverage** is 40% for **buildings**.

18.8.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.8.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.
4. For the purposes of this **zone** only, maximum **height** shall be defined in accordance with Section 3 except that the lowest horizontal floor in the **building** being the concrete floor on the lowest habitable area of the **building** shall be used.

18.8.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 12,000.0 m².

18.8.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.8.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.8.11 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.

18.9 Low Rise Apartment (ZLR9) – Dover Crossing

18.9.1 Purpose

The **zone** provides for low **density**, low rise apartments and townhouses in the Dover Crossing area.

18.9.2 Permitted Uses

- child care
- congregate housing
- housing, apartment
- housing, town

18.9.3 Secondary Uses

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

18.9.4 Permitted Density

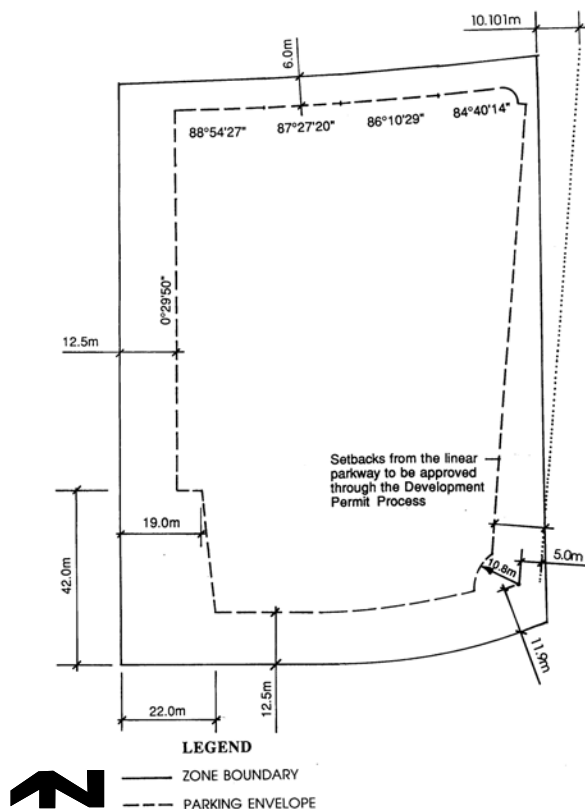
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.9.5 Permitted Lot Coverage

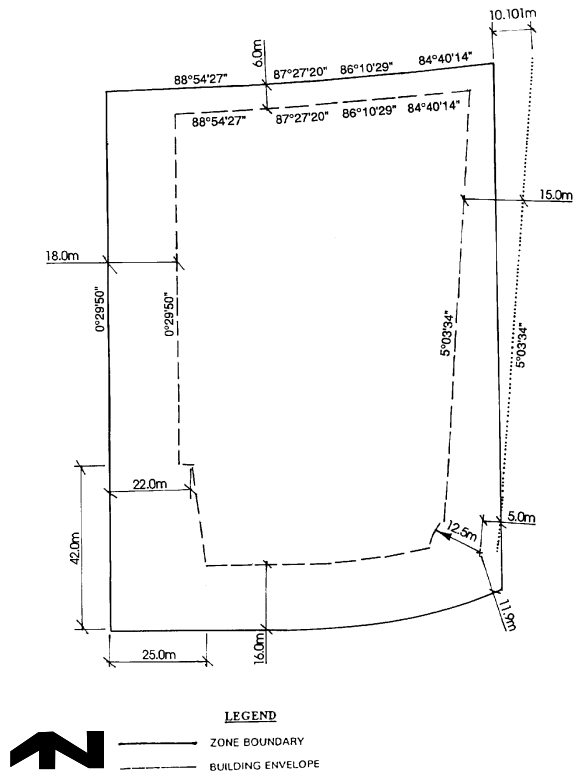
1. The maximum **lot coverage** is 40% for **buildings**.

18.9.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the building envelope identified in the following diagram:



18.9.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m (not more than 2 **storeys**) within 10.0 m of the northerly **lot line**;
 - b) 12.0 m (not more than 3 **storeys**) within 20.0 m of the northerly **lot line**;
 - c) 17.5 m (not more than 4 **storeys**).
2. The maximum **height** for **accessory structures** is 12.0 m.

18.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 11,000.0 m².

18.9.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.9.10 On-Site Parking & 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) a **dwelling unit** having a **gross floor area** of up to and including 50.0 m² requires 1.0 space;
 - b) a **dwelling unit** having a **gross floor area** of more than 50.0 m² and up to and including 93.0 m² requires 1.3 spaces; and
 - c) a **dwelling unit** having a **gross floor area** of more than 93.0 m² requires 1.5 spaces.
2. In all instances, an additional 0.2 spaces per **dwelling unit** is required for visitor parking.

18.9.11 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.

18.10 Low Rise Apartment (ZLR10) – North McLennan (City Centre)

18.10.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the North McLennan area.

18.10.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

18.10.3 Secondary Uses

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

18.10.4 Permitted Density

1. The maximum **floor area ratio** is 1.43, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 41.1% for **buildings**.

18.10.6 Yards & Setbacks

1. The minimum south **front yard**, west **side yard** and north **rear yard** is 7.62 m.
2. The minimum east **side yard** is 7.32 m.
3. **Balconies** and **porches** may project 1.5 m into the aforesaid **yards**.
4. Notwithstanding the limitations imposed above, where a **lot line** forms a common boundary between two **lots** zoned this **site specific zoning district**, the minimum **yard** from the **lot line** shall be 5.0 m.

18.10.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.10.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 6,000.0 m².

18.10.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.10.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 90.0 m² require 1.0 space for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.10.11 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.

18.11 Low Rise Apartment (ZLR11) – North McLennan (City Centre)

18.11.1 Purpose

The **zone** provides for low **density**, low rise apartments and townhouses in the North McLennan area.

18.11.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

18.11.3 Secondary Uses

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

18.11.4 Permitted Density

1. The maximum **floor area ratio** is 1.23, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.11.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.11.6 Yards & Setbacks

1. The minimum **front yard** and **rear yard** is 6.0 m.
2. The minimum west **side yard** is 6.0 m.
3. The minimum east **side yard** is 11.75 m.

18.11.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.4 m (not more than 4 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,361.0 m².

18.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.11.10 On-Site Parking & 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) **dwelling units** having a **gross floor area** of up to and including 70.6 m² require 1.0 space;
 - b) **dwelling units** having a **gross floor area** of more than 70.6 m² and up to and including 90.0 m² require 1.3 spaces;
 - c) **dwelling units** having a **gross floor area** of more than 90.0 m² require 1.4 spaces; and
 - d) visitor parking for all **dwelling units** shall be 0.2 spaces.

18.11.11 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.

18.12 Low Rise Apartment (ZLR12) – Steveston (BC Packers)

18.12.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Steveston area on the former BC Packers site.

18.12.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**
- **parking, non accessory**

18.12.3 Secondary Uses

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

18.12.4 Permitted Density

1. The maximum **floor area ratio** is 1.5, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non accessory parking** as a **principal use**.

18.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.12.6 Yards & Setbacks

1. The minimum **yard** from public **roads** and **rights-of-ways** secured under public rights of passage is 4.3 m for **buildings**, parking and parking **structures**, except where a **lot line abuts** Moncton Street the minimum **yard** is 6.0 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open on those sides which face or are visible from a public **road** or trail may be located in the required **yard**, but shall be no closer to a **lot line** or **rights-of-way** secured under public rights of passage than 3.0 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **yard** for a distance of not more than 0.5 m.
4. Where parking is contained within a **building** that does not project above the **grade** of the **adjacent public road** or **rights-of-way** secured under public rights of passage, no **yard** shall be required.

18.12.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory buildings** is 15.0 m, except that with 10.0 m of a **lot line** abutting Moncton Street the maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purposes of this zoning district, **height** shall be deemed to mean the vertical distance between the highest point on the **building** and the concrete floor of the lowest habitable area of the **building**.

18.12.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

18.12.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.12.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.12.11 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.

18.13 Low Rise Apartment (ZLR13) – Steveston (BC Packers)

18.13.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Steveston area on the former BC Packers site.

18.13.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**
- **parking, non accessory**

18.13.3 Secondary Uses

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

18.13.4 Permitted Density

1. The maximum **floor area ratio** is 1.4, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non accessory parking** as a **principal use**.

18.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.13.6 Yards & Setbacks

1. The minimum **yard** for **buildings**, parking and parking **structures** is:
 - a) 6.0 m **adjacent** to Westwater Drive; and
 - b) 9.0 m **adjacent** to a public **park** or dyke.

18.13.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purposes of this zoning district, **height** shall be deemed to mean the vertical distance between the highest point on the **building** and the concrete floor of the lowest habitable area of the **building**.

18.13.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

18.13.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.13.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.13.11 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.

18.14 Low Rise Apartment (ZLR14) - Riverport

18.14.1 Purpose

The **zone** provides for medium **density**, low rise apartments, **dormitories** and a commercial **building** in the Riverport area.

18.14.2 Permitted Uses

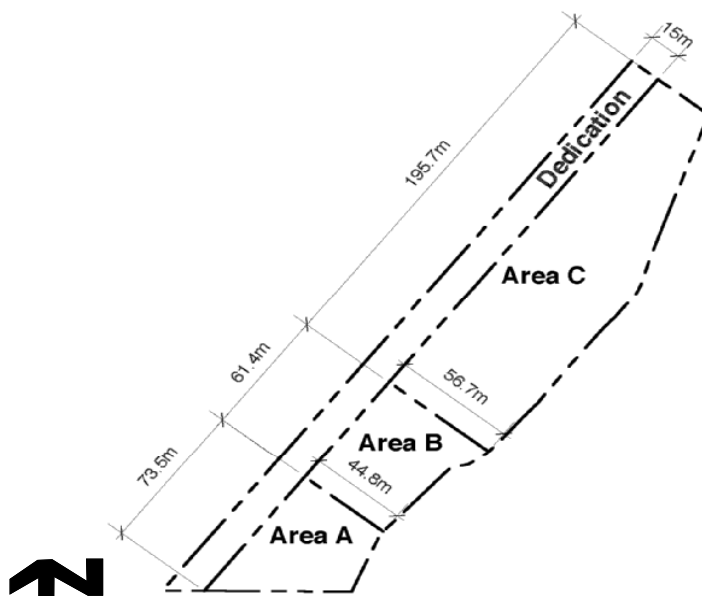
- child care
- dormitory
- hotel
- office
- parking, non accessory
- private club
- restaurant
- retail, general
- outdoor storage
- housing, apartment

18.14.3 Secondary Uses

- residential security/operator unit
- community care facility, minor
- home business

18.14.4 Permitted Density

1. Diagram 1



2. The maximum **floor area ratio** is for:

- a) Area A: 1.0;
- b) Area B: 1.5; and
- c) Area C: 1.6.

18.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is for:
 - a) Area A: 46%;
 - b) Area B: 36%; and
 - c) Area C: 40%.

18.14.6 Yards & Setbacks

1. The minimum **road setback** is for:
 - a) Area A: 1.0 m from Steveston Highway and 2.0 m from all other **roads**;
 - b) Area B: 5.0 m; and
 - c) Area C: 5.0 m.
2. The minimum **side yard** is for:
 - a) Area A: 18.0 m for **buildings** and **accessory buildings**; 1.0 m for **accessory structures**;
 - b) Area B: 4.5 m; and
 - c) Area C: 6.0 m.

18.14.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) Area A: 18.0 m;
 - b) Area B: 15.0 m; and
 - c) Area C: 15.0 m.
2. The maximum **height** for **accessory structures** is 15.0 m.

18.14.8 Subdivision Provisions/Minimum Lot Size

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

18.14.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.14.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding the above, a minimum of 460 on-site **parking spaces** shall be provided over Areas A, B and C.

18.14.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “A” in Diagram 1 in Section 18.4.4.1:
 - a) **retail, general;** and
 - b) **outdoor storage.**
2. The following **uses** are permitted only within the area identified as “B” and “C” in Diagram 1 in Section 18.14.4.1:
 - a) **housing, apartment;**
 - b) **community care facility, minor;** and
 - c) **home business.**
3. **Outdoor storage use** in this **zone** is restricted to the storage of boats only.
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.

18.15 Low Rise Apartment (ZLR15) – North McLennan (City Centre)

18.15.1 Purpose

The **zone** provides for high **density**, low rise apartments and townhouses in the North McLennan area.

18.15.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

18.15.3 Secondary Uses

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

18.15.4 Permitted Density

1. The maximum **floor area ratio** is 1.71, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.15.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Garden City Road: 10.0 m;
 - b) Ferndale Road: 6.0 m; and
 - c) Katsura Road: 4.5 m.
2. Notwithstanding the limitations imposed above:
 - a) **porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** not more than 1.2 m;
 - b) entry stairs may project into the public **road setback** not more than 2.0 m; and
 - c) gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** may be located within the public **road setback** but shall not be closer to a **lot line** than 2.0 m.
3. The minimum **side yard** and **rear yard** is 6.0 m, except that **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** not more than 1.2 m.

18.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.15.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 6,000.0 m².

18.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.15.10 On-Site Parking & 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) **dwelling units** having a **gross floor area** of up to and including 90.0 m² require 1.0 space;
 - b) **dwelling units** having a **gross floor area** of more than 90.0 m² require 1.5 spaces; and
 - c) visitor parking for all **dwelling units** shall be 0.2 spaces.

18.15.11 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.

18.16 Low Rise Apartment (ZLR16) – North McLennan (City Centre)

18.16.1 Purpose

The **zone** provides for high **density**, low rise apartments and townhouses in the North McLennan area.

18.16.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

18.16.3 Secondary Uses

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

18.16.4 Permitted Density

1. The maximum **floor area ratio** is 1.75, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, including bicycle storage areas.

18.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.16.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Westminster Highway: 6.0 m; and
 - b) Katsura Street: 4.5 m.
2. Notwithstanding the limitations imposed above:
 - a) **porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** not more than 2.0 m; and
 - b) parking **structure** below finished **grade** may project into the public **road setback** but shall be no closer to a **lot line** than 3.6 m.
3. The minimum **side yard** and **rear yard** is 6.0 m, except that:
 - a) **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** not more than 1.2 m; and
 - b) parking **structure** below finished **grade** may project into the public **road setback** but shall be no closer to a **lot line** than 2.0 m.

18.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.16.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,500.0 m².

18.16.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.16.10 On-Site Parking & 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 on-site parking shall be provided at the rate of:
 - a) for residents: 1 space per **dwelling unit** having a **gross floor area** of up to and including 90.0 m² and 1.4 spaces per **dwelling unit** having a **gross floor area** of more than 90.0 m²; and
 - b) for visitors: 0.2 spaces per **dwelling unit**.
2. Residential parking, **access** and storage must be within a parking **garage**.

18.16.11 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.

18.17 Low Rise Apartment (ZLR17) – Brighthouse Village (City Centre)

18.17.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Cooney Road area of Brighthouse Village.

18.17.2 Permitted Uses

- **child care**
- **housing, apartment**

18.17.3 Secondary Uses

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

18.17.4 Permitted Density

1. The maximum **floor area ratio** is 1.3, together with an additional:
 - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.15 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each having an individual **gross floor area** less than 50.0 m².

18.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 56% for **buildings**.

18.17.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Granville Avenue: 6.0 m;
 - b) Cooney Road: 6.0 m; and
 - c) Anderson Road: 4.5 m.
2. Parking **structures** may project into the public **road setback** but shall be no closer to a **lot line** than 3.0 m.
3. Parking **structure** encroachments on the public **road setback** shall be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.
4. The minimum **side yard** is 3.0 m, except that the minimum **side yard** shall be 6.0 m for portions of the **building** exceeding 7.5 m in **building height**.

18.17.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.5 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.17.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 2,500.0 m².

18.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.17.10 On-Site Parking & 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) on-site parking shall be provided at the rate of:
 - i) for residents: 1.1 spaces per **dwelling unit**; and
 - ii) for visitors: 0.15 spaces per **dwelling unit**; and
 - b) the minimum manoeuvring aisle width shall be 6.7 m.

18.17.11 Other Regulations

1. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as it applies to **development** in the Low Density Townhouses (RTL1) zoning district.
2. 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.

18.18 Low Rise Apartment (ZLR18) – London Landing (Steveston)

18.18.1 Purpose

The **zone** provides for medium **density**, low rise apartments in the London Landing area.

18.18.2 Permitted Uses

- **child care**
- **housing, apartment**

18.18.3 Secondary Uses

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

18.18.4 Permitted Density

1. The maximum **floor area ratio** is 1.45, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate common **amenity space**.

18.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

18.18.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Dyke Road: 6.0 m; and
 - b) Princess Street: 3.0 m.
2. Notwithstanding the limitations imposed above:
 - a) **porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the Dyke Road **setback** not more than 2.0 m and into the Princess Street **setback** not more than 0.6 m; and
 - b) parking **structure** below finished **grade** may project into the public **road setback** but shall be no closer to a **lot line** than 3.0 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.
4. Notwithstanding the limitations imposed above:
 - a) **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** not more than 1.2 m; and
 - b) parking **structure** below finished **grade** may project into the **side yard** and **rear yards** but shall be no closer to a **lot line** than 0.45 m.

18.18.7 Permitted Heights

1. The maximum **height** for **buildings** is 18.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.18.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1,900.0 m².

18.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.18.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Residential parking, **access** and storage must be within a parking **garage**.

18.18.11 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.

18.19 Low Rise Apartment (ZLR19) – Brighthouse Village (City Centre)

18.19.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Cooney Road area of Brighthouse Village.

18.19.2 Permitted Uses

- child care
- housing, apartment
- housing, town

18.19.3 Secondary Uses

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

18.19.4 Permitted Density

1. The maximum **floor area ratio** is 1.4, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.28 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each having an individual **gross floor area** less than 54.0 m².

18.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

18.19.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Cooney Road: 2.5 m; and
 - b) Eckersley Road: 3.0 m;
2. **Bay windows** may project into the public **road setback** 0.7 m.
3. The minimum **side yard** is 1.4 m, except that the parking **structure setback** to the south **side lot line** is 0 m.

18.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 17.5 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.19.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

18.19.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.19.10 On-Site Parking & 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 on-site parking shall be provided at the rate of 1.0 space per **dwelling unit** having an individual **gross floor area** no greater than 54.0 m².

18.19.11 Other Regulations

1. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as it applies to **development** in the Low Density Townhouses (RTL1) Residential **zone**.
2. 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.

18.20 Low Rise Apartment (ZLR20) – Alexandra Neighbourhood (West Cambie)

18.20.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Alexandra neighbourhood of the West Cambie area.

18.20.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.20.3 Secondary Uses

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

18.20.4 Permitted Density

1. The maximum **floor area ratio** is 1.5, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for common mechanical and electrical storage rooms, provided that the total **floor area** does not exceed 225.0 m².

18.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.20.6 Yards & Setbacks

1. The minimum public **road setback** is 6.0 m, except that
 - a) **balconies** may project into the public **road setback** 0.65 m;
 - b) common entry features may project into the public **road setback** 1.0 m; and
 - c) the parking **structure** may project into the public **road setback** 2.5 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**.
2. The minimum **side yard** and **rear yard** is 6.0 m, except that
 - a) **balconies** may project into the **side yard** and **rear yard** 0.65 m; and
 - b) the parking **structure** may project into the **side yard** and **rear yard** 1.0 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**.

18.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 11.5 m.

18.20.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1.0 ha.

18.20.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.20.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.20.11 Other Regulations

1. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as amended, as it applies to **development** in the Low Density Townhouses (RTL1) zoning district.
2. 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.

18.21 Low Rise Apartment (ZLR21) – Brighouse Village (City Centre)

18.21.1 Purpose

The **zone** provides for low **density**, low rise apartments and townhouses in the Cooney Road area of Brighouse Village.

18.21.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

18.21.3 Secondary Uses

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

18.21.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 10% of the maximum **floor area ratio** for the **lot** in question provided that it is exclusively used for covered areas of the **principal building** which are open on one or more sides.

18.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

18.21.6 Yards & Setbacks

1. The minimum public **road setback** is 3.6 m, except that
 - a) **bay windows** may project into the public **road setback** 0.5 m;
 - b) gateways, landscape **structures** and garbage and recycling enclosures that do not form part of the **principal building** and are less than 3.0 m in **height** and 10.0 m² in area may be located within the public **road setback**; and
 - c) a covered common stairway may encroach into the public **road setback** but shall be no closer than 0.6 m to the **lot line abutting** a public **road**.
2. The minimum **side yard** is 4.0 m, except that **bay windows** may project into the **side yard** 0.5 m.
3. The minimum **rear yard** is 3.6 m, except that a covered common stairway may encroach into the **rear yard** but shall be no closer than 0.6 m to the **rear lot line**.

18.21.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.5 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 4.0 m.

18.21.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1,900.0 m².

18.21.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.21.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.21.11 Other Regulations

1. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as it applies to **development** in the Low Density Townhouses (RTL1) zoning district.
2. 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.

18.22 Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)

18.22.1 Purpose

The **zone** provides for medium **density**, low to mid rise apartments and townhouses and limited retail **uses** in the Alexandra neighbourhood of the West Cambie area.

18.22.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**
- **manufacturing, custom indoor**
- **retail, convenience**
- **retail, general**
- **services, personal**

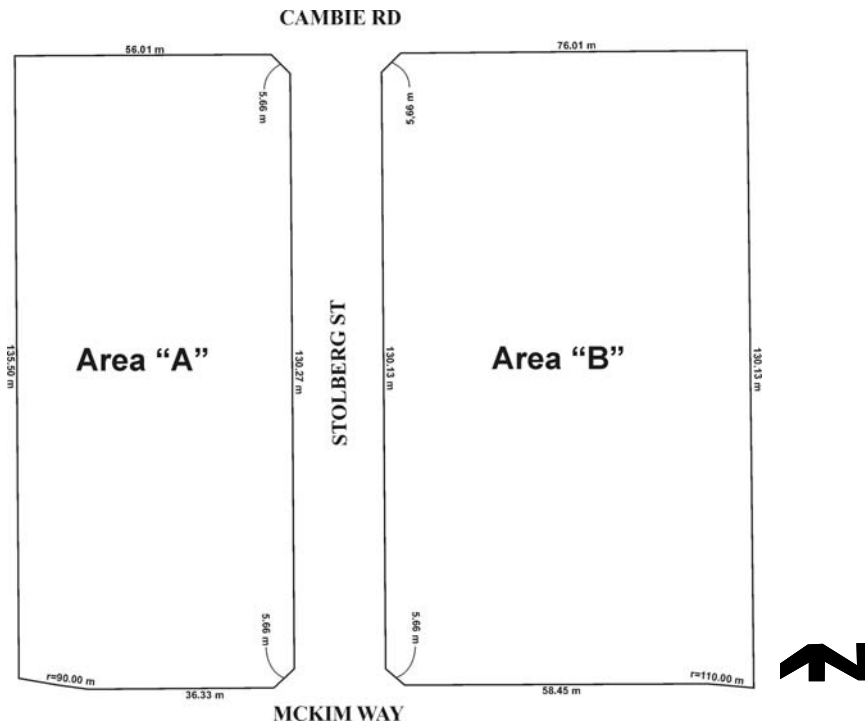
18.22.3 Secondary Uses

- **community care facility, minor**
- **home business**

18.22.4 Permitted Density

1. The maximum **floor area ratio** is 1.56 in the area identified as Area “A” on Diagram 1, Section 18.22.4.5, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**;
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**; and
 - c) 0.1 **floor area ratio** provided that it is entirely used to accommodate **child care**.
2. Despite Section 18.22.4.1, the reference to “1.56” in relation to the maximum **floor area ratio** is increased to a higher **density** of “1.96” if the **owner** provides not less than 22 **affordable housing units** and the **owner** enters into a **housing agreement** with the **City** and registers the **housing agreement** against the title of the **lot**, and files a notice in the Land Title Office.
3. The maximum **floor area ratio** is 1.52 in the area identified as Area “B” on Diagram 1, Section 18.22.4.5, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
4. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered **walkways**; and
 - b) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 400.0 m² per **lot**.

5. Diagram 1



6. The maximum combined **floor area ratio** for Areas “A” and “B” identified on Diagram 1, Section 18.22.4.5 shall be 1.74.

18.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 65% for **buildings**.

18.22.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 2.85 m from Stolberg Street;
 - b) 4.5 m from Cambie Road;
 - c) 3.0 m from McKim Way; and
 - d) a parking **structure** may project into the public **road setback** but shall be no closer to a **lot line abutting** a public **road** than 1.5 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**.
2. The minimum **side yard** and **rear yard** is 3.2 m, except that:
 - a) a parking **structure** may project into the **side yard** and **rear yard** but shall be no closer to a **lot line** than 3.0 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**; and
 - b) despite Section 18.22.6.2.a), the minimum east **side yard setback** for a parking **structure** in the area identified as Area “B” on Diagram 1, Section 18.22.4.5 shall be 0.0 m.

18.22.7 Permitted Heights

1. The maximum **height** for **buildings** is 24.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

18.22.8 Subdivision Provisions/Minimum Lot Size

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

18.22.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.22.10 On-Site Parking & 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:

In The Area Identified As Area “A” on Diagram 1, Section 18.22.4.5

- a) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Housing, apartment	1.17	0.18
Housing, town		
Affordable Housing Units	0.81	0.18

Use	Minimum Number of Parking Spaces
Child Care	0.675 spaces per employee
	0.9 spaces for each 10 children in care

- b) Required **parking spaces** for residential **use** visitors and **child care** may be shared.
- c) A maximum of 70% of the total required parking stalls may be provided as small car spaces.

In The Area Identified As Area “B” on Diagram 1, Section 18.22.4.5

d) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Housing, apartment	1.5	0.2
Housing, town	1.5	0.2

e) Required **parking spaces** for residential **use** visitors and **retail, convenience** and **retail, general** may be shared.

18.22.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “B” in Diagram 1, Section 18.22.4.5:
 - a) **retail, convenience**; and
 - b) **retail, general**.
2. The following **uses** are limited to a total maximum **gross leaseable floor area** of 200.0 m²:
 - a) **retail, convenience**; and
 - b) **retail, general**.
3. Signage must comply with the City of Richmond’s *Sign Bylaw No. 5560*, and amendments thereto, as it applies to development in the Residential Limited Commercial (RCL1) zoning district.
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.

19. Site Specific Residential (Higher Density) Zones

19.1 High Rise Apartment (ZHR1) – North McLennan (City Centre)

19.1.1 Purpose

The **zone** provides for high rise apartments, **town housing** and compatible **uses**.

19.1.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.1.3 Secondary Uses

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

19.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.56, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

19.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

19.1.6 Yards & Setbacks

1. For **lots** with **frontage** on Garden City Road, the minimum **setbacks** shall be as follows:
 - a) 8.2 m from the north **lot line**;
 - b) 4.57 m from the south **lot line**;
 - c) 10.0 m from the west **lot line**; and
 - d) 9.0 m from the south **lot line**.
2. For all other **lots**, the minimum **setbacks** shall be as follows:
 - a) 8.2 m from the north **lot line**;
 - b) 7.3 m from the east **lot line**;
 - c) 4.57 m from the west **lot line**; and
 - d) 3.0 m from the south **lot line**.

19.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 45.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 20.0 m.

19.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot** size is 8,361.0 m².

19.1.9 Landscaping & Screening

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

19.1.10 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 as follows:
 - a) 1.1 for **dwelling units** having a **gross floor area** of up to and including 65.0 m²;
 - b) 1.3 for **dwelling units** having a **gross floor area** of more than 65.0 m²; and
 - c) 0.2 for visitor parking for all units.

19.1.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

19.2 High Rise Apartment (ZHR2) – North McLennan (City Centre)

19.2.1 Purpose

The **zone** provides for high rise apartments, **town housing** and compatible **uses**.

19.2.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.2.3 Secondary Uses

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

19.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.42, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** on a **building's** ground floor.

19.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

19.2.6 Yards & Setbacks

1. The minimum **road setback** is:
 - a) 10.0 m from Garden City Road;
 - b) 6.0 m from Ferndale Road; and
 - c) 4.5 m from Katsura Road.
2. **Porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.2 m.
3. Entry stairs may project into the public **road setback** for a distance of not more than 2.0 m.
4. Structured parking below finished **grade** may project into the public **road setback**, but shall be no closer to a **lot line** than 2.0 m.
5. The minimum **side yard** and **rear yard** is 6.0 m.
6. **Cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yards** for a distance of not more than 1.2 m.
7. Structured parking below finished **grade** may project into the **side yard** and **rear yards**.

19.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 38.1 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 20.0 m.

19.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements
2. The minimum **lot area** is 4,040.0 m².

19.2.9 Landscaping & Screening

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

19.2.10 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 that on-site parking shall be provided at the rate of:
 - a) 1.0 spaces per **dwelling unit** having a **gross floor area** of up to and including 90.0 m² for residents;
 - b) 1.5 spaces per **dwelling unit** having a **gross floor area** of more than 90.0 m² for residents; and
 - c) 0.2 spaces per **dwelling unit** for visitors.

19.2.11 Other Regulations

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

19.3 High Rise Apartment and Congregate Housing (ZHR3) – Dover Crossing

19.3.1 Purpose

The **zone** provides for high rise apartments, **town housing** and **congregate housing** with compatible **uses**.

19.3.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

19.3.3 Secondary Uses

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

19.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

19.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** for the area identified as “A” in Diagram 1, Section 19.3.8.3 is 40%. A minimum of 50% of the **lot** is to be covered by pervious surfaces, of which 40% must be some combination of plant material demonstrating habitat value to the satisfaction of the **City**.
2. The maximum **lot coverage** for **buildings** for the area identified the area identified as “B” in Diagram 1, Section 19.3.8.3 is 70%.

19.3.6 Yards & Setbacks

1. For the area identified as “A” in Diagram 1, Section 19.3.8.3, the minimum **setback**:
 - a) for on-site parking **structures** is:
 - i) 3.0 m from the north, west and east **lot lines**;
 - ii) 0 m from the south **lot line**; and
 - iii) parking **structures** below finished **grade** may project beyond the required **setback**.
 - b) for all other **buildings** and **accessory structures** is:
 - i) 3.0 m from the south **lot line**;
 - ii) 6.0 m from the north and east **lot lines**; and
 - iii) 20.0 m from the west **lot line**.
2. For the area identified as “B” in Diagram 1, Section 19.3.8.3, the minimum **setback**:
 - a) for on-site parking **structures** is:
 - i) 3.0 m from the west and east **lot lines**;
 - ii) 0 m from the north and south **lot lines**; and

- iii) parking **structures** below finished **grade** may project beyond the required **setback**.
 - b) for all other **buildings** and **accessory structures** is:
 - i) 6.0 m from the west and east **lot lines**; and
 - ii) 3.0 m from the north and south **lot lines**.
3. Landscape **structures** and canopies at **building** entries may project beyond the required **setback**.

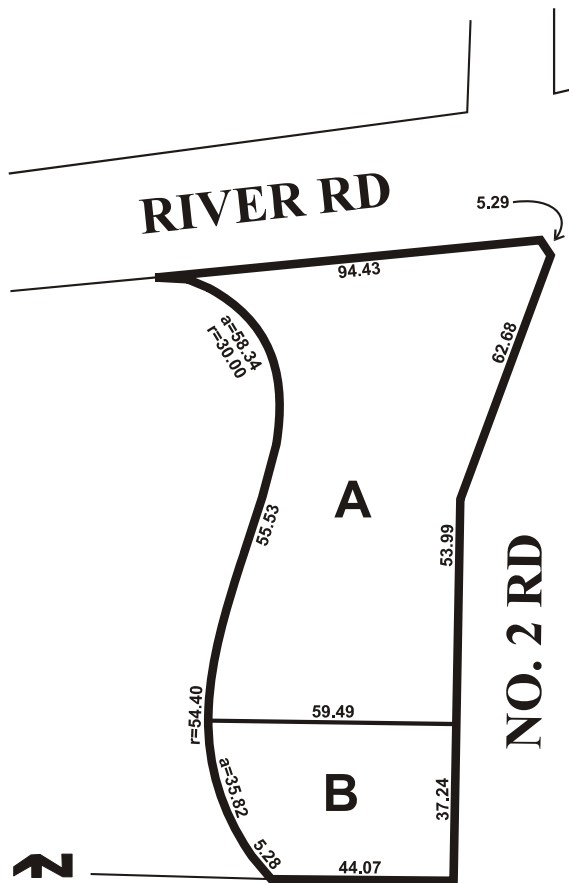
19.3.7 Permitted Heights

1. For the area identified as “A” in Diagram 1, Section 19.3.8.3, the maximum **building** and **accessory structure height** shall be as follows:
 - a) 5.0 m within 20.0 m of the west **lot line**;
 - b) 45.0 m within 102.5 m of the south **lot line** of the area identified as “B” in Diagram 1, Section 19.3.8.3;
 - c) 18.0 m elsewhere; and
 - d) where two maximum **heights** are identified in Section 19.3.7.1 a), b) and c) for a portion of area “A”, the lower **height** shall apply.
2. For the area identified as “B” in Diagram 1, Section 19.3.8.3, the maximum **building** and **accessory structure height** shall be as follows:
 - a) 5.0 m for on-site parking **structures**; and
 - b) for all other **buildings** and **accessory structures** is:
 - i) 24.0 m within 26.0 m of the east **lot line**; and
 - ii) 18.0 m elsewhere.

19.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is:
 - a) 6,000.0 m² for the area identified as “A” in Diagram 1, Section 19.3.8.3; and
 - b) 2,000.0 m² for the area identified as “B” in Diagram 1, Section 19.3.8.3.

3. Diagram 1



19.3.9 Landscaping & Screening

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

19.3.10 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:
 - a) the number of **parking spaces** required for the following **uses** shall be:
 - i) for **apartment housing** and **town housing**:
 - 1.28 spaces per **dwelling unit** for residents; and
 - 0.17 spaces per **dwelling unit** for visitors.
 - ii) for **congregate housing**:
 - 0.4 **parking spaces** per **dwelling unit**.

b) bicycle parking shall be provided according to the following minimum standards:

i) for **apartment housing** and **town housing**:

- 1.25 secured spaces per **dwelling unit** for residents; and
- 0.20 unsecured spaces per **dwelling unit** for visitors.

ii) for **congregate housing**:

- 0.10 secured spaces per **dwelling unit** for staff; and
- 0.10 unsecured spaces per **dwelling unit** for visitors.

2. For the purposes of this **zone**, a secured space shall mean a bicycle locker or **parking space** in a lockable bicycle room, and an unsecured space shall mean a **parking space** at an outdoor bicycle rack.

19.3.11 Other Regulations

1. The lowest habitable floor elevation for **dwelling units** is 4.0 m geodetic.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

19.4 High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)

19.4.1 Purpose

The **zone** provides for high-**density**, high rise apartments, **town housing** and compatible **uses**.

19.4.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.4.3 Secondary Uses

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

19.4.4 Permitted Density

1. The maximum **floor area ratio** is 3.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

19.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

19.4.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.0 m from Minoru Boulevard;
 - b) 6.0 m from all other public **roads**.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 3.0 m.
3. The minimum **rear yard** is 6.0 m.
4. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **rear yard** for a distance of not more than 3.0 m.

19.4.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 12.0 m.

19.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 13,000.0 m².

19.4.9 Landscaping & Screening

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

19.4.10 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) on-site parking shall be provided at the rate of:
 - i) for residents:
 - 1.0 space per **dwelling unit** having a **gross floor area** of up to and including 74.0 m²; and
 - 1.5 spaces per **dwelling unit** having a **gross floor area** of more than 74.0 m²; and
 - notwithstanding the parking requirements imposed above, a maximum of 134 **dwelling units** may provide 0.6 spaces per **dwelling unit**; and
 - ii) for visitors:
 - 0.2 spaces per **dwelling unit**.
 - b) the minimum manoeuvring aisle width shall be 6.7 m.

19.4.11 Other Regulations

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

19.5 High Rise Apartment (ZHR5) – Brighthouse Village (City Centre)

19.5.1 Purpose

The **zone** provides for high rise apartments, **town housing** and compatible **uses**.

19.5.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.5.3 Secondary Uses

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

19.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 19.5.4.1, the reference to “2.0” in relation to the maximum **floor area ratio** (FAR) is increased to a higher **density** of “2.3” if prior to first occupancy of the **building**, the **owner**:
 - a) provides in the **building** not less than 35 **affordable housing units**; and
 - b) enters into a **housing agreement** with the **City**, registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purpose of this **zone**, **floor area ratio** (FAR) excludes **buildings** or portions of a **building** that are used exclusively for common mechanical and electrical storage rooms, provided that the total **floor area** of these facilities does not exceed 290.0 m².

19.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 38% for **buildings**.

19.5.6 Yards & Setbacks

1. The minimum **road setback** is:
 - a) 3.5 m from Cooney Road;
 - b) 4.4 m from Anderson Road; and
 - c) 3.5 m from Eckersley Road.
2. The minimum **side yard** and **rear yard** is 4.0 m.
3. A parking **structure** may project into the public **road setback** and/or **side yard** and **rear yards**, but shall be no closer to a public **road** than 2.0 m. 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**.

19.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 47.0 m geodetic.

2. The maximum **height** for **accessory buildings** and **accessory structures** is 8.0 m.

19.5.8 Subdivision Provisions/Minimum Lot Size

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

19.5.9 Landscaping & Screening

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

19.5.10 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 on-site parking shall be provided at the rate of:
 - a) 1.2 spaces per **dwelling unit**; and
 - b) 1.0 space per **affordable housing unit** subject to a **housing agreement**, that identifies a maximum permitted rental rate, with the **City** and where the **housing agreement** is registered against the title to the **lot** and filed as a notice in the Land Title Office.

19.5.11 Other Regulations

1. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as it applies to **development** in the Residential/Limited Commercial (RCL1) **zone**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

20. Site Specific Mixed Use Zones

20.1 Downtown Commercial (ZMU1) – Brighthouse Village (City Centre)

20.1.1 Purpose

The **zone** provides for the downtown shopping, service, **business**, entertainment and residential demands of the **City**.

20.1.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- housing, apartment
- housing, town
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- transportation depot
- veterinary service

20.1.3 Secondary Uses

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

20.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.11, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

20.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

20.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 20.0 m.

20.1.8 Subdivision Provisions/Minimum Lot Size

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

20.1.9 Landscaping & Screening

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

20.1.10 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.

20.1.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

20.2 Residential/ Limited Commercial (ZMU2) – St. Albans Sub-Area (City Centre)

20.2.1 20.2.1 Purpose

The **zone** provides for high-**density** residential **uses** with compatible and a limited range of **secondary uses**.

20.2.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

20.2.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home based business**
- **health service, minor**
- **office**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, personal**

20.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **convenience retail, general retail, office, minor health service, financial service** and **personal service** is 0.026.
2. The maximum **floor area ratio** (FAR) for all other **uses** is 1.98, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

20.2.5 Permitted Lot Coverage

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

20.2.6 Yards & Setbacks

1. The minimum **setback** for **convenience retail, general retail, office, minor health service, financial service** and **personal service** is 3.0 m.
2. The minimum **setback** for all other **uses** is:
 - a) 6.0 m from Granville Avenue;
 - b) 19.8 m from Bennett Road; and
 - c) 6.0 m from all other **lot lines**.

20.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 46.63 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 20.0 m.

20.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 18,336.0 m².

20.2.9 Landscaping & Screening

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

20.2.10 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 that the minimum number of **parking spaces** per **dwelling unit** shall be as follows:
 - a) 1.0 for **dwelling units** having a **gross floor area** of up to and including 74.0 m²;
 - b) 1.3 for **dwelling units** having a **gross floor area** of more than 74.0 m² and up to and including 90.0 m²;
 - c) 1.4 for **dwelling units** having a **gross floor area** of more than 90.0 m²; and
 - d) 0.2 for visitor parking for all units.

20.2.11 Other Regulations

1. **Convenience retail, general retail, office, minor health service, financial service** and **personal service** shall be limited to a maximum of 464.5 m² of **gross leasable floor area** located on the ground floor.
2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

20.3 Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)

20.3.1 Purpose

The **zone** provides for high-**density** residential **uses** with compatible and a limited range of **secondary uses**.

20.3.2 Permitted Uses

- child care
- housing, apartment
- housing, town

20.3.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- home based business
- health service, minor
- office
- retail, convenience
- retail, general
- service, financial
- service, personal

20.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **convenience retail, general retail, minor health service, office, financial service** and **personal service** is 0.05.
2. The maximum **floor area ratio** (FAR) for all other **uses** is 2.45, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

20.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings**.

20.3.6 Yards & Setbacks

1. The minimum **setback** for **convenience retail, general retail, minor health service, office, financial service** and **personal service** is:
 - a) 3.0 m from Garden City Road; and
 - b) 2.0 m from all other **lot lines**.
2. The minimum **setback** for all other **uses** is:
 - a) 10.0 m from Garden City Road;
 - b) 6.0 m from Katsura Street; and
 - c) 2.0 m from all other **lot lines**.
3. **Porches, balconies, bay windows, cantilevered roofs** and entry stairs forming part of the **principal building** may project into the public **road setback** for a distance of not more than 0.45 m.

20.3.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 45.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 20.0 m.

20.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,040.0 m².

20.3.9 Landscaping & Screening

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

20.3.10 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 as follows:
 - a) 1.0 for **dwelling units** having a maximum of one **bedroom**;
 - b) 1.2 for **dwelling units** having two or more **bedrooms**; and
 - c) 0.2 for visitor parking for all units.

20.3.11 Other Regulations

1. **Convenience retail, general retail, minor health service, office, financial service** and **personal service** shall be limited to a maximum of 464.5 m² of **gross leasable floor area** located on the ground floor.
2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

20.4 High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)

20.4.1 Purpose

The **zone** provides for high-**density** riverfront mixed-**use** residential and **commercial uses**.

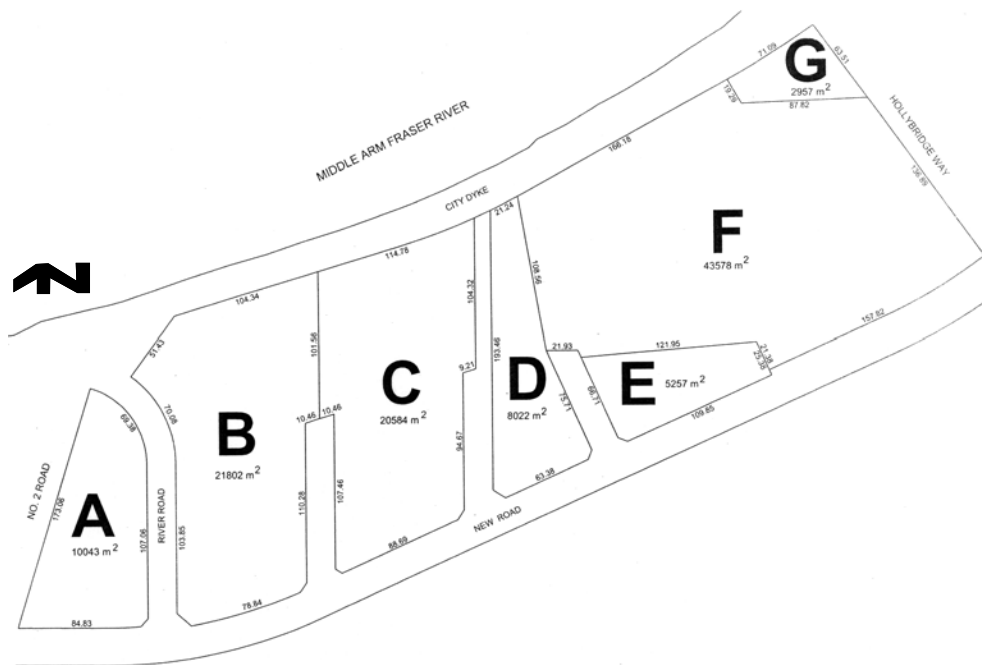
20.4.2 Permitted Uses

- child care
- congregate housing
- hotel
- housing, apartment
- housing, town
- live/work dwelling
- neighbourhood public house
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general

20.4.3 Secondary Uses

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

Diagram 1



20.4.4 Permitted Density

1. For the purposes of this **zone**, the **lot area** used in the calculation of **floor area ratio** (FAR) is based on block areas referenced in Diagram 1, Section 20.4.2 less the area dedicated to the **City** as public **road**.

2. For the purposes of this **zone**, **floor area ratio** (FAR) shall be deemed to exclude the following:
 - a) portions of a **building** used for required on-site **vehicle** and bicycle parking purposes;
 - b) unenclosed **balconies**; and
 - c) elevator shafts and common stairwells.
3. The maximum **floor area ratio** (FAR) for the area identified as “A”, “B”, “C” and “D” in Diagram 1, Section 20.4.2, shall be 3.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and the maximum residential **floor area** shall not exceed 177,345.0 m².
4. The maximum **floor area ratio** (FAR) for the area identified as “E” and “F” in Diagram 1, Section 20.4.2, shall be 3.0.
5. The maximum **floor area ratio** (FAR) for the area identified as “G” in Diagram 1, Section 20.4.2, shall be 0.8.

20.4.5 Permitted Lot Coverage

1. For the area identified as “A”, “B”, “C” and “D” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 40% for **buildings**. A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.
2. For the area identified as “E” and “F” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 90% for **buildings**.
3. For the area identified as “G” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 30% for **buildings**.

20.4.6 Yards & Setbacks

1. For the area identified as “A”, “B”, “C”, “D”, “E”, “F” and “G” in Diagram 1, Section 20.4.2, the public **road setback** shall be:
 - a) 10.0 m from No. 2 Road;
 - b) 3.0 m from River Road;
 - c) 3.0 m from Hollybridge Way; and
 - d) 5.0 m from all other **roads**.
2. Gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** and are less than 3.0 m in **height** may be located within the public **road setback**.
3. **Awnings**, canopies and similar shading/weather protection devices, architectural **appurtenances** cantilevered from the **building** and signage integral to those features may project 2.0 m beyond the required **road setback**.

4. Parking **structures** located entirely below the finished **grade** may project into the public **road setback**. Such underground encroachments must not result in a finished **grade** inconsistent with **abutting lots** and the **structure** must be screened by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.
5. The minimum **side yard** and **rear yard** for the area identified as “A”, “B”, “C”, “D”, “F” and “G” in Diagram 1, Section 20.4.2 is 3.0 m.
6. Gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** and are less than 3.0 m in **height** may be located within the **side yard** or **rear yard**.
7. Parking **structures** located entirely below the finished **grade** may project beyond the **side yard** and **rear yard setback**. These underground encroachments must not result in a finished **grade** inconsistent with **abutting lots** and the **structure** must be screened by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.
8. The minimum **side yard** and **rear yard** for the area identified as “E” in Diagram 1, Section 20.4.2 is 3.0 m.
9. Along the north **lot line** the **setback** line shall be determined by connecting the point measured 3.0 m southward along the east **lot line** beginning at the north east intersection of the north and east **lot lines** with the point measured 15.0 m southward along the west **lot line** beginning at the north west intersection of the north and west **lot lines**.
10. A portion of the **first storey** of a **building** less than 5.0 m in **building height** may be located within the **side yard** or **rear yard**, but shall be no closer to a **lot line** than 3.0 m.

20.4.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** in the area identified as “A”, “B”, “C” and “D” in Diagram 1, Section 20.4.2, is 47.0 m geodetic, except that within 20.0 m of the **lot line** which **abuts** a **lot** owned by the **City** for dyke purposes the maximum **building height** shall be 18.0 m.
2. The maximum **height** for **buildings** and **accessory structures** in the area identified as “E” in Diagram 1, Section 20.4.2 is 47.0 m geodetic.
3. The maximum **height** for **buildings** and **accessory structures** in the area identified as “F” in Diagram 1, Section 20.4.2 is 35.0 m geodetic.
4. The maximum **height** for **buildings** and **accessory structures** in the area identified as “G” in Diagram 1, Section 20.4.2 is 18.0 m geodetic.
5. The maximum **height** for **accessory buildings** is 12.0 m.

20.4.8 Subdivision Provisions/Minimum Lot Size

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

2. The minimum **lot area** is:
 - a) 10,000.0 m² for the area identified as “A” in Diagram 1, Section 20.4.2;
 - b) 21,000.0 m² for the area identified as “B” in Diagram 1, Section 20.4.2;
 - c) 19,000.0 m² for the area identified as “C” in Diagram 1, Section 20.4.2;
 - d) 8,000.0 m² for the area identified as “D” in Diagram 1, Section 20.4.2;
 - e) 5,000.0 m² for the area identified as “E” in Diagram 1, Section 20.4.2;
 - f) 4,000.0 m² for the area identified as “F” in Diagram 1, Section 20.4.2; and
 - g) 2,900.0 m² for the area identified as “G” in Diagram 1, Section 20.4.2.

20.4.9 Landscaping & Screening

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

20.4.10 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) the number of on-site **parking spaces** required for the following **uses** shall be:
 - i) for **apartment housing** and **town housing**:
 - 1.28 spaces per **dwelling unit** for residents; and
 - 0.17 spaces per **dwelling unit** for visitors.
 - ii) for **live/work dwellings**:
 - 1.75 spaces per **dwelling unit** for residents and visitors.
 - iii) for **congregate housing**:
 - 0.4 spaces per **dwelling unit**.
 - b) bicycle parking shall be provided according to the following minimum standards:
 - i) for **apartment housing, town housing** and **live/work dwellings**:
 - 1.25 secured spaces per **dwelling unit** for residents; and
 - 0.20 unsecured spaces per **dwelling unit** for visitors.
 - ii) for **congregate housing**:
 - 0.10 secured spaces per **dwelling unit** for staff; and
 - 0.10 unsecured spaces per **dwelling unit** for visitors.
 - c) A secured space shall mean a bicycle locker or **parking space** in a lockable bicycle room, and an unsecured space shall mean a **parking space** at an outdoor bicycle rack.
2. For all permitted **uses** in the area identified as “E” and “G” in Diagram 1, Section 20.4.2, the minimum number of **parking spaces** shall be 200.

20.4.11 Other Regulations

1. The following **uses** are permitted within the areas identified as “A”, “B” and “C” in Diagram 1, Section 20.4.2:
 - a) **boarding and lodging;**
 - b) **child care;**
 - c) **community care facility, minor;**
 - d) **congregate housing;**
 - e) **home business;**
 - f) **home-based business;**
 - g) **housing, apartment;**
 - h) **housing town; and**
 - i) **live/work dwelling.**
2. The following **uses** are permitted only within the areas identified as “D” in Diagram 1, Section 20.4.2:
 - a) **boarding and lodging;**
 - b) **child care;**
 - c) **community care facility, minor;**
 - d) **home business;**
 - e) **home-based business;**
 - f) **hotel;**
 - g) **housing, apartment;**
 - h) **housing, town;**
 - i) **live/work dwelling;**
 - j) **office;**
 - k) **restaurant;**
 - l) **retail, convenience; and**
 - m) **retail, general.**
3. The following **uses** are permitted only within the areas identified as “E” and “F” in Diagram 1, Section 20.4.2:
 - a) **child care;**
 - b) **hotel;**
 - c) **office;**
 - d) **recreation, indoor;**
 - e) **restaurant;**

- f) **retail, convenience;** and
 - g) **retail, general.**
4. The following **uses** are permitted only within the areas identified as “G” in Diagram 1, Section 20.4.2:
- a) **child care;**
 - b) **neighbourhood public house;**
 - c) **recreation, indoor;**
 - d) **restaurant;**
 - e) **retail, convenience;** and
 - f) **retail, general.**
5. A **live/work dwelling** shall mean any **dwelling unit** within which a resident may carry out, alone or with a maximum of 1 employee not residing in the **dwelling unit**, a profession or occupation that is clearly **ancillary** to the dwelling’s residential **use**.
6. Professions or occupations permitted in a **live/work dwelling** are restricted to the following:
- a) **office;**
 - b) **child care;**
 - c) **commercial education;**
 - d) **minor health service;** and
 - e) **studio** specifically for the display, sale, production and/or instruction in the visual, applied or performing arts.
7. The lowest habitable floor elevation for **dwelling units** is the greater of 4.0 m geodetic or the crown of the **abutting** public **road**. For all other **uses**, except on-site parking and loading, it is the crown of the **abutting** public **road** or public open space.
8. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

20.5 Residential/Hotel (ZMU5) – Capstan Village (City Centre)

20.5.1 Purpose

The **zone** provides for high-**density** multiple-family residential **uses**, **hotel** and associated services, **offices** and **commercial uses**.

20.5.2 Permitted Uses

- child care
- entertainment, spectator
- health service, minor
- hotel
- housing, apartment
- housing, town
- liquor primary establishment
- office
- parking, non-accessory
- restaurant
- retail, convenience
- retail, general
- service, financial
- service, personal

20.5.3 Secondary Uses

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

20.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and provided that a maximum **floor area ratio** of 2.15 is used for **apartment housing** and **town housing**.

20.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.5.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

20.5.7 Permitted Heights

1. The maximum **height** for residential **buildings** is 45.0 m.
2. The maximum **height** for all other **buildings** is 38.0 m.
3. The maximum **height** for **accessory buildings** and **accessory structures** is 12.0 m.

20.5.8 Subdivision Provisions/Minimum Lot Size

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

20.5.9 Landscaping & Screening

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

20.5.10 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) for **apartment housing** and **town housing** the on-site parking shall be provided at the rate of:
 - i) 1.0 space per **dwelling unit** having a **gross floor area** of up to 65.0 m²;
 - ii) 1.2 spaces per **dwelling unit** having a **gross floor area** of greater than 65.0 m²; and
 - iii) 0.2 spaces per **dwelling unit** for visitor parking.
 - b) for all other **uses** the on-site parking required may be reduced by 15%; and
 - c) the minimum manoeuvring aisle width shall be 6.7 m.

20.5.11 Other Regulations

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

20.6 Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)

20.6.1 Purpose

The **zone** provides for high-**density** multiple-family residential **uses**, service, **business**, **offices**, **commercial** and associated **uses**.

20.6.2 Permitted Uses

- child care
- health service, minor
- hotel
- housing, apartment
- housing, town
- office
- parking, non-accessory
- restaurant
- retail, convenience
- retail, general
- service, financial
- service, business

20.6.3 Secondary Uses

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

20.6.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.5, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

20.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.6.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. There are no other minimum **yards**.

20.6.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 12.0 m.

20.6.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,500.0 m².

20.6.9 Landscaping & Screening

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

20.6.10 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 manoeuvring aisle width shall be 6.7 m.

20.6.11 Other Regulations

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

20.7 Downtown Commercial (ZMU7) – Brighthouse Village (City Centre)

20.7.1 Purpose

The **zone** provides for the downtown shopping, **personal service**, business, entertainment and residential demands of the **City**.

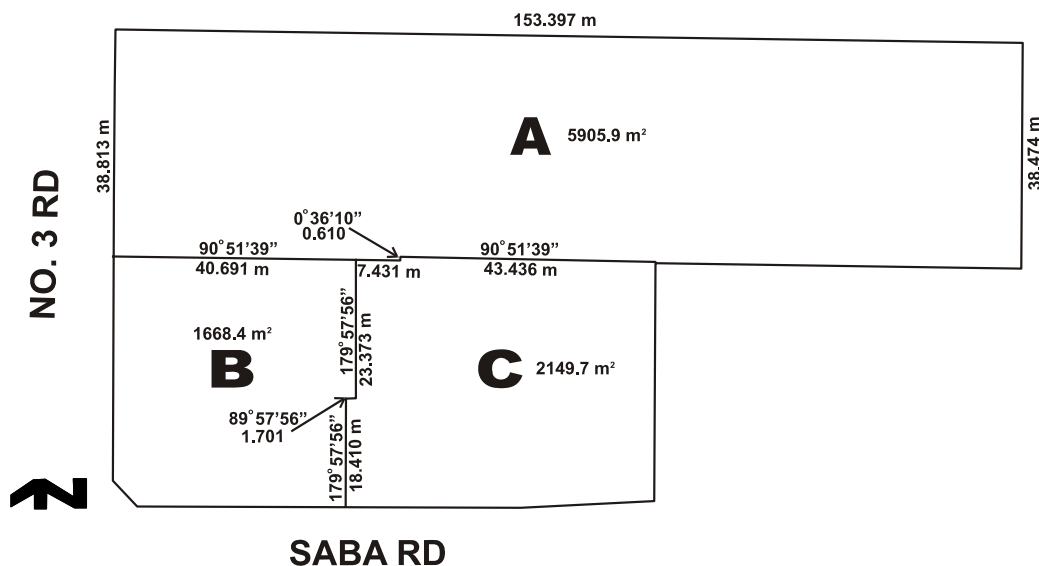
20.7.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- housing, town
- liquor primary establishment
- neighbourhood public house
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service business support
- service household repair
- service, financial
- service, personal
- studio
- veterinary service

20.7.3 Secondary Uses

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

Diagram 1



20.7.4 Permitted Density

1. For the purposes of this **zone**, the **lot area** used in the calculation of **floor area ratio** (FAR) is based on block areas “A”, “B” and “C” referenced in Diagram 1, Section 20.7.2.
2. For the area identified as “A” in Diagram 1, Section 20.7.2, the maximum **floor area ratio** shall be 2.3, together with an additional 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. For the area identified as “B” in Diagram 1, Section 20.7.2, the maximum **floor area ratio** shall be 1.1.
4. For the area identified as “C” in Diagram 1, Section 20.7.2, the maximum **floor area ratio** shall be 6.6, together with an additional 0.12 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

20.7.5 Permitted Lot Coverage

1. For the purposes of this **zone**, the **lot area** used in the calculation of the maximum **lot coverage** is based on block areas “A”, “B”, and “C” referenced in Diagram 1, Section 20.7.2.
2. For the area identified as “A” in Diagram 1, Section 20.7.2, the maximum **lot coverage** shall be 78% for **buildings**.
3. For the area identified as “B” in Diagram 1, Section 20.7.2, the maximum **lot coverage** shall be 62% for **buildings**.
4. For the area identified as “C” in Diagram 1, Section 20.7.2, the maximum **lot coverage** shall be 82% for **buildings**.

20.7.6 Yards & Setbacks

1. The minimum **road setback** is:
 - a) 11.0 m from No. 3 Road; and
 - b) 3.0 m from Saba Road.
2. There are no other minimum **yards**.

20.7.7 Permitted Heights

1. For the area identified as “A” in Diagram 1, Section 20.7.2, the maximum **height** shall be:
 - a) 15.0 m for on-site parking **structures**; and
 - b) 45.5 m for all other **buildings** and **accessory structures**.
2. For the area identified as “B” in Diagram 1, Section 20.7.2, the maximum **height** shall be:
 - a) 10.0 m for **buildings** and **accessory structures**.
3. For the area identified as “C” in Diagram 1, Section 20.7.2, the maximum **height** shall be:
 - a) 45.5 m for **buildings** and **accessory structures**.

20.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** shall be as shown in Diagram 1, Section 20.7.2.

20.7.9 Landscaping & Screening

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

20.7.10 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

20.7.11 Other Regulations

1. The following **uses** are permitted within the areas identified as “A”, “B” and “C” in Diagram 1, Section 20.7.2:
 - a) **animal grooming;**
 - b) **boarding and lodging;**
 - c) **broadcasting studio;**
 - d) **child care;**
 - e) **community care facility, minor;**
 - f) **education, commercial;**
 - g) **entertainment, spectator;**
 - h) **government service;**
 - i) **health service, minor;**
 - j) **home business;**
 - k) **home-based business;**
 - l) **liquor primary establishment;**
 - m) **neighbourhood public house;**
 - n) **office;**
 - o) **parking, non-accessory;**
 - p) **recreation, indoor;**
 - q) **restaurant;**
 - r) **retail, convenience;**
 - s) **retail, general;**
 - t) **service, business support;**
 - u) **service, financial;**

- v) **service, household repair;**
 - w) **service, personal;**
 - x) **studio;** and
 - y) **veterinary service.**
2. The following **uses** are permitted only within the areas identified as “A” and “C” in Diagram 1, Section 20.7.2:
- a) **boarding and lodging;**
 - b) **community care facility, minor;**
 - c) **home business;**
 - d) **home-based business;**
 - e) **housing, apartment;** and
 - f) **housing, town.**
3. Signage must comply with *City of Richmond’s Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

20.8 Commercial Mixed Use (ZMU8) London Landing (Steveston)

20.8.1 Purpose

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

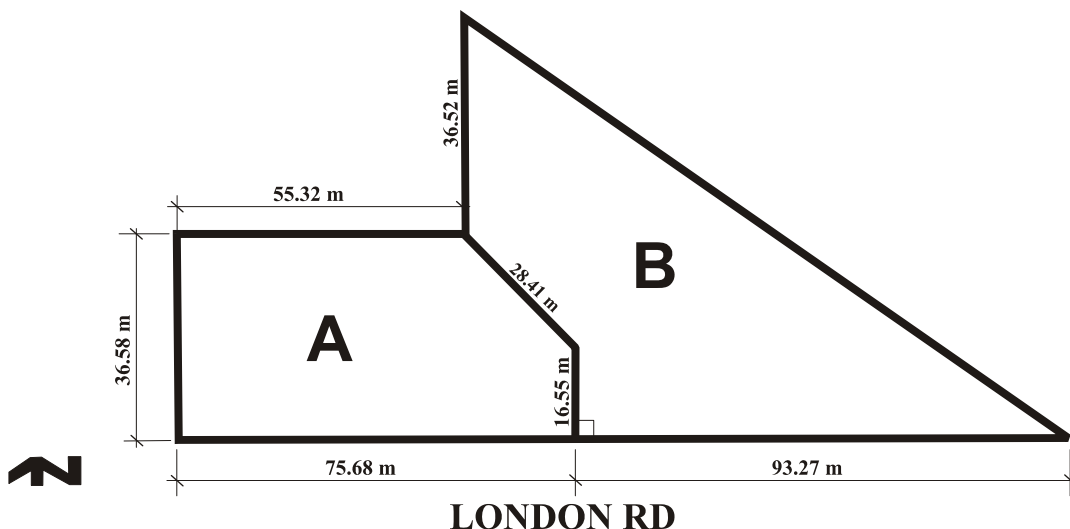
20.8.2 Permitted Uses

- child care
- education, commercial
- health service, minor
- housing, apartment
- housing, town
- 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

20.8.3 Secondary Uses

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

Diagram 1:



20.8.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.45.

20.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 52% for **buildings**.

20.8.6 Yards & Setbacks

1. There is no minimum **setback** from a public **road**.
2. The minimum **side yard** and **rear yard** is 3.0 m, except that there are no minimum west **side yard** and north **rear yard** requirements for **buildings**, **accessory structures** and underground parking **structures**.
3. **Balconies**, **bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **rear yard** for a distance of not more than 2.0 m.

20.8.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 23.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.

20.8.8 Subdivision Provisions/Minimum Lot Size

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

20.8.9 Landscaping & Screening

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

20.8.10 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 parking aisle width is 6.7 m.

20.8.11 Other Regulations

1. The following **principal uses** are permitted only within the area identified as "A" in Diagram 1, Section 20.8.2, provided they are restricted to the ground floor:
 - a) **child care**;
 - b) **education, commercial**;
 - c) **health service, minor**;
 - d) **industrial, general**;
 - e) **manufacturing, custom indoor**;
 - f) **office**;
 - g) **parking, non-accessory**;
 - h) **recreation, indoor**;
 - i) **restaurant**;

- j) **retail, convenience;**
 - k) **retail, general;**
 - l) **service, business support;**
 - m) **service, financial;**
 - n) **service, household repair;**
 - o) **service, personal;**
 - p) **studio; and**
 - q) **veterinary service.**
2. **Apartment housing** is permitted only within the area identified as “A” in Diagram 1, Section 20.8.2, provided that it is restricted to the second floor of the **building** and above.
 3. The following **principal uses** are permitted only within the area identified as “B” in Diagram 1, Section 20.8.2:
 - a) **housing, apartment; and**
 - b) **housing, town.**
 4. The following **secondary uses** are permitted only within the area identified as “A” in Diagram 1, Section 20.8.2, provided they are restricted to the second floor and above:
 - a) **boarding and lodging;**
 - b) **community care facility, minor; and**
 - c) **home business.**
 5. The following **secondary uses** are permitted only within the area identified as “B” in Diagram 1, Section 20.8.2:
 - a) **boarding and lodging;**
 - b) **community care facility, minor; and**
 - c) **home business.**
 6. Signage shall be in compliance with the *City of Richmond’s Sign Control Bylaw No. 5560*, as it applies to commercial area on the ground floor in the Steveston area.
 7. 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.

20.9 Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)

20.9.1 Purpose

The **zone** provides for medium **density**, transit-supportive, mixed **use development** in an area affected by aircraft noise.

20.9.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- housing, apartment
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- transportation depot
- vehicle sale/rental
- veterinary service

20.9.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- residential security/operator unit

20.9.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.69, together with an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.
3. The total **floor area ratio** used for **apartment housing** shall not exceed 0.4 of the maximum 1.69 **floor area ratio**.

20.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.9.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. Unenclosed **balconies** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.0 m.
3. There are no other **yards** and **setbacks**.

20.9.7 Permitted Heights

1. The maximum **height** for **buildings** containing a **hotel** and **apartment housing** is 34.29 m.
2. The maximum **height** for **buildings** for other **permitted uses** is 26.5 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 2.41 ha.

20.9.9 Landscaping & Screening

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

20.9.10 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) the basic on-site parking requirement for **apartment housing** is 1.0 space per **dwelling unit** having a maximum of one **bedroom** and 1.5 space per **dwelling unit** having two or more **bedrooms**;
 - b) the basic on-site parking requirement for **hotel** is 1.0 space per 2 guest **sleeping unit**, together with 3.75 spaces for each 100.0 m² of **gross leasable floor area** of **building** used for **restaurant**, coffee shop, lounges, meeting/convention, cabaret, banquet facilities, lobby and **commercial (office/retail) use**;
 - c) the basic on-site parking requirement for all other **permitted uses** is 3.75 spaces for each 100.0 m² of **gross leasable floor area** of **building**;
 - d) there is no on-site parking requirement for **community amenity space**;
 - e) a maximum of 50.7% of the on-site **parking spaces** provided may be small spaces measuring 5.0 m long and 2.4 m wide;

- f) a maximum of 8% of the on-site **parking spaces** provided maybe tandem parking spaces;
- g) the minimum parking aisle width is 6.85 m;
- h) the maximum number of on-site **loading spaces** is 11; and
- i) where a minimum of 11 on-site **loading spaces** are provided, up to 3 may have a minimum area of 19.0 m².

20.9.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **building**).
2. The total maximum combined indoor and outdoor **gross leasable floor area** for **vehicle sale/rental** is 200.0 m².
3. **Community amenity space** is limited to space operated by the City of Richmond and provided in a **building** for the **use** of the general public in pursuing **business, education, cultural, social and recreational activities**.
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.

20.10 Steveston Commercial and Pub (ZMU10)

20.10.1 Purpose

The intent of this medium **density** zoning district is to support the conservation of the heritage character of the Steveston Village, while providing for the shopping, **personal service**, **business**, entertainment, mixed commercial/residential and industrial needs of the Steveston area. The **zone** also permits one **neighbourhood public house**.

20.10.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- parking, non-accessory
- office
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.10.3 Secondary Uses

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

20.10.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

4. The **neighbourhood public house** shall be permitted to have a maximum **floor area** of 120.77 m².

20.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.10.6 Yards & Setbacks

1. There is no minimum **front yard**, **side yard** or **rear yard**.
2. **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 a ground floor **building** face (to underside of floor or roof **structure** above), accompanied with support posts at the **front lot line**, and at historic **lot line** locations (see “Steveston Village Historic Lot Line Map” in Steveston Area Plan);
 - b) the entrance to a ground level public **right-of-way** shall have a maximum width of 2.4 m, but shall be not 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 of 25% of the **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 the **building** facade as measured from the ground level to parapet cap by the facade width.

20.10.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but not more than two **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

20.10.8 Subdivision Provisions/Minimum Lot Size

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

20.10.9 Landscaping & Screening

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

20.10.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0.

20.10.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
2. For **apartment housing**, 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 in width.
3. **Neighbourhood public house** shall be limited to the second **storey** only.
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.

20.11 Steveston Commercial (ZMU11)

20.11.1 Purpose

The **zone** provides for the shopping, service, **business**, entertainment, industrial and residential needs of the Steveston area.

20.11.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- parking, non-accessory
- office
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.11.3 Secondary Uses

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

20.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.6.
2. For **uses** other than **apartment housing** in a mixed **use** (commercial and residential) **building**:
 - a) the total maximum **floor area ratio** shall be 0.35; and
 - b) this **floor area** must be located within 30.0 m of a **lot line abutting** No. 1 Road.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.11.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

20.11.6 Yards & Setbacks

1. The minimum **setback** for **buildings** is 4.3 m from public **roads** and **rights-of-ways** secured under public rights of passage.
2. The minimum **setback** for parking and parking **structures** is 4.3 m from public **roads** and **rights-of-ways** secured under public rights of passage, except that where a **lot line abuts** No. 1 Road the required **setback** shall be 10.0 m.
3. **Porches** that form part of the **principal building**, are less than 5.0 m in **height**, and are open on those sides that face or are visible from a public **road** or trail, may be located within the required **setback**, but no closer than 3.0 m to a **lot line** or **rights-of-way** secured under public rights of passage.
4. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **setback** for a distance of not more than 0.5 m.
5. There is no **setback** required where a **lot line abuts** No. 1 Road or a public **road** within 20.0 m of No. 1 Road, except that at the intersection of two public **roads** a corner cut shall be provided measuring 7.5 m by 7.5 m.
6. There is no **setback** required where parking is contained within a **building** that does not project above the **grade** of the **adjacent** public **road** or **rights-of-way** secured under public rights of passage.

20.11.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but not more than four **storeys**, except that within 20.0 m of a **lot line abutting** No. 1 Road a **building** shall be a maximum of 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purpose of this zoning district, **building height** means the vertical distance between the highest point on the **building** and the crown of the public **road abutting** the **lot line** of the **lot** in question.

20.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

20.11.9 Landscaping & Screening

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

20.11.10 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** required for **commercial (office, retail) uses** is:
 - a) 3 spaces per 100.0 m² of **gross leasable floor area** on the first two floors; and
 - b) 1.5 spaces per 100.0 m² of **gross leasable floor area** for all floors above the first two floors.

20.11.11 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.

20.12 Steveston Maritime Mixed Use (ZMU12)

20.12.1 Purpose

The **zone** provides for a mix of **maritime** and residential **uses**.

20.12.2 Permitted Uses

- **education**
- **housing, apartment**
- **manufacturing, custom indoor**
- **maritime**
- **office**
- **parking, non-accessory**
- **personal service**

20.12.3 Secondary Uses

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

20.12.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80, provided that:
 - a) the **gross floor area** used for **apartment housing** purposes throughout the zoning district, regardless of **subdivision**, shall not exceed 40 **dwelling units** or 5,593.0 m²; and
 - b) parts of the **building** used for **apartment housing** purposes shall not exceed 62.5% of the **building floor area** (exclusive of portions of the **building** used for on-site parking purposes).
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

20.12.6 Yards & Setbacks

1. The minimum **setback** for **buildings** and **accessory structures** is 1.0 m from public **roads, rights-of-ways** secured under public rights of passage, dyke and City of Richmond parkland.
2. The minimum **setback** for parking is 6.0 m from public **roads, rights-of-ways** secured under public rights of passage, dyke and City of Richmond parkland.
3. Parts of the **building** used for **apartment housing** purposes shall be **setback** a minimum of 5.0 m from a **lot line abutting** the dyke.

20.12.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 12.0 m.

3. For the purposes of this zoning district, **building height** means the vertical distance between the highest point on the **building** and the crown of the public **road abutting** the **lot line** of the **lot** in question.

20.12.8 Subdivision Provisions/Minimum Lot Size

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

20.12.9 Landscaping & Screening

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

20.12.10 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) the minimum number of **parking spaces** required for **office** is 3 spaces per 100.0 m² of **gross leasable floor area** on the first two floors, and 1.5 spaces per 100.0 m² of **gross leasable floor area** for all floors above the first two floors; and,
 - b) the minimum number of **parking spaces** required for **apartment housing** is 1.5 spaces per **dwelling unit** for the use of residents and 0.2 spaces per **dwelling unit** for the use of visitors.

20.12.11 Other Regulations

1. An **apartment housing building** is a **permitted use** in this **zone** only if there is no **habitable space** on the **building's** ground floor.
2. The following **secondary uses** shall be located only in **apartment housing**:
 - a) **boarding and lodging**;
 - b) **community care facility, minor**; and
 - c) **home business**.
3. **Personal service** in this **zone** is limited to dry cleaning and laundry services only.
4. The following **uses** are permitted in this **zone** only if they are limited to **maritime** or commercial fishing related **uses**:
 - a) **education**;
 - b) **manufacturing, custom indoor**;
 - c) **office**; and
 - d) **parking, non-accessory**.
5. 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.

20.13 Commercial Mixed Use (ZMU13) – London Landing (Steveston)

20.13.1 Purpose

The **zone** provides for commercial, residential and industrial **uses** in the Steveston area. The **zone** also provides for ground level **studio-office** components associated with residential **uses**.

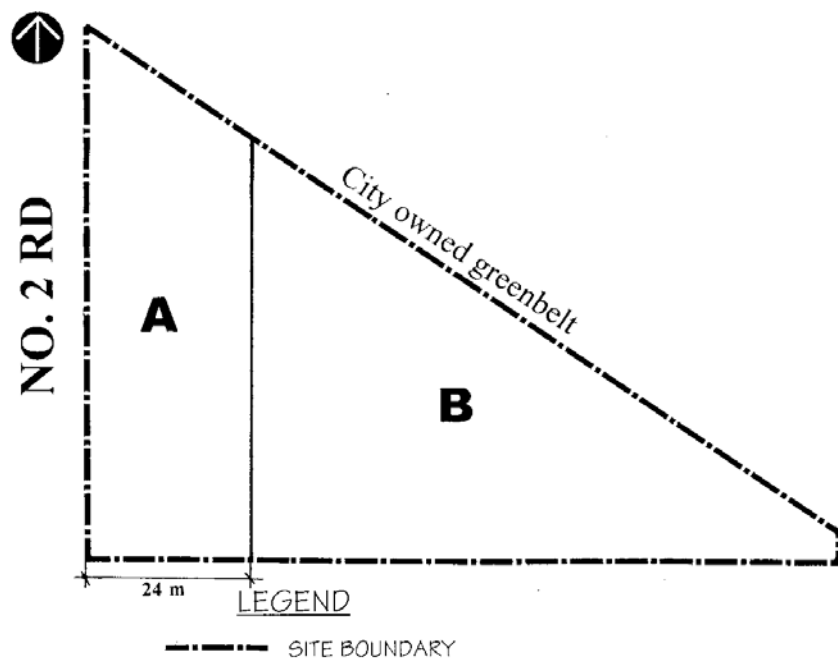
20.13.2 Permitted Uses

- child care
- education, commercial
- health service, minor
- housing, apartment
- 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
- transportation depot
- veterinary service

20.13.3 Secondary Uses

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

Diagram 1



20.13.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.0.
2. There is no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

20.13.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

20.13.6 Yards & Setbacks

1. The minimum **setback** for **buildings** is:
 - a) 3.0 m from the south **lot line**;
 - b) 6.7 m from the northerly **lot line**;
 - c) 1.5 m from the west **lot line**.
2. **Building** projections, in the form of canopies, uncovered **balconies** and planters, with a minimum clear distance of 3.0 m above **grade** may project into the northerly **lot line setback** up to 1.5 m.
3. **Building** projections, in the form of canopies, may project into the south and west **lot line setbacks** up to 1.5 m.

20.13.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 12.0 m.

20.13.8 Subdivision Provisions/Minimum Lot Size

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

20.13.9 Landscaping & Screening

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

20.13.10 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) for **commercial uses** occurring within the area identified as “A” in Diagram 1 in Section 20.13.2, the minimum number of **parking spaces** required shall be 4 per 100.0 m² of **gross leasable floor area**;
 - b) for **apartment housing** occurring within either area identified as “A” or “B” in Diagram 1 in Section 20.13.2, the minimum number of **parking spaces** required shall be 1.5 per **dwelling unit**; and

- c) for **office** or **studio uses** occurring within the area identified as “B” in Diagram 1 in Section 20.13.2, the minimum number of **parking spaces** required shall be 2 per 100.0 m² of **office** or **studio** area.

20.13.11 Other Regulations

1. The following **principal uses** are permitted within the area identified as “A” in Diagram 1 in Section 20.13.2, provided they are restricted to the ground floor of the **building**:
 - a) **child care**;
 - b) **education, commercial**;
 - c) **health service, minor**;
 - d) **industrial, general**;
 - e) **manufacturing, custom indoor**;
 - f) **office**;
 - g) **parking, non-accessory**;
 - h) **recreation, indoor**;
 - i) **restaurant**;
 - j) **retail, convenience**;
 - k) **retail, general**;
 - l) **service, business support**;
 - m) **service, financial**;
 - n) **service, household repair**;
 - o) **service, personal**;
 - p) **studio**;
 - q) **transportation depot**; and
 - r) **veterinary service**.
2. An **office** or a **studio** is a permitted **principal use** within the area identified as “B” in Diagram 1 in Section 20.13.2, only if:
 - a) the **office** or **studio** is restricted to the ground floor of the **building** in which it is located; and
 - b) the **office** or **studio** is used only by members of the family residing in the **dwelling unit** in which it is located.
3. **Apartment housing** is a permitted **principal use** within the area identified as “A” and “B” in Diagram 1 in Section 20.13.2, provided that it is restricted to the second and third floors of the **building** in which it is located.

4. The following **secondary uses** are permitted within the area identified as “A” and “B” in Diagram 1 in Section 20.13.2, provided they are restricted to the second and third floors of the **building** in which they are located:
 - a) **boarding and lodging;**
 - b) **community care facility, minor;** and
 - c) **home business.**
5. 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.

20.14 Commercial/Mixed Use (ZMU14) – London Landing (Steveston)

20.14.1 Purpose

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

20.14.2 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
- veterinary service

20.14.3 Secondary Uses

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

20.14.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.38, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.07 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each one having an individual **gross floor area** of no more than 47.0 m².

20.14.5 Permitted Lot Coverage

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

20.14.6 Yards & Setbacks

1. The minimum **setback** from London Road is 3.0 m, except that decks supported by columns forming part of the **principal building** may project up to the **lot line**.
2. The minimum **setback** from No. 2 Road is 4.5 m, except that:
 - a) decks supported by columns forming part of the **principal building** may project into the **setback** for a distance of not more than 3.0 m; and,
 - b) removable metal stairs, attached to the foundation wall may project into the **setback** up to the **lot line**.

3. 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**.
4. There is no minimum **side yard** or **rear yard**.

20.14.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 21.0 m

20.14.8 Subdivision Provisions/Minimum Lot Size

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

20.14.9 Landscaping & Screening

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

20.14.10 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 manoeuvring aisle width shall be 6.86 m.

20.14.11 Other Regulations

1. The following **principal uses** are permitted in this **zone** provided they are restricted to the ground floor of the **building** in which the **use** is located:
 - 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**;
 - o) **studio**; and
 - p) **veterinary service**.

2. **Apartment housing** is a permitted **principal use** in this **zone** provided it is restricted to the second floor and above of the **building** in which the **use** is located.
3. The following **secondary uses** are permitted in this **zone** provided they are restricted to the second floor and above of the **building** in which the **uses** are located:
 - a) **boarding and lodging;**
 - b) **community care facility, minor;**
 - c) **home business.**
4. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
5. 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.

21. Site Specific Residential (Other) Zones

21.1 Mid Rise Congregate Housing (ZR1) – Lansdowne Village (City Centre)

21.1.1 Purpose

The **zone** provides for **congregate housing**.

21.1.2 Permitted Uses

- **congregate housing**

21.1.3 Secondary Uses

- **community care facility, minor**

21.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.5, together with an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

21.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 53% for **buildings**.

21.1.6 Yards & Setbacks

1. The minimum **setback** from the north **lot line** is 7.5 m.
2. The minimum **setback** from the east **lot line** is 1.8 m.
3. The minimum **setback** from the south **lot line** is 3.0 m.
4. The minimum **setback** from the west **lot line** is 4.2 m.

21.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 14.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

21.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

21.1.9 Landscaping & Screening

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

21.1.10 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** is 12, four of which shall be designed as spaces for the disabled.

21.1.11 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.

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

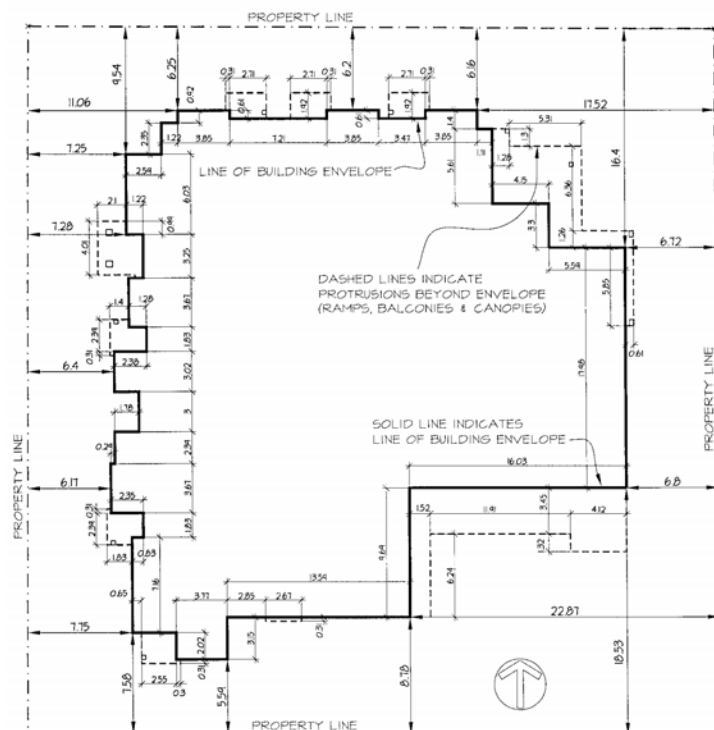
1. The maximum **density** is 11 specialized **dwelling units** for disabled people and 9 family housing **dwelling units**.
2. The maximum **floor area ratio** (FAR) is 0.70, together with an additional 0.1 **floor area ratio** provided that it entirely used to accommodate **amenity space**.

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.

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 m².

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 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.

21.4 Congregate Housing (ZR4) - Steveston

21.4.1 Purpose

The **zone** provides for **congregate housing**.

21.4.2 Permitted Uses

- **congregate housing**

21.4.3 Secondary Uses

- **n/a**

21.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65.

21.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

21.4.6 Yards & Setbacks

1. The minimum **front yard** or public **road setback** is 10.0 m.
2. The minimum east **side yard** is 6.0 m.
3. The minimum west **side yard** is 10.0 m.
4. The minimum **rear yard** is 35.0 m.

21.4.7 Permitted Heights

1. The maximum **height** for **buildings**, **accessory buildings** and **accessory structures** is 10.0 m, except that one stair tower may project a maximum of 2.0 m above this permitted maximum **height**.

21.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

21.4.9 Landscaping & Screening

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

21.4.10 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) For residents: 0.2 **parking spaces** for each **dwelling unit**;

- b) For visitors and staff: 0.2 **parking spaces** for each **dwelling unit** for combined visitors' and staff parking; and
- c) The minimum manoeuvring aisle width shall be 6.7 m.

21.4.11 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.

22. Site Specific Commercial Zones

22.1 Hotel Commercial (ZC1) – Aberdeen Village (City Centre)

22.1.1 Purpose

The **zone** provides for **hotel** and other compatible **uses**.

22.1.2 Permitted Uses

- **child care**
- **hotel**
- **parking, non-accessory**

22.1.3 Secondary Uses

- **education, commercial**
- **entertainment, spectator**
- **liquor primary establishment**
- **office**
- **private club**
- **recreation, indoor**
- **religious assembly**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, personal**

22.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.0, except for **non-accessory parking** which has no maximum **floor area ratio**.
2. **Uses** other than **hotel** shall not in aggregate exceed 50% of the **gross floor area** and shall not exceed a **floor area ratio** of 0.90.

22.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

22.1.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **setback** from a **side lot line** and **rear lot line abutting** a residential **zone** is:
 - a) 3.0 m for a one **storey building**;
 - b) 7.5 m for a two **storey building**; and
 - c) 25.0 m for a three **storey** or more **building**.

22.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 45.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.1.8 Subdivision Provisions/Minimum Lot Size

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

22.1.9 Landscaping & Screening

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

22.1.10 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 basic on-site parking requirement is 1.0 space per 65.0 m² of **gross floor area** of **building** save and except those portions used for parking.

22.1.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. For the purpose of this **zone** only, “**lot**” means **abutting** parcels of land on a legally recorded **subdivision** plan or description filed in the Land Title Office within said **zone**.
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.

22.2 Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)

22.2.1 Purpose

The **zone** provides for **funeral service** and other compatible **uses**.

22.2.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- hotel
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, funeral
- studio
- transportation depot
- veterinary service

22.2.3 Secondary Uses

- n/a

22.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50, except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.5; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.2.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **setback** from the boundary line of a **zone** which permits residential **use** is:
 - a) 3.0 m for a one **storey building**;
 - b) 7.5 m for a two **storey building**; and
 - c) 25.0 m for a three **storey** or more **building**.

22.2.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.

3. The maximum **height** for **accessory structures** is 12.0 m.

22.2.8 Subdivision Provisions/Minimum Lot Size

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

22.2.9 Landscaping & Screening

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

22.2.10 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.

22.2.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.

22.3 Neighbourhood Commercial (ZC3) - Broadmoor

22.3.1 Purpose

The **zone** provides for the daily shopping and **business** needs of residents in the vicinity.

22.3.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

22.3.3 Secondary Uses

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

22.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

22.3.5 Permitted Lot Coverage

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

22.3.6 Yards & Setbacks

1. The minimum **setback** from Francis Road is 6.0 m.
2. The minimum **setback** from Gilbert Road is 2.5 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.

22.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.3.8 Subdivision Provisions/Minimum Lot Size

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

22.3.9 Landscaping & Screening

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

22.3.10 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 basic on-site parking requirement is 3.5 spaces per 100.0 m² of **gross leasable floor area** for the **commercial (office and retail) uses**.

22.3.11 Other Regulations

1. The **restaurant** shall be limited to take-out food only.
2. The maximum total **gross leasable floor area** of **convenience retail** and **general retail** is 1,200.0 m².
3. The maximum **gross leasable floor area** of **convenience retail** and **general retail** in any one tenancy is 200.0 m², except one may be up to 600.0 m².
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.

22.4 Retail Commercial (ZC4) – Brighthouse Village (City Centre)

22.4.1 Purpose

The **zone** provides for retail, **commercial** and other compatible **uses**.

22.4.2 Permitted Uses

- child care
- education, commercial
- health service, minor
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio

22.4.3 Secondary Uses

- n/a

22.4.4 Permitted Density

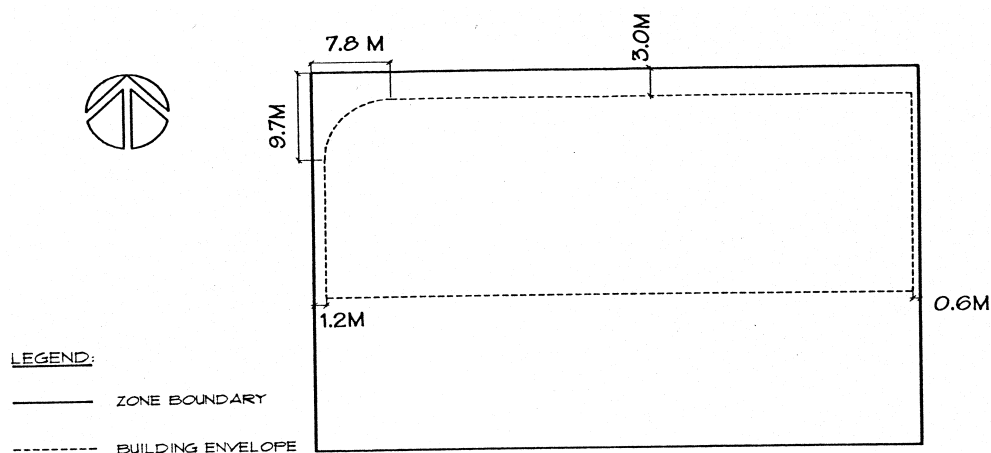
1. The maximum **floor area ratio** (FAR) is 0.65.

22.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

22.4.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 22.4.6.2.
2. Diagram 1



22.4.7 Permitted Heights

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

22.4.8 Subdivision Provisions/Minimum Lot Size

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

22.4.9 Landscaping & Screening

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

22.4.10 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) the basic on-site parking requirement is 1.0 space per 37.0 m² of **gross leasable floor area**;
 - b) the minimum length for each **parking space** is 5.47 m;
 - c) the minimum aisle width is 6.09 m; and
 - d) **parking spaces** shall be located no closer than:
 - i) 6.0 m from the north **lot line**;
 - ii) 1.25 m from the east **lot line**;
 - iii) 0.5 m from the south **lot line**; and
 - iv) 3.0 m from the west **lot line**.

22.4.11 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.

22.5 Personal Services Commercial (ZC5) – Brighthouse Village (City Centre)

22.5.1 Purpose

The **zone** provides for **personal services** limited to a beauty salon, training school and retail sale of beauty salon products.

22.5.2 Permitted Uses

- **personal services**

22.5.3 Secondary Uses

- **n/a**

22.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.20.

22.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 20% for **buildings**.

22.5.6 Yards & Setbacks

1. The minimum **front yard** is 12.0 m.
2. The minimum **side yard** is 2.0 m.
3. The minimum **rear yard** is 15.0 m.

22.5.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 7.0 m.

22.5.8 Subdivision Provisions/Minimum Lot Size

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

22.5.9 Landscaping & Screening

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

22.5.10 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.

22.5.11 Other Regulations

1. **Personal service** shall be limited to a beauty salon, training school and the retail sale of beauty salon products only.
2. 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.

22.6 Industrial Community Commercial (ZC6) – Ironwood Area

22.6.1 Purpose

The **zone** provides for clean **industrial uses** together with independent **offices** and a limited amount of low-**density commercial** and other compatible **uses**.

22.6.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- greenhouse & plant nursery
- health service, minor
- industrial, general
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- restaurant, drive-through
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

22.6.3 Secondary Uses

- residential security/operator unit

22.6.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is:
 - a) 0.60 on Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11388 Steveston Highway); and
 - b) 0.64 on Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 Coppersmith Way).
2. The maximum size of **gross leasable floor area** for **convenience retail, general retail, business support service, household repair service** and **personal service** is:
 - a) 6,333.0 m² on Lot A Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11388 Steveston Highway); and
 - b) 845.76 m² on Lot B Section 1 Block 3 North Range 6 West New Westminster District Plan LMP45518 (11331 Coppersmith Way).

22.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.6.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.6.7 Permitted Heights

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

22.6.8 Subdivision Provisions/Minimum Lot Size

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

22.6.9 Landscaping & Screening

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

22.6.10 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.

22.6.11 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.

22.7 Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)

22.7.1 Purpose

The **zone** provides for auto-oriented **commercial** and other compatible **uses**.

22.7.2 Permitted Uses

- **amusement centre**
- **animal grooming**
- **broadcasting studio**
- **child care**
- **education, commercial**
- **entertainment, spectator**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor**
- **hotel**
- **liquor primary establishment**
- **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**
- **transportation depot**
- **veterinary services**

22.7.3 Secondary Uses

- **n/a**

22.7.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.7; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.7.6 Yards & Setbacks

1. The minimum **setback** from the north **lot line** is 3.0 m.
2. The minimum **setback** from the east **lot line** is 6.0 m.

22.7.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m
2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.7.8 Subdivision Provisions/Minimum Lot Size

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

22.7.9 Landscaping & Screening

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

22.7.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement for **commercial (office and retail) uses** is 2.9 for each 100.0 m² of **gross leasable floor area**, or portion thereof.
2. On-site **parking spaces** shall be no closer than:
 - a) 0.76 m from the east **lot line**; and
 - b) 1.5 m from the west and south **lot lines**.

22.7.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.

22.8 Office Commercial (ZC8) – Lansdowne Village (City Centre)

22.8.1 Purpose

The **zone** provides for **office, commercial** and other compatible **uses**.

22.8.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- liquor primary establishment
- 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
- transportation depot
- veterinary service

22.8.3 Secondary Uses

- residential security/operator unit

22.8.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.66 except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.5; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 20% for **buildings**.

22.8.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.8.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.

2. The maximum **height** for all other **buildings** is 20.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.8.8 Subdivision Provisions/Minimum Lot Size

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

22.8.9 Landscaping & Screening

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

22.8.10 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 basic on-site parking requirement for **commercial** (office and retail) **uses** is 3.67 for each 100.0 m² of **gross leasable floor area**, or portion thereof.

22.8.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.

22.9 Office Commercial (ZC9) – Lansdowne Village (City Centre)

22.9.1 Purpose

The **zone** provides for **office, commercial** and other compatible **uses**.

22.9.2 Permitted Uses

- child care
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- hotel
- liquor primary establishment
- 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
- transportation depot
- veterinary service

22.9.3 Secondary Uses

- residential security/operator unit

22.9.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.59, except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.5; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 31% for **buildings**.

22.9.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.9.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.

2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.9.8 Subdivision Provisions/Minimum Lot Size

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

22.9.9 Landscaping & Screening

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

22.9.10 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 basic on-site parking requirement for **commercial** (**office** and retail) **uses** is 2.8 for each 100.0 m² of **gross leasable floor area**, or portion thereof.

22.9.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.

22.10 Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village

22.10.1 Purpose

The **zone** provides for auto-oriented **commercial** and other compatible uses.

22.10.2 Permitted Uses

- amusement centre
- animal grooming
- broadcasting studio
- car wash
- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- liquor primary establishment
- 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
- transportation depot
- veterinary service

22.10.3 Secondary Uses

- n/a

22.10.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.85, except for **non-accessory parking** where there is no maximum **floor area ratio**.

22.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 55% for **buildings**.

22.10.6 Yards & Setbacks

1. The minimum **setback** from No. 3 Road and Browndale Road is 6.0 m.
2. The minimum **setback** from the west **lot line** is 7.0 m.

22.10.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.10.8 Subdivision Provisions/Minimum Lot Size

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

22.10.9 Landscaping & Screening

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

22.10.10 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 basic on-site parking requirement for a mini-golf course is 15.

22.10.11 Other Regulations

1. Signage shall be in compliance with the *City of Richmond's Sign Control Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
2. 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.

22.11 Office Commercial (ZC11) – Brighthouse Village (City Centre)

22.11.1 Purpose

The **zone** provides for **office** and related **uses**.

22.11.2 Permitted Uses

- government service
- health service, minor
- office

22.11.3 Secondary Uses

- n/a

22.11.4 Permitted Density

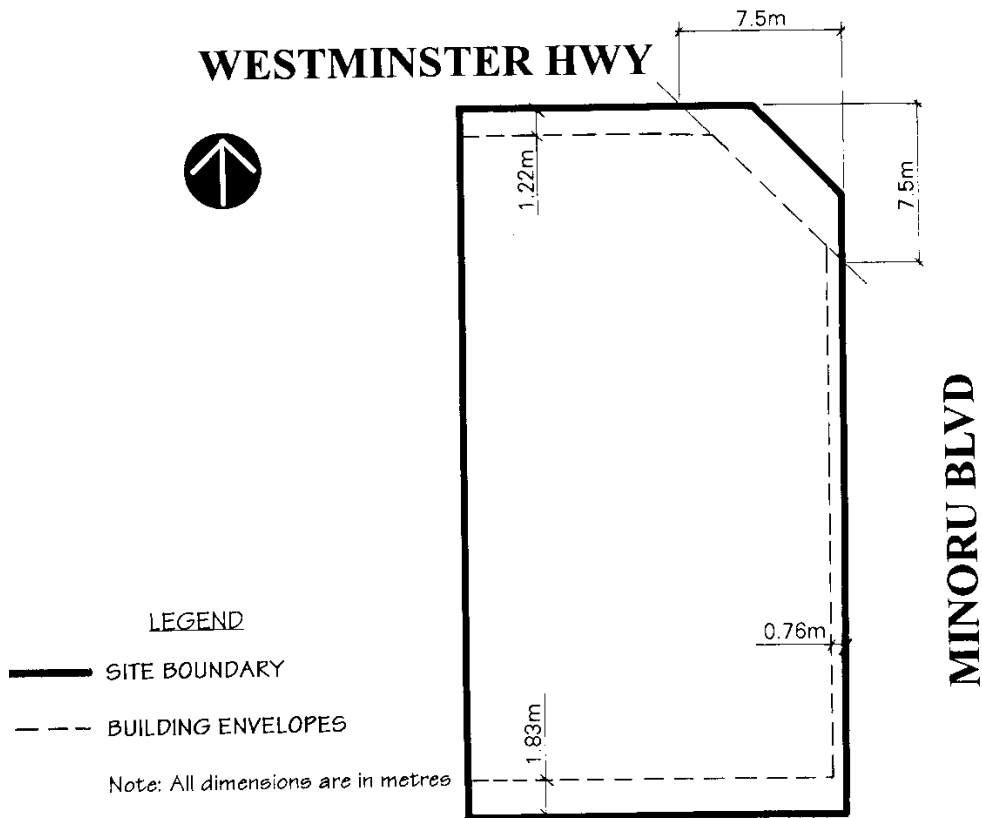
1. The maximum **floor area ratio** (FAR) is 1.59.

22.11.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

22.11.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 22.11.6.2.
2. Diagram 1



3. No projections are permitted to encroach into the required **setbacks**, except that:
 - a) canopies may project to the north **lot line**;
 - b) **building** projections which have a minimum clear distance of 3.0 m above finished site **grade** and stair shafts may project to the south **lot line**; and
 - c) **building** projections, in the form of canopies, uncovered **balconies** and planters, with a minimum clear distance of 3.0 m above **grade**, may project up to 0.45 m to the east **lot line** and partially or fully glazed stair shafts may project to the east **lot line**.

22.11.7 Permitted Heights

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

22.11.8 Subdivision Provisions/Minimum Lot Size

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

22.11.9 Landscaping & Screening

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

22.11.10 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) the basic on-site parking requirement is 1.5 for each 100.0 m² of **gross leasable floor area**;
 - b) a minimum of 50% of the on-site **parking spaces** provided shall be standard spaces with clear dimensions of at least 5.5 m long and 2.65 m wide;
 - c) no on-site **loading spaces** are required;
 - d) the minimum aisle width is 6.096 m; and
 - e) on-site **parking spaces** shall be located no closer than:
 - i) 11.0 m from the north **lot line**;
 - ii) 2.7 m from the south **lot line**; and
 - iii) 0.9 m from the east **lot line**.

22.11.11 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.

22.12 Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area

22.12.1 Purpose

The **zone** provides for **gas station** and other compatible **uses**.

22.12.2 Permitted Uses

- **gas station**

22.12.3 Secondary Uses

- **car wash**
- **retail, convenience**

22.12.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.12.5 Permitted Lot Coverage

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

22.12.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 1.5 m for **buildings**;
 - b) 9.5 m for pump islands and above-ground storage tanks; and
 - c) 3.0 m for canopies.

22.12.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.12.8 Subdivision Provisions/Minimum Lot Size

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

22.12.9 Landscaping & Screening

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

22.12.10 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.

22.12.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 150.5 m².
2. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the **City's** *Public Health Protection Bylaw*.
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.

22.13 Community Commercial (ZC13) – Terra Nova

22.13.1 Purpose

The **zone** provides for a shopping center with a wide range of retail **uses** and services for the community.

22.13.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

22.13.3 Secondary Uses

- n/a

22.13.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.38.

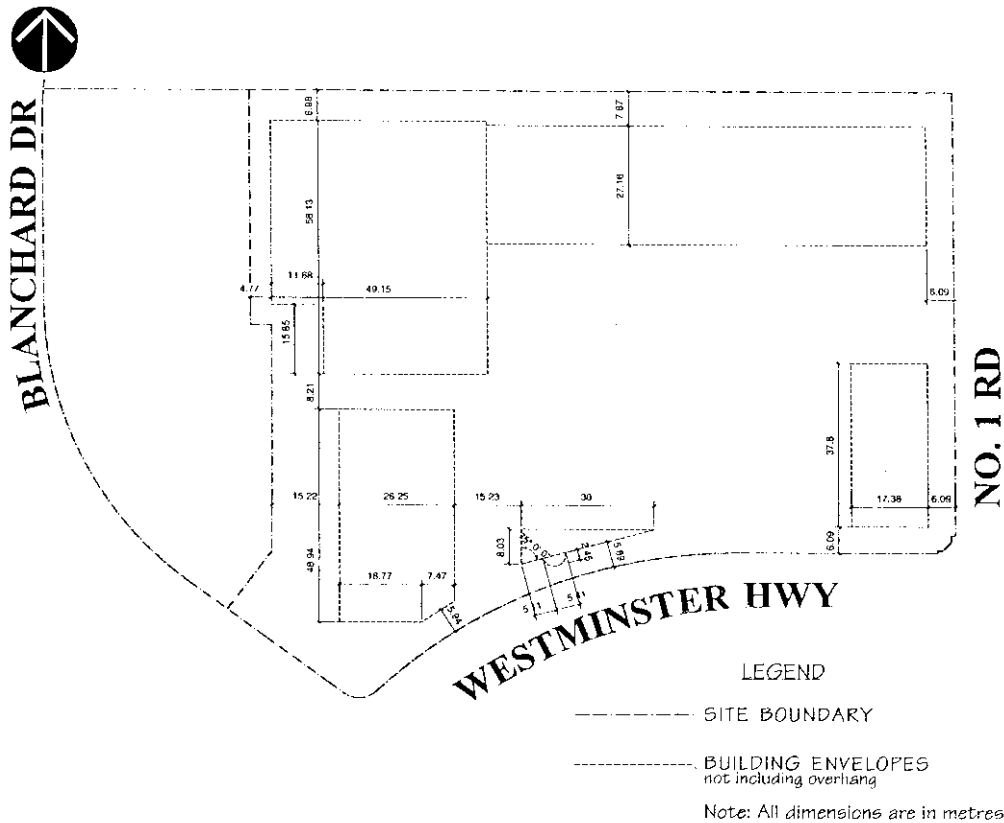
22.13.5 Permitted Lot Coverage

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

22.13.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 22.13.6.2.

2. Diagram 1

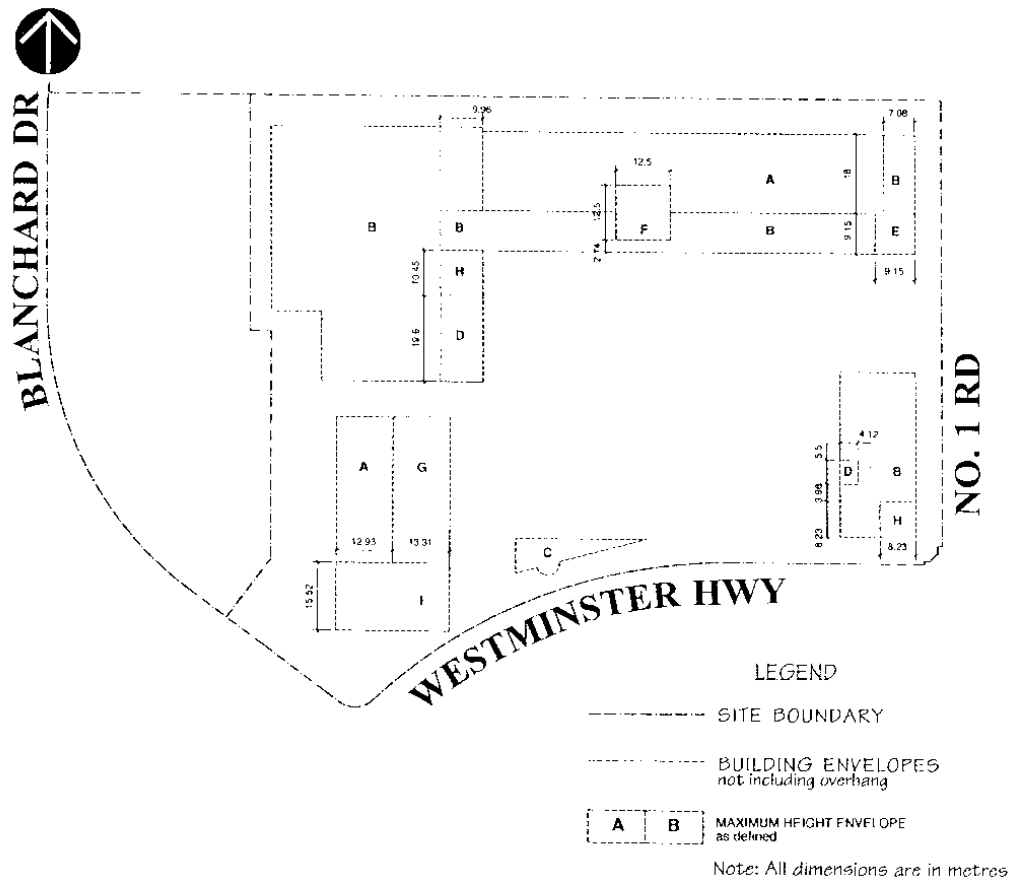


22.13.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof is:
 - a) 5.5 m but containing no more than one **storey** within the area identified as "A" in Diagram 2, Section 22.13.7.2;
 - b) 5.85 m but containing no more than one **storey** within the area identified as "B" in Diagram 2, Section 22.13.7.2;
 - c) 6.75 m but containing no more than one **storey** within the area identified as "C" in Diagram 2, Section 22.13.7.2;
 - d) 8.1 m but containing no more than one **storey** within the area identified as "D" in Diagram 2, Section 22.13.7.2;
 - e) 8.5 m but containing no more than one **storey** within the area identified as "E" in Diagram 2, Section 22.13.7.2;
 - f) 8.65 m but containing no more than one **storey** within the area identified as "F" in Diagram 2, Section 22.13.7.2;
 - g) 9.3 m but containing no more than two **storeys** within the area identified as "G" in Diagram 2, Section 22.13.7.2;
 - h) 10.1 m but containing no more than one **storey** within the area identified as "H" in Diagram 2, Section 22.13.7.2; and

- i) 12.1 m but containing no more than two **storeys** within the area identified as “I” in Diagram 2, Section 22.13.7.2.

2. Diagram 2



22.13.8 Subdivision Provisions/Minimum Lot Size

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

22.13.9 Landscaping & Screening

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

22.13.10 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.

22.13.11 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.

22.14 Community Commercial (ZC14) – Blundell Road

22.14.1 Purpose

The **zone** provides for a shopping center with a wide range of retail **uses** and services for the community.

22.14.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- office
- recreation, indoor
- recycling depot
- restaurant
- restaurant, drive-through
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

22.14.3 Secondary Uses

- residential security/operator unit

22.14.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.508.

22.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35.6% for **buildings**.

22.14.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.14.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.14.8 Subdivision Provisions/Minimum Lot Size

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

22.14.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 20.14.10, the portion of the **lot** which is within 0.914 m of Blundell Road shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

22.14.10 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) the maximum number of on-site **parking spaces** required is 153; and
 - b) on-site **parking spaces** shall be located no closer than 0.914 m to Blundell Road.

22.14.11 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.

22.15 Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area

22.15.1 Purpose

The **zone** provides for **gas station** and other compatible **uses**.

22.15.2 Permitted Uses

- **gas station**

22.15.3 Secondary Uses

- **retail, convenience**

22.15.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.15.5 Permitted Lot Coverage

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

22.15.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 10.0 m for pump islands; and
 - c) 3.0 m for above-ground storage tanks and canopies.

22.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.15.8 Subdivision Provisions/Minimum Lot Size

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

22.15.9 Landscaping & Screening

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

22.15.10 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.

22.15.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 160.72 m².
2. 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.

22.16 Hotel Commercial (ZC16) – Capstan Village (City Centre)

22.16.1 Purpose

The **zone** provides for **hotel** and other compatible **uses**.

22.16.2 Permitted Uses

- **hotel**
- **parking, non-accessory**

22.16.3 Secondary Uses

- **entertainment, spectator**
- **liquor primary establishment**
- **office**
- **neighbourhood public house**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, liquor 1**
- **service, personal**

22.16.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.2.

22.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

22.16.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 6.0 m from Sea Island Way and No. 3 Road; and
 - b) 3.0 m from Corvette Way.
2. Entry canopies, **porches**, **balconies** and **bay windows** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.0 m.
3. There is no minimum **side yard** and **rear yard**.

22.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 30.5 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.16.8 Subdivision Provisions/Minimum Lot Size

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

22.16.9 Landscaping & Screening

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

22.16.10 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 manoeuvring aisle width is 6.7 m.

22.16.11 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.

22.17 Casino Hotel Commercial (ZC17) – Bridgeport Village (City Centre)

22.17.1 Purpose

The **zone** provides for **casino, hotel** and other compatible **uses**.

22.17.2 Permitted Uses

- **casino**
- **child care**
- **education, commercial**
- **entertainment, spectator**
- **hotel**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **studio**
- **transportation depot**

22.17.3 Secondary Uses

- **n/a**

22.17.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50, except for:
 - a) **hotel** where the maximum **floor area ratio** is 1.50; and
 - b) **non-accessory parking** where there is no maximum **floor area ratio**.

22.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.17.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. There are no other **yards** or **setbacks**.

22.17.7 Permitted Heights

1. The maximum **height** for **hotels** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.17.8 Subdivision Provisions/Minimum Lot Size

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

22.17.9 Landscaping & Screening

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

22.17.10 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.

22.17.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.

22.18 Gas and Service Station Commercial (ZC18) – Brighthouse Village (City Centre)

22.18.1 Purpose

The **zone** provides for **gas station** and **service station** along with other compatible **uses**.

22.18.2 Permitted Uses

- **service station**
- **gas station**

22.18.3 Secondary Uses

- **car wash**
- **retail, convenience**

22.18.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.18.5 Permitted Lot Coverage

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

22.18.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 10.0 m for pump islands and above-ground storage tanks; and
 - c) 3.0 m for canopies.
3. A **car wash** shall be no closer than 20.0 m to a **zone** which permits residential **uses**.

22.18.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.18.8 Subdivision Provisions/Minimum Lot Size

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

22.18.9 Landscaping & Screening

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

22.18.10 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.

22.18.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 83.7 m².
2. **Car wash** shall be a **secondary use** to **service station** only.
3. A full or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the **City's Public Health Protection Bylaw**.
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.

22.19 Neighbourhood Commercial (ZC 19) – Shellmont Area

22.19.1 Purpose

The **zone** provides for the daily shopping and **business** needs of residents in the vicinity.

22.19.2 Permitted Uses

- **amenity space**
- **amenity space, community**
- **child care**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**

22.19.3 Secondary Uses

- **home business**
- **housing, apartment**

22.19.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.48.

22.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings** and covered **walkways**.

22.19.6 Yards & Setbacks

1. The minimum **setback** from Williams Road is 4.0 m.
2. The minimum **setback** from Shell Road is 2.6 m.
3. Covered **walkways** may project a maximum of 2.4 m into the required **setbacks**.

22.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.19.8 Subdivision Provisions/Minimum Lot Size

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

22.19.9 Landscaping & Screening

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

22.19.10 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.

22.19.11 Other Regulations

1. **Amenity space** and **community amenity space** must have a minimum area of 303.0 m².
2. **Apartment housing** shall be limited to one single **dwelling unit**.
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.

22.20 Gas Station Commercial (ZC 20) – McLennan Area (East Richmond)

22.20.1 Purpose

The **zone** provides for a **gas station** and other compatible **uses**.

22.20.2 Permitted Uses

- **gas station**

22.20.3 Secondary Uses

- **retail, convenience**

22.20.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.20.5 Permitted Lot Coverage

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

22.20.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 10.0 m for pump islands; and
 - c) 3.0 m for above-ground storage tanks and canopies.

22.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.20.8 Subdivision Provisions/Minimum Lot Size

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

22.20.9 Landscaping & Screening

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

22.20.10 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.

22.20.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 186.0 m².
2. 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.

22.21 Steveston Maritime (ZC 21)

22.21.1 Purpose

The **zone** supports the **maritime** economy with an emphasis on the commercial fishing industry.

22.21.2 Permitted Uses

- **education**
- **industrial, general**
- **manufacturing, custom indoor**
- **marina**
- **maritime mixed use**
- **office**
- **parking, non-accessory**

22.21.3 Secondary Uses

- **n/a**

22.21.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.80.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

22.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

22.21.6 Yards & Setbacks

1. The minimum **setback** from **lot lines** and **rights-of-ways** is 1.0 m.
2. There is no **setback** for a **structure** that does not project above the **grade** of the **adjacent** public **road**, **rights-of-way** secured under public rights of passage, dyke or City of Richmond parkland.

22.21.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not more than three **storeys**.
2. The maximum **height** for **accessory structures** is 12.0 m.
3. For the purposes of this zoning district, **building height** means the vertical distance between the highest point on the **building** and the crown of the public **road abutting** the **lot line** of the **lot** in question.

22.21.8 Subdivision Provisions/Minimum Lot Size

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

22.21.9 Landscaping & Screening

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

22.21.10 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** required for **office** and retail **uses** is 3 spaces per 100.0 m² of **gross leasable floor area** on the first two floors, and 1.5 spaces per 100.0 m² of **gross leasable floor area** for all floors above the first two floors.

22.21.11 Other Regulations

1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:
 - a) **industrial, general**;
 - b) **manufacturing, custom indoor**;
 - c) **office**; and
 - d) **parking, non-accessory**.
2. 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.

22.22 Auto-Oriented Commercial (ZC 22) – Aberdeen Village (City Centre)

22.22.1 Purpose

The **zone** provides for auto-oriented **commercial** and other compatible **uses**, together with retail sale of flammable automotive fuel.

22.22.2 Permitted Uses

- amusement centre
- animal grooming
- broadcasting studio
- car wash
- child care
- education, commercial
- entertainment, spectator
- gas station
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- liquor primary establishment
- 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
- transportation depot
- veterinary service

22.22.3 Secondary Uses

- n/a

22.22.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **hotel** is 1.5.
2. The maximum **floor area ratio** (FAR) for all other **buildings** is 0.50.
3. There are no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

22.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.22.6 Yards & Setbacks

1. For **gas station** pump islands, above-ground storage tanks, canopies, kiosks and related **buildings** and **structures**, the minimum **setback** is:
 - a) 10.0 m from No. 3 Road; and
 - b) 90.0 m from Leslie Road.
2. For all other **uses**, the minimum **setback** is:
 - a) 6.0 m from No. 3 Road; and
 - b) 3.0 m from Leslie Road.
3. The minimum **setback** from the south and west **lot lines** is 10.0 m.

22.22.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.22.8 Subdivision Provisions/Minimum Lot Size

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

22.22.9 Landscaping & Screening

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

22.22.10 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.

22.22.11 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.

22.23 Neighbourhood Commercial (ZC 23) – East Cambie Area

22.23.1 Purpose

The **zone** provides for the daily shopping and **business** needs of residents in the vicinity.

22.23.2 Permitted Uses

- child care
- education, commercial
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio

22.23.3 Secondary Uses

- n/a

22.23.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

22.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.23.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 0.914 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.
4. There shall be no obstructions to the line of vision between the **height** of 0.9 m and 3.0 m measured from the top of any curb fronting a **lot** or if there is no such curb, the measurement shall be from the crown of the **road**, in the area bounded by the **lot lines** adjoining the streets and a line drawn to connect the **lot lines** 7.5 m distant from their point of intersection.

22.23.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.23.8 Subdivision Provisions/Minimum Lot Size

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

22.23.9 Landscaping & Screening

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

22.23.10 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 aisle width shall be 6.71 m.

22.23.11 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.

22.24 Gas Station Commercial (ZC 24) – Bridgeport Village (City Centre)

22.24.1 Purpose

The **zone** provides for a **gas station** and other compatible **uses**.

22.24.2 Permitted Uses

- **gas station**

22.24.3 Secondary Uses

- **car wash**
- **retail, convenience**

22.24.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.24.5 Permitted Lot Coverage

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

22.24.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 1.5 m for **buildings**;
 - b) 9.5 m for pump islands and above-ground storage tanks; and
 - c) 3.0 m for canopies.

22.24.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.24.8 Subdivision Provisions/Minimum Lot Size

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

22.24.9 Landscaping & Screening

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

22.24.10 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.

22.24.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 223.0 m².
2. A fully or semi-automatic **car wash** must be wholly located in a **building** and must comply with the **City's Public Health Protection Bylaw**.
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.

22.25 Gas Station Commercial (ZC 25) – Bridgeport Area

22.25.1 Purpose

The **zone** provides for a **gas station** and other compatible **uses**.

22.25.2 Permitted Uses

- **gas station**

22.25.3 Secondary Uses

- **retail, convenience**
- **restaurant**
- **restaurant, drive-through**

22.25.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.25.5 Permitted Lot Coverage

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

22.25.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 5.9 m for **buildings**;
 - b) 4.5 m for pump islands; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 9.5 m for pump islands; and
 - c) 3.0 m for canopies.

22.25.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.25.8 Subdivision Provisions/Minimum Lot Size

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

22.25.9 Landscaping & Screening

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

22.25.10 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.

22.25.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 85.0 m².
2. **Restaurant** and **drive-through restaurant** shall be limited to a total **floor area** of 105.0 m².
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.

22.26 Auto-Oriented Commercial and Pub (ZC 26) – Ironwood Area

22.26.1 Purpose

The **zone** provides for auto-oriented **commercial** and other compatible **uses**, including a **neighbourhood public house**.

22.26.2 Permitted Uses

- amusement centre
- animal grooming
- broadcasting studio
- car wash
- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- restaurant, drive-through
- retail, convenience
- retail, general
- retail, liquor 1
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- transportation depot
- vehicle repair
- veterinary service

22.26.3 Secondary Uses

- residential security/operator unit

22.26.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **hotel** is 1.5.
2. The maximum **floor area ratio** (FAR) for all other **uses** is 0.50.
3. There is no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

22.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.26.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. **Vehicle repair** shall not be located closer than 20.0 m from a residential **zone**.

22.26.7 Permitted Heights

1. The maximum **height** for **hotel** is 45.0 m.
2. The maximum **height** for all other **buildings** is 12.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

22.26.8 Subdivision Provisions/Minimum Lot Size

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

22.26.9 Landscaping & Screening

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

22.26.10 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.

22.26.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on a roof of a **hotel**).
2. 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.

22.27 High Rise Office Commercial (ZC 27) – Aberdeen Village (City Centre)

22.27.1 Purpose

The **zone** provides for medium to high-**density**, transit-supportive, non-residential, central **business** district **development** in an area affected by aircraft noise.

22.27.2 Permitted Uses

- education, commercial
- entertainment, spectator
- health service, minor
- hotel
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

22.27.3 Secondary Uses

- n/a

22.27.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.0.
2. There is no maximum **floor area ratio** (FAR) for **non-accessory parking** as a **principal use**.

22.27.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

22.27.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. There are no other **yards** and **setbacks**.

22.27.7 Permitted Heights

1. The maximum **height** for **buildings** is 40.0 m.

2. The maximum **height** for **accessory structures** is 12.0 m.

22.27.8 Subdivision Provisions/Minimum Lot Size

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

22.27.9 Landscaping & Screening

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

22.27.10 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) the minimum manoeuvring aisle width is 6.7 m;
 - b) a maximum of 46% of the **parking spaces** provided may be provided as small car spaces; and
 - c) a minimum of two on-site **loading spaces** shall be required.

22.27.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
2. 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.

22.28 Vehicle Sales Commercial (ZC 28) – Ironwood Area

22.28.1 Purpose

The **zone** provides for an automobile dealership.

22.28.2 Permitted Uses

- **fleet service**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **restaurant**
- **vehicle body repair or paint shop**
- **vehicle sale/rental**

22.28.3 Secondary Uses

- **n/a**

22.28.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.50.

22.28.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

22.28.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** and **rear yard** is 1.5 m.

22.28.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.

22.28.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,047.0 m².

22.28.9 Landscaping & Screening

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

22.28.10 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 minimum of two on-site **loading spaces** shall be provided for the receipt or delivery of goods or materials by **vehicle**.

22.28.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Auto-Oriented Commercial (CA) **zone**.
2. 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.

22.29 Commercial Theme Park (ZC29) – Fantasy Gardens (Ironwood Area)

22.29.1 Purpose

The **zone** provides for a **commercial theme park** and other compatible **uses** in conjunction with a **botanical show garden**.

22.29.2 Permitted Uses

- **amusement centre**
- **commercial theme park**
- **entertainment, spectator**
- **greenhouse & plant nursery**
- **liquor primary establishment**
- **restaurant**
- **retail, convenience**
- **retail, general**

22.29.3 Secondary Uses

- **housing, apartment**

22.29.4 Permitted Density

1. There is no maximum **floor area ratio** (FAR), however the maximum extent of **building** is 7,000.0 m².
2. The maximum number of **apartment housing dwelling units** is two.

22.29.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

22.29.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 30.0 m.
2. The minimum **interior side yard** and **rear yard** is 7.5 m.

22.29.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.5 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.29.8 Subdivision Provisions/Minimum Lot Size

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

22.29.9 Landscaping & Screening

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

22.29.10 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.

22.29.11 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.

23. Site Specific Industrial Zones

23.1 Industrial Limited Retail (ZI1) -Hamilton

23.1.1 Purpose

The **zone** provides for service-oriented industrial, **office** and specific limited retail **uses** in the Hamilton area.

23.1.2 Permitted Uses

- **child care**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **vehicle sale/rental**

23.1.3 Secondary Uses

- **n/a**

23.1.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.1.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** for **buildings** is 6.0 m and for parking is 1.5 m.
2. There is no minimum **interior side yard** or **rear yard**.

23.1.7 Permitted Heights

1. There is no maximum **height** for **buildings** or **accessory structures**.

23.1.8 Subdivision Provisions/Minimum Lot Size

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

23.1.9 Landscaping & Screening

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

23.1.10 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.

23.1.11 Other Regulations

1. Automobiles for sale in **vehicle sale/rental** shall only be displayed within the **premises** of a commercial unit.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

23.2 Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)

23.2.1 Purpose

The **zone** provides for **general industrial**, commercial support and limited retail **uses** in the Odlin Road area of the Aberdeen Village in the City Centre.

23.2.2 Permitted Uses

- child care
- education, commercial
- industrial, general
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- restaurant
- retail, general
- studio
- veterinary clinic

23.2.3 Secondary Uses

- n/a

23.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with:
 - a) an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. **General retail** shall occupy no more than 0.3 **floor area ratio** of the maximum 1.0 **floor area ratio**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

23.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.2.6 Yards & Setbacks

1. The minimum **road setback** is:
 - a) 3.0 m on Garden City Road and Cambie Road; and
 - b) 6.0 m on Odlin Road.
2. No **building** shall be located closer to a residential **zone** than:
 - a) 3.0 m for a 1 **storey building**;
 - b) 7.5 m for a 2 **storey building**; and
 - c) 25.0 m for a 3 or more **storey building**.

23.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.2.8 Subdivision Provisions/Minimum Lot Size

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

23.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

23.2.10 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 that the minimum manoeuvring aisle width is 6.71 m.

23.2.11 Other Regulations

1. Signage shall be in accordance with the City of Richmond *Sign Bylaw No. 5560*, as it relates to **development** in the Commercial Downtown (CDT1) zoning district.
2. 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.

23.3 Industrial Business Park (ZI3) – Crestwood Area (East Cambie)

23.3.1 Purpose

The **zone** provides for **general industrial uses** and stand alone **offices** in the Crestwood Industrial Park in the East Cambie area.

23.3.2 Permitted Uses

- **broadcasting studio**
- **child care**
- **education, commercial**
- **government service**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non accessory**
- **recreation, indoor**
- **restaurant**

23.3.3 Secondary Uses

- **residential security/operator unit**

23.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

23.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 3 **storeys** to a maximum of:
 - a) 13.0 m to the roof deck; and
 - b) 15.0 m for mechanical equipment and architectural features only.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.3.8 Subdivision Provisions/Minimum Lot Size

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

23.3.9 Landscaping & Screening

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

23.3.10 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:
 - a) the required number of **parking spaces** shall be 2.8 spaces for each 100.0 m² of **gross leasable floor area** of **building**; and
 - b) on-site **parking spaces** shall be located no closer than 1.5 m to a **lot line** that **abuts** a public **road**.

23.3.11 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.

23.4 Industrial Limited Retail (ZI4) – Aberdeen Village (City Centre)

23.4.1 Purpose

The **zone** provides for **general industrial**, commercial support, **offices**, **commercial education** and limited retail **uses** in the Garden City Road area of the Aberdeen Village in the City Centre.

23.4.2 Permitted Uses

- child care
- education, commercial
- industrial, general
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- restaurant
- retail, general
- studio
- veterinary clinic

23.4.3 Secondary Uses

- n/a

23.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with:
 - a) an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. **General retail** shall occupy no more than 0.25 **floor area ratio** of the maximum 1.0 **floor area ratio**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

23.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.4.6 Yards & Setbacks

1. The minimum **setback** for **buildings** and **accessory structures** is:
 - a) 3.0 m on the east; and
 - b) 20.0 m on the south.
2. No **building** shall be located closer to a residential **zone** than:
 - a) 3.0 m for a 1 **storey building**;
 - b) 7.5 m for a 2 **storey building**; and

- c) 25.0 m for a 3 or more **storey building**.

- 3. **Accessory structures** shall be located no closer to a residential **zone** than 3.0 m.

23.4.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 12.0 m.
- 2. The maximum **height** for **accessory structures** is 20.0 m.

23.4.8 Subdivision Provisions/Minimum Lot Size

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

23.4.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

23.4.10 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) **Parking spaces** required shall be:
 - i) **General retail uses:** 3.5 spaces for each 100.0 m² of **gross leasable floor area** of **building**; and
 - ii) **Custom indoor manufacturing uses:** 3.5 spaces for each 100.0 m² of **gross floor area** of **building**.
 - b) On-site **parking spaces** shall be located no closer to a **lot line** than:
 - i) 6.0 m to the east;
 - ii) 23.0 m to the south; and
 - iii) 1.5 m from all other **lot lines**.

23.4.11 Other Regulations

- 1. Signage shall be in accordance with the City of Richmond's *Sign Bylaw No. 5560*, as it relates to **development** in the Commercial Downtown (CDT1) zoning district, except that no freestanding signs shall be permitted.
- 2. 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.

23.5 Industrial Business Park and Religious Assembly (ZI5) – Aberdeen Village (City Centre)

23.5.1 Purpose

The **zone** provides for **general industrial**, commercial support and limited **religious assembly uses** in the Odlin Road area of the Aberdeen Village of the City Centre.

23.5.2 Permitted Uses

- **broadcast studio**
- **child care**
- **education, commercial**
- **government service**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non accessory**
- **religious assembly**
- **studio**

23.5.3 Secondary Uses

- **n/a**

23.5.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with:
 - a) an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. **Religious assembly** shall occupy no more than 0.3 **floor area ratio** of the maximum 1.0 **floor area ratio**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

23.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.5.6 Yards & Setbacks

1. The minimum **front yard** is 3.0 m.
2. There is no minimum **side yard** or **rear yard**.

23.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.5.8 Subdivision Provisions/Minimum Lot Size

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

23.5.9 Landscaping & Screening

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

23.5.10 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) the minimum manoeuvring aisle width shall be 6.71 m; and
 - b) no parking shall be located between the **building** and a **lot line abutting** a public **road**.

23.5.11 Other Regulations

1. Signage shall be in accordance with the City of Richmond's *Sign Bylaw No. 5560*, as it relates to **development** in the Commercial Downtown (CDT1) zoning district, except that no freestanding signs shall be permitted.
2. 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.

23.6 Light Industrial and Banquet Hall (ZI6) – River Road (East Richmond)

23.6.1 Purpose

The **zone** provides for a **banquet hall** on the second floor of a **building** containing **general industrial uses** in the River Road area of East Bridgeport.

23.6.2 Permitted Uses

- **banquet hall**
- **child care**
- **fleet service**
- **industrial, general**
- **manufacturing, custom indoor**
- **recreation, indoor**
- **restaurant**

23.6.3 Secondary Uses

- **residential security/operator unit**

23.6.4 Permitted Density

1. The maximum **floor area ratio** is 0.43.
2. The **banquet hall** shall be limited to:
 - a) one facility located above the first floor of the **building**; and
 - b) a capacity of not more than 510 guests.

23.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 28% for **buildings**.

23.6.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

23.6.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

23.6.8 Subdivision Provisions/Minimum Lot Size

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

23.6.9 Landscaping & Screening

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

23.6.10 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) a minimum of 155 on-site **parking spaces** are required;
 - b) a minimum of 6 on-site **loading spaces** are required, except that between the hours of 6:00 pm and 2:00 am a maximum of 18 additional on-site **parking spaces** may be accommodated through a tandem parking arrangement within the required on-site **loading spaces** to the **building**. All such tandem parking is to be arranged with 1 **parking space** located behind the other with both spaces set perpendicular to the **adjacent** manoeuvring aisle; and
 - c) a minimum of 1 regular on-site **parking space** will be dedicated to the **banquet hall** for loading purposes between the hours of 2:00 am and 6:00 pm.

23.6.11 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.

23.7 Industrial Business Park Limited Retail (ZI7) – Aberdeen Village (City Centre)

23.7.1 Purpose

The **zone** provides for **general industrial, offices** and limited amount of ground-oriented **commercial uses** in the Odlin Road area of the Aberdeen Village in the **City Centre**.

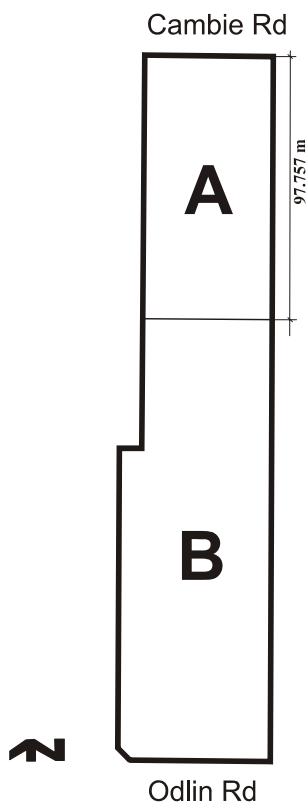
23.7.2 Permitted Uses

- animal grooming
- broadcast studio
- child care
- education, commercial
- government service
- industrial, general
- library & exhibit
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- retail, general
- restaurant
- service, personal
- studio
- veterinary service

23.7.3 Secondary Uses

- n/a

Diagram 1



23.7.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

23.7.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

23.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m in Area A identified above.
2. The maximum **height** for **buildings** is 12.0 m in Area B identified above.
3. The maximum **height** for **accessory structures** is 20.0 m.

23.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or minimum **lot depth** requirements.
2. The minimum **lot area** is 13,620.0 m².

23.7.9 Landscaping & Screening

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

23.7.10 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 manoeuvring aisle width shall be 6.71 m.

23.7.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “A” in Diagram 1 of Section 23.7.2:
 - a) **animal grooming**;
 - b) **broadcast studio**;
 - c) **government service**;
 - d) **parking, non-accessory**;
 - e) **retail, general**
 - f) **studio**; and
 - g) **veterinary service**.

2. A **library & exhibit** is permitted only within the area identified as “B” in Diagram 1 of Section 23.7.2.
3. The following **uses** are permitted within the areas identified as “A” and “B” in Diagram 1 of Section 23.7.2:
 - a) **child care;**
 - b) **education, commercial;**
 - c) **industrial, general;**
 - d) **manufacturing, custom indoor;**
 - e) **office;**
 - f) **recreation, indoor;**
 - g) **restaurant; and**
 - h) **service, personal.**
4. **Restaurant, general retail and personal service** are permitted in this **zone** only if:
 - a) the **uses** are entirely located on the **first storey** of a **building**; and
 - b) the total combined **gross floor area** of the **uses** does not exceed 1,413.6 m².
5. **Restaurant and personal service** are permitted in this **zone** only if:
 - a) the **uses** are entirely located in the **first storey** of a **building**; and
 - b) the total combined **gross floor area** does not exceed 2,676.6 m².
6. **Telecommunication antenna** must be located a minimum of 5.0 m above the ground.
7. Signage shall be in accordance with the City of Richmond’s *Sign Bylaw No. 5560*, as it relates to **development** in the Commercial Downtown (CDT1) zoning district.
8. 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.

23.8 Light Industrial Limited Office (ZI8) – Bridgeport Road Area

23.8.1 Purpose

The **zone** provides for **general industrial** and limited **office uses** that are compatible with other urban areas on Bridgeport Road in the East Bridgeport area.

23.8.2 Permitted Uses

- **child care**
- **fleet services**
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **restaurant**

23.8.3 Secondary Uses

- **residential security/operator unit**

23.8.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. **Office** shall be limited to a maximum **gross leasable floor area** of 1,980.0 m².

23.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.8.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

23.8.7 Permitted Heights

1. There is no maximum **height** for **buildings** or **accessory structures**.

23.8.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width** or minimum **lot depth**.
2. The minimum **lot area** is 2.0 ha.

23.8.9 Landscaping & Screening

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

23.8.10 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.

23.8.11 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.

24. Site Specific Public Zones

24.1 Heritage Park (ZIS1) – Britannia Shipyard (Steveston)

24.1.1 Purpose

This **zone** provides for the Britannia Heritage Shipyard Park **site**.

24.1.2 Permitted Uses

- education, commercial
- industrial, general
- office
- park
- restaurant
- retail, convenience

24.1.3 Secondary Uses

- residential security/operator unit

24.1.4 Permitted Density

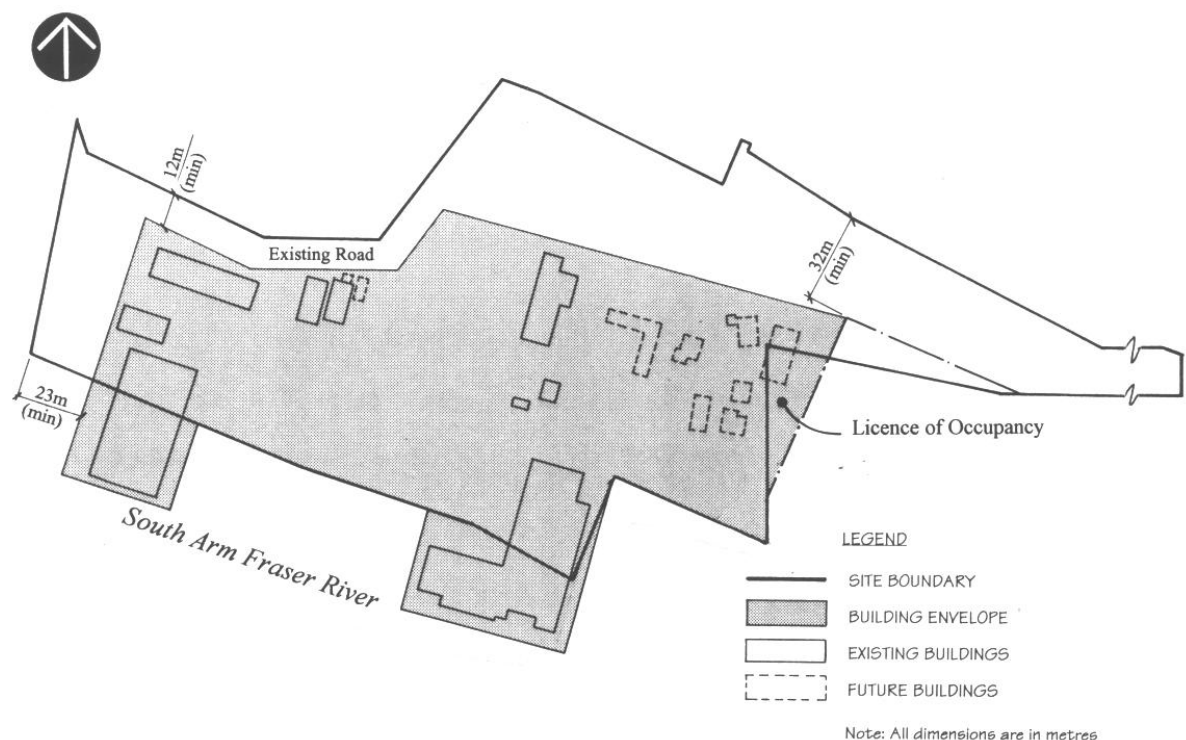
1. There is no maximum **floor area ratio**.

24.1.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

24.1.6 Yards & Setbacks

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



24.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

24.1.8 Subdivision Provisions/Minimum Lot Size

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

24.1.9 Landscaping & Screening

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

24.1.10 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.

24.1.11 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.

24.2 Religious and Congregate Housing (ZIS2) – Gilmore Gardens (Seafair)

24.2.1 Purpose

This zone provides for **congregate housing**, **religious assembly** and religious **education**.

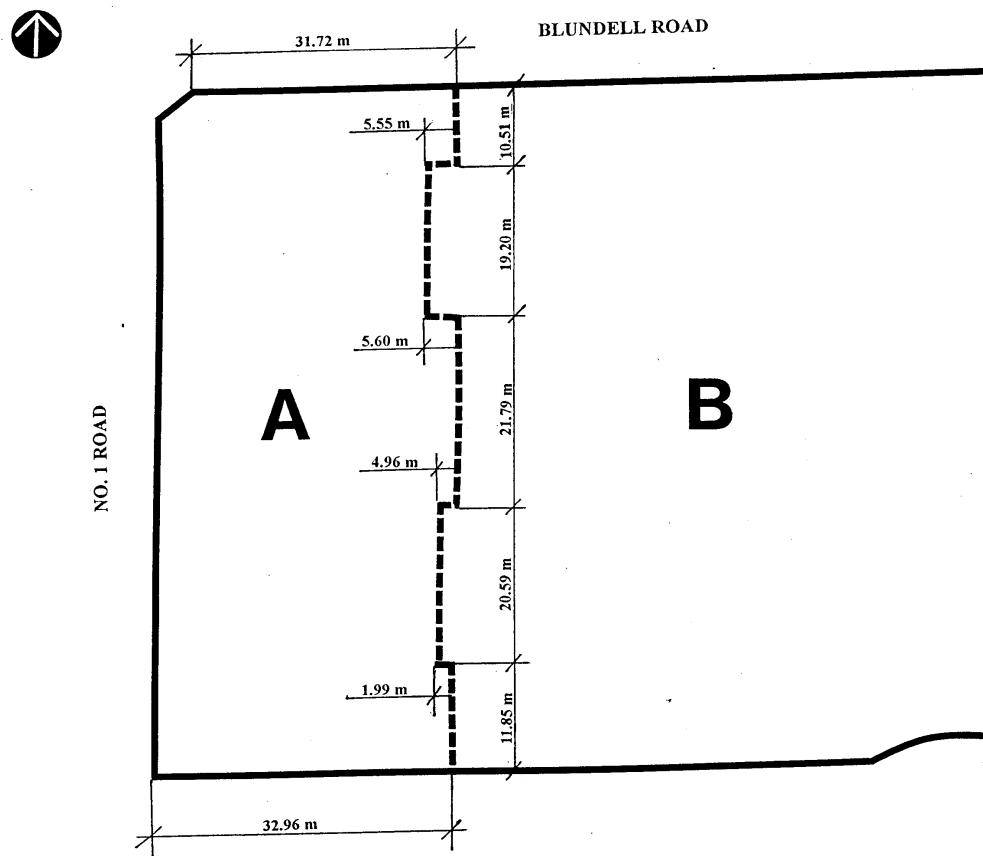
24.2.2 Permitted Uses

- child care
- congregate housing
- education, commercial
- religious assembly

24.2.3 Secondary Uses

- n/a

Diagram 1



24.2.4 Permitted Density

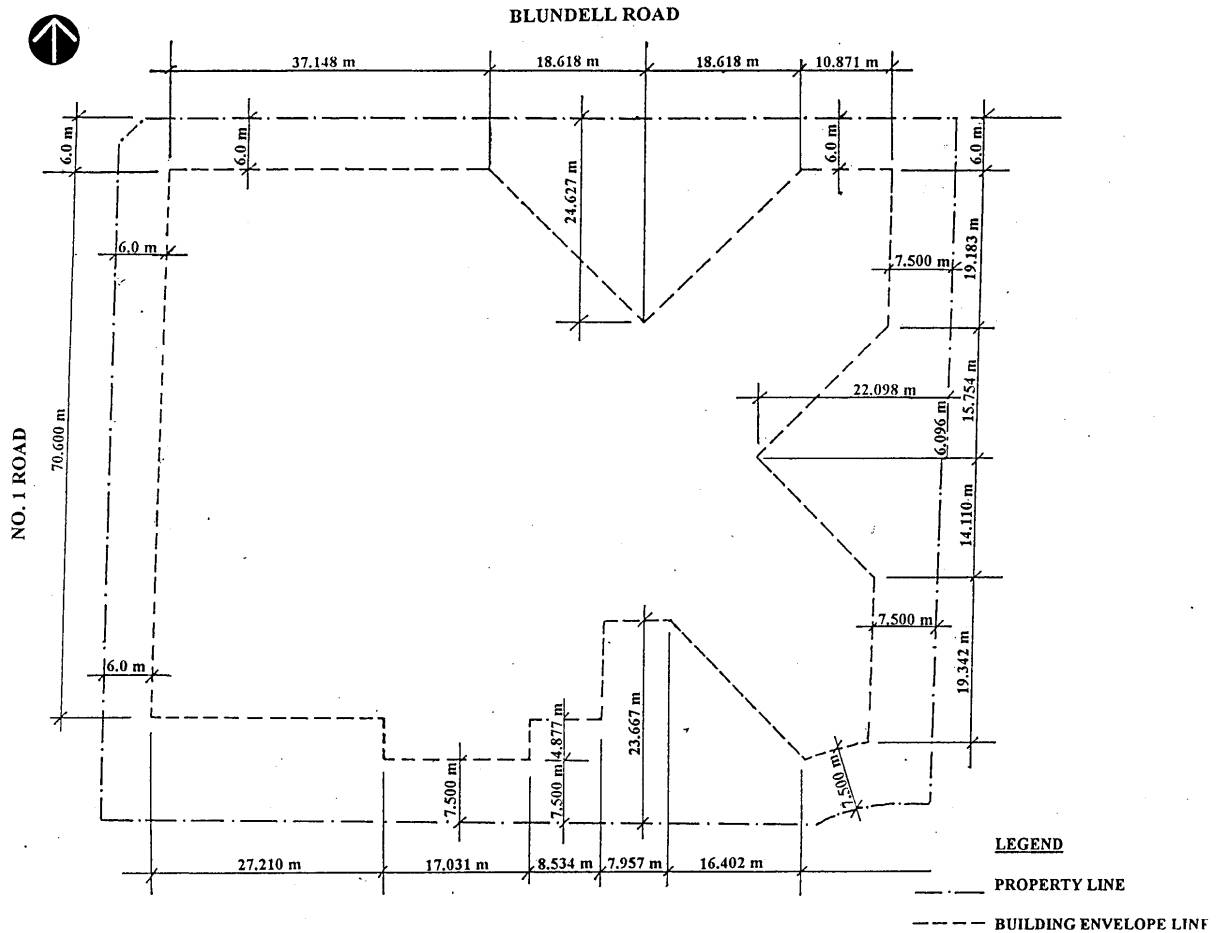
1. The maximum **floor area ratio** in Area A on the above-noted diagram is 0.6.
2. The maximum **floor area ratio** in Area B on the above-noted diagram is 1.6.

24.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** in Area A on the above-noted diagram is 40%.
2. The maximum **lot coverage** in Area B on the above-noted diagram is 43%.

24.2.6 Yards & Setbacks

1. **Buildings** may not be sited outside the following **building envelope**, with the following exceptions:
 - a) **cantilevered roofs**, decks and **balconies**;
 - b) covered entry porte cochere; and
 - c) landscape planters, **retaining walls** and trellises.



2. Parking shall be **setback**:
 - a) 6.0 m from the north **lot line**;
 - b) 10.0 m from the south **lot line**;
 - c) 7.5 m from the east **lot line**;
 - d) 6.0 m from the west **lot line**;
 - e) 0 m where the **lot line abuts** a property zoned this **site specific zone district**.

24.2.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 16.0 m.

24.2.8 Subdivision Provisions/Minimum Lot Size

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

24.2.9 Landscaping & Screening

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

24.2.10 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 that the minimum number of **parking spaces** required shall be 110 for a **religious assembly** and related facilities and 40 for a **congregate housing** facility.

24.2.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “A” in Diagram 1, Section 24.2.2:
 - a) **education, commercial**; and
 - b) **religious assembly**.
2. **Congregate housing** is permitted only within the area identified as “B” in Diagram 1, Section 24.2.2.
3. **Child care** is permitted within the areas identified as “A” and “B” in Diagram 1, Section 24.2.2.
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.

24.3 Steveston Heritage Maritime (ZIS3)

24.3.1 Purpose

The **zone** provides for the commercial fishing industry and the retention and reuse of an existing **structure**.

24.3.2 Permitted Uses

- education
- industrial, general
- manufacturing, custom indoor
- marina
- marine service and repair
- office
- park
- parking, non-accessory

24.3.3 Secondary Uses

- n/a

24.3.4 Permitted Density

1. There is no maximum **floor area ratio** (FAR).

24.3.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

24.3.6 Yards & Setbacks

1. The minimum **setback** for **buildings**, **accessory structures**, parking and **outdoor storage** is 3.0 m from **parks** and 6.0 m from public **roads**.

24.3.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

24.3.8 Subdivision Provisions/Minimum Lot Size

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

24.3.9 Landscaping & Screening

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

24.3.10 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.

24.3.11 Other Regulations

1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses** only:
 - a) **education**;
 - b) **industrial, general**;
 - c) **manufacturing, custom indoor**; and
 - d) **office**.
2. 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.

24.4 Religious and Education (ZIS4) – Aberdeen Village (City Centre)

24.4.1 Purpose

The **zone** provides for **religious assembly** and **education** on Brown Road in the Aberdeen Village area of the **City Centre**.

24.4.2 Permitted Uses

- **child care**
- **education**
- **housing, single detached**
- **religious assembly**

24.4.3 Secondary Uses

- **interment facility**

24.4.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

24.4.5 Permitted Lot Coverage

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

24.4.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** and **rear yard** is 7.5 m.

24.4.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

24.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,047.0 m².

24.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that:
 - a) the **height** of a **fence** shall not exceed 2.0 m;
 - b) outside storage areas shall be screened from view from **adjacent lots** and public roads by a solid **fence** 2.0 m in **height**;

- c) where a **lot** is being developed and such **development** does not require the issuance of a Development Permit, the **owner** shall:
 - i) where the **lot abuts** a zoning district that permits residential **use**, erect and maintain a solid **fence** 2.0 m in **height** within 1.0 m of the boundary line of the said zoning district; and
 - ii) on the portion of the **lot** which is within 6.0 m of a **lot line abutting** a public **road**, plant and maintain any combination of trees, shrubs, ornamental plants or lawn.

24.4.10 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.

24.4.11 Other Regulations

- 1. The **single detached housing** permitted in this **zone** includes but is not limited to a manse or a rectory.
- 2. 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.

24.5 Office and Education (ZIS5) – City Hall West (Thompson Area)

24.5.1 Purpose

The **zone** provides for **education**, **office** and a **child care** facility in the existing **structure** on the site.

24.5.2 Permitted Uses

- **child care**
- **education, commercial**
- **government service**
- **office**

24.5.3 Secondary Uses

- **n/a**

24.5.4 Permitted Density

1. The maximum **floor area ratio** is 0.35.

24.5.5 Permitted Lot Coverage

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

24.5.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

24.5.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 9.0 m.

24.5.8 Subdivision Provisions/Minimum Lot Size

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

24.5.9 Landscaping & Screening

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

24.5.10 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.

24.5.11 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.

24.6 Education (ZIS6) – BCIT at Airport

24.6.1 Purpose

The **zone** provides for the British Columbia Institute of Technology (BCIT) and **secondary uses**.

24.6.2 Permitted Uses

- **education, commercial**

24.6.3 Secondary Uses

- **child care**
- **industrial, general**
- **office**
- **restaurant**

24.6.4 Permitted Density

1. The maximum **floor area ratio** is 0.85.

24.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

24.6.6 Yards & Setbacks

1. The minimum north **side yard** for **buildings** is 165.0 m.
2. The minimum east **side yard** for **buildings** is 19.0 m.
3. The minimum south **side yard** for **buildings** is 5.0 m.
4. The minimum west **side yard** for **buildings** is 5.0 m.
5. The minimum **yard** for **accessory structures** is 0.5 m.

24.6.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 24.0 m.

24.6.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width** or **lot depth**.
2. The minimum **lot area** is 4.95 ha.

24.6.9 Landscaping & Screening

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

24.6.10 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 **commercial education** shall provide the following parking:
 - a) 1.0 **parking space** for each staff member; plus
 - b) 0.7 **parking space** for each student; plus
 - c) 5% of the total required student parking shall be provided as visitor parking.

24.6.11 Other Regulations

1. The **outside storage** of **commercial vehicles**, recreational **vehicles** and boats shall not be permitted as part of the **general industrial**.
2. The following **secondary uses** in this **zone** shall not exceed a **gross leasable floor area** of 8,565.0 m²:
 - a) **child care**;
 - b) **industrial, general**;
 - c) **office**; or
 - d) **restaurant**.
3. Signage shall be in accordance with the City of Richmond's *Sign Bylaw No. 5560*, as it relates to **development** in the Airport (AIR) zoning district.
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.

25. Site Specific Agriculture Zones

25.1 Agriculture and Truck Parking (ZA1) – No. 6 Road (East Richmond)

25.1.1 Purpose

The **zone** provides for agriculture and temporary truck parking secondary to agriculture.

25.1.2 Permitted Uses

- **farm business**

25.1.3 Secondary Uses

- **parking, non-accessory of commercial vehicles or vehicles, heavy**
- **roadside stand**

25.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.6.

25.1.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

25.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. There is no minimum **side yard** or **rear yard**.
3. The minimum **building separation space** is 1.2 m.

25.1.7 Permitted Heights

1. There is no maximum **height** for **buildings** or **accessory structures**.

25.1.8 Subdivision Provisions/Minimum Lot Size

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

25.1.9 Landscaping & Screening

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

25.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

2. **Commercial vehicle or heavy vehicle non-accessory parking** is limited to the cranberry harvest period from September 15 to November 15 only. Any areas used for **commercial vehicle or heavy vehicle non-accessory parking** shall not be paved and shall be maintained in a dust-free condition by means of water spraying or other approved non-toxic method.

25.1.11 Other Regulations

1. **Telecommunication antenna** shall not occupy more than 100.0 m² for equipment, **buildings** and installations for each **lot**.
2. 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.

25.2 Agriculture and Park (ZA2) – Terra Nova

25.2.1 Purpose

The **zone** provides for agriculture, **park** and education **uses**.

25.2.2 Permitted Uses

- **education, commercial**
- **farm business**
- **housing, single detached**
- **park**

25.2.3 Secondary Uses

- **n/a**

25.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55.

25.2.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

25.2.6 Yards & Setbacks

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

25.2.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys**, but shall not exceed 10.5 m.
2. The maximum **height** for all other **buildings** and **accessory structures** is 12.0 m.

25.2.8 Subdivision Provisions/Minimum Lot Size

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

25.2.9 Landscaping & Screening

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

25.2.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

25.2.11 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.

25.3 Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood Area)

25.3.1 Purpose

The **zone** provides for agriculture and a **botanical show garden**.

25.3.2 Permitted Uses

- **botanical show garden**
- **farm business**

25.3.3 Secondary Uses

- **n/a**

25.3.4 Permitted Density

1. There is no maximum **floor area ratio** (FAR).

25.3.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

25.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 9.0 m.
2. The minimum **interior side yard** and **rear yard** is 7.5 m.

25.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.5 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

25.3.8 Subdivision Provisions/Minimum Lot Size

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

25.3.9 Landscaping & Screening

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

25.3.10 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.

25.3.11 Other Regulations

1. **Telecommunication antenna** shall not occupy more than 100.0 m² for equipment, **buildings** and installations for each **lot**.
2. 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.

26. Site Specific Zones In Progress

15.19 Single Detached (ZS19) – Mirabel Court (Blundell Area)

15.19.1 Purpose

The **zone** provides for **single detached housing** on an **arterial road** where provision has been made for **access** to a **lane**.

15.19.2 Permitted Uses

- **housing, single detached**

15.19.3

Secondary Uses

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

15.19.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio (FAR)** is 0.6 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

15.19.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.19.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. An extension of the **principal building** in the form of an enclosed room which links the **principal building** with the **garage** may be located within the **rear yard**, but shall be no closer than:
 - a) 3.0 m to a **lot line** which **abuts** a public **road**; or
 - b) 1.2 m to any other **lot line**.

6. **Bay windows** which form part of the **principal building** may project into the **rear yard** for a distance of 1.0 m or one-half of the **rear yard**, whichever is less.

15.19.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**.
2. The ridge line of the front roof dormer may project horizontally up to 0.914 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of the side roof dormer may project horizontally up to 0.914 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **side yard**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.

15.19.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **frontage** and **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	365.0 m ²

15.19.9 Landscaping & Screening

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

15.19.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that on-site parking for the **use** of residents shall be provided at the rate of 4.0 spaces per **dwelling unit**.

15.19.11 Other Regulations

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

15.20 Coach House (ZS20) – Burkeville

15.20.1 Purpose

The **zone** provides for **single detached housing** with a **coach house** above a detached **garage**, with **vehicle access** to a rear lane.

15.20.2 Permitted Uses

- **housing, single detached**, with a **coach house**

15.20.3 Secondary Uses

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

15.20.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per lot.
2. The maximum **floor area ratio** (FAR) is 0.55, applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m², provided that:
 - a) the **coach house** has a minimum **gross floor area** of 33.0 m² and does not exceed a **gross floor area** of 60.0 m²; and
 - b) the **gross floor area** of the second **storey** of the **accessory building** containing the **coach house** does not exceed 80% of the **gross floor area** of the **first storey**.
3. For the purpose of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **single detached housing** or **coach house**, which are open on one or more sides, with the maximum for the **coach house** being 6.0 m², is not included in the calculation of maximum **floor area ratio**.

15.20.5 Permitted Lot Coverage

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

15.20.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

5. Portions of the **principal building** which are less than 2.0 m in **height** may be located in the **rear yard** but no closer than 1.2 m to any other **lot line**.
6. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing the **coach house** is 4.5 m.
7. **Accessory buildings** are not permitted in the **front yard**.

15.20.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential lot depth vertical envelope**.
2. The maximum **height** for the **accessory building** containing the **coach house** is 2 **storeys** or 7.4 m, whichever is lesser.
3. The maximum **height** for **accessory structures** and **accessory buildings** not containing the **coach house** is 5.0 m.

15.20.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	18.0 m	24.0 m	450.0 m ² for dwelling unit 550.0 m ² for subdivision

15.20.9 Landscaping & Screening

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

15.20.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

15.20.11 Other Regulations

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.
2. A **child care program** shall not be located in the **coach house**.
3. The **coach house** must be located above a detached **garage**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

17.68 Town Housing (ZT68) – Steveston Highway/ Shell Road

17.68.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.68.2 Permitted Uses

- **child care**
- **housing, town**

17.68.3 Secondary Uses

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

17.68.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.76, together with an additional 0.10 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

17.68.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 43% for **buildings**.

17.68.6 Yards & Setbacks

1. The minimum **setback** from public **road** is 5.1 m.
2. Portions of the **principal building** which are less than 6.0 m in **building height** and contain no more than one **storey** may project into the public **road setback** for a distance not exceeding 0.8 m.
3. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a public **road** may project into the public **road setback** for a distance not exceeding 1.5 m.
4. **Bay windows** may project into the public **road setbacks** for a distance of not exceeding 0.6 m.
5. The minimum **side yard** and **rear yard** is 3.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance not exceeding 1.5 m and the **rear yard** not exceeding 0.6 m.

17.68.7 Permitted Heights

1. The maximum **height** for **buildings** 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.68.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 90.0 m.
2. The minimum **lot depth** is 34.5 m.
3. There is no minimum **lot area**.

17.68.9 Landscaping & Screening

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

17.68.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents and 0.2 space per **dwelling unit** for visitors.

17.68.11 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.

17.69 Town Housing (ZT69) – North McLennan (City Centre)

17.69.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**, including **secondary suites**.

17.69.2 Permitted Uses

- child care
- housing, town

17.69.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suites

17.69.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.75, together with an additional 0.10 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

17.69.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 41% for **buildings**.

17.69.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.5 m from Katsura Street and Alder Street; and
 - b) 6.0 m on all other public **roads**.
2. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setbacks** for a distance not exceeding 1.2 m.
3. **Porches** and **balconies** may project into the public **road setbacks** for a distance not exceeding 2.0 m.
4. Gateways, pergolas and similar landscape **structures** that do not form part of the **principal building**, and entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the public **road setbacks**, but no closer to a **lot line** than 2.0 m.
5. The minimum **side yard** and **rear yard** is 3.0 m.
6. **Porches**, **balconies**, **bay windows**, electrical closets and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance not exceeding 0.6 m.

17.69.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.2 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 5.0 m.

17.69.8 Subdivision Provisions/Minimum Lot Size

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

17.69.9 Landscaping & Screening

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

17.69.10 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.

17.69.11 Other Regulations

1. **Secondary suites** permitted under the **secondary uses** of this zone are limited to a maximum of three suites.
2. 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.

18.23 Low Rise Apartment (ZLR 23) – Brighthouse Village (City Centre)

18.23.1 Purpose

The **zone** provides for high **density** low rise apartments with a **density bonus** for affordable housing.

18.23.2 Permitted Uses

- child care
- housing, apartment

18.23.3

Secondary Uses

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

18.23.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.23.4.1, the reference to “1.2” is increased to a higher **density** of “1.9” if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.09 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone** only, common mechanical and electrical storage rooms with a total **floor area** not exceeding 252.0 m² shall be excluded from the maximum **floor area ratio** calculations.

18.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

18.23.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.2 m from Eckersley Road; and
 - b) 3.5 m from Park Road.
2. Common entry features and unenclosed **balconies** may project into the public **road setback** for a maximum distance of:
 - a) 1.2 m on Eckersley Road; and
 - b) 2.1 m on Park Road.
3. A parking **structure** may project into the public **road setback**, provided that such encroachment is landscaped or screened by a combination of

trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but shall be no closer than 2.0 m to Eckersley Road and 1.2 m to Park Road.

4. The minimum **side yard** is 5.0 m.
5. Unenclosed **balconies** may project into the **side yard** for a maximum distance of 2.0 m.
6. The parking **structure** may project into the **side yard**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but shall be no closer than 3.0 m.
7. The minimum **rear yard** is 6.0 m.
8. The parking **structure** may project into the **rear yard**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but shall be no closer than 3.0 m.

18.23.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.23.8 Subdivision Provisions/Minimum Lot Size

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

18.23.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.23.10 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.

18.23.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Residential/Limited Commercial (RCL1) **zone**.
2. 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.

18.24 Low Rise Apartment (ZLR 24) - Alexandra Neighbourhood (West Cambie)

18.24.1 Purpose

The **zone** provides for medium **density** low rise apartments with a **density bonus** for affordable housing.

18.24.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.24.3 Secondary Uses

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

18.24.4 Permitted Density

1. The maximum **floor area ratio** is 1.5, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.24.4.1, the reference to “1.5” is increased to a higher **density** of “1.7” if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.066 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone** only, common mechanical and electrical storage rooms with a total **floor area** not exceeding 108.0 m² shall be excluded from the maximum **floor area ratio** calculations.

18.24.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.24.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 6.0 m from Odlin Road;
 - b) 4.0 m from May Drive; and
 - c) 6.0 m from Tomicki Avenue.
2. Common entry features and unenclosed **balconies** may project into the public **road setback** for a maximum distance of:
 - a) 1.5 m on Odlin Road;
 - b) 1.0 m on May Drive; and
 - c) 1.5 m on Tomicki Avenue.

3. A parking **structure** may project into the public **road setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but shall be no closer than:
 - a) 3.8 m to Odlin Road;
 - b) 3.0 m to May Drive; and
 - c) 3.0 m Tomicki Avenue.
4. The minimum **side yard** is 6.0 m.
5. Unenclosed **balconies** may project into the **side yard** for a maximum distance of 1.0 m.
6. The parking **structure** may project into the **side yard**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

18.24.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.24.8 Subdivision Provisions/Minimum Lot Size

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

18.24.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.24.10 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.

18.24.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Residential/Limited Commercial (RCL1) **zone**.
2. 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.

19.6 High Rise Apartment (ZHR6) – Brighthouse Village (City Centre)

19.6.1 Purpose

The **zone** provides for medium **density** residential **uses**, plus compatible **secondary uses**, in the **City Centre**.

19.6.2 Permitted Uses

- housing, apartment

19.6.3 Secondary Uses

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

19.6.4 Permitted Density

1. The **maximum floor area ratio (FAR)** is 1.2, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. Notwithstanding Section 19.6.4.1, the reference to “1.2” in that section in relation to a **building** containing more than 80 **dwelling units** is increased to a higher **density** of “2.0” if prior to first occupancy of the **building** the **owner**:
 - a) provides in the **building** not less than four **affordable housing units**; and
 - b) enters into a **housing agreement** with the **City** and registers the **housing agreement** against title to the **lot**, and files a notice in the **Land Title Office**.
3. Notwithstanding Section 19.6.4.1, the reference to “1.2” in that section is increased to a higher **density** of “2.0” if the **owner** at the time **Council** adopts a zoning amendment bylaw to include the owner’s **lot** in this zoning district has paid into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered walkways; and
 - b) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 400.0 m² per **lot**.

19.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

19.6.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.0 m.
3. The minimum **setback** from a **lane** is 1.0 m.
4. The minimum **side yard** is 3.7 m.

19.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 31.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

19.6.8 Subdivision Provisions/Minimum Lot Size

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

19.6.9 Landscaping & Screening

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

19.6.10 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.

19.6.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, and amendments thereto, as it applies to **development** in the Residential/Limited Commercial (RCL1) zoning district.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

19.7 High Rise Apartment (ZHR 7) – Lansdowne Village (City Centre)

19.7.1 Purpose

The **zone** provides for high rise apartment and **live/work dwellings** with a **density bonus** for affordable housing.

19.7.2 Permitted Uses

- **housing, apartment**
- **housing, town**
- **live/work dwellings**

19.7.3 Secondary Uses

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

19.7.4 Permitted Density

1. The maximum **floor area ratio** is 2.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 19.7.4.1, the reference to “2.0” is increased to a higher **density** of “3.0” if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.15 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone** only, covered unenclosed at grade **walkways** shall be excluded from the maximum **floor area ratio** calculations.

19.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings**.

19.7.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 2.5 m from Alderbridge Way; and
 - b) 3.0 m from Elmbridge Way.
2. There is no **side yard setback**.
3. The minimum **rear yard** is 8.0 m, except that a parking **structure** may project into the **rear yard setback**.

19.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 38.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

19.7.8 Subdivision Provisions/Minimum Lot Size

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

19.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

19.7.10 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 on-site vehicle **parking** shall be provided at the rate of 1.9 **parking spaces** per **dwelling unit** (1.2 for residential, 0.2 for residential visitor, 0.5 for employee) subject to Section 19.7.11.1.

19.7.11 Other Regulations

1. For the purposes of this **zone** only, **live/work dwelling** is a **dwelling unit** that may be used as a **home business** together with a **studio** for artist, dance, radio, television or recording provided that:
 - a) the **dwelling unit** has an exterior **access** at **grade**;
 - b) a maximum of 1 non-resident employee is permitted; and
 - c) the **dwelling unit** is designed to reflect the mixed **use** character of the intended **use**.
2. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
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.

20.15 Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)

20.15.1 Purpose

The **zone** provides for high **density** mixed **commercial/residential use**, community **uses** and educational **uses** in the **City Centre**.

20.15.2 Permitted Uses

- amenity space, community
- amusement centre
- child care
- education
- education, university
- entertainment, spectator
- health service, minor
- housing, apartment
- housing, town
- liquor primary establishment
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, personal
- studio

20.15.3

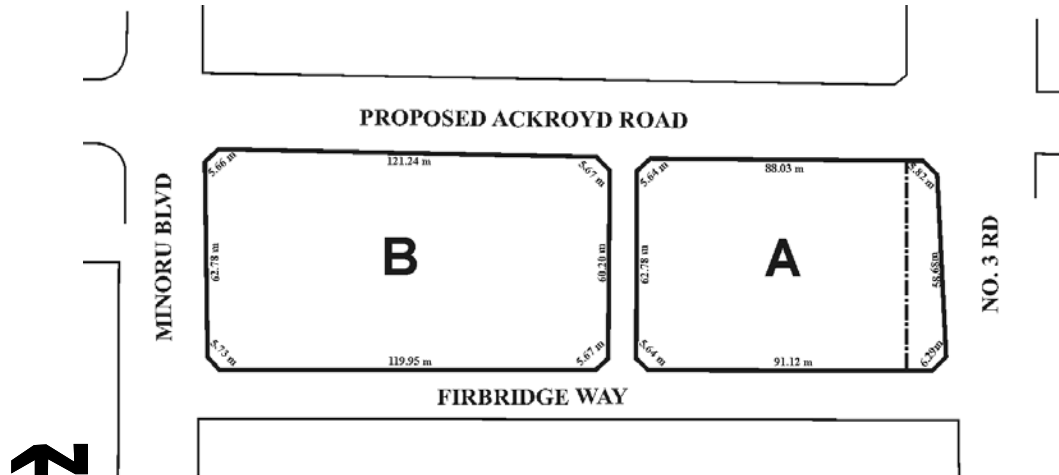
Secondary Uses

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

20.15.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.0 in the area identified as “A” on Diagram 1, Section 20.15.4.6, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
 - c) Despite Section 20.15.4.1, the reference to “3.0” in relation to the maximum **floor area ratio** is increased to a higher **density** of “4.15” if the **owner** provides:

- d) 5,170.0 m² of **City** community facility space and college/university space or combination thereof, in a **building** in the area identified as “B” on Diagram 1, Section 20.15.4.6.
3. The maximum **floor area ratio** (FAR) is 3.0 in the area identified as “B” on Diagram 1, Section 20.15.4.6, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
4. Notwithstanding Section 20.15.4.3, the reference to “3.0” in relation to the maximum **floor area ratio** is increased to a higher **density** of “4.45” if the **owner** provides:
 - a) 5,170.0 m² of **City** community facility space and college/university space or combination thereof, in a **building** in the area identified as “B” on Diagram 1, Section 20.15.4.6.
5. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered walkways; and
 - b) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 400.0 m² per **lot**.
6. Diagram 1



7. The maximum combined **floor area ratio** for areas identified as “A” and “B” on Diagram 1, Section 20.15.4.6 shall be 4.3.

20.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings**.

20.15.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.
2. There are no other **yards** and **setbacks**.

20.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 45.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

20.15.8 Subdivision Provisions/Minimum Lot Size

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

20.15.9 Landscaping & Screening

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

20.15.10 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:

Use	Minimum number of Parking Spaces
Education, university	<ul style="list-style-type: none">• 0.25 stall/student• 0.5625 stall/staff
Recreation, indoor	<ul style="list-style-type: none">• 1.7 stalls per 100.0 m² of gross leasable floor area

20.15.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “B” in Diagram 1, Section 20.15.4.6:
 - a) **education**; and
 - b) **education, university**.
2. Signage must comply with the City of Richmond’s *Sign Bylaw No. 5560*, and amendments thereto, as it applies to **development** in the Downtown Commercial (CDT1) zoning district.
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.

20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)

20.16.1 Purpose

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.16.2 Permitted Uses

- child care
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, financial
- service, personal

20.16.3

Secondary Uses

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

20.16.4 Permitted Density

1. The maximum **floor area ratio** is 1.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.16.4.1, the reference to “1.4” is increased to a higher **density** of “1.6” if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.075 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. A minimum of 0.04 of the total **floor area ratio** must be used for non-residential **uses**. The maximum non-residential area on the **lot** can not exceed 1.2 of the total **floor area ratio**.

20.16.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

20.16.6 Yards & Setbacks

1. The minimum public **road setback** from:
 - a) Tomicki Avenue is 5.6 m; and
 - b) Alexandra Road is:

- i) 0.0 m for non-residential **uses**;
 - ii) 1.2 m for residential **uses**; and
 - iii) 8.5 m for the parking **structure**.
- 2. A parking **structure** may project into the Tomicki Avenue **road setback**, provided that such encroachment is architecturally treated and landscaped by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but shall be no closer than 3.6 m.
- 3. Unenclosed **patios** may encroach into the Alexandra Road **setback**.
- 4. The **side yard setback** from:
 - a) the west is:
 - i) 0.0 m for non-residential **uses**; and
 - ii) 5.5 m for residential **uses**;
 - b) the east is:
 - i) 12.0 m for non-residential **uses**; and
 - ii) 5.1 m for residential **uses**.
- 5. Unenclosed **balconies** may project into the **side yard** for a maximum distance of:
 - a) 2.1 m on the west elevation; and
 - b) 1.4 m on the east elevation.
- 6. A parking **structure** may project into the **side yard**, provided that such encroachment is landscaped and screened by a combination of **landscaping** and parking **structure** treatment as specified by a Development Permit approved by the **City**.

20.16.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 20.0 m.
- 2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

20.16.8 Subdivision Provisions/Minimum Lot Size

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

20.16.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.16.10 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 maximum of 33% of the **parking spaces** provided may be small car stalls.

20.16.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Neighbourhood Commercial (CN) **zone**.
2. 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.

20.17 Residential Mixed Use Commercial (ZMU 17) – River Drive/No. 4 Road (Bridgeport)

20.17.1 Purpose

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.17.2 Permitted Uses

- child care
- congregate housing
- education, commercial
- health service, major
- housing, apartment
- housing, town
- live/work dwellings
- manufacturing, custom indoor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- studio

20.17.3 Secondary Uses

- community care facility, minor
- home business

20.17.4 Permitted Density

1. The maximum **floor area ratio** is 1.25, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. Notwithstanding Section 20.17.4.1, the reference to “1.25” is increased to a higher **density** of “1.45” if, prior to first occupancy of the **building**, the owner:
 - a) provides not less than 65 **affordable housing units** having the combined **habitable space** of at least 5% of the total residential **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone** only, covered **walkways** and mechanical and electrical rooms having a total **floor area** not exceeding 200.0 m² per **building** are excluded from the **floor area ratio** calculations.

20.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

20.17.6 Yards & Setbacks

1. The minimum public **road setback** from:
 - a) River Drive is 3.0 m; and
 - b) River Road (dike **right-of-way**) is 7.5 m.
2. The **side yard** and **rear yard** is 6.0 m.
3. A parking **structure** may project into the **side yard** or **rear yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.17.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of **buildings** located:
 - a) between 20.0 m of the **lot line abutting** River Drive and beyond 100.0 m from No. 4 Road is 10.0 m;
 - b) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m; and
 - c) within 40.0 m of the **lot line abutting** River Drive and within 100.0 m of No. 4 Road is 15.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

20.17.8 Subdivision Provisions/Minimum Lot Size

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

20.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.17.10 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) the required **parking spaces** for residential **use** visitors and **child care** facilities may be shared; and
 - b) on-site parking shall be provided at the rate of 1.9 **parking spaces** per **live/work dwelling** (1.2 for residents, 0.2 for residential visitors, 0.5 for employees) subject to Section 20.17.11.

20.17.11 Other Regulations

1. For the purposes of this **zone** only, **live/work dwelling** is a **dwelling unit** that may be used as a **home business** together with a **studio** for artist, dance, radio, television or recording provided that:

- a) the **dwelling unit** has an exterior **access** at **grade**;
 - b) a maximum of 1 non-resident employee is permitted; and
 - c) the **dwelling unit** is designed to reflect the mixed **use** character of the intended **use**.
2. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
3. The following **uses** shall be located on the **first storey** or second **storey** of a **building**:
- a) **education, commercial**;
 - b) **manufacturing, custom indoor**;
 - c) **office**;
 - d) **recreation, indoor**;
 - e) **restaurant**;
 - f) **retail, convenience**;
 - g) **retail, general**; and
 - h) **studio**.
4. A **major health service** located in this **zone** is restricted to a care facility.
5. 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.

20.18 Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)

20.18.1 Purpose

The **zone** provides for medium **density** mixed **commercial/residential development** with **density bonuses** for **affordable housing, child care, and community amenity space**.

20.18.2	Permitted Uses	20.18.3	Secondary Uses
	<ul style="list-style-type: none"> • amusement centre • animal grooming • child care • community amenity space • congregate housing • education • education, commercial • education, university • government service • greenhouse & plant nursery • health service, major • health service, minor • hotel • housing, apartment • housing, town • live/work dwelling • manufacturing, custom indoor • office • private club • recreation, indoor • religious assembly • restaurant • retail, convenience • retail, general • retail, second hand • service, business support • service, financial • service, household repair • service, personal • studio • veterinary service 		<ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business

20.18.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.18.4.1, the reference to “1.0” is increased to a higher **density** of “1.3” if the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 5% of the total maximum **floor area ratio** used for residential **use**; and
 - b) has entered into a **housing agreement** for the **affordable housing units** with the **City** and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice in the Land Title Office.
3. Notwithstanding Section 20.18.4.2, the reference to “1.3” is increased to a higher **density** of “1.43” if the owner provides:
 - a) a minimum of 372.0 m² of **child care** or **community amenity space**.
4. The total floor area used for residential **use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the **Agricultural Land Reserve** shall not exceed 53,511.0 m².
5. For the purpose of Section 20.18.4, **floor area ratio** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the **Agricultural Land Reserve**, regardless of **subdivision**, provided that the maximum total combined **floor area** within the area does not exceed 56,511.0 m².
6. For the purposes of this **zone** only, the following **uses** are excluded from **floor area ratio** calculations:
 - a) **amenity space** to a maximum combined total **floor area** of 800.0 m² within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the **Agricultural Land Reserve**;
 - b) **child care**; and
 - c) **community amenity space**.

20.18.5 Permitted Lot Coverage

1. **Lot coverage** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the **Agricultural Land Reserve**, regardless of **subdivision**.
2. **Lot coverage**:
 - a) For **buildings, structures**, and **non-porous surfaces**, including landscaped roofs over **parking spaces** situated below the lowest habitable floor of the **building**: 90% maximum;

- b) For **buildings**, excluding landscaped roofs over **parking spaces** situated below the lowest habitable floor of the **building**: 50% maximum; and
- c) Restricted to **landscaping** with live plant material: 15% minimum.

20.18.6 Yards & Setbacks

1. Minimum Public **Road Setback**: 3.0 m, except that:
 - a) For Highway 99: 15.0 m
 - b) For Steveston Highway and No. 5 Road: 6.0 m, except that the minimum **setback** is reduced as follows:
 - i) Portions of a **building** that have a **building height** less than 9.0 m may project into the public **road setback**, but shall be no closer to a **property line** than:
 - For residential **uses**: 4.5 m; and
 - For all other **uses**: 3.0 m;
 - ii) **Parking spaces** and related **uses** situated below the lowest habitable floor of a **building** may project into the public **road setback**, but shall be no closer to a **property line** than 1.5 m, provided that the:
 - **Height** of the portion of the **building** containing parking does not exceed 1.5 m above the highest elevation of the crown of the sidewalk **abutting** the **lot**; and
 - Roof and exterior walls of the portion of the **building** containing the **parking spaces** and related **uses** are screened by **landscaping** and/or decorative architectural treatments as specified by a Development Permit approved by the City.
2. Minimum **Side Yard & Rear Yard Setbacks**:
 - a) For **side yards** and **rear yards** abutting the **Agricultural Land Reserve**: 6.0 m, except that:
 - i) **Parking spaces** and related **uses** situated below the lowest habitable floor of a **building** may project into the **side yard** and **rear yard**, but shall be no closer to a **property line** than 3.0 m, provided that the:
 - **Height** of the portion of the **building** containing parking does not exceed 2.5 m above the **finished site grade** of the abutting **Agricultural Land Reserve lot**; and
 - Roof and exterior walls of the portion of the **building** containing the **parking spaces** and related **uses** are screened by **landscaping** and/or decorative

architectural treatments, as specified by a Development Permit approved by the **City**.

- b) For all other **side yards** and **rear yards**: 3.0 m, except that:
 - i) No **setbacks** shall be required for **parking spaces** and related **uses** situated below the lowest habitable floor of a **building**, provided that such encroachments are screened by **landscaping** and/or decorative architectural treatments, as specified by a Development Permit approved by the **City**;
 - ii) **Cantilevered roofs**, unenclosed fireplaces, chimneys, **bay windows**, and unenclosed **balconies** forming part of the **building** may project into the minimum **setback** for a distance of not more than 0.9 m; and
 - iii) No **setbacks** shall be required for decorative landscape **structures**, as specified by a Development Permit approved by the **City**.

20.18.7 Permitted Heights

- 1. The maximum **height** is:
 - a) For **buildings**: 20.0 m, but containing not more than 4 **storeys** over a parking **structure**, except that:
 - i) For **buildings** located more than 90.0 m from No. 5 Road: 25.0 m, but not containing more than 6 **storeys** over a parking **structure**.
 - b) For **accessory buildings** and **accessory structures**: 9.0 m

20.18.8 Subdivision Provisions/Minimum Lot Size

- 1. There are no minimum **lot width** or **lot depth** requirements.
- 2. The minimum **lot area** is 3,000.0 m².

20.18.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.18.10 On-Site Parking & 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) On-site parking and loading requirements shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the **Agricultural Land Reserve**, regardless of **subdivision**.

- b) On-site parking shall be provided at a rate of 1.9 **parking spaces** per **live/work dwelling unit**.

20.18.11 Other Regulations

1. Signage shall be in compliance with *Sign Bylaw No. 5560*, as amended, as it applies to development in the Downtown Commercial (CDT1) **zone**, except that:
 - a) For projecting signs and canopy signs, maximum **height** shall not exceed the first habitable **storey** of the **building**;
 - b) For facia signs situated above the first habitable **storey** of the **building**, the maximum total combined sign face area on a **building** shall be 20.0 m²;
 - c) For freestanding signs, *Sign Bylaw No. 5560* shall apply to the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the **Agricultural Land Reserve**, regardless of **subdivision**, within which area the following shall apply:
 - i) Maximum number of signs: 2;
 - ii) Maximum total combined area of the signs, including all sides **used** for signs: 50.0 m²;
 - iii) Maximum **height**, measured to the **finished site grade** of the **lot** upon which the sign is situated: 9.0 m;
 - iii) Maximum width, measured horizontally to the outer limits of the sign, including any associated structure, at its widest point: 3.0 m; and
 - iv) Maximum public **road setback** from Steveston Highway: 70.0 m.
2. Residential **uses** shall not be located in whole or in part on the **first storey** of a **building** (excluding **building** entrance lobbies) that is located within 65.0 m of a **property line abutting** Steveston Highway and 90.0 m of a **property line abutting** No. 5 Road.
3. The following **uses** shall be permitted provided they are located in whole or in part on the **first storey** of a **building**, and each individual **business** is a maximum of two **storeys** in **height** and has a maximum **gross leasable floor area** not exceeding 929.0 m²:
 - a) **amusement centre**;
 - b) **animal grooming**;
 - c) **child care**;
 - d) **greenhouse & plant nursery**;
 - e) **restaurant**;
 - f) **retail, convenience**;

- g) **retail, general;**
 - h) **retail, second hand;**
 - i) **service, business support;**
 - j) **service, financial;**
 - k) **service, household repair;**
 - l) **service, personal;** and
 - m) **veterinary service.**
4. The following **uses** shall be permitted provided they are located in whole or in part on the **first storey** of a **building** and the **use** is located within 70.0 m of a **property line abutting** Steveston Highway:
- a) grocery store, limited to one store with a maximum **gross leaseable floor area** not exceeding 3,252.0 m²; and
 - b) drug store, limited to one store with a maximum **gross leaseable floor area** not exceeding 1,858.0 m².
5. A **hotel** shall not be located within 200.0 m of a **property line abutting** No. 5 Road.
6. For the purposes of this **zone** only, **health service, major** shall be limited to nursing homes with health care for dependant residents and adult day care.
7. The following items shall only be excluded from the calculation of maximum **floor area ratio** provided that the space is registered in the name of the City of Richmond:
- a) **child care;** and
 - b) **community amenity space.**
8. In addition to the regulations listed above, the General Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

21.5 Community Care Facility (ZR5) – Pinegrove (East Cambie)

21.5.1 Purpose

The **zone** provides for a care facility.

21.5.2 Permitted Uses

- **community care facility, major**
- **health service, major**

21.5.3 Secondary Uses

- **n/a**

21.5.4 Permitted Density

1. The **maximum floor area ratio (FAR)** is 1.5 (exclusive of parts of the **building** which are **used** for on-site bicycle parking, elevator shafts and common stairwells), together with an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

21.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

21.5.6 Yards & Setbacks

1. The minimum public **road setback** is 25.0 m.
2. The minimum east **side yard setback** is 14.0 m.
3. The minimum west **side yard setback** is 0 m.
4. The minimum south **side yard setback** is 0 m.
5. The minimum north **rear yard setback** is 5.0 m.

21.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 21.5 m, except that the maximum **height** for on-site parking **structures** is 5.0 m.
2. The maximum **height** for **accessory structures** is 5.0 m.

21.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

21.5.9 Landscaping & Screening

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

21.5.10 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) the number of **parking spaces** required shall be 1 space for each 4 patient beds for the care facility; and
 - b) the minimum manoeuvring aisle width shall be 6.7 m.

21.5.11 Other Regulations

1. A **major health service** located in this **zone** is limited to a care facility.
2. 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.

21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston)

21.6.1 Purpose

The **zone** provides for **congregate housing** and a limited range of compatible **secondary uses**.

21.6.2 Permitted Uses

- **congregate housing**

21.6.3 Secondary Uses

- **entertainment, spectator**
- **private club**
- **restaurant**

21.6.4 Permitted Density

1. The maximum **floor area ratio (FAR)** is 1.75.
2. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered walkways, bicycle storage areas and garbage & recycling facilities;
 - b) elevator shafts and common stairwells above the ground floor level; and
 - c) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 200.0 m² per **lot**.

21.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

21.6.6 Yards & Setbacks

1. The public **road setback** is 0.80 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.

21.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 21.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

21.6.8 Subdivision Provisions/Minimum Lot Size

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

21.6.9 Landscaping & Screening

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

21.6.10 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) for **congregate housing** the parking requirement is 0.4 **parking spaces** for each **sleeping unit**; and
 - b) for all other **secondary uses** the **parking requirement** is 8.5 **parking spaces** per 100.0 m² of **gross leasable floor area** of **building**.

21.6.11 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, and amendments thereto, as it applies to **development** in the Steveston Commercial (CS2 and CS3) zoning district.
2. The following **secondary uses** shall not exceed a combined **gross leasable floor area** of 1,200.0 m²:
 - a) **entertainment, spectator**;
 - b) **private club**; and
 - c) **restaurant**.
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.

21.7 Water Oriented Mixed Use (ZR7) – Dyke Road (Hamilton Area)

21.7.1 Purpose

The **zone** provides for water oriented mixed **use** industrial, **town housing** residential and **marina** uses.

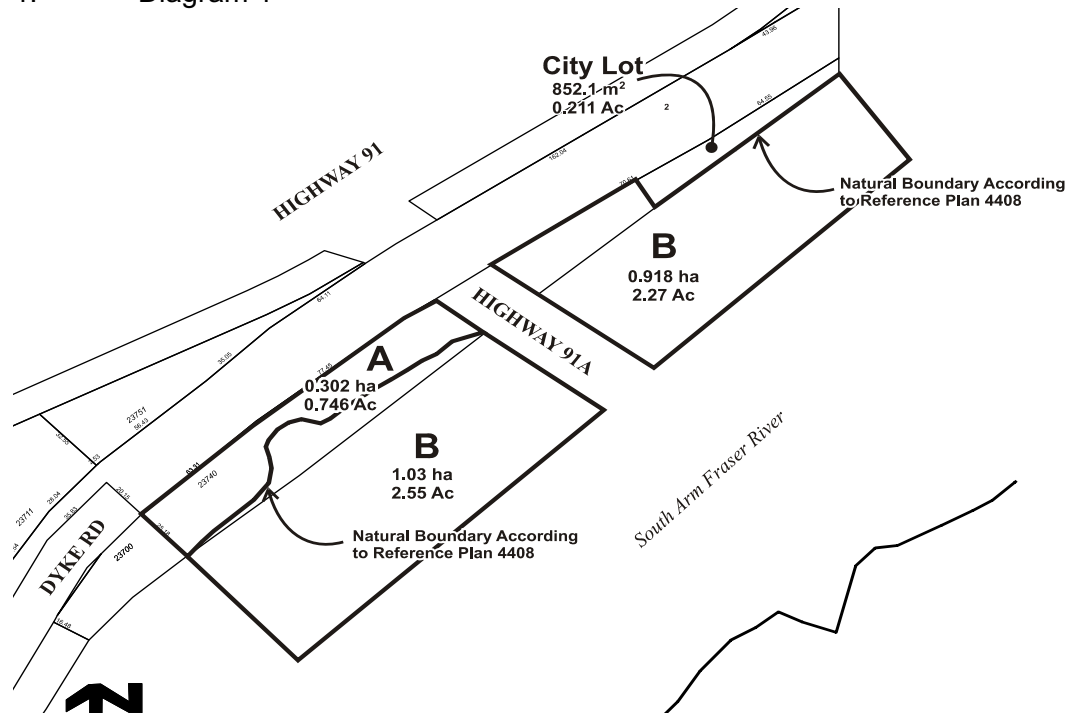
21.7.2 Permitted Uses

- housing, town
- child care
- industrial, general
- marina
- marina sales & rentals

21.7.3 Secondary Uses

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

1. Diagram 1



21.7.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.5 for the area identified as “A” in Diagram 1, Section 21.7.2, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 10% of the 0.5 **floor area ratio** for the **lot** in question, which area must be used exclusively for covered areas of the **principal building** which are open on one or more sides.
2. Any portion of **floor area** for the area identified as “A” in Diagram 1, Section 21.7.2 which exceeds 5.0 m in **height**, save and except an area of up to 10.0 m² per **dwelling unit** which is to be **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.
3. Despite Section 21.7.4.1, the reference to “0.5” in that section is increased to a higher **density** of “0.72” if the owner, at the earliest time **Council** adopts a zoning amendment bylaw to include the owner’s **lot** in this zoning district has paid into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. The maximum **floor area ratio** (FAR) is 0.5 for the area identified as “B” in Diagram 1, Section 21.7.2.
5. For the purpose of this Section 21.7.4, **floor area ratio** excludes the **floor area** of those parts of the **building** used for on-site parking and bicycle storage.

21.7.5 Permitted Lot Coverage

1. For the area identified as “A” in Diagram 1, Section 21.7.2, the maximum **lot coverage** is 47% for **buildings**.
2. For the area identified as “B” in Diagram 1, Section 21.7.2, the maximum **lot coverage** is 40% for **buildings**.

21.7.6 Yards & Setbacks

1. For the area identified as “A” in Diagram 1, Section 21.7.2, the minimum **setbacks** are:
 - a) 2.0 m from a public **road**;
 - b) 3.0 m from the **side lot line**; and
 - c) 1.5 m to the top extent of riprap.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height**, and are open on those sides which face or are visible from a

public **road** may be located within the required **setback**, but shall be no closer to a **lot line** than 1.4 m.

3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **setbacks** for a distance of not more than 0.6 m.
4. For the area identified as “B” in Diagram 1, Section 21.7.2, the minimum **setbacks** are:
 - a) 6.0 m from a public **road**; and
 - b) 3.0 m from the **side lot line**.

21.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but not exceeding 3 **storeys**.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purposes of this zoning district, maximum **height** shall be determined on the basis of the vertical distance between the highest point on the **building** and the lowest horizontal floor in the **building**, which will be a concrete floor or the floor of a **crawl space**, whichever is the lowest.

21.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 1,000.0 m².

21.7.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

21.7.10 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.

21.7.11 Other Regulations

1. For the area identified as “A” in Diagram 1, Section 21.7.2, signage must comply with the City of Richmond’s *Sign Bylaw No. 5560*, and amendments thereto, as it applies to **development** in the Low Density Townhouses (RTL1) zoning district.
2. For the area identified as “B” in Diagram 1, Section 21.7.2, signage must comply with the City of Richmond’s *Sign Bylaw No. 5560*, and

amendments thereto, as it applies to **development** in the Marina (MA1 & MA2) zoning district.

3. The following **uses** are permitted only within the area identified as “A” in Diagram 1, Section 21.7.2:
 - a) **boarding and lodging;**
 - b) **community care facility, minor;**
 - c) **home business;** and
 - d) **housing, town.**
4. The following **uses** are permitted only within the area identified as “B” in Diagram 1, Section 21.7.2:
 - a) **child care;**
 - b) **industrial, general;**
 - c) **marina;** and
 - d) **marina sales & rentals.**
5. 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.

22.30 Hotel Commercial (ZC30) – Bridgeport Village (City Centre)

22.30.1 Purpose

The **zone** provides for **hotel** and other compatible **uses**.

22.30.2 Permitted Uses

- **child care**
- **hotel**
- **parking, non-accessory**

22.30.3

Secondary Uses

- **entertainment, spectator**
- **liquor primary establishment**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, personal**

22.30.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.12, except for **non-accessory parking** where there is no maximum **floor area ratio**.

22.30.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 36% for **buildings**.

22.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 6.0 m from Bridgeport Road;
 - b) 3.14 m from the north-east **lot line** (West Road) and 0 m **setbacks** for stairs;
 - c) 2.438 m from River Road; and
 - b) 1.143 m from the east **lot line** (West Road).

22.30.7 Permitted Heights

1. The maximum **height** for **buildings** is 22.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.30.8 Subdivision Provisions/Minimum Lot Size

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

22.30.9 Landscaping & Screening

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

22.30.10 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) parking aisle widths shall be a minimum of 6.706 m;
 - b) on-site **parking spaces** shall be located no closer than 1.5 m to Bridgeport Road and River Road; and
 - c) notwithstanding Section 7.5.14, parking for disabled persons may be provided within 20.0 m of the **site**.

22.30.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground.
2. 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.

23.9 Industrial Storage (ZI9) – Knox Way (East Richmond)

23.9.1 Purpose

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses** including screened unenclosed **outdoor storage**.

23.9.2 Permitted Uses

- animal grooming
- animal shelter
- auction, minor
- car or truck wash
- child care
- commercial storage
- contractor service
- fleet service
- industrial, general
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling, drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop
- vehicle service, drive-through

23.9.3 Secondary Uses

- residential security/ operator unit
- outdoor storage

23.9.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.9.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

4. For areas of the **lot** used for **outdoor storage**, it is to be **setback** 3.0 m to the **lot lines**.

23.9.7 Permitted Heights

1. There is no maximum **height** for **buildings** and **accessory structures**.

23.9.8 Subdivision Provisions/Minimum Lot Size

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

23.9.9 Landscaping & Screening

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

23.9.10 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.

23.9.11 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.
2. **Outdoor storage** areas shall be:
 - a) surfaced with asphalt, concrete or other durable, hard and dust-free surfaces;
 - b) gated and screened from adjacent **lots** by any combination of:
 - (i) **buildings** or **structures**; or
 - (ii) a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height** provided that **access** gates match the character and **height** of the **fence** provided.
 - c) gated and screened from the adjacent public **road** by a **fence** at least 2.0 m in **height** and not exceeding 2.4 m in **height** provided that **access** gates match the character and **height** of the **fence** provided;
 - (i) a **fence** is not permitted to be situated closer than 1.5 m to a **lot line abutting** a public **road**; and
 - (ii) a **landscape** strip providing a solid visual **screen** planted and maintained at least 1.8 m in **height** and 1.5 m in width which must be situated in between the required **fence** and public **road**.
3. **Outdoor storage** areas are not permitted on a **lot** that directly **abuts** another **lot** that permits or is designated for residential **use**.
4. The following are prohibited from occurring in an **outdoor storage** area:
 - a) having goods or materials piled, stacked or stored in any manner that exceeds 3.7 m in **height**;

- b) storing wrecked or salvaged goods and materials;
 - c) storing food products;
 - d) storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - e) storing goods or materials that constitute a health, fire, explosion or safety hazard;
 - f) producing, discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - g) servicing of **vehicles** and equipment.
5. **Outdoor storage** is allowed for the following **uses** only:
- a) **general industrial**; and
 - b) **custom indoor manufacturing**.

25.4 Agriculture and Assembly (ZA4) – Steveston Highway/Shell Road

25.4.1 Purpose

The zone provides for agricultural and specific assembly **uses**.

25.4.2 Permitted Uses

- **farm business**
- **religious assembly**
- **private club**

25.4.3 Secondary Uses

- **n/a**

25.4.4 Permitted Density

1. The maximum **floor area ratio** is 0.15.

25.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 15% for **buildings**.

25.4.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 15.0 m.

25.4.7 Permitted Heights

1. The maximum **height** for **buildings** is 7.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

25.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 50.0 m.
3. The minimum **lot area** is 5,000 m².

25.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

25.4.10 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) the minimum number of on-site **parking spaces** is 24 standard spaces; and
 - b) 1 handicapped **parking space** near a ramp **access**.

25.4.11 Other Regulations

1. For the purposes of this property, **religious assembly** and **private club** is intended for non-denominational, non-profit, agricultural **uses** in this **site specific zone**.

2. 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.

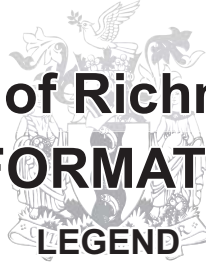


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City of Richmond

City of Richmond

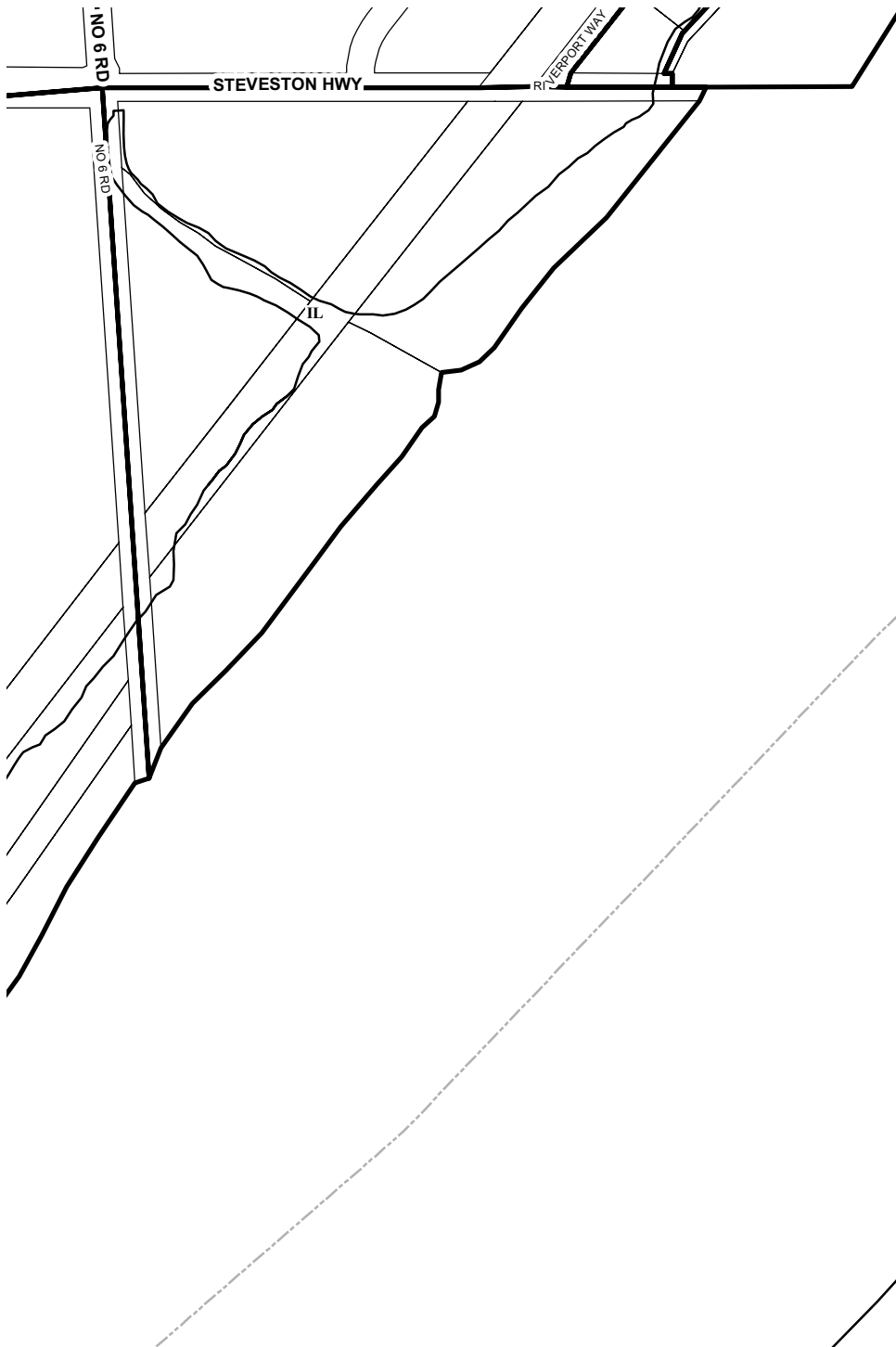
ZONING INFORMATION SHEETS



LEGEND

AG1	Agriculture	ZC17	Casino Hotel Commercial
AIR	Airport	ZC18	Gas and Service Station Commercial
ASY	Assembly	ZC21	Steveston Maritime
CA	Auto-Oriented Commercial	ZC26	Auto-Oriented Commercial & Pub
CC	Community Commercial	ZC27	High Rise Office Commercial
CDT1	Downtown Commercial	ZC28	Vehicle Sales Commercial
CEA	Entertainment & Athletics	ZC29	Commercial Theme Park
CG	Gas & Service Station 1 & 2	ZD1	Heritage Two Unit Dwelling
CL	Local Commercial	ZD2	Two Unit Dwelling
CN	Neighbourhood Commercial	ZD3	Child Care Two Unit Dwelling
CP	Pub & Sales 1 & 2	ZHR	High Rise Apartment 1, 2, 4 & 5
CR	Roadside Stand	ZHR3	High Rise Apartment and Congregate Housing
CS	Steveston Commercial 2 & 3	ZI	Industrial Limited Retail 1, 2 & 4
CV	Vehicle Sales	ZI3	Industrial Business Park
GC	Golf Course	ZI5	Industrial Business Park & Religious Assembly
HC	Health Care	ZI6	Light Industrial & Banquet Hall
I	Industrial	ZI7	Industrial Business Park Limited Retail
IB1	Industrial Business Park	ZI8	Light Industrial Limited Office
IL	Light Industrial	ZIS1	Heritage Park
IR1	Industrial Retail	ZIS2	Religious & Congregate Housing
IS	Industrial Storage	ZIS3	Steveston Heritage Maritime
MA	Marina 1 & 2	ZIS4	Religious & Education
RAL1	Low Density Low Rise Apartment	ZIS5	Office & Education
RAM1	Medium Density Low Rise Apartment	ZIS6	Education
RC1	Compact Single Detached	ZLR	Low Rise Apartment 1 to 22
RCC	Residential Child Care	ZMU	Downtown Commercial 1 & 7
RCH	Coach House	ZMU	Residential/Limited Commercial 2, 3 & 6
RCL1	Residential/Limited Commercial	ZMU4	High Rise Apartment & Olympic Oval
RD	Two-Unit Dwellings 1 & 2	ZMU5	Residential/Hotel
RI1	Infill Residential	ZMU	Commercial Mixed Use 8, 13 & 14
RS1/	Single Detached A to H & J to K	ZMU9	Residential Mixed Use Commercial
RTL	Low Density Townhouses 1, 3 & 4	ZMU10	Steveston Commercial & Pub
RTM1	Medium Density Townhouses	ZMU11	Steveston Commercial
SI	School & Institutional Use	ZMU12	Steveston Maritime Mixed Use
ZA1	Agriculture & Truck Parking	ZR1	Mid Rise Congregate Housing
ZA2	Agriculture & Park	ZR2	Special Needs Residential
ZA3	Agriculture & Botanical Show Garden	ZR3	Non-Profit Residential
ZC	Hotel Commercial 1 & 16	ZR4	Congregate Housing
ZC2	Funeral Home Commercial	ZS	Single Detached Heritage 1 & 11
ZC	Neighbourhood Commercial 3, 19 & 23	ZS	Single Detached 2, 3, 6 to 8, 10, 14 to 16 & 18
ZC4	Retail Commercial	ZS4	Single Detached Convertible Accessible
ZC5	Personal Service Commercial	ZS5	Single Detached Shrine
ZC6	Industrial Community Commercial	ZS9	Residential Child Care
ZC	Auto-Oriented Commercial 7, 10 & 22	ZS12	Coach House
ZC	Office Commercial 8, 9 & 11	ZS13	Single Detached Fire Hall
ZC	Gas Station Commercial 12, 15, 20, 24 & 25	ZS17	Single Detached Accessible
ZC	Community Commercial 13 & 14	ZT	Townhouses 1 to 67

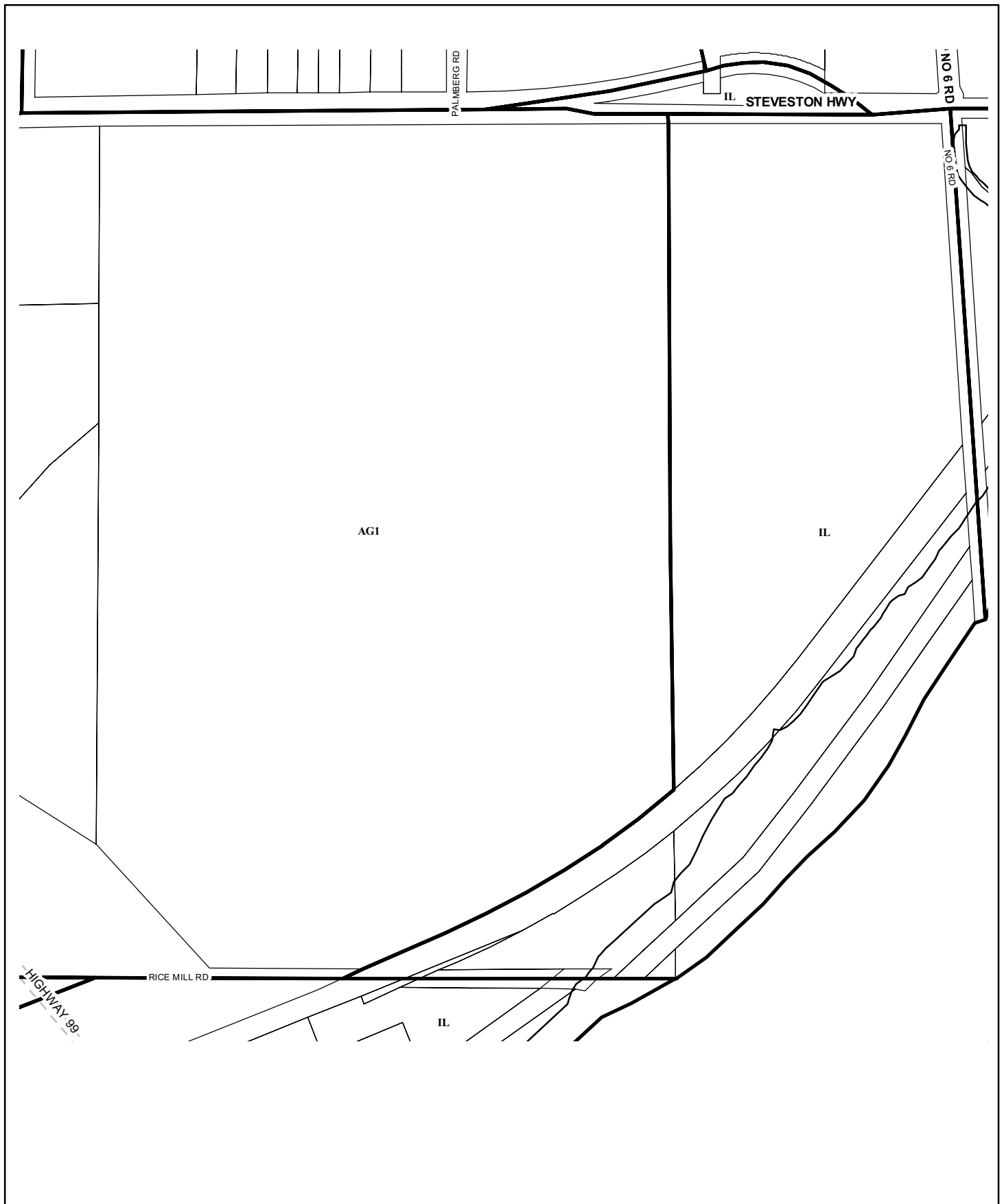
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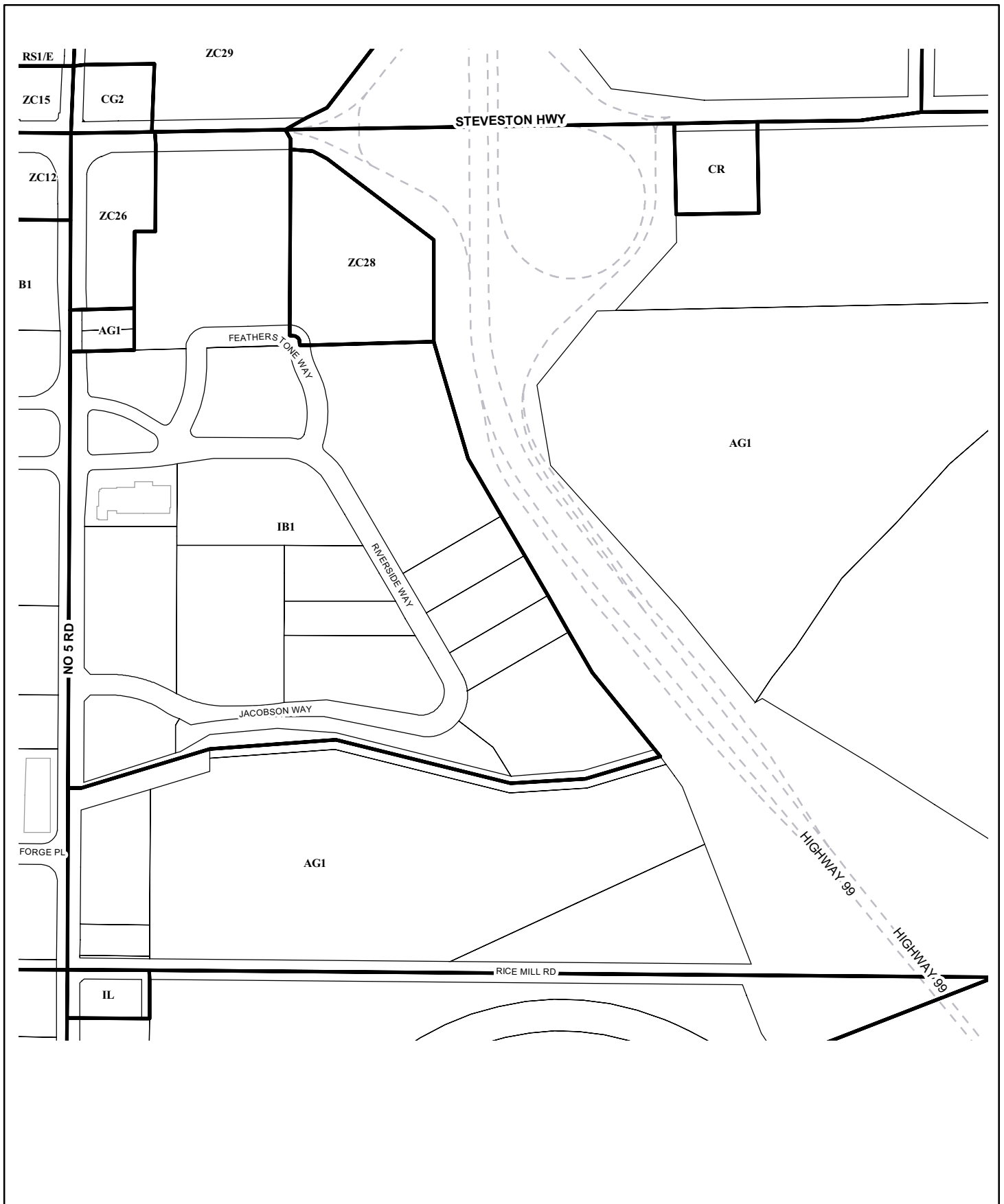
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ZONING Section 05, 3 - 5

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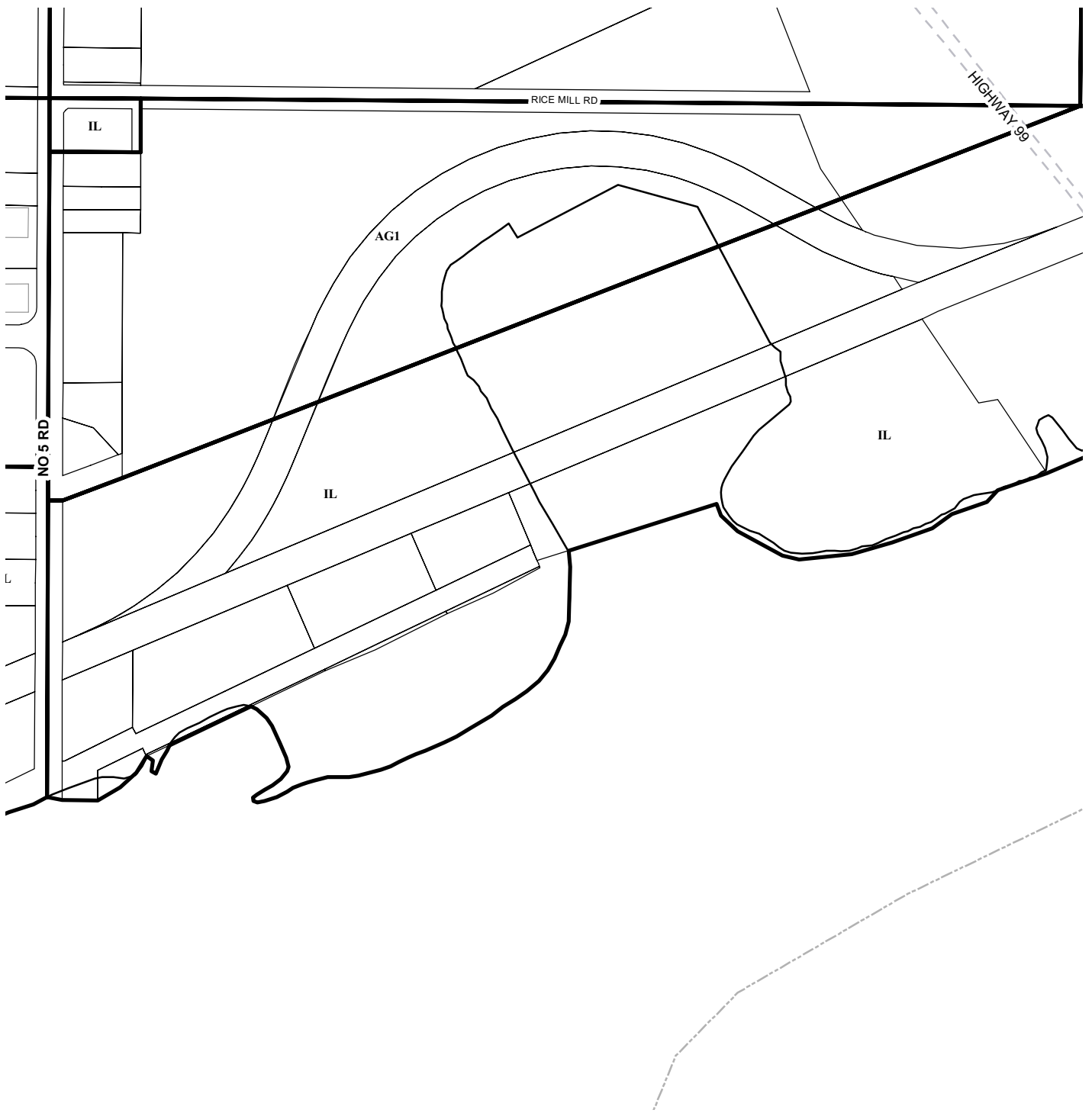
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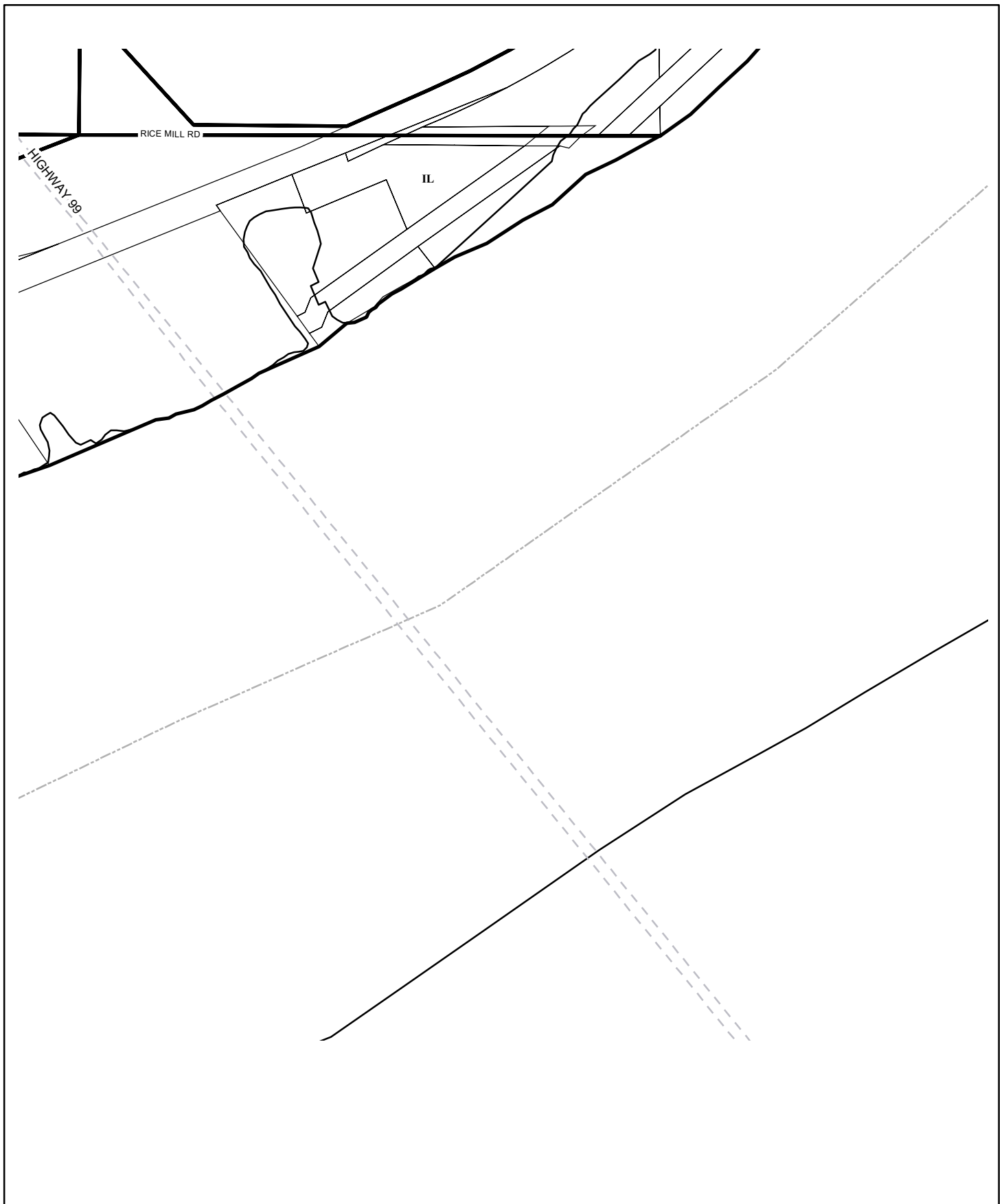
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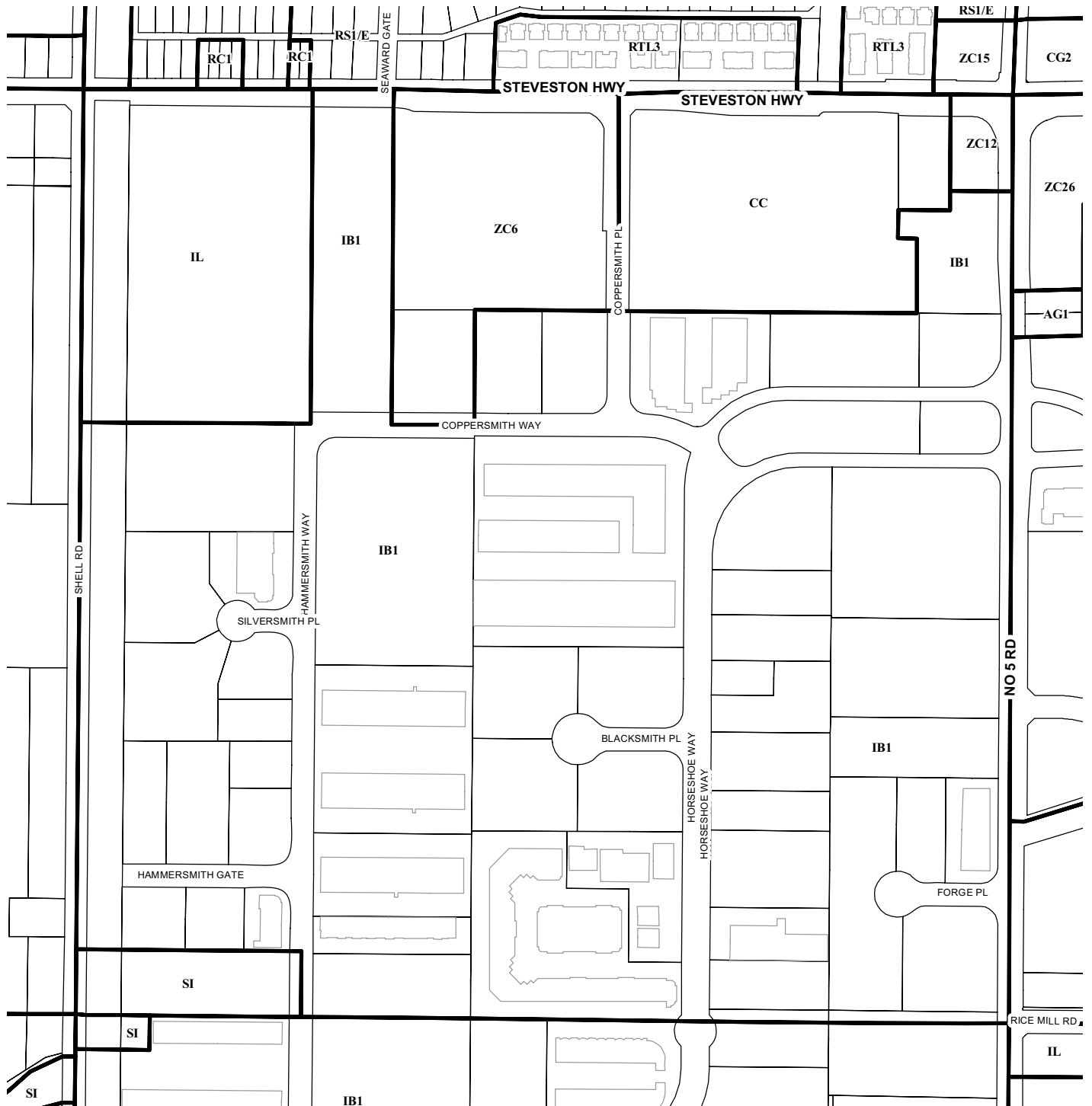
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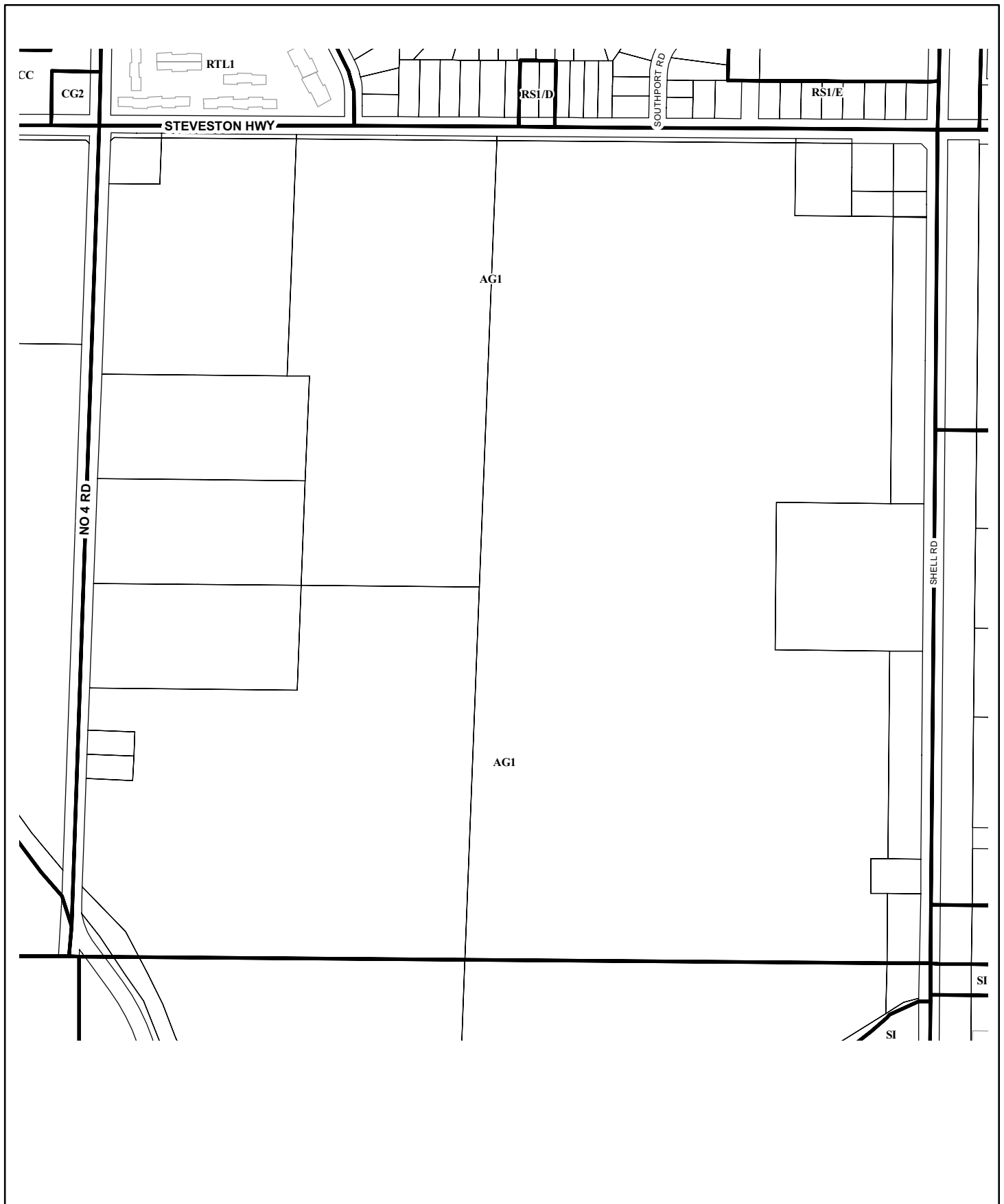
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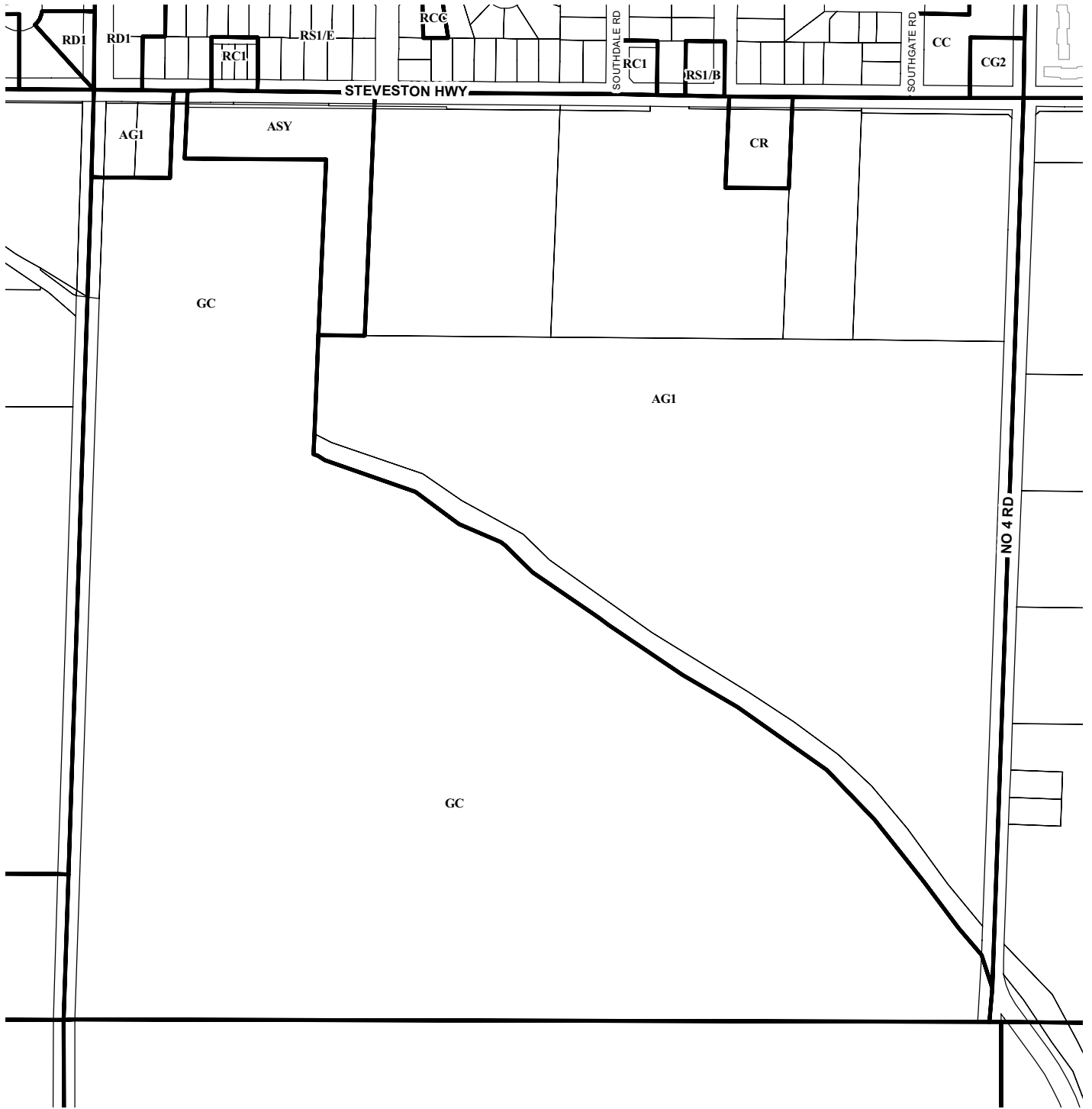
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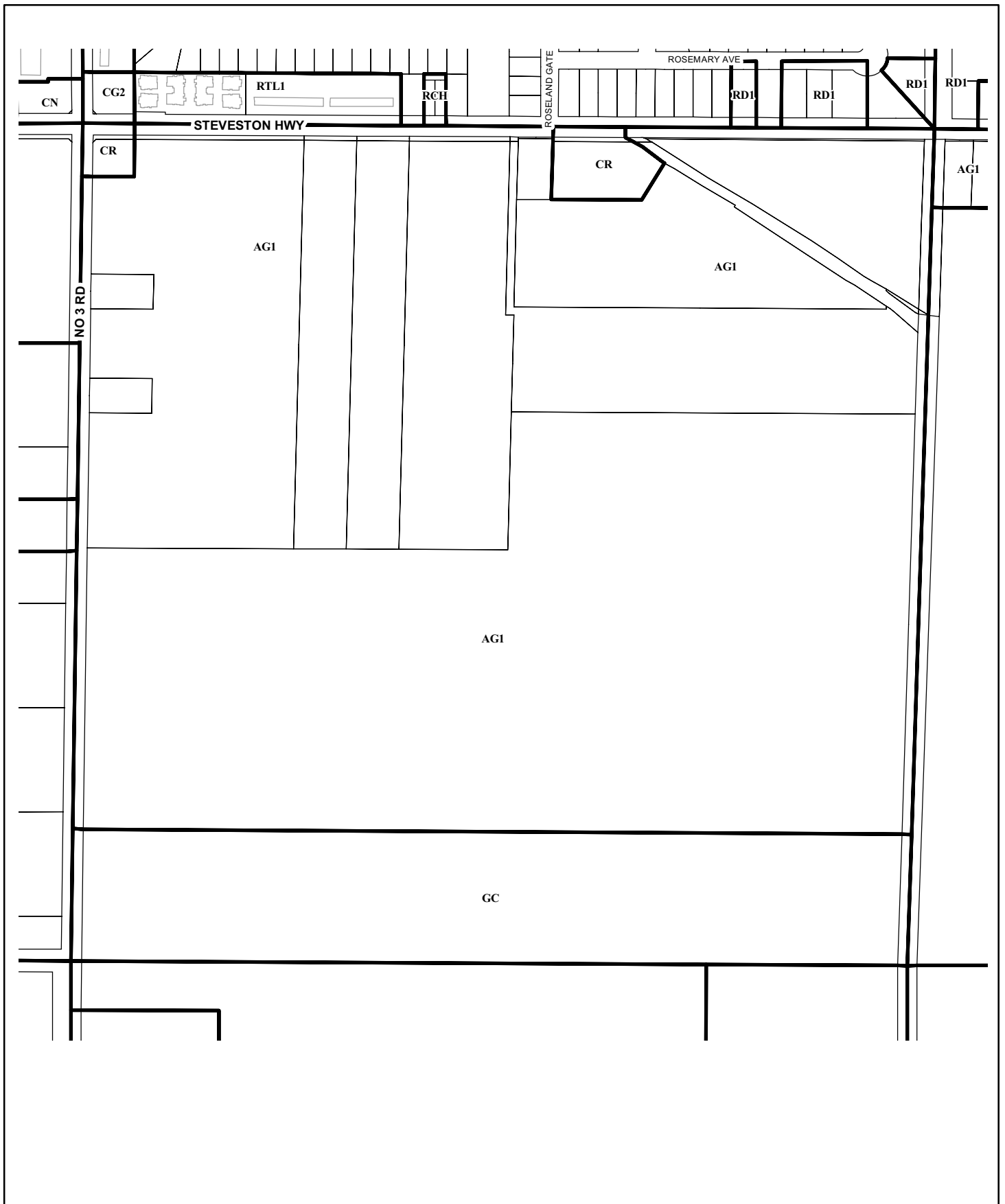
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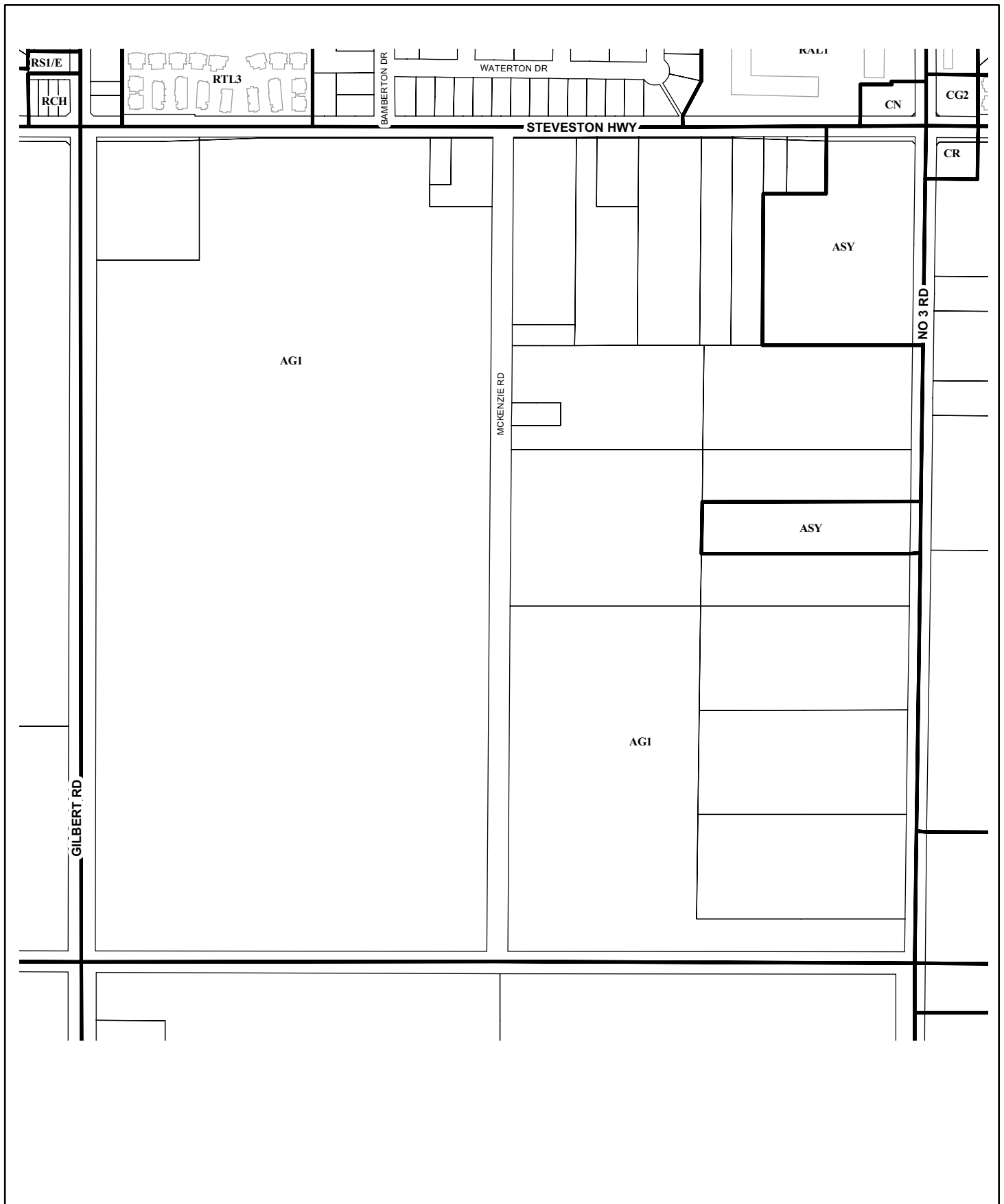
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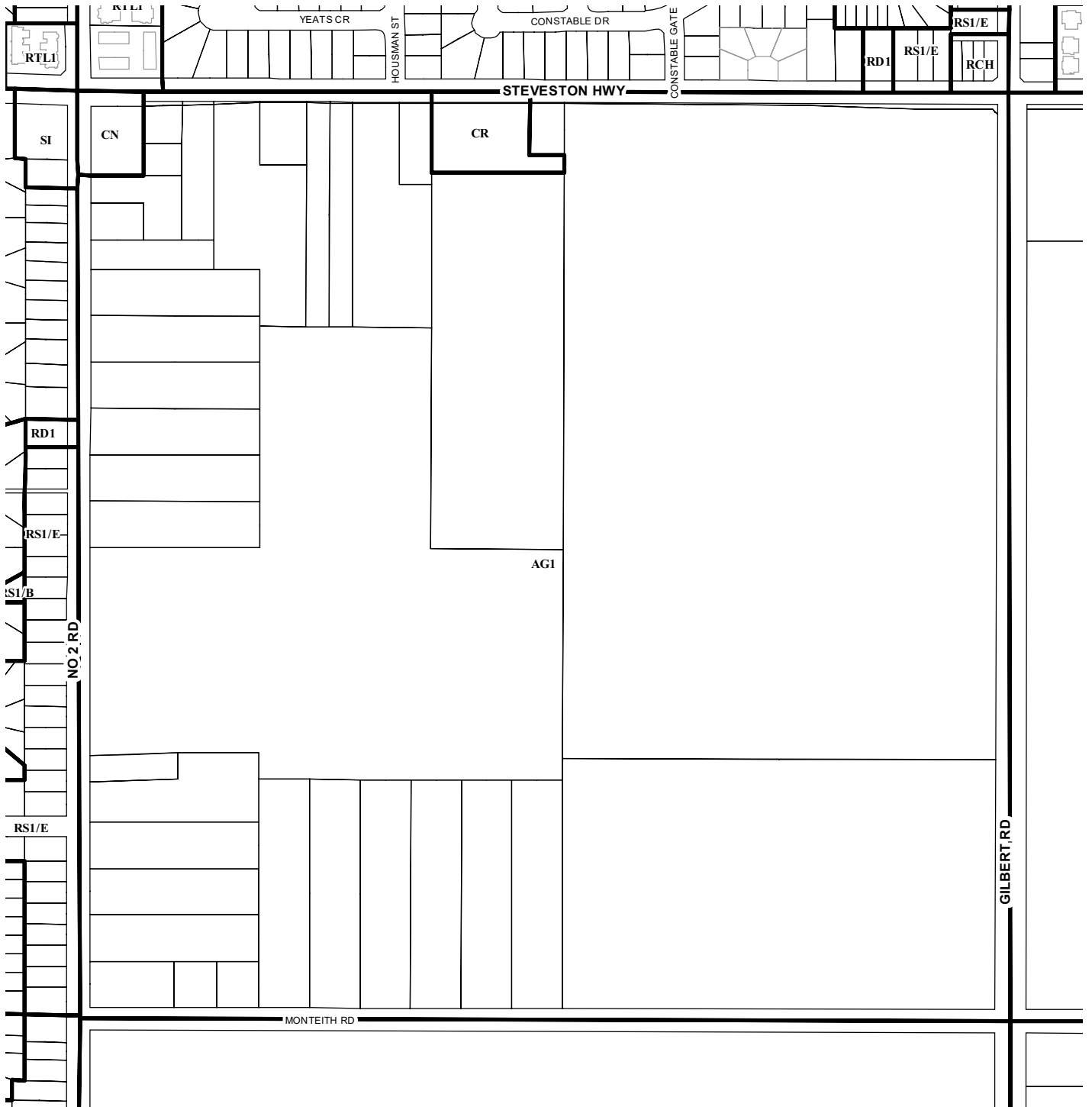
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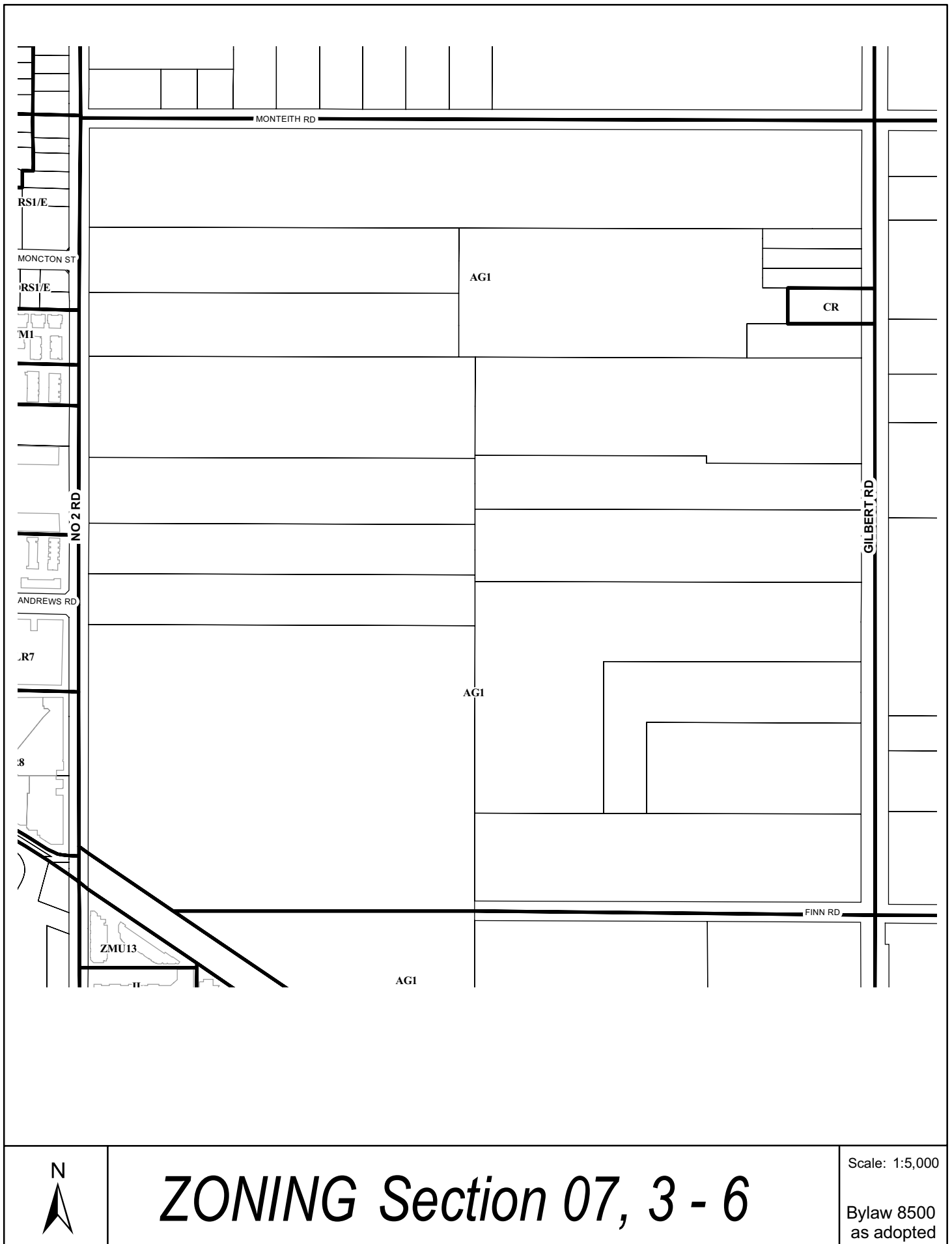
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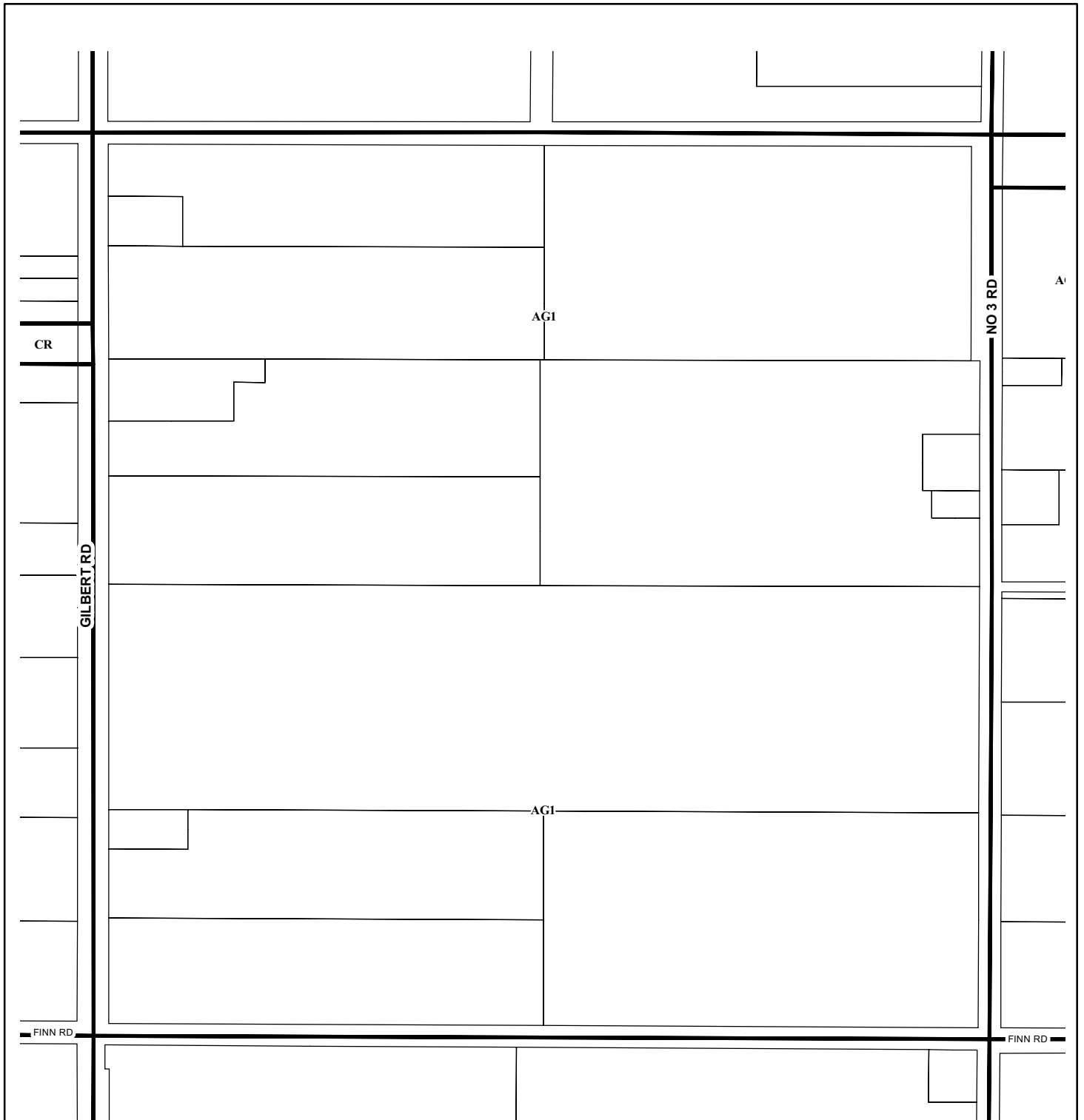


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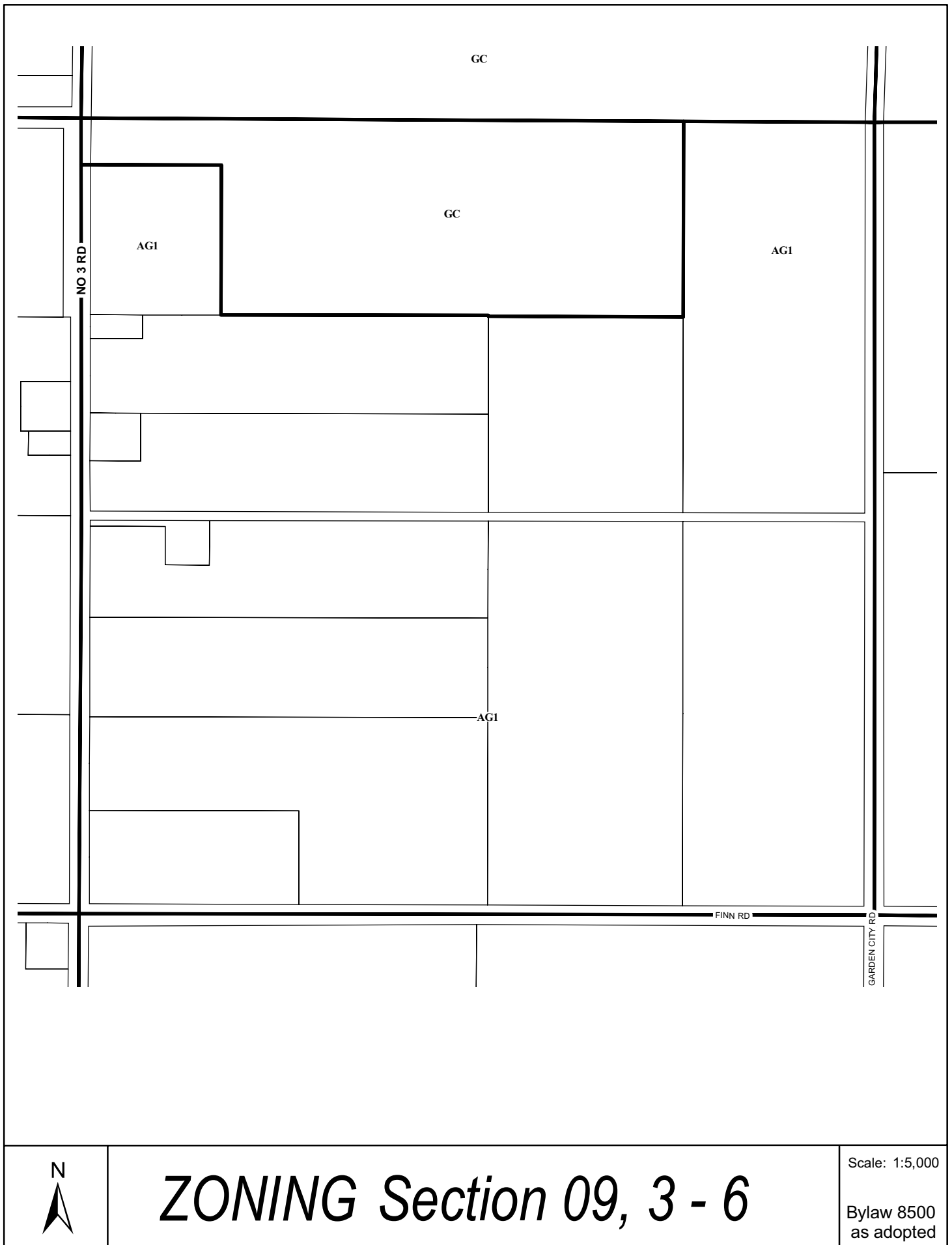




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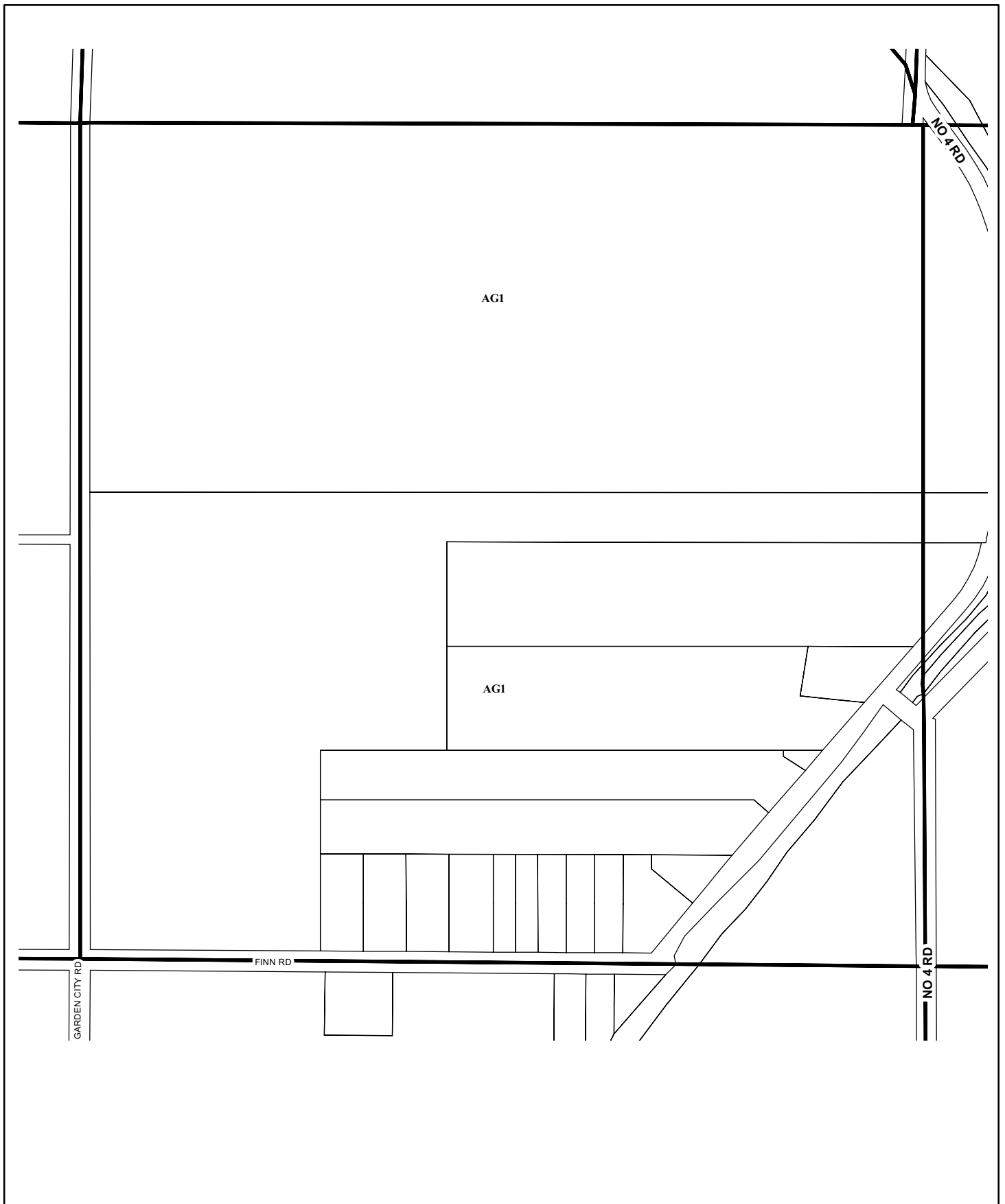
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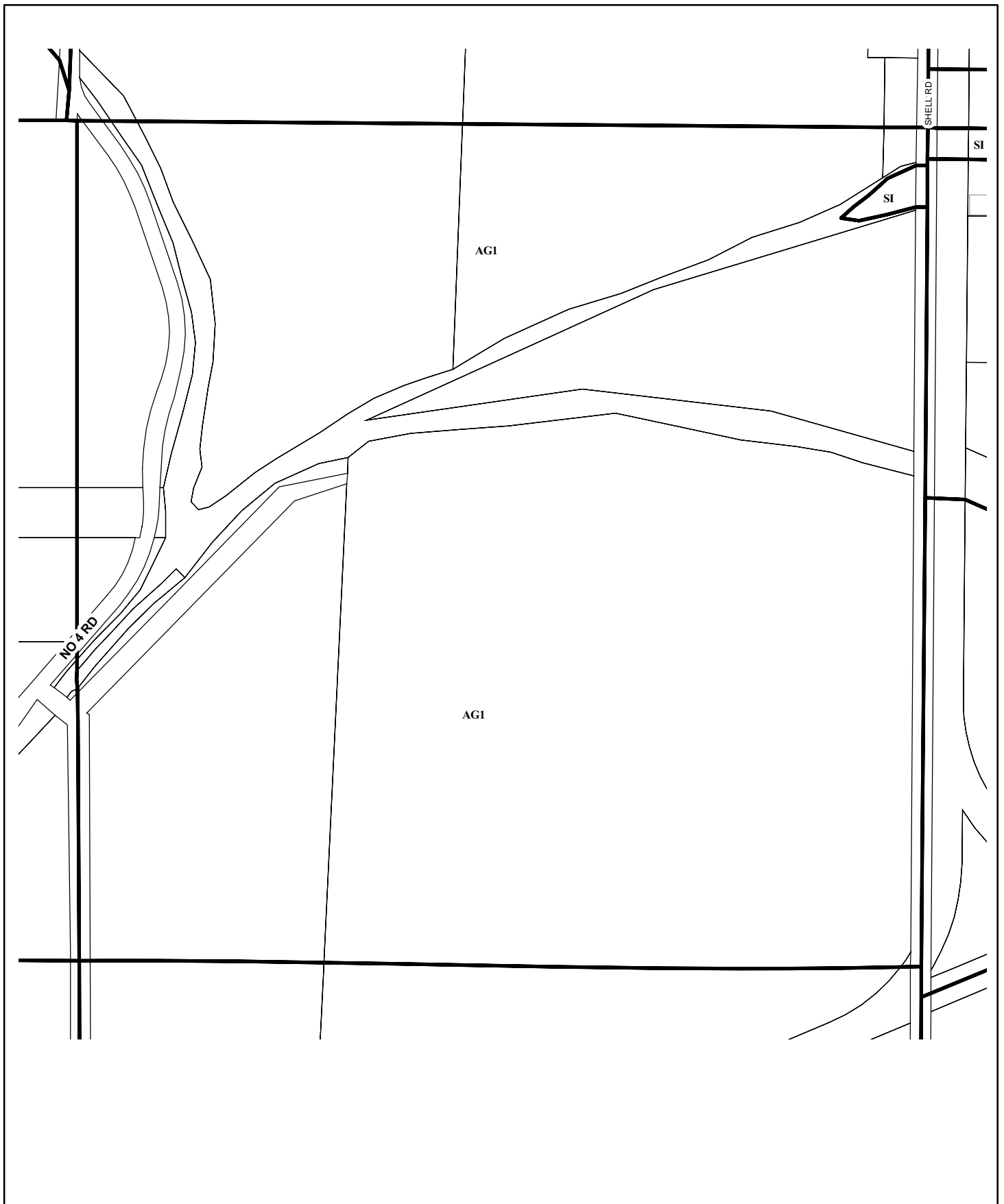
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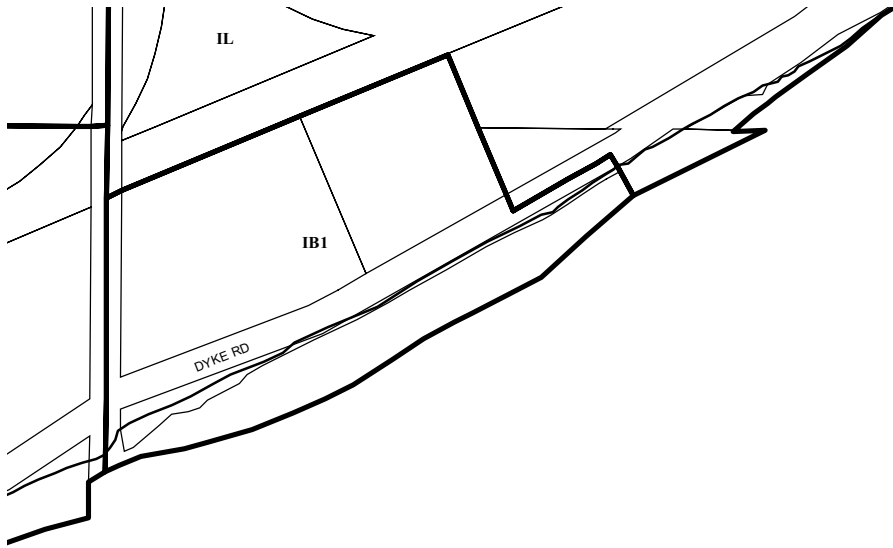
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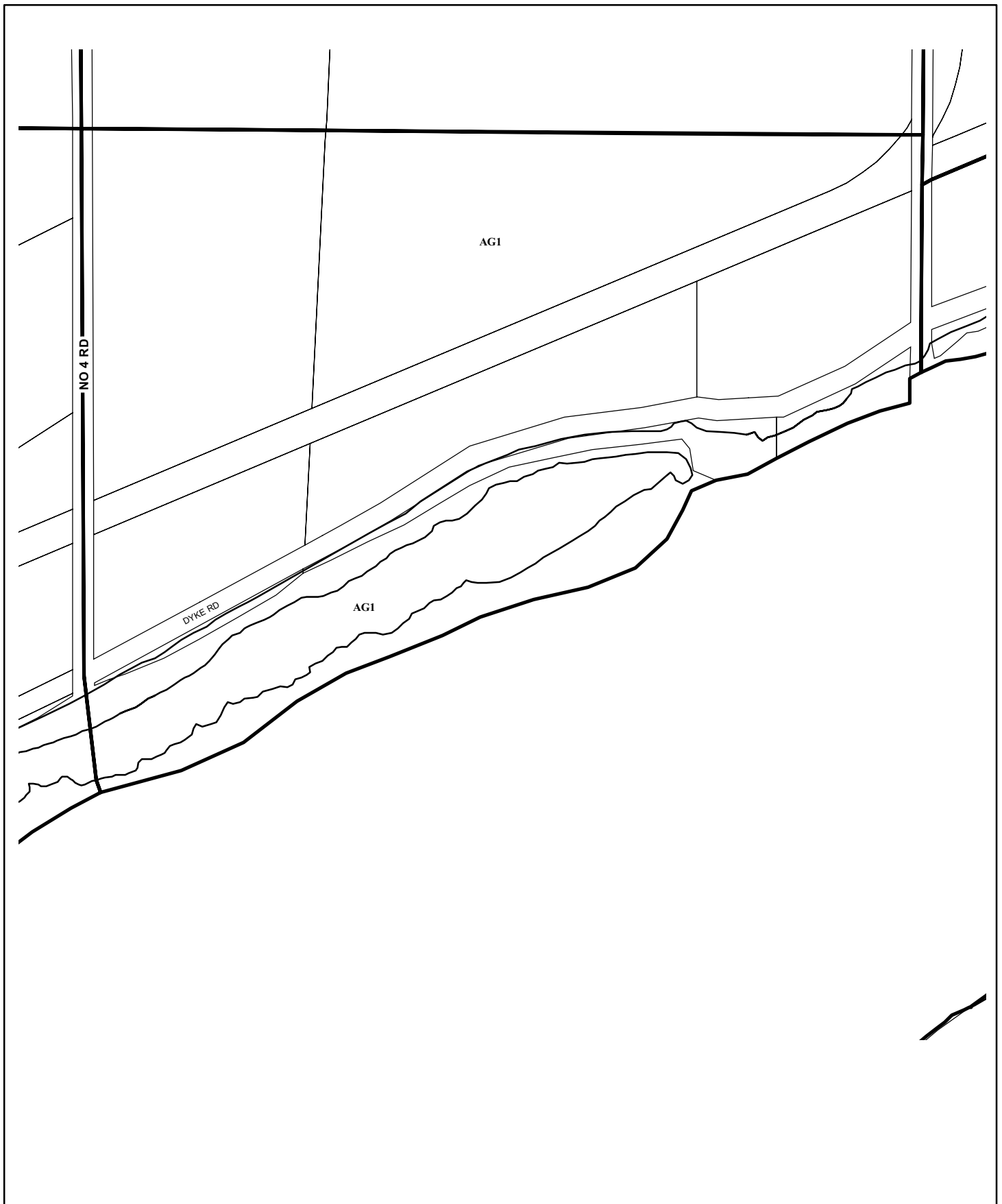
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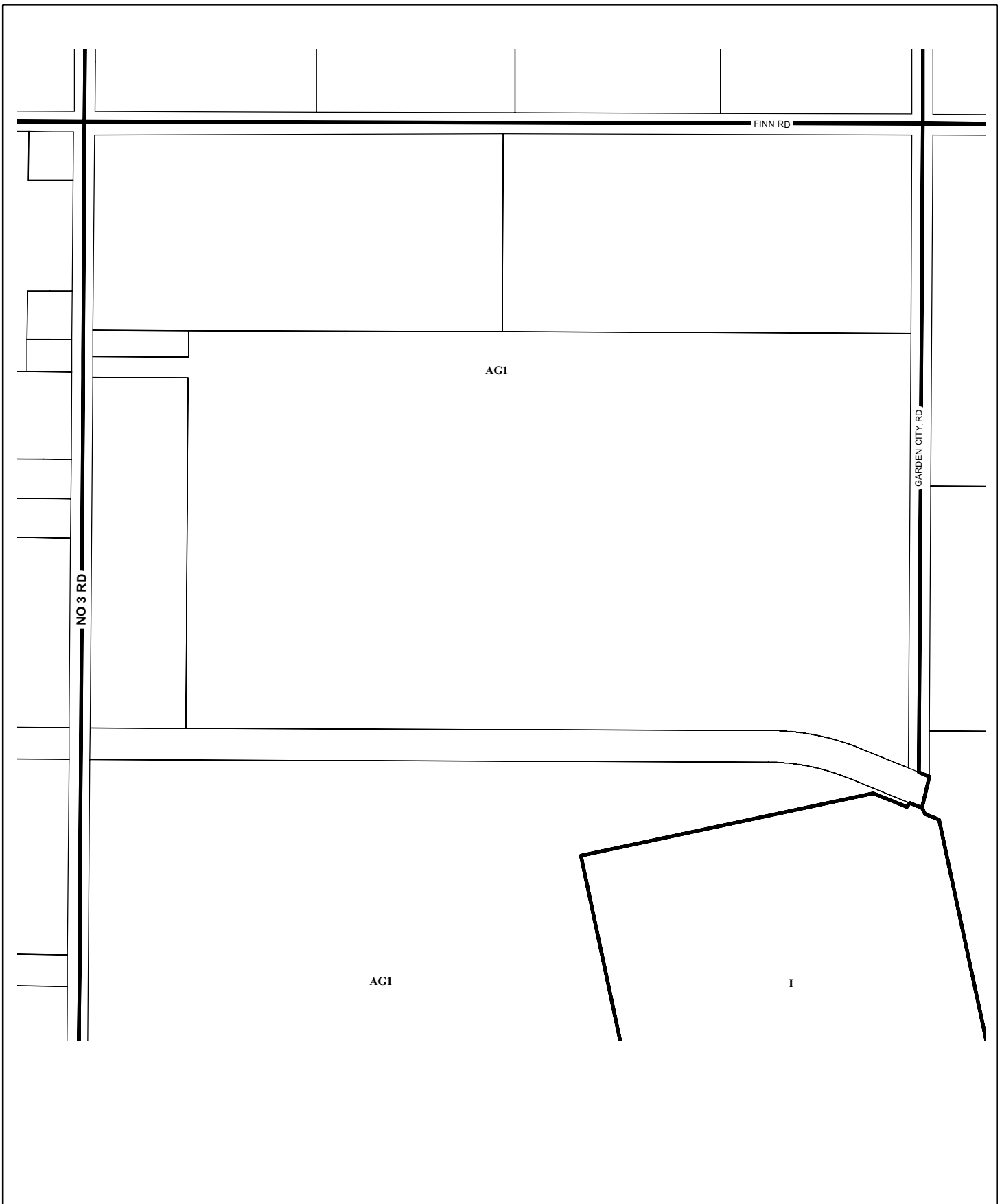
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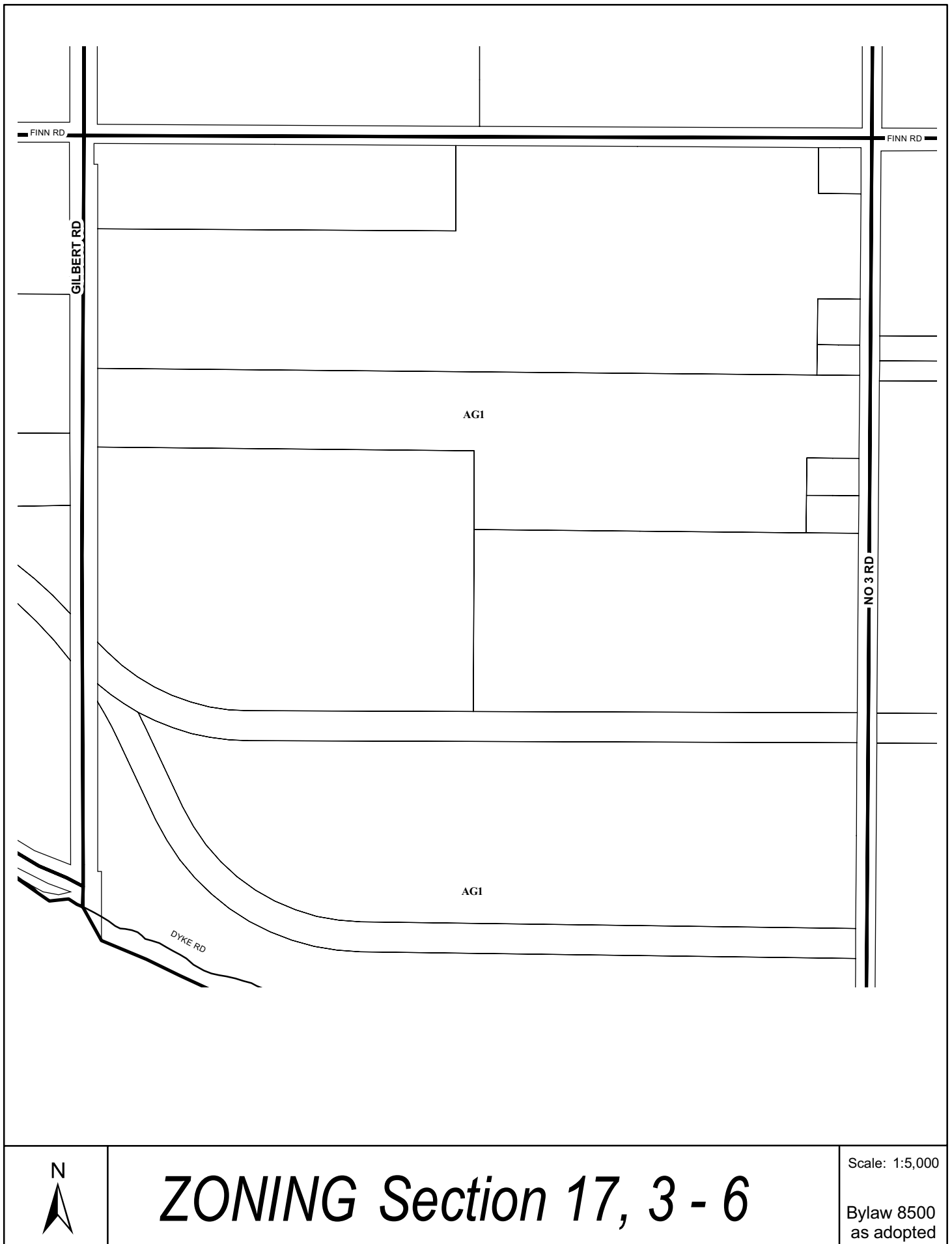
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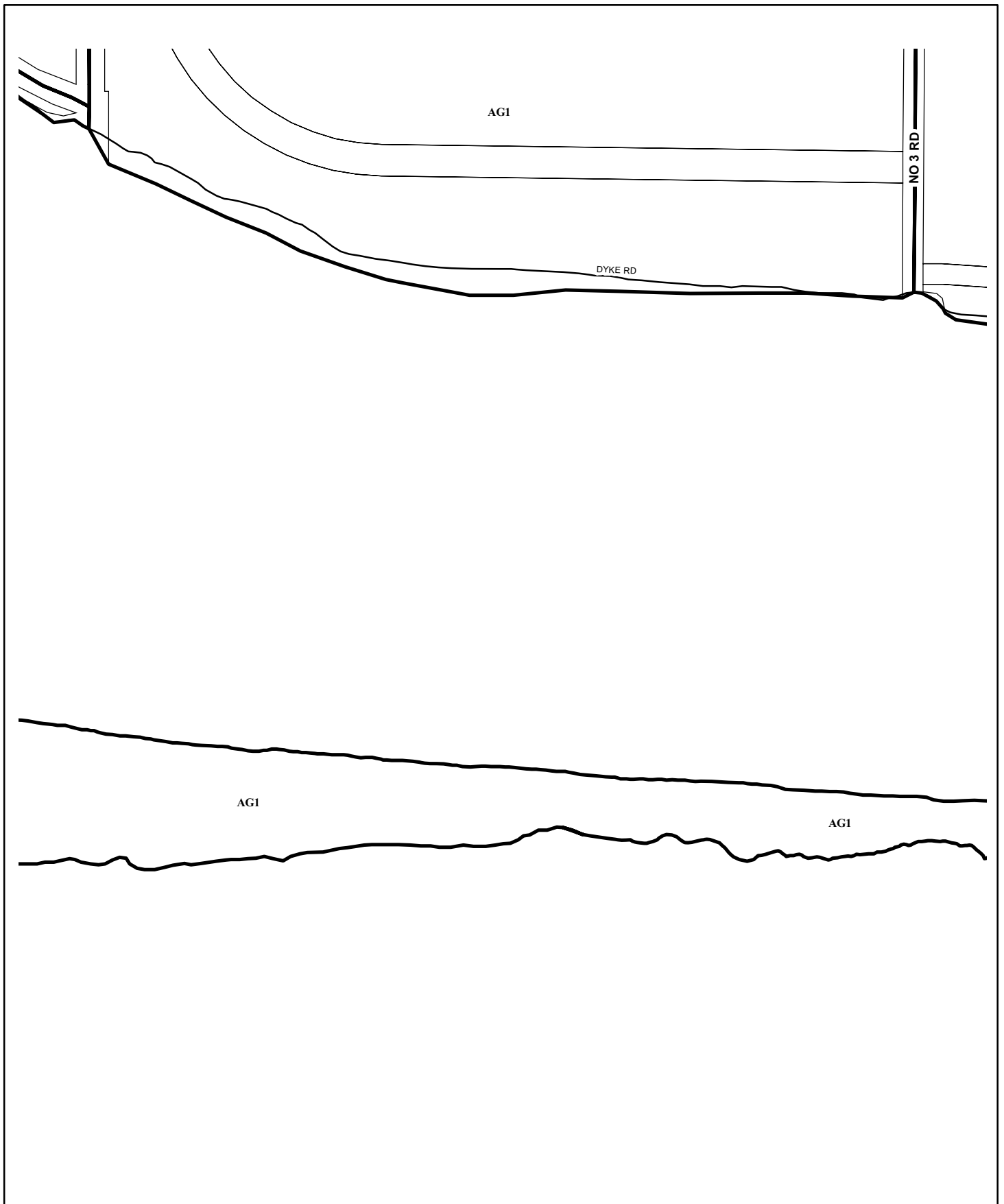


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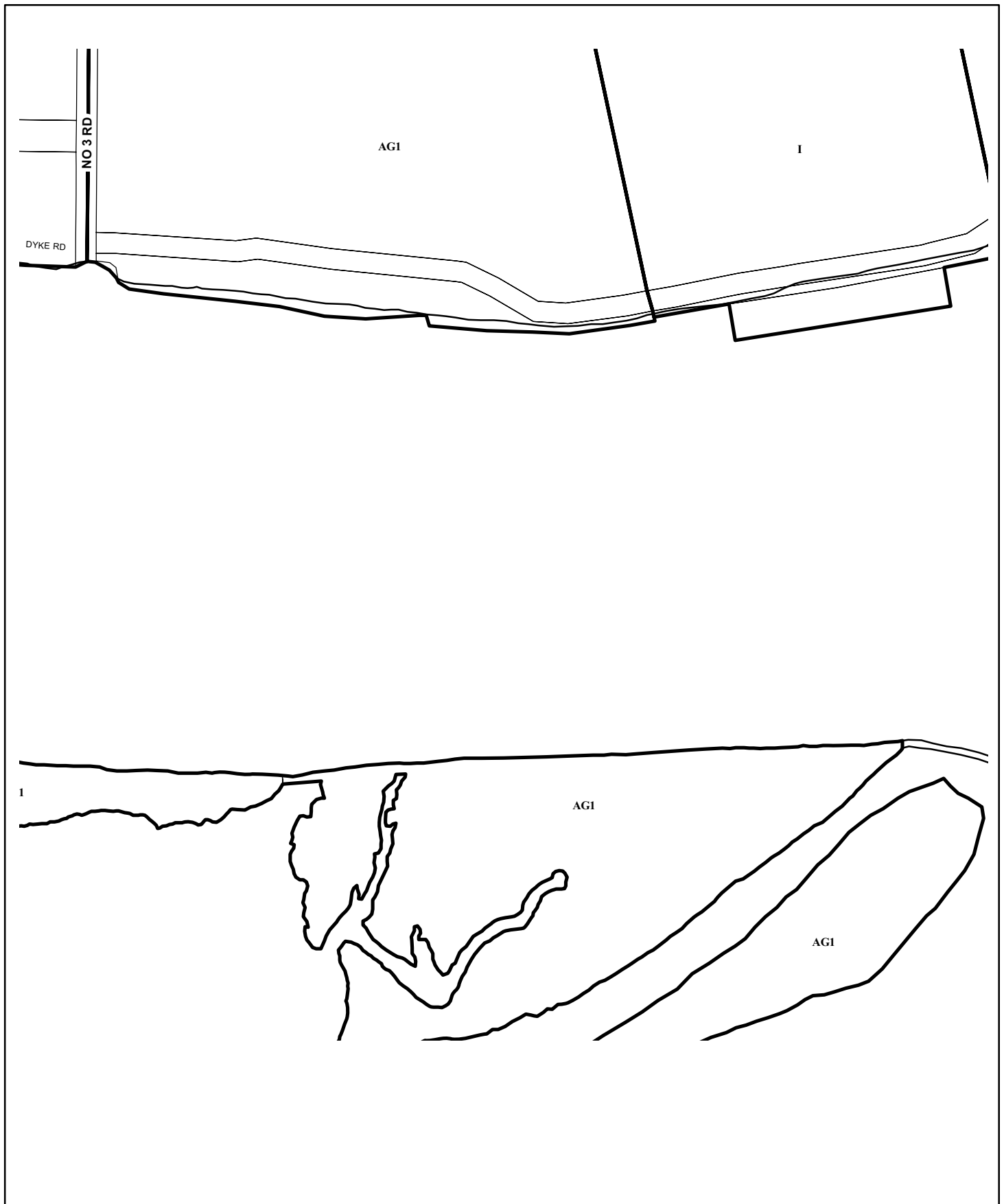




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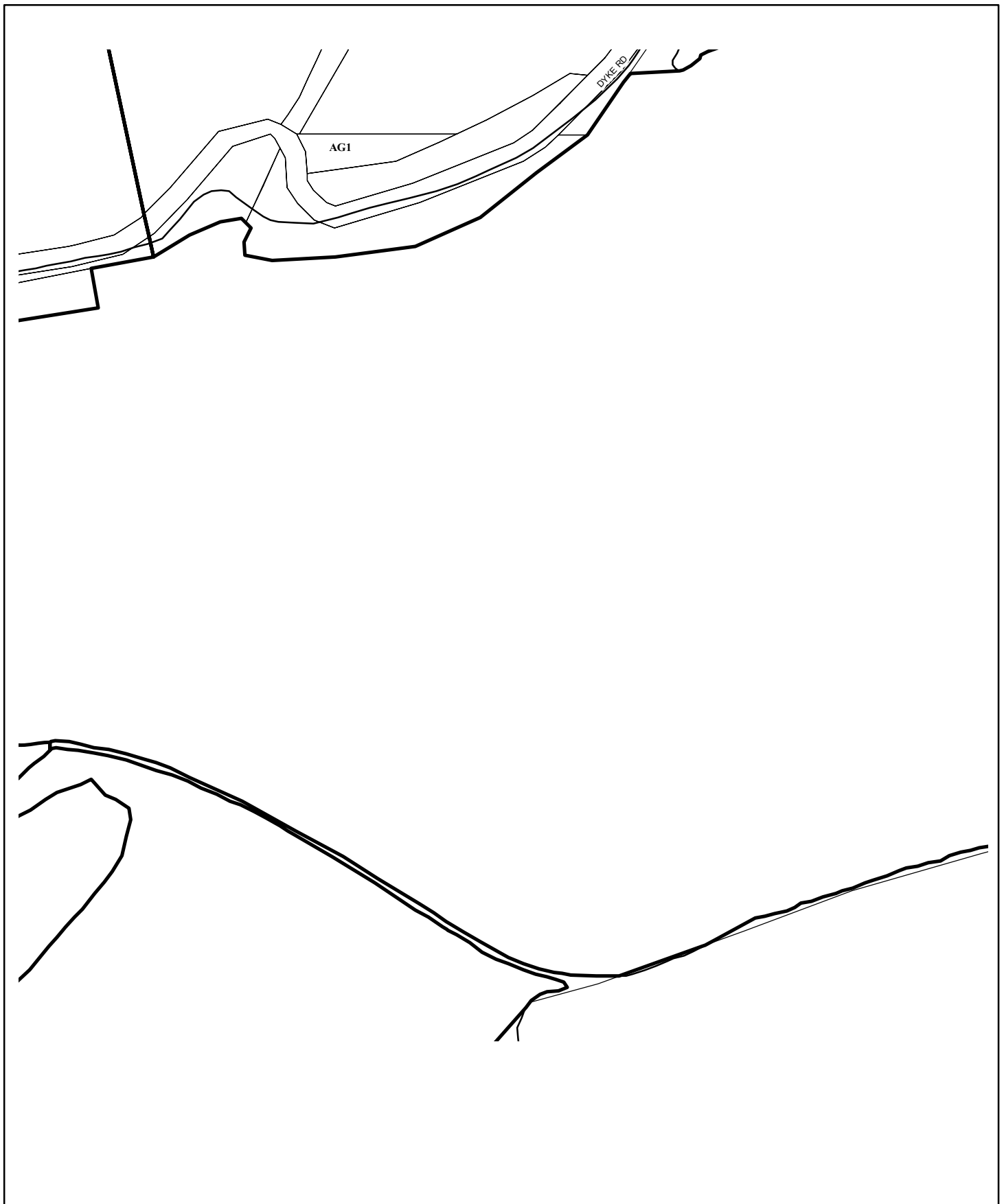
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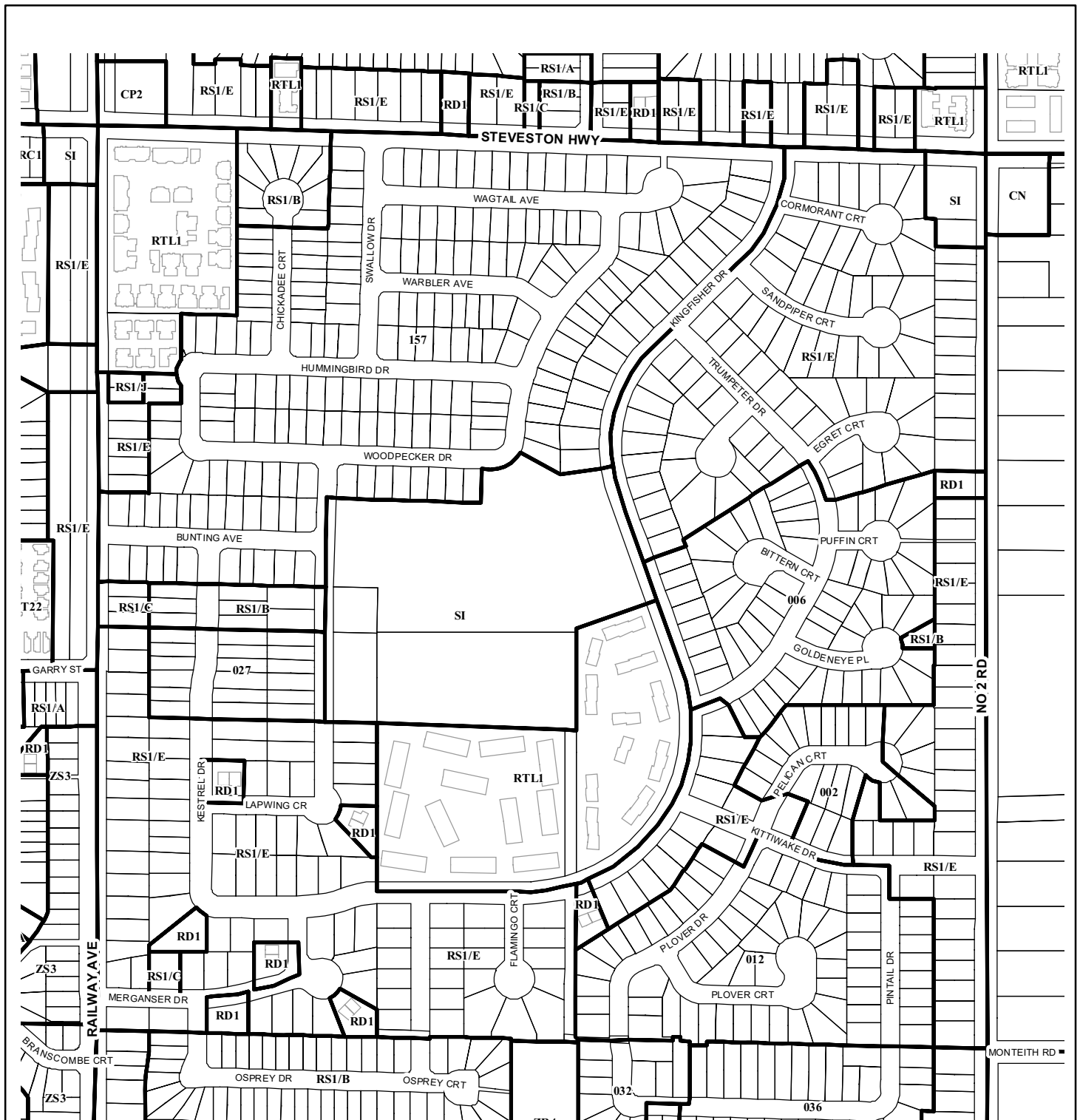
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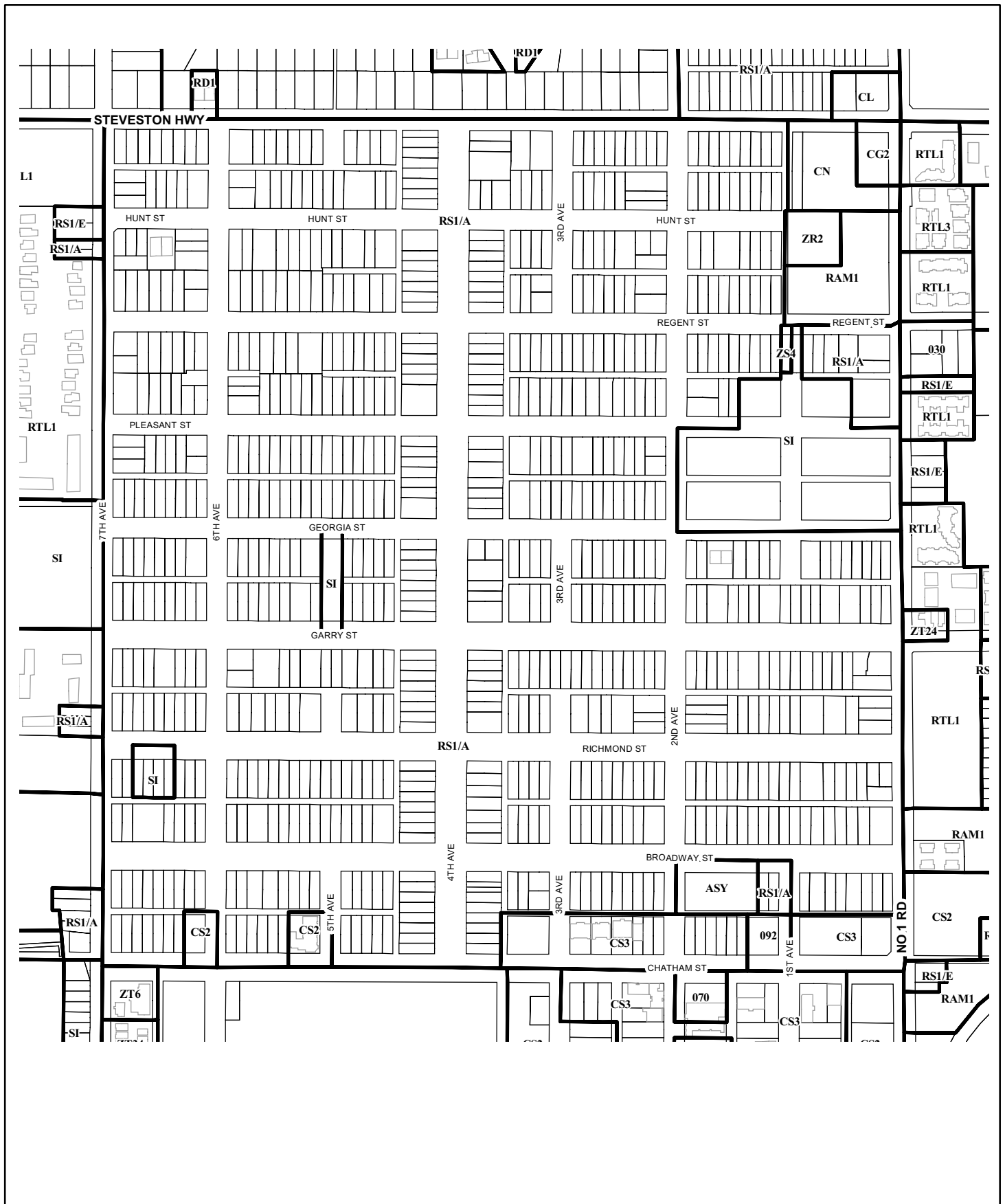
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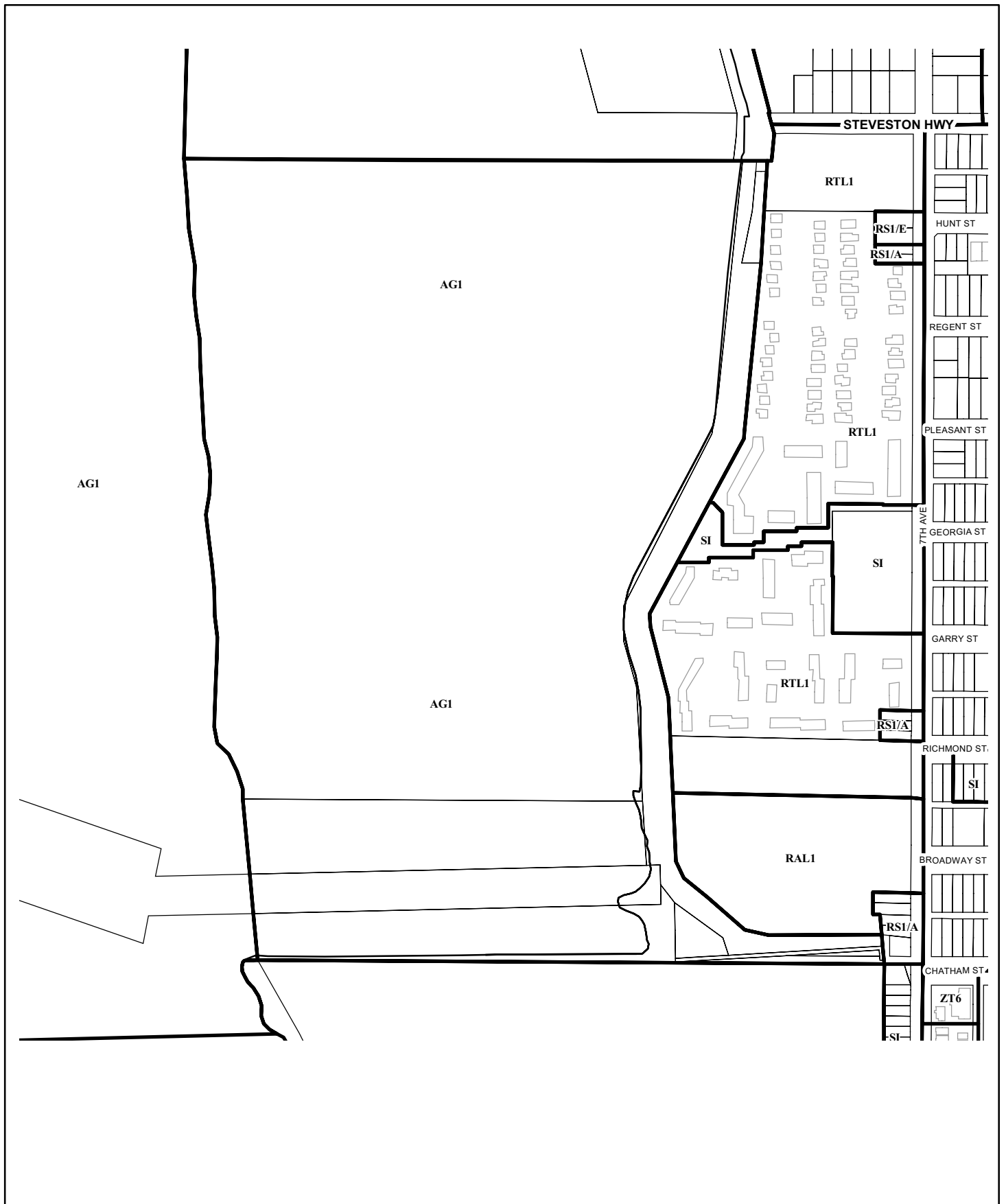
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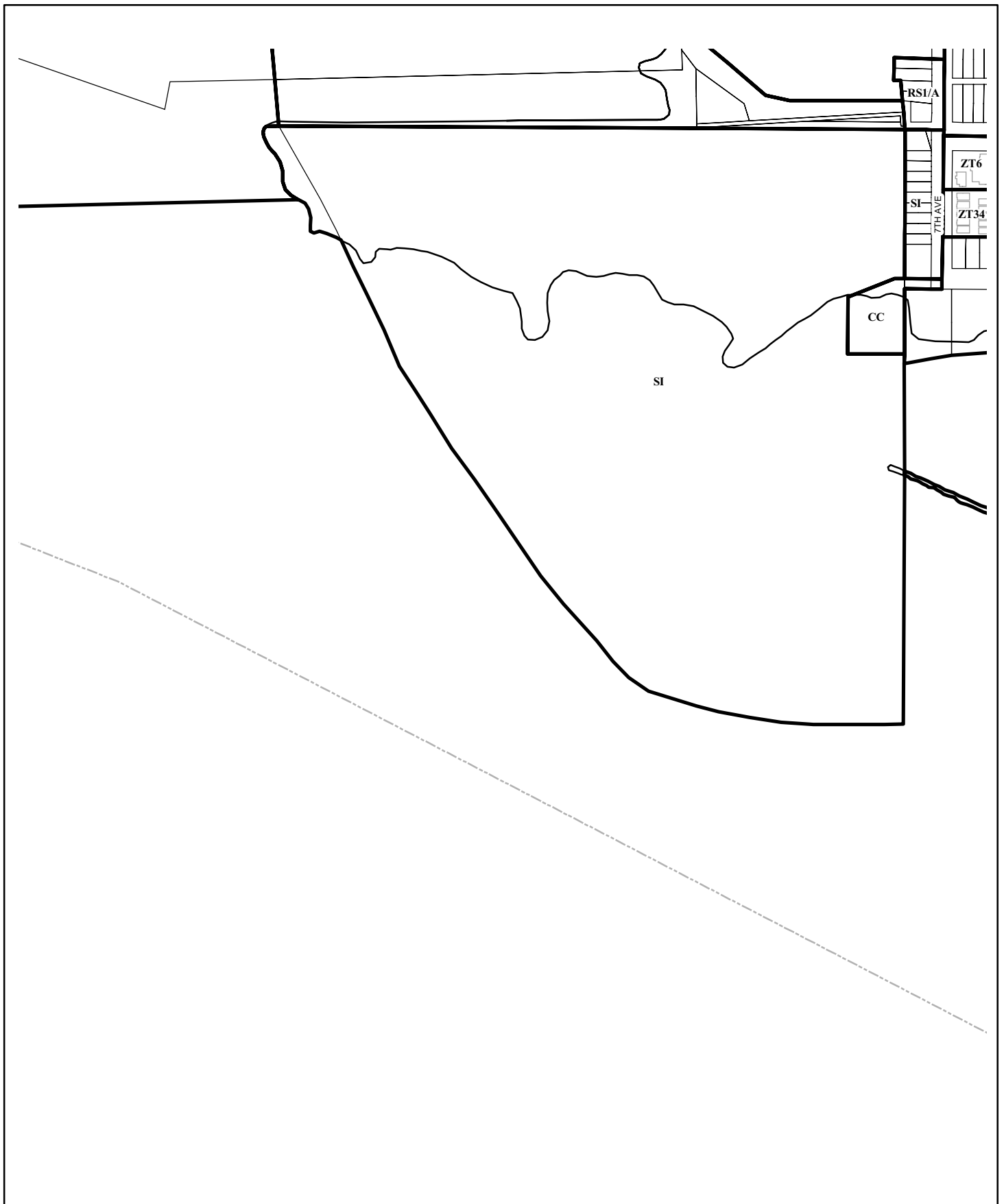
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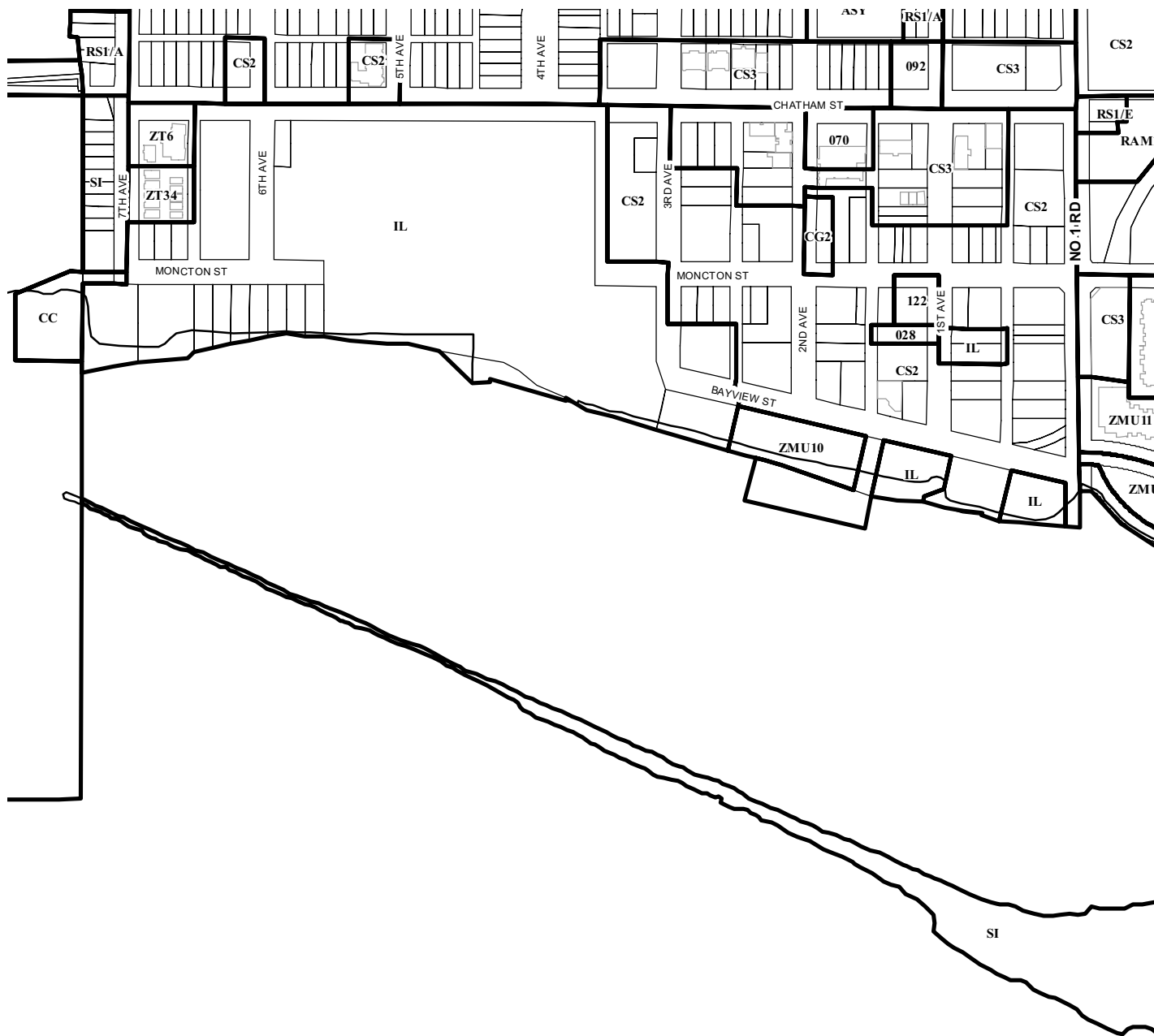
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ZONING Section 09, 3 - 7

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ZONING Section 10, 3 - 7

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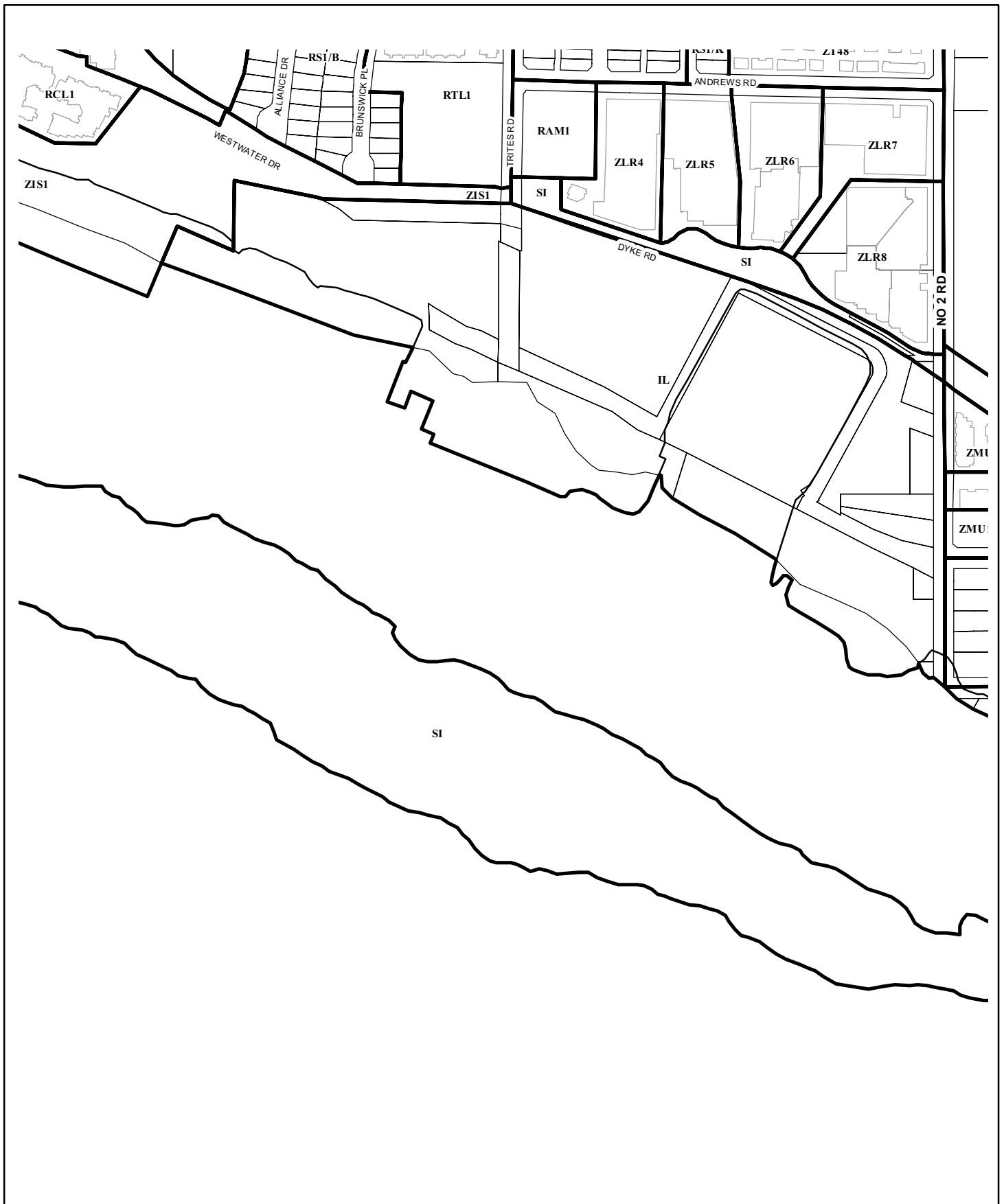
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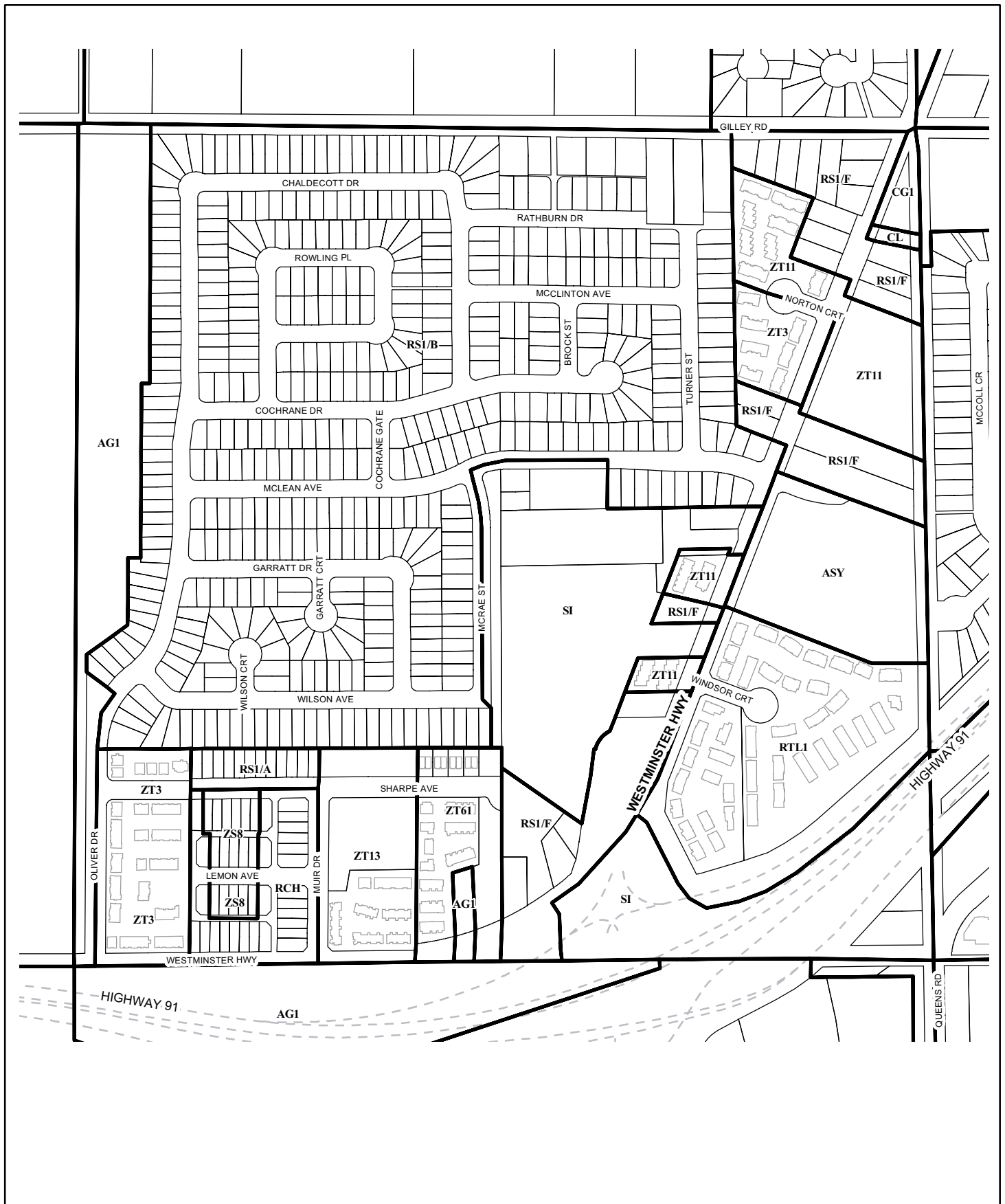
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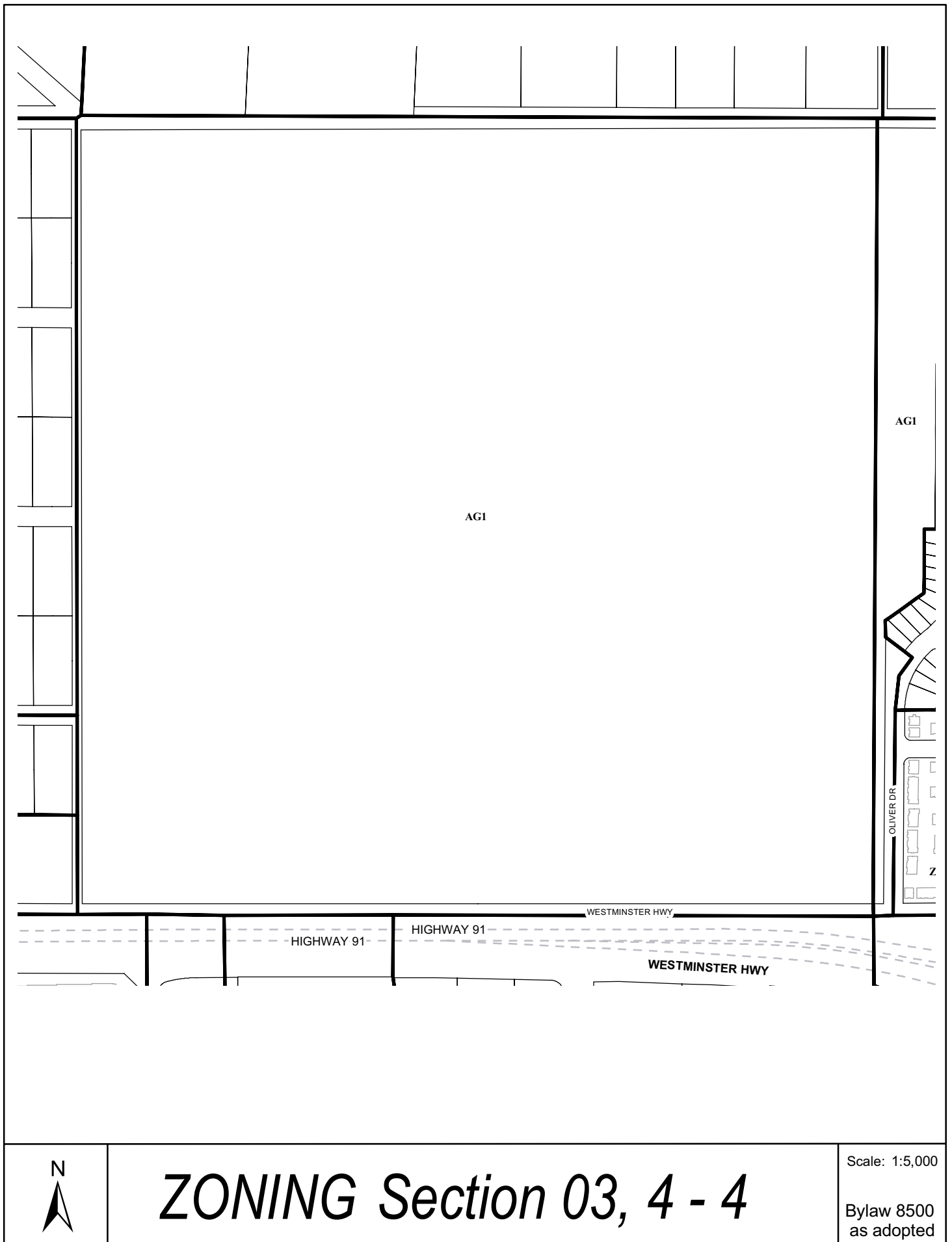
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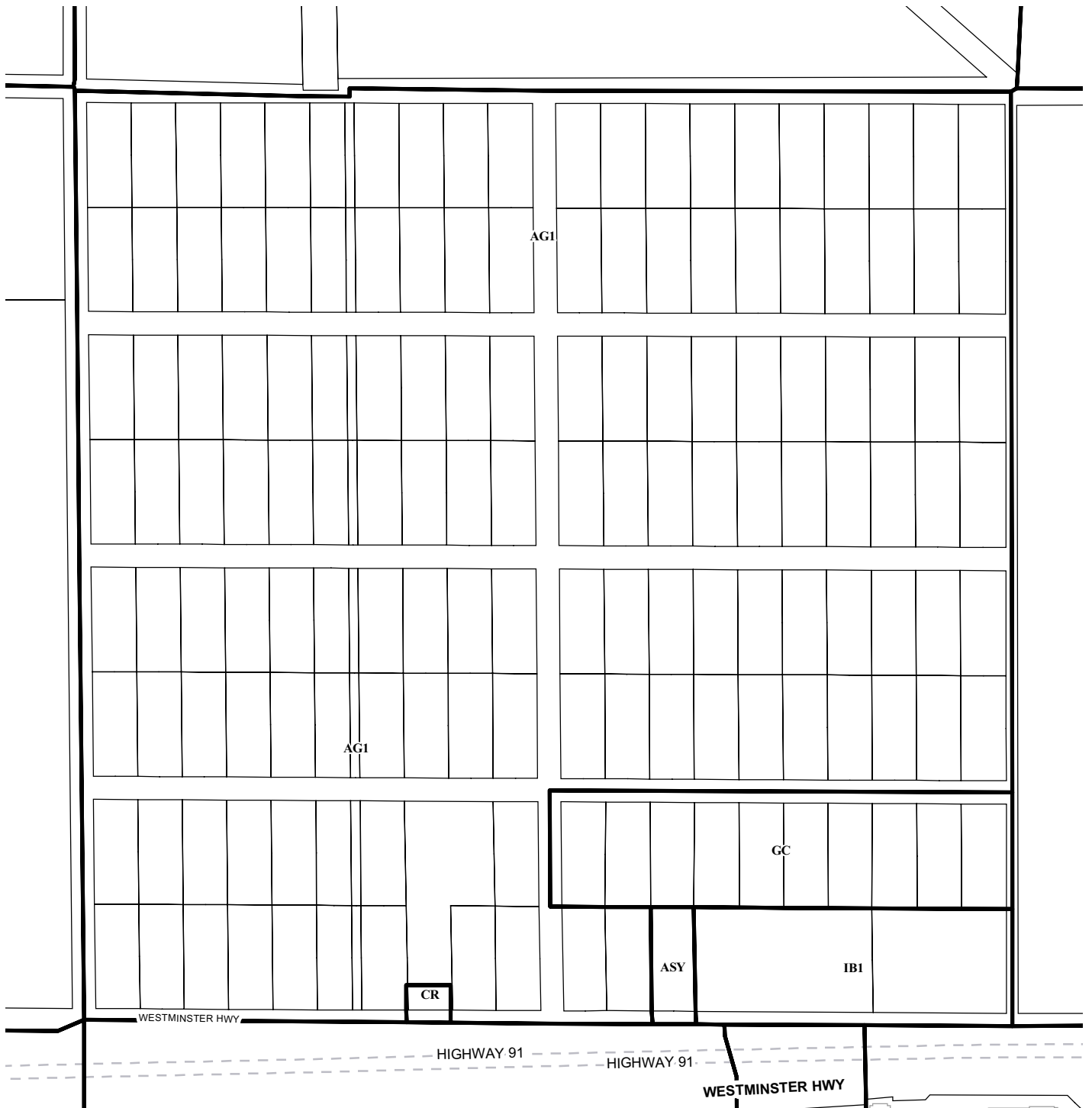
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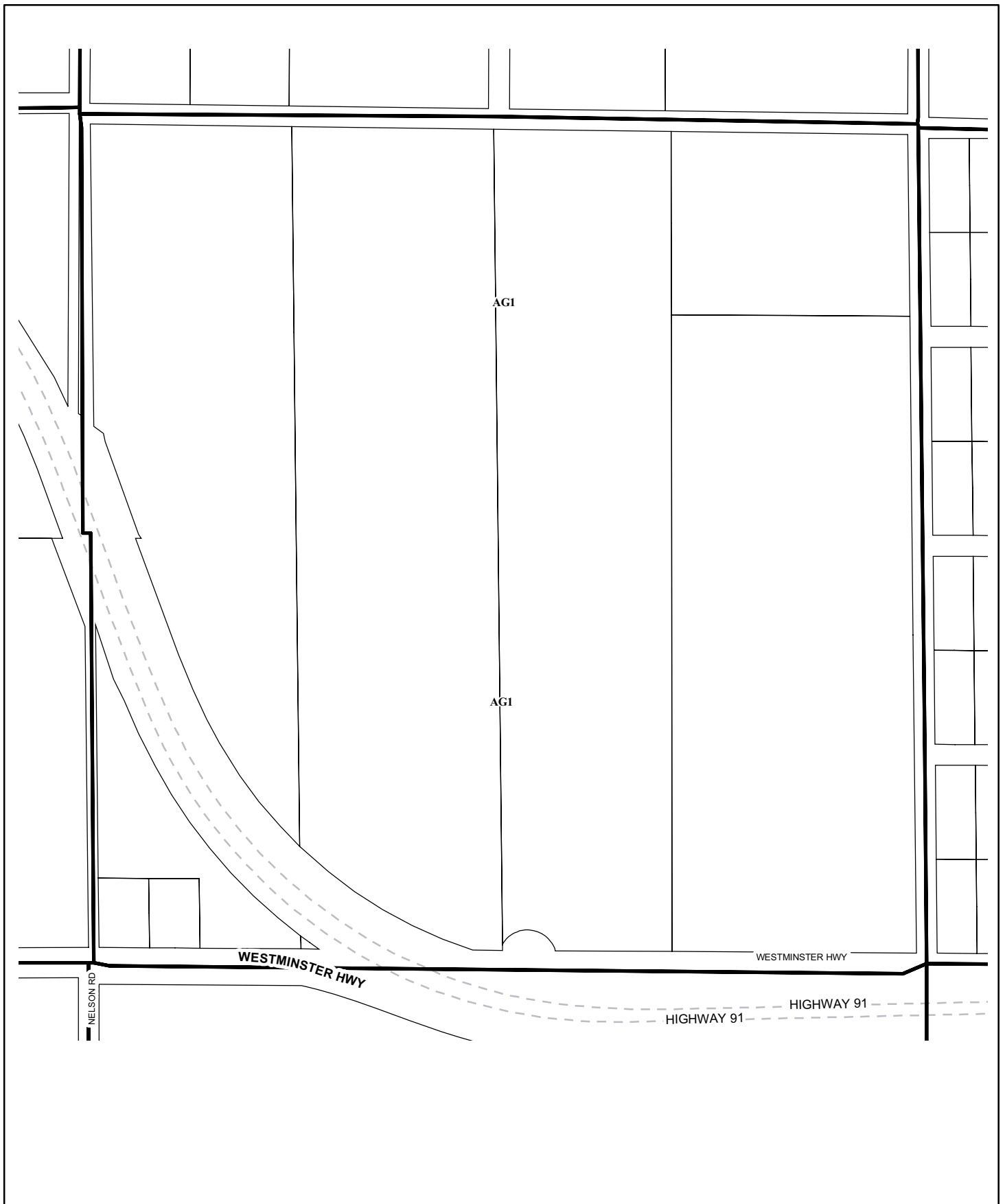
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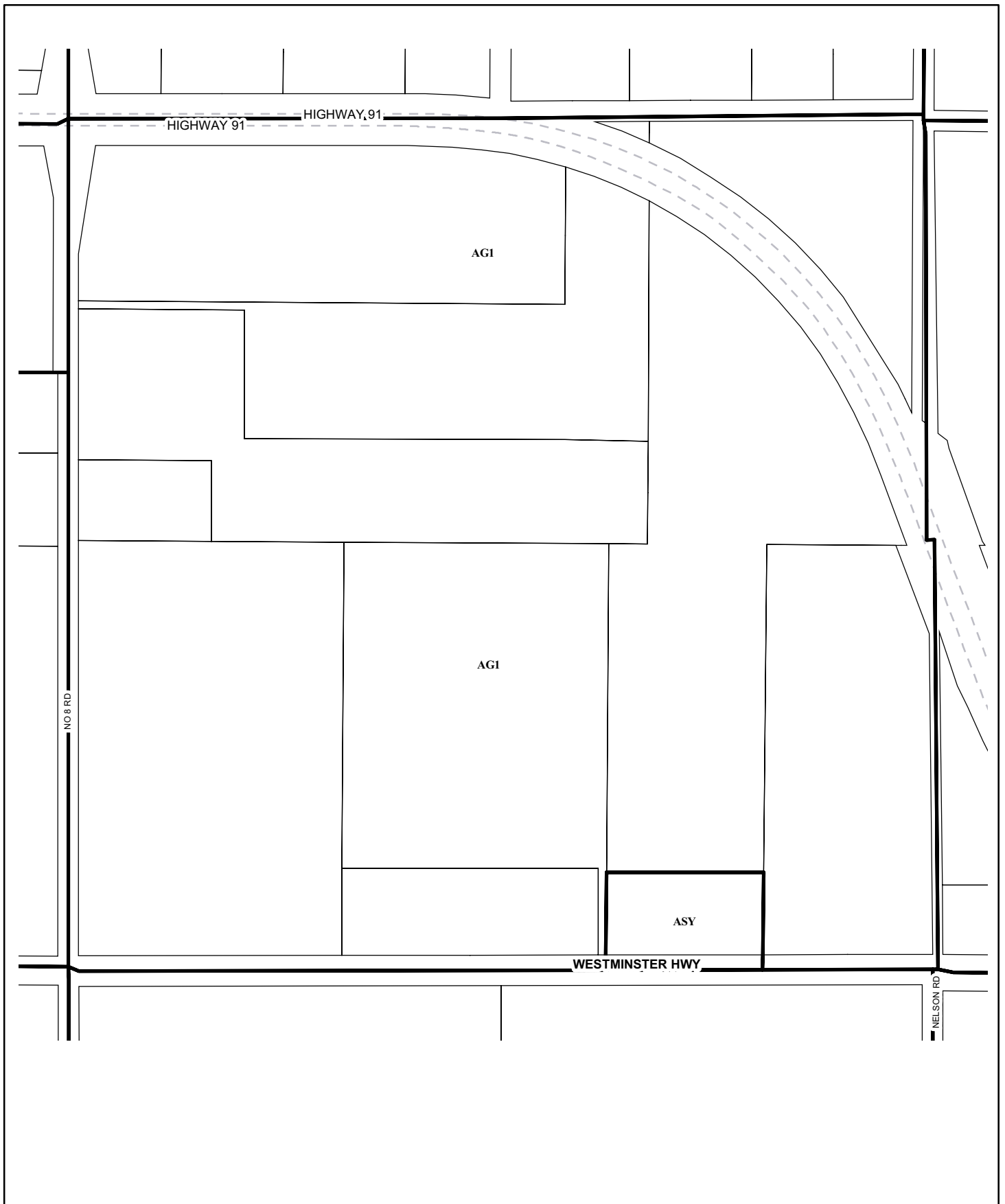
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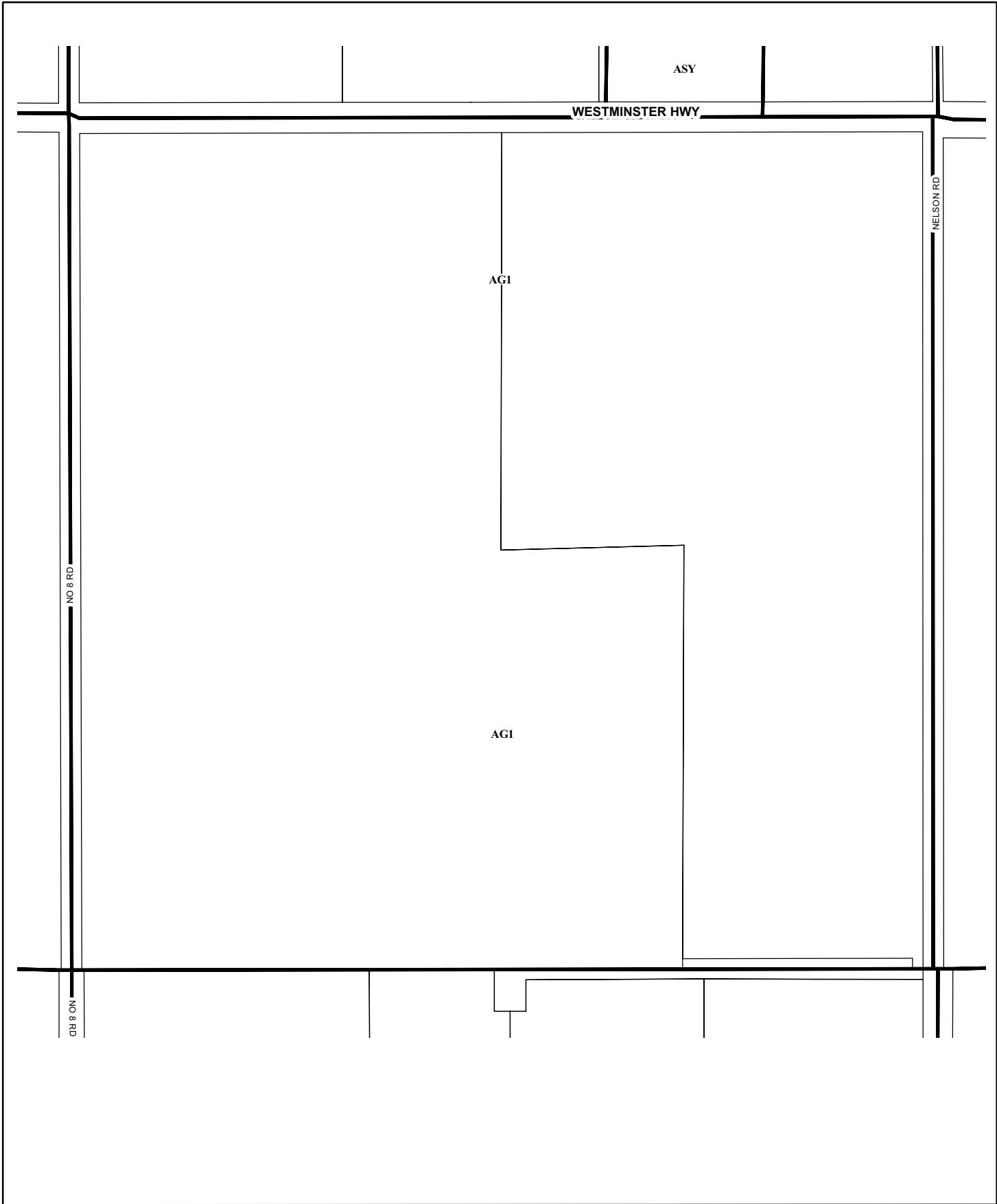
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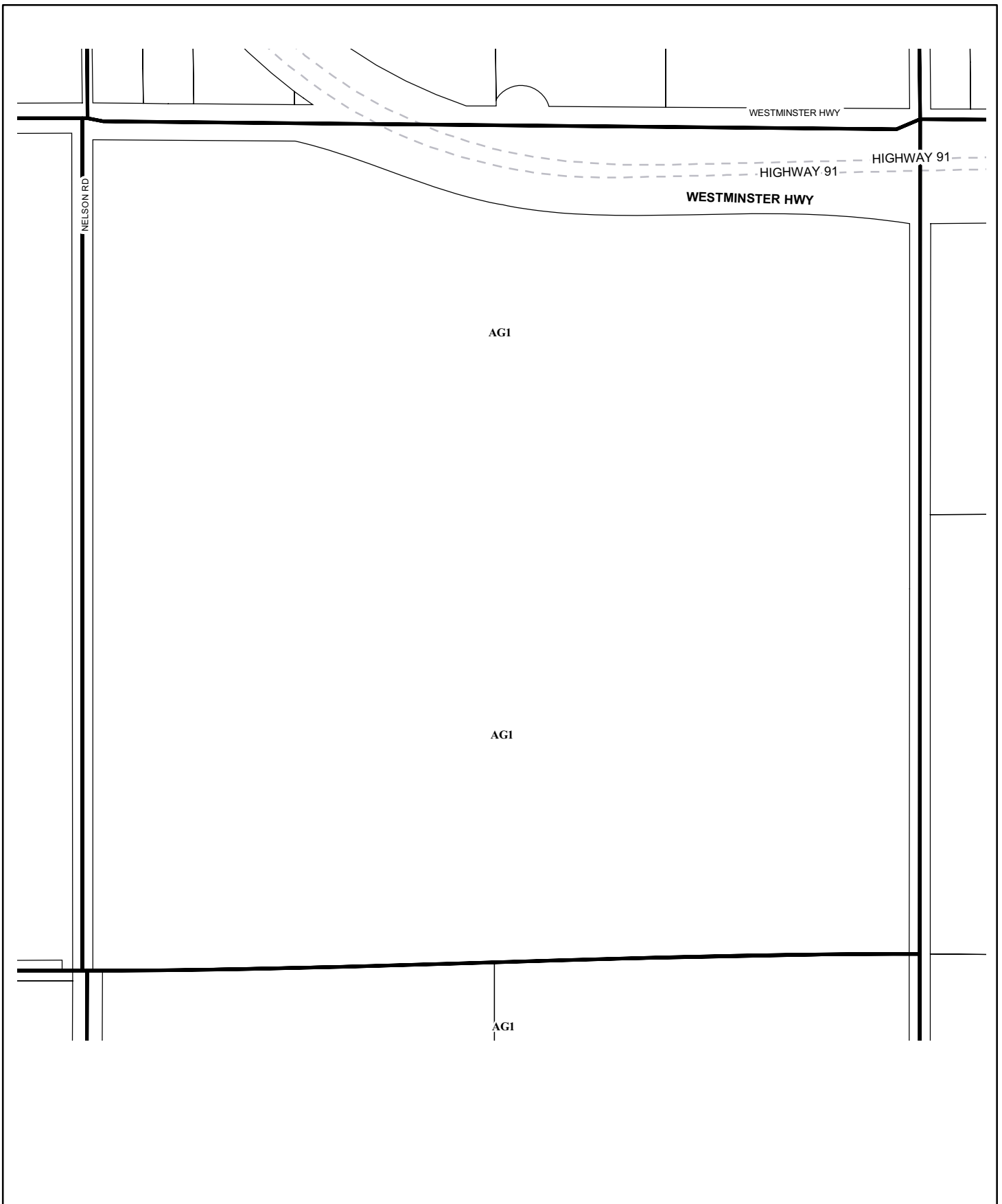
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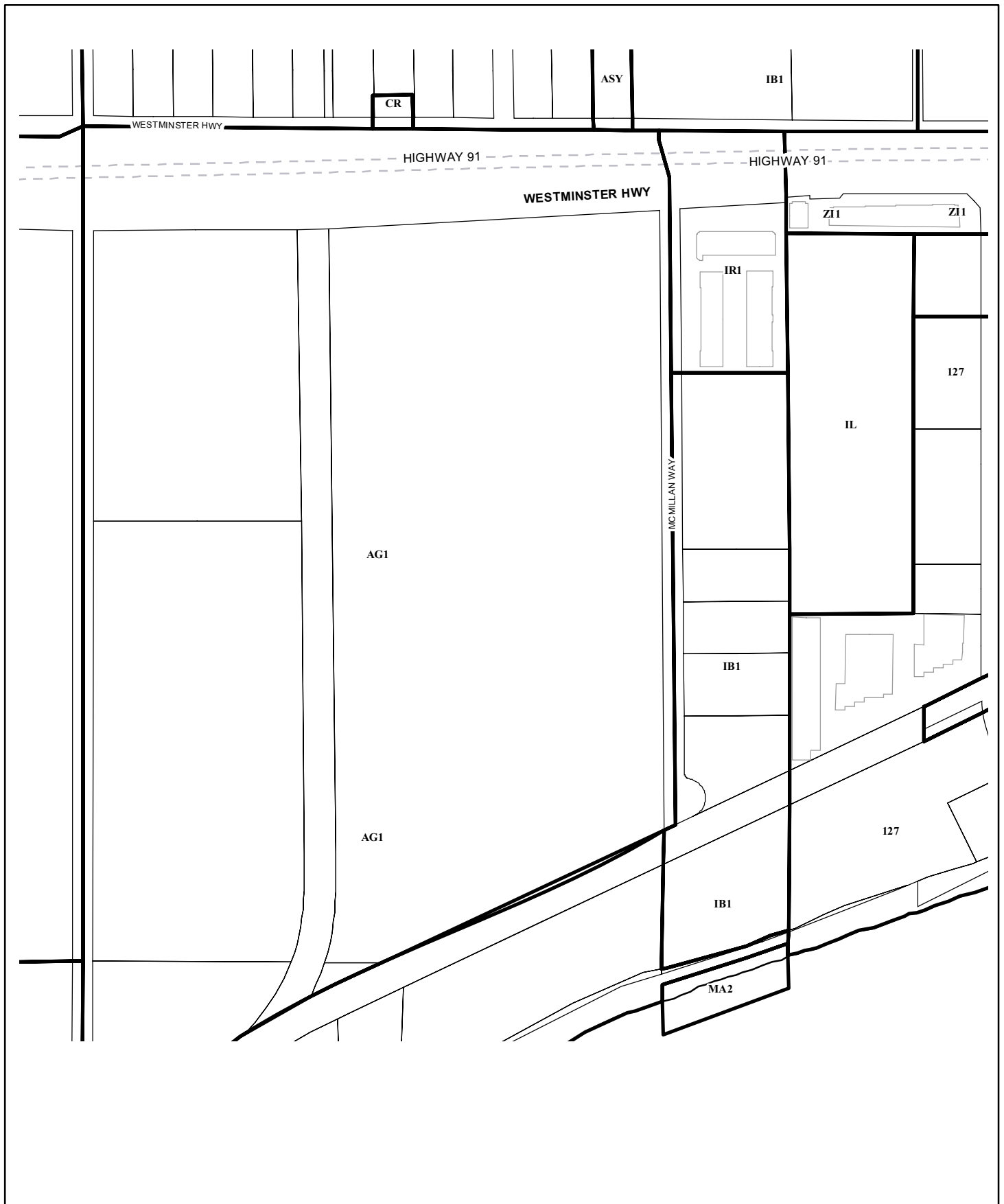
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ZONING Section 08, 4 - 4

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Bylaw 8500
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ZONING Section 09, 4 - 4

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Bylaw 8500
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ZONING Section 10, 4 - 4

Scale: 1:5,000

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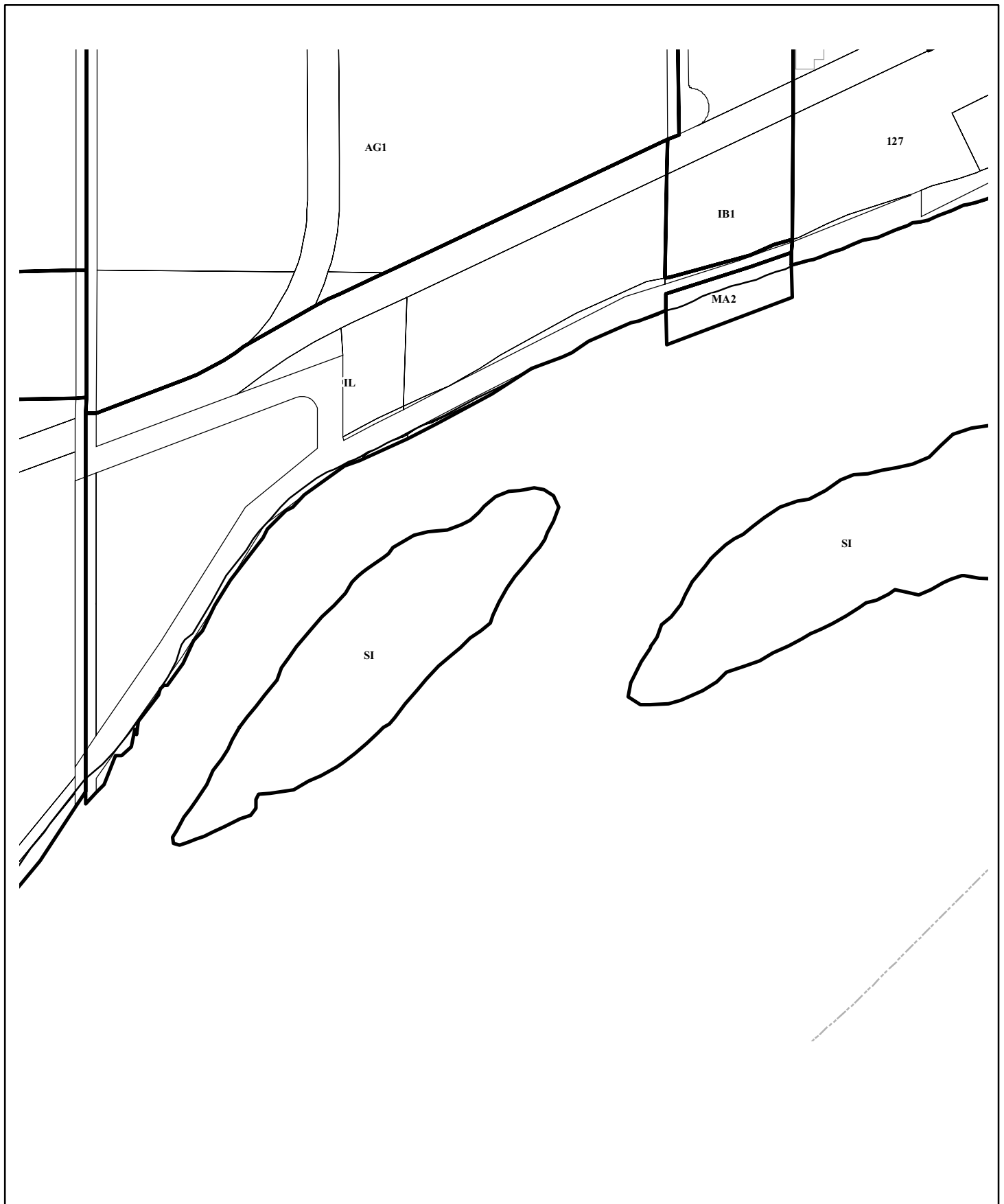
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ZONING Section 12, 4 - 4

Scale: 1:5,000

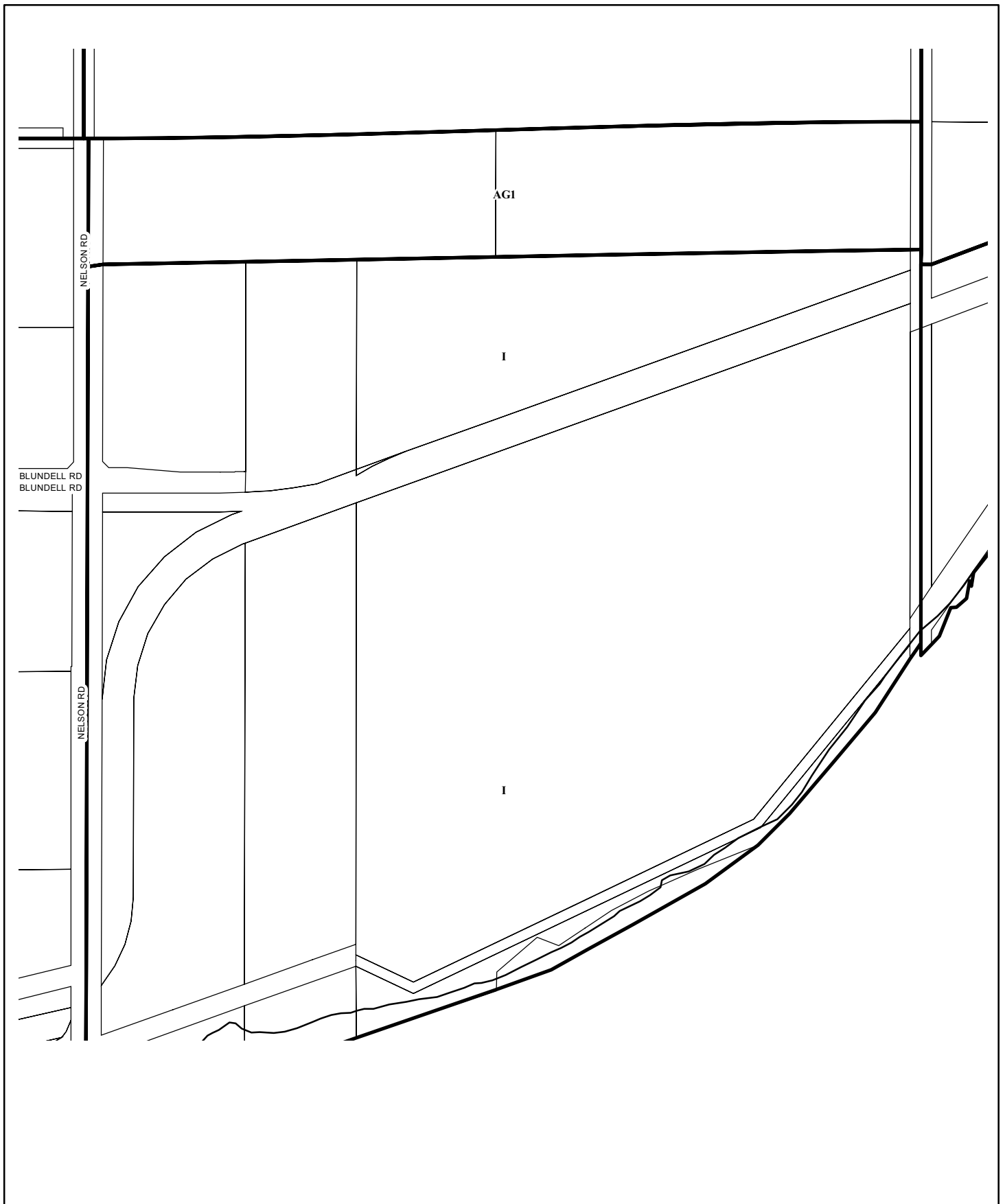
Bylaw 8500
as adopted



ZONING Section 16, 4 - 4

Scale: 1:5,000

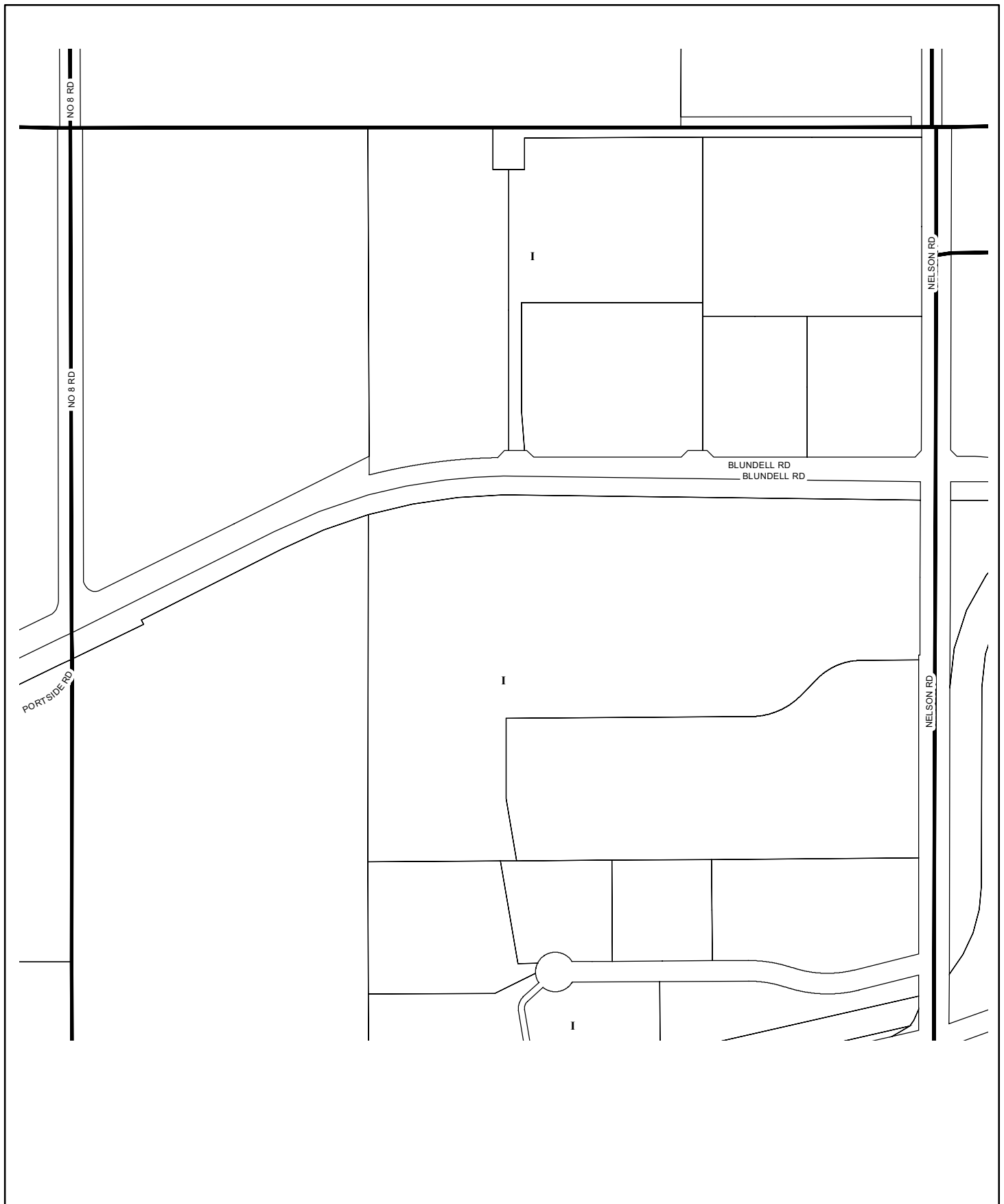
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as adopted



ZONING Section 17, 4 - 4

Scale: 1:5,000

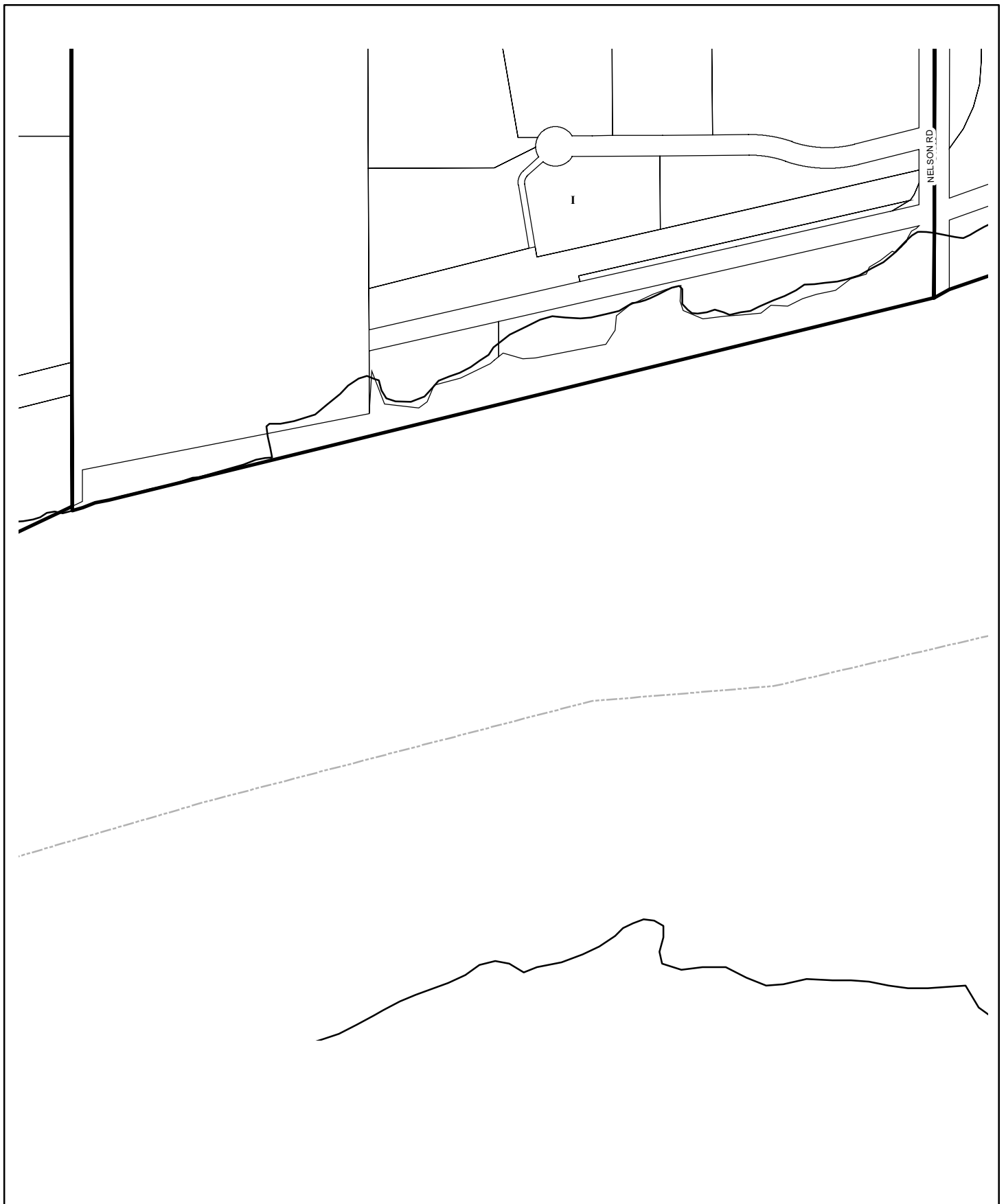
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as adopted



ZONING Section 18, 4 - 4

Scale: 1:5,000

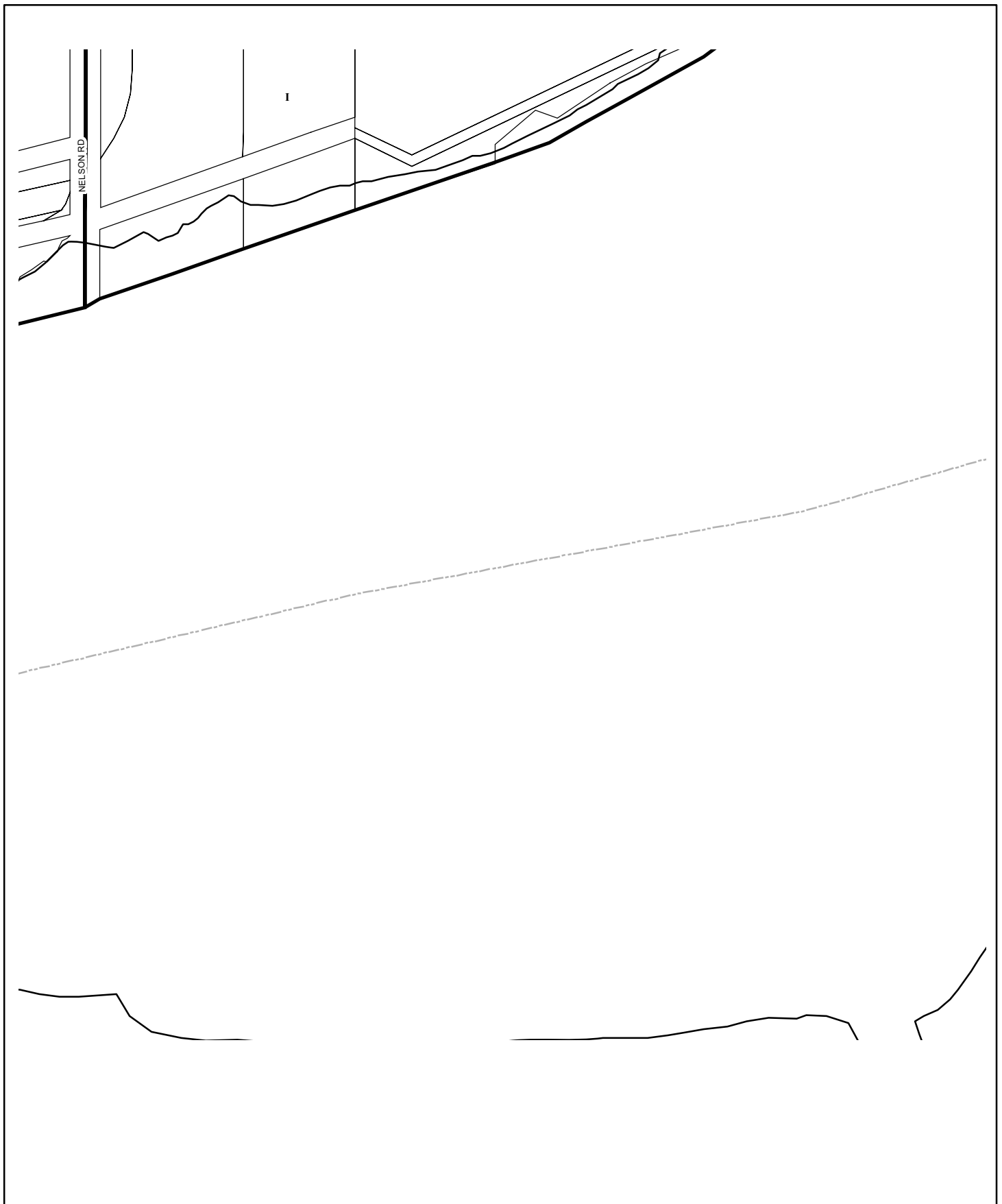
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ZONING Section 19, 4 - 4

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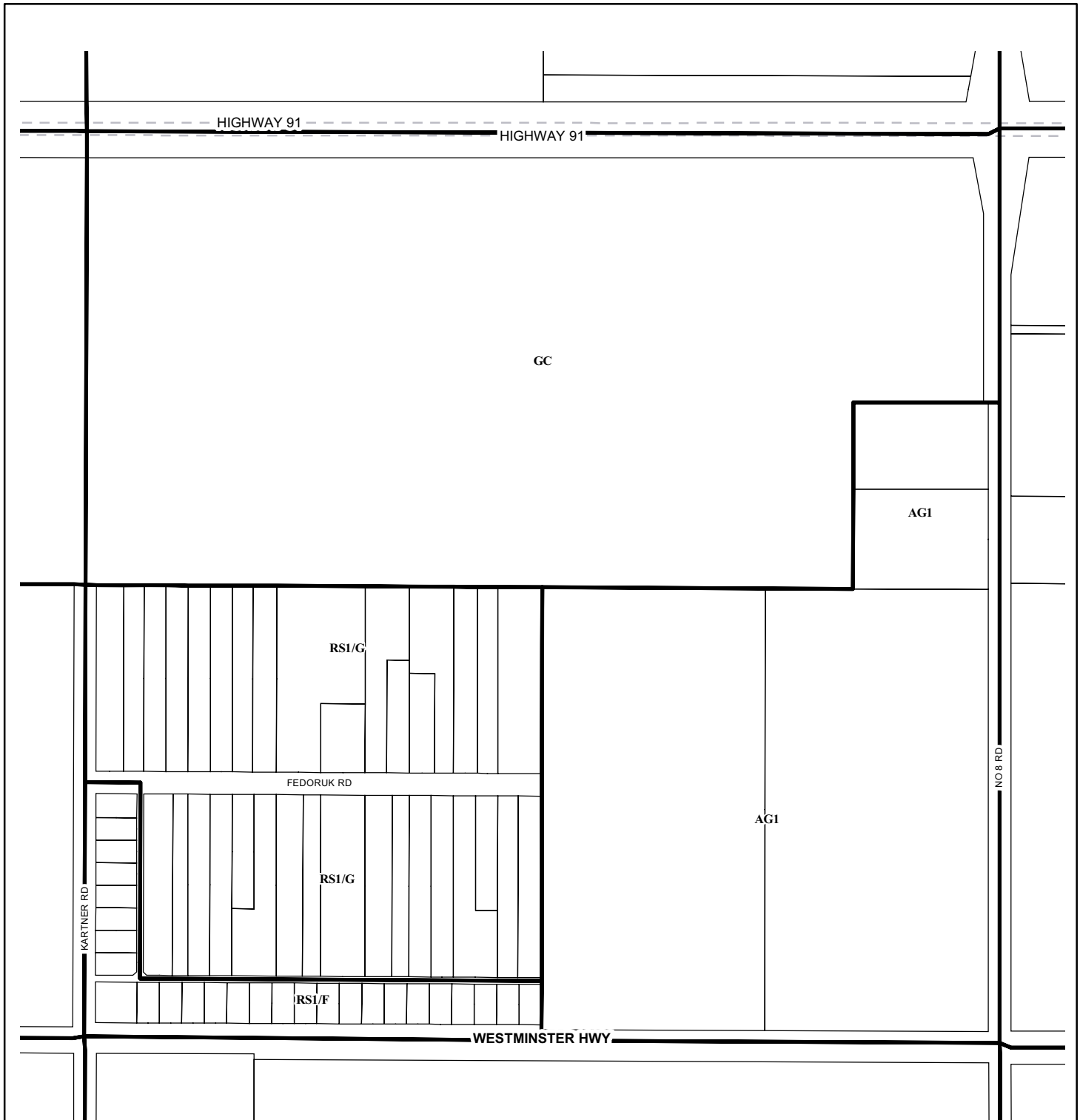
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ZONING Section 20, 4 - 4

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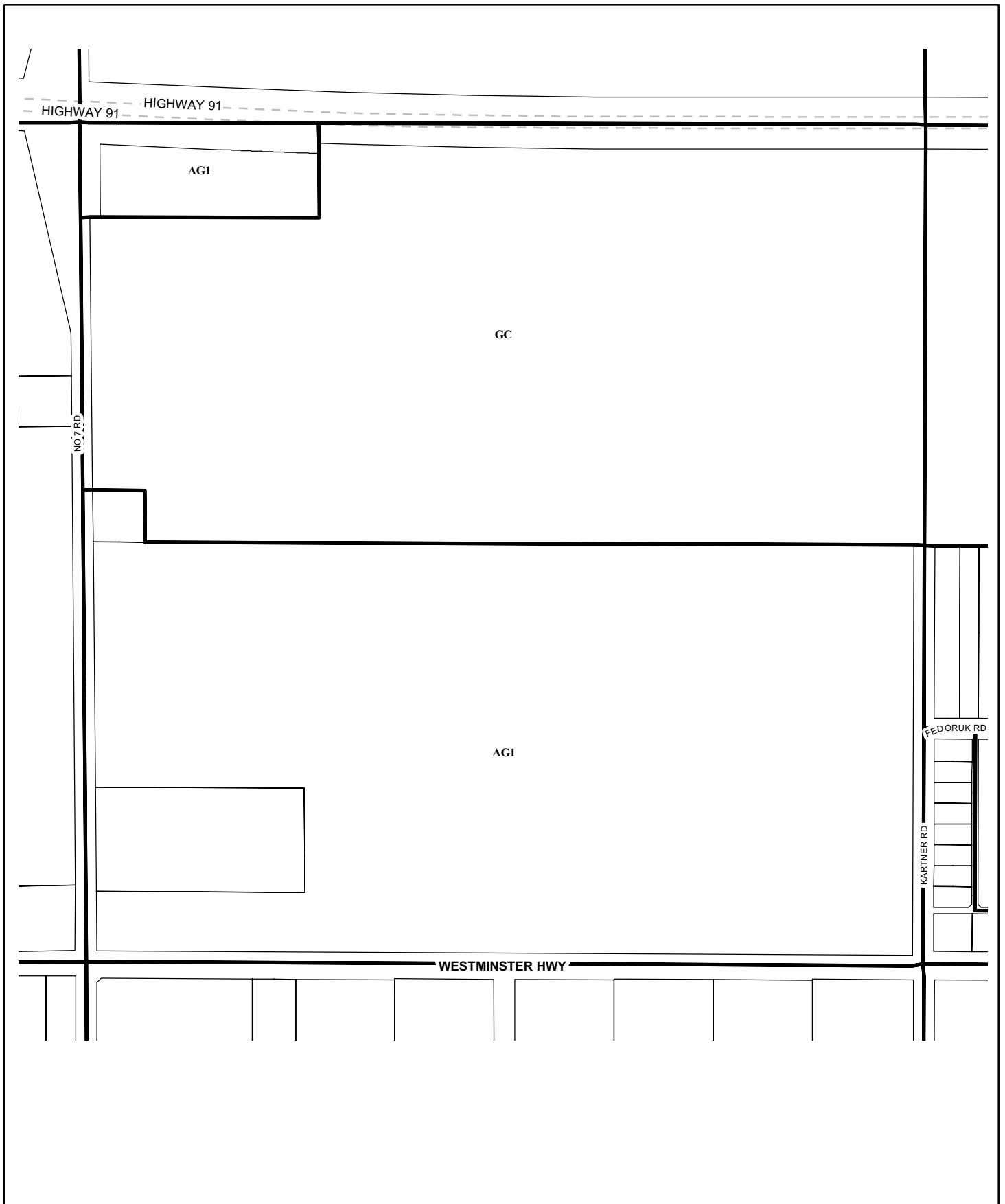
Bylaw 8500
as adopted



ZONING Section 01, 4 - 5

Scale: 1:5,000

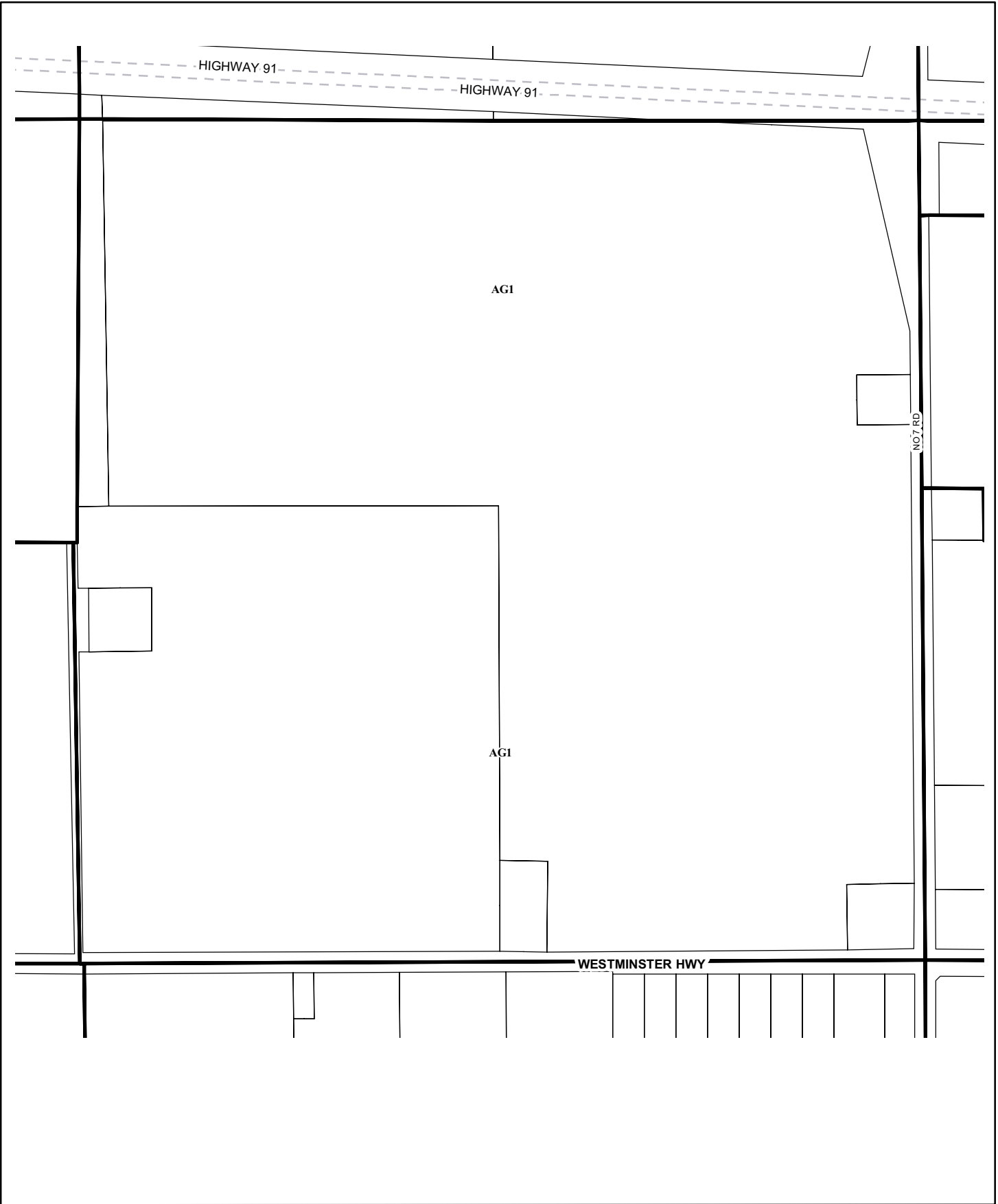
Bylaw 8500
as adopted



ZONING Section 02, 4 - 5

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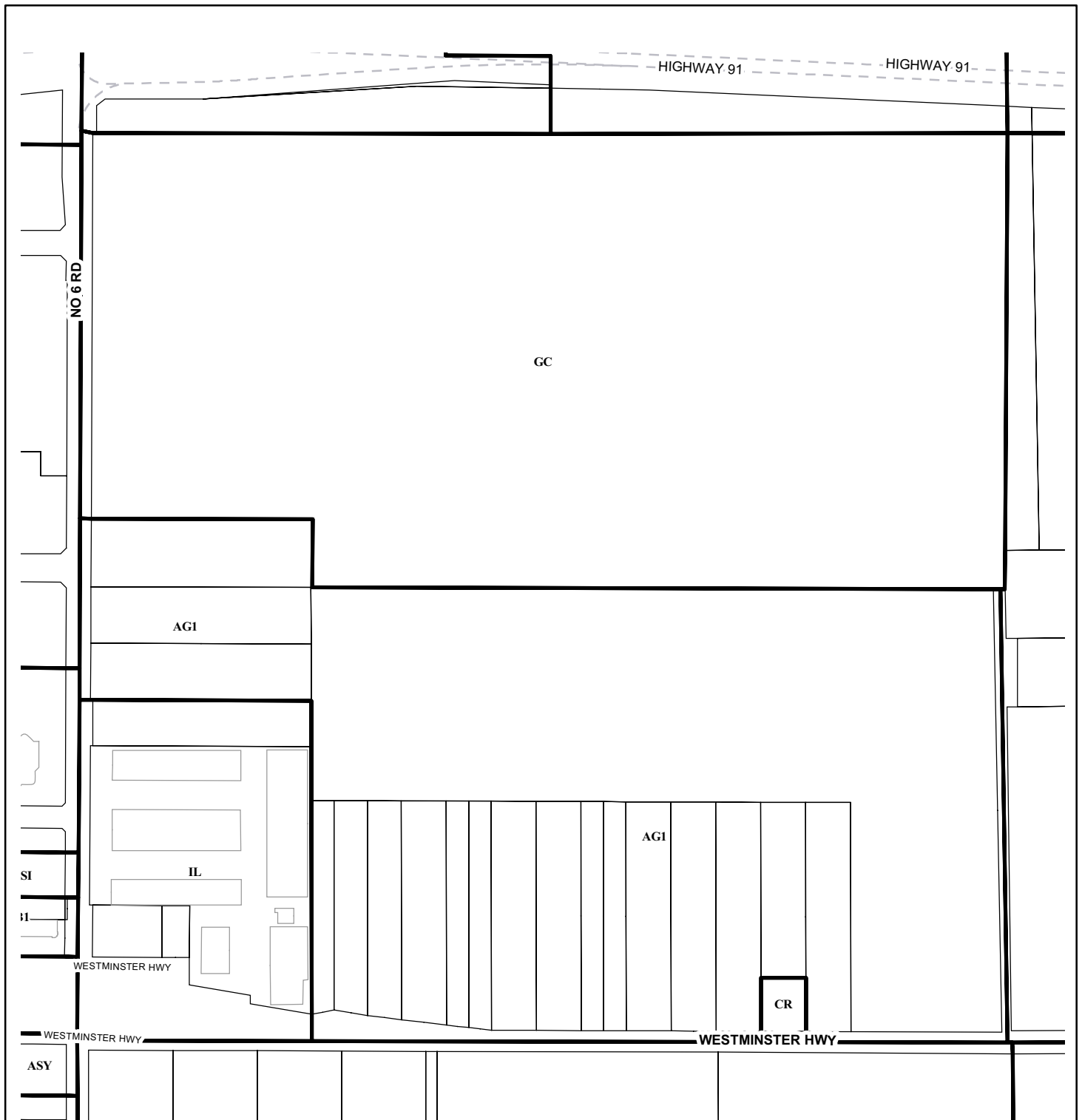
Bylaw 8500
as adopted



ZONING Section 03, 4 - 5

Scale: 1:5,000

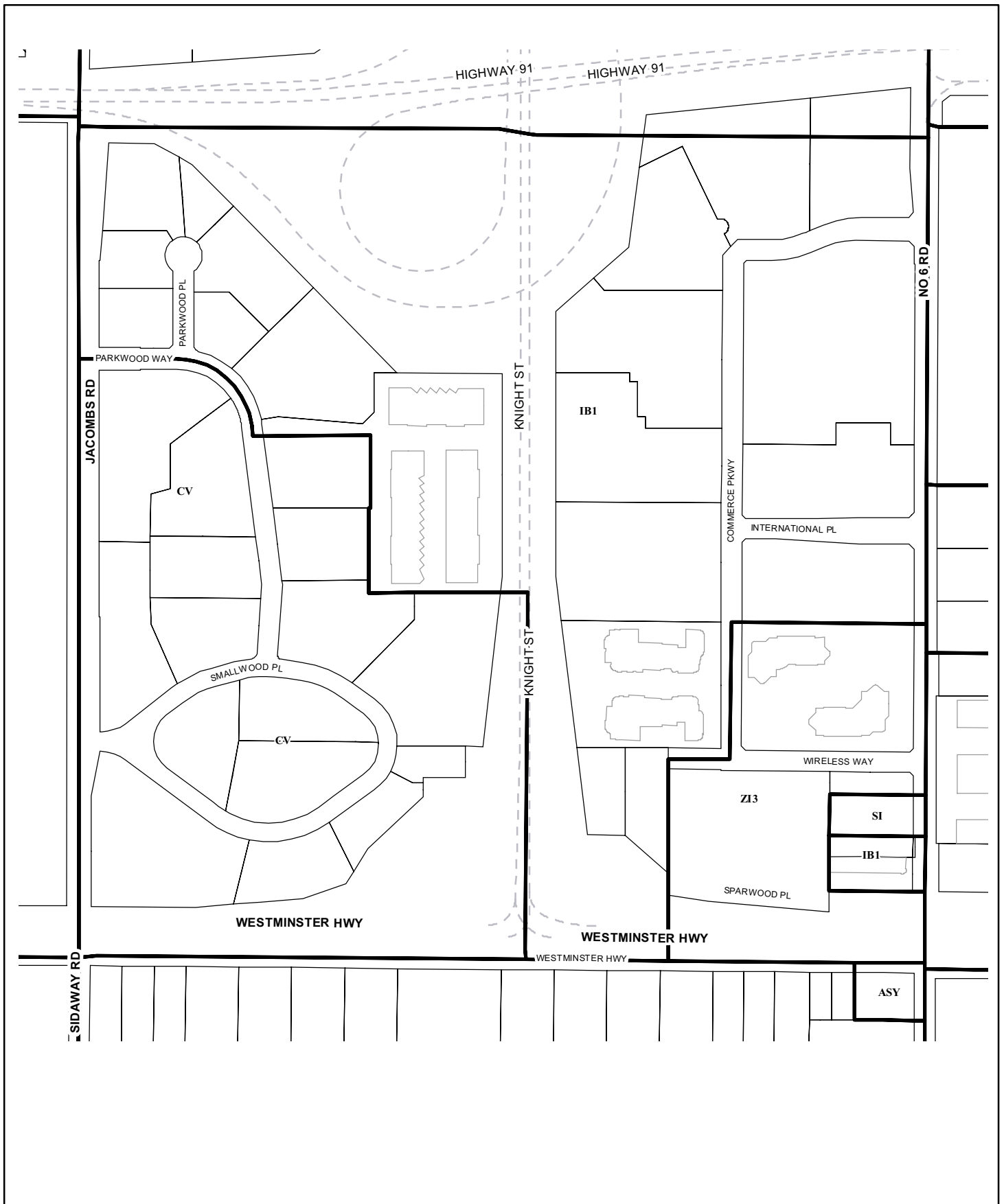
Bylaw 8500
as adopted



ZONING Section 04, 4 - 5

Scale: 1:5,000

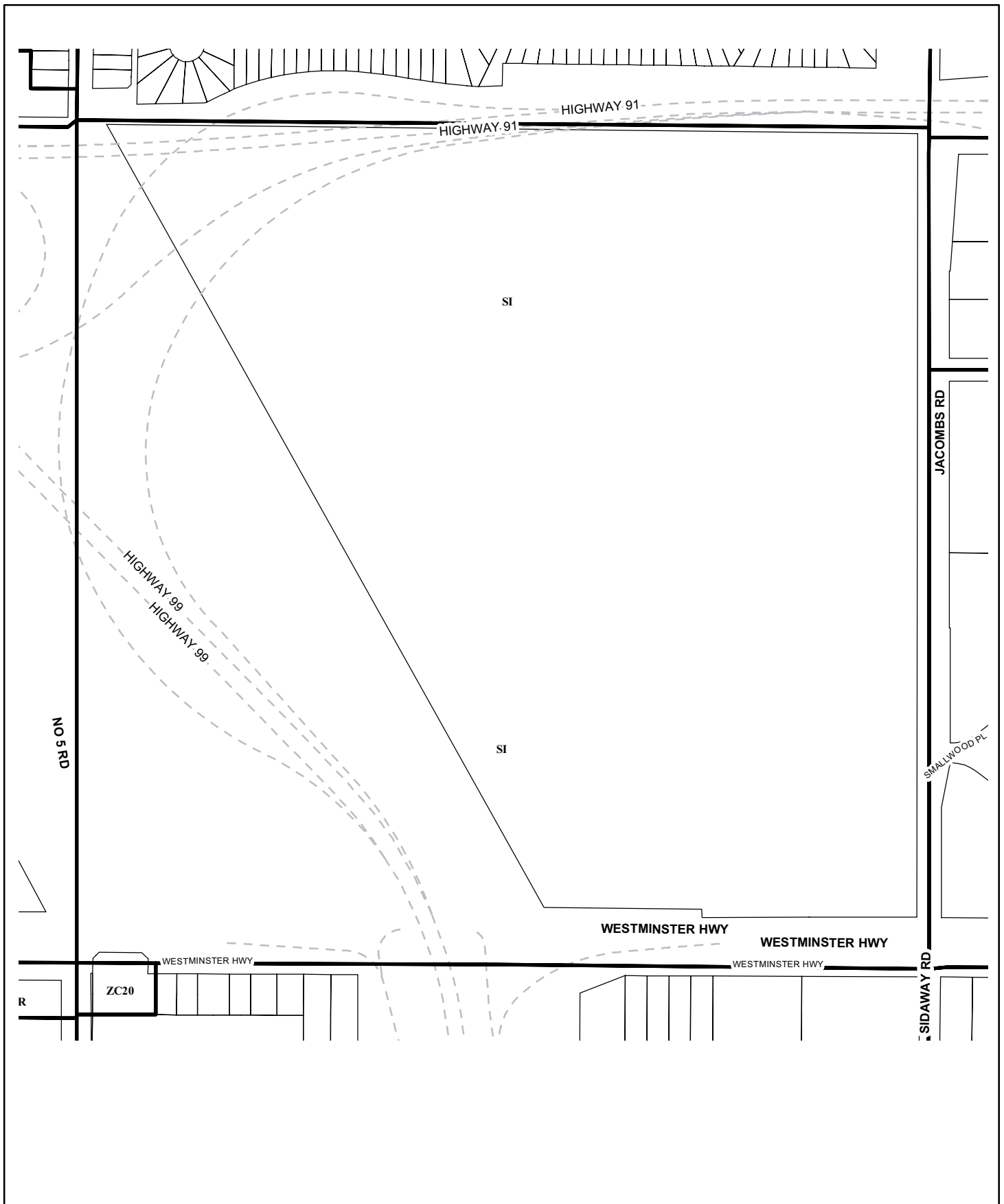
Bylaw 8500
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ZONING Section 05, 4 - 5

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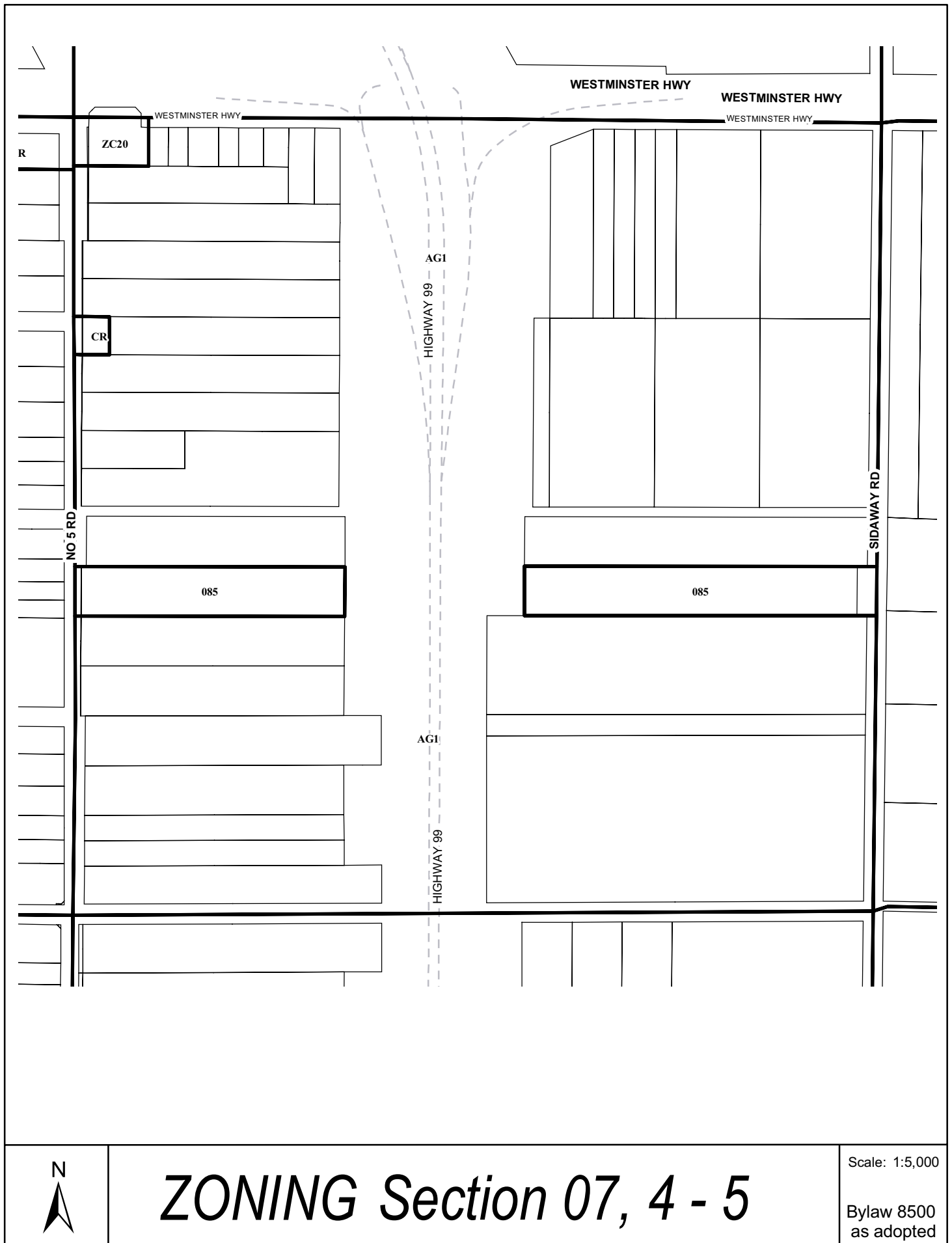
Bylaw 8500
as adopted

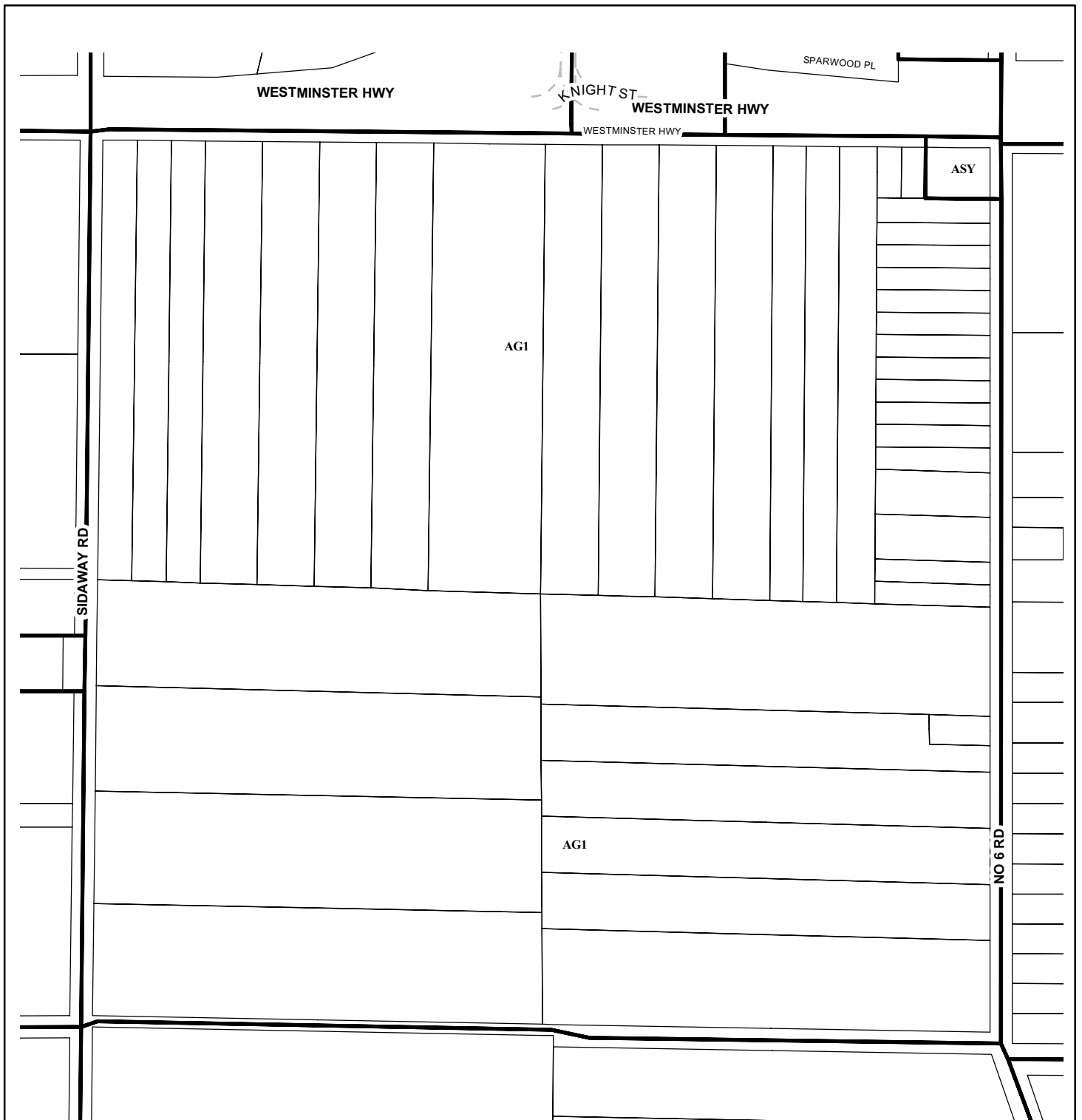


ZONING Section 06, 4 - 5

Scale: 1:5,000

Bylaw 8500
as adopted

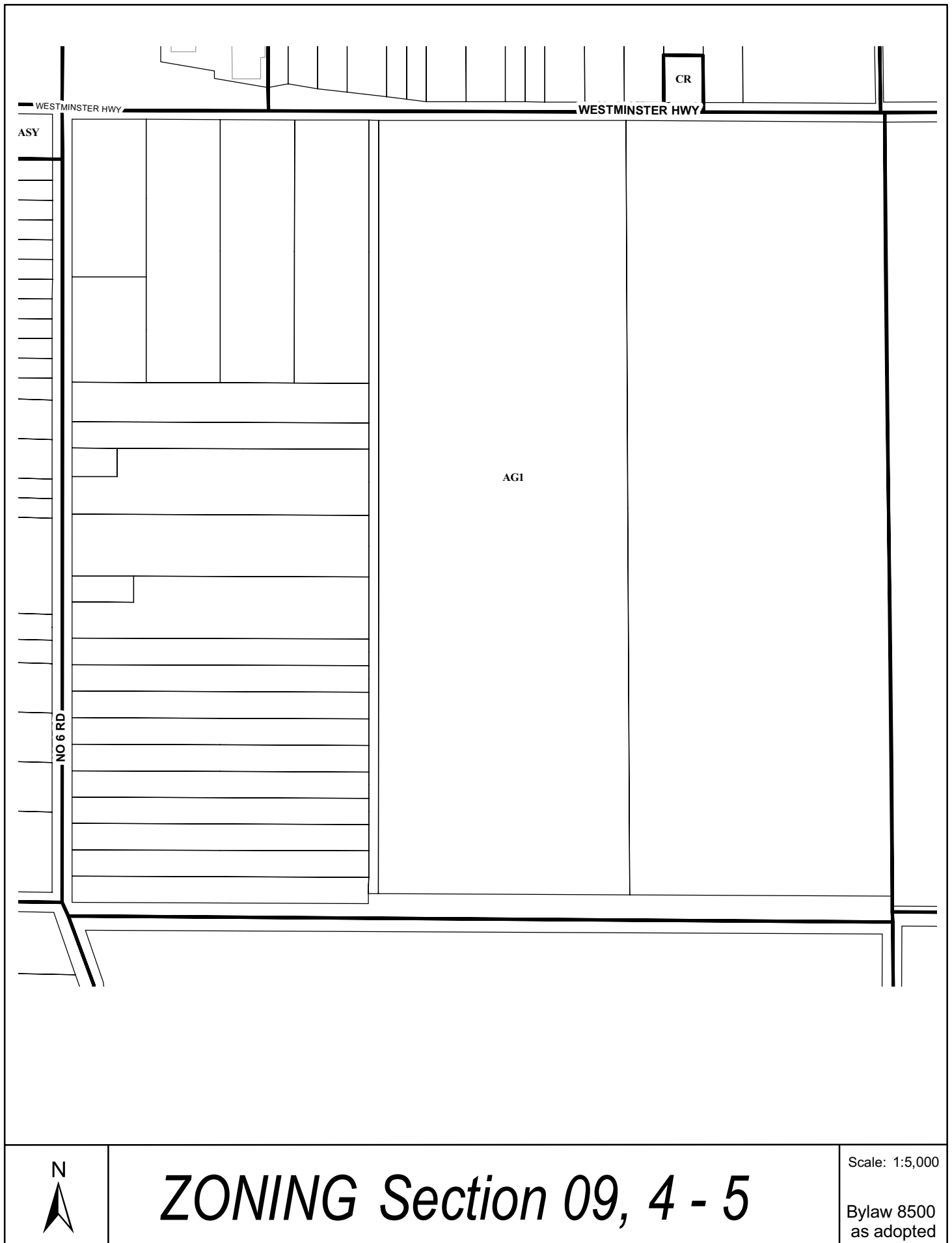


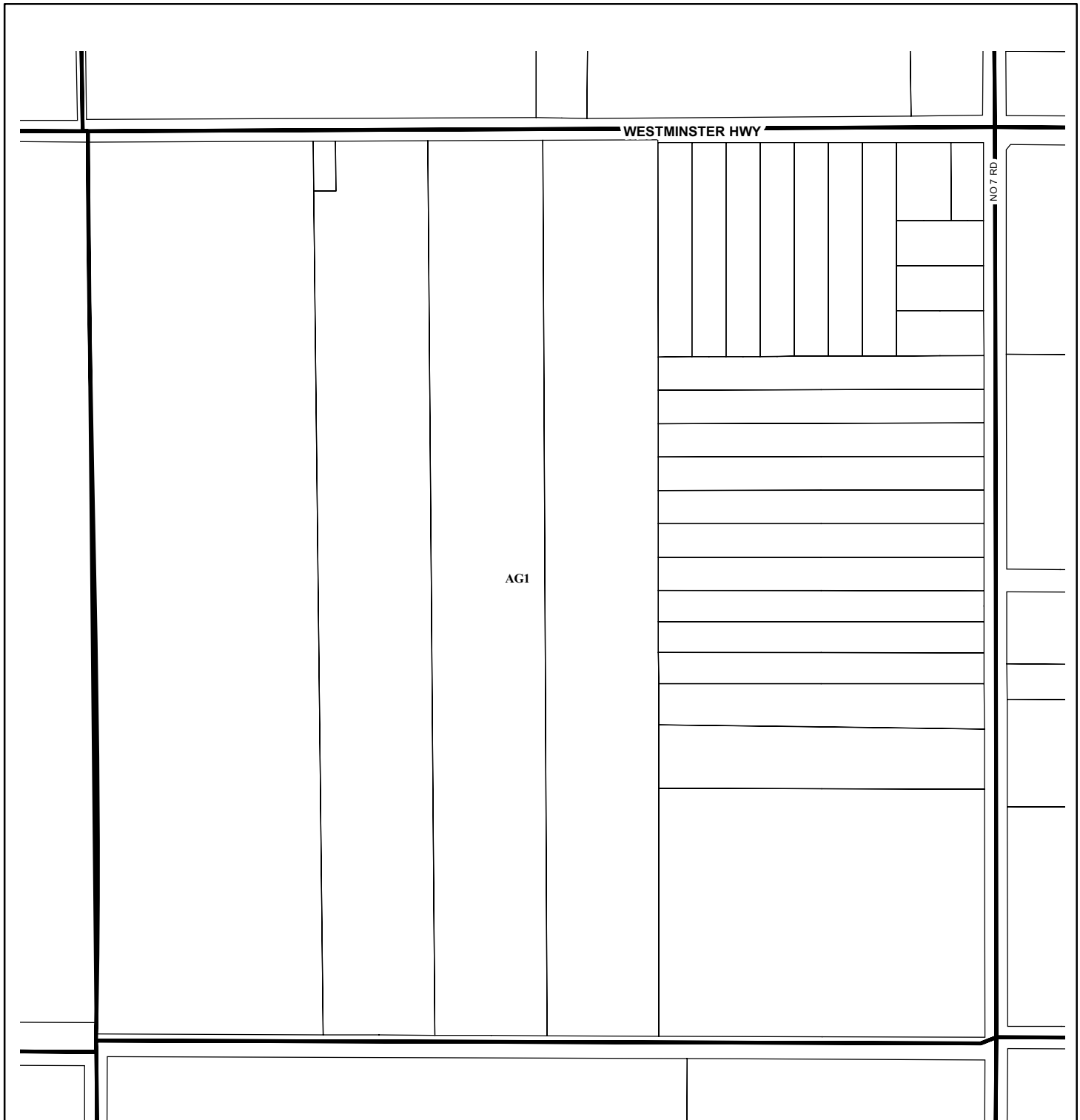


ZONING Section 08, 4 - 5

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Bylaw 8500
as adopted

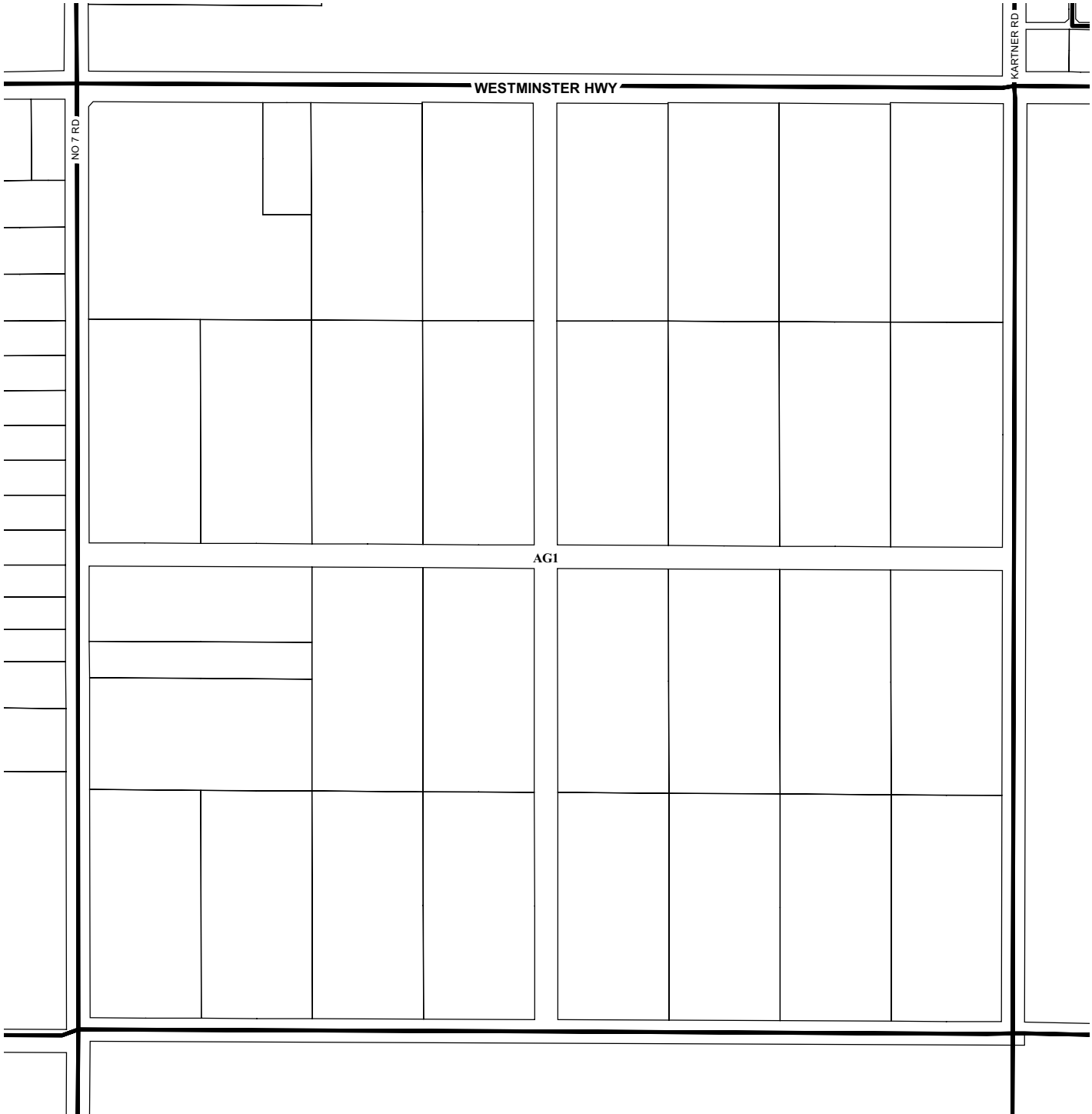




ZONING Section 10, 4 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 11, 4 - 5

Scale: 1:5,000

Bylaw 8500
as adopted

KARTNER RD

RS1/F

WESTMINSTER HWY

AG1

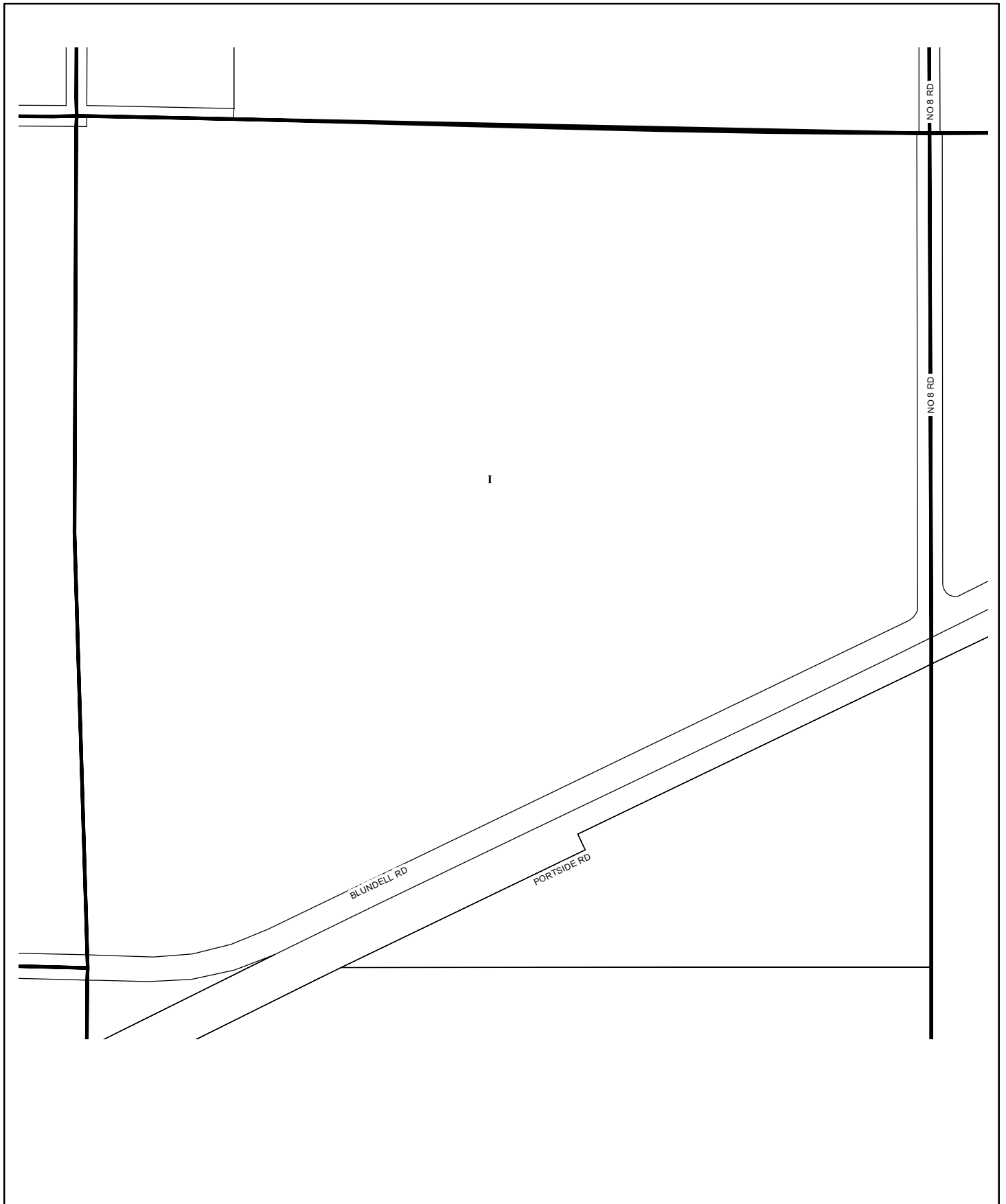
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ZONING Section 12, 4 - 5

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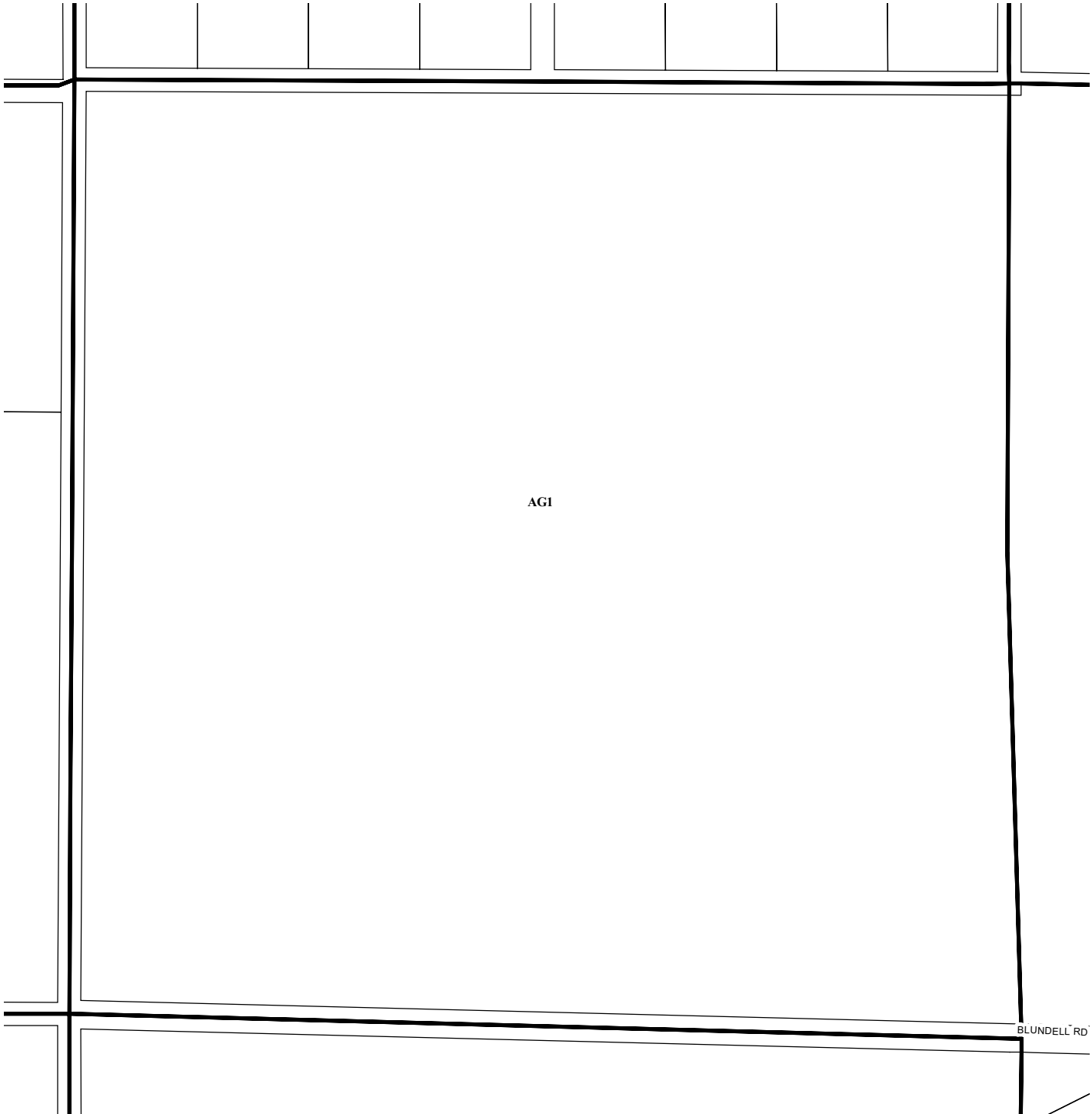
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ZONING Section 13, 4 - 5

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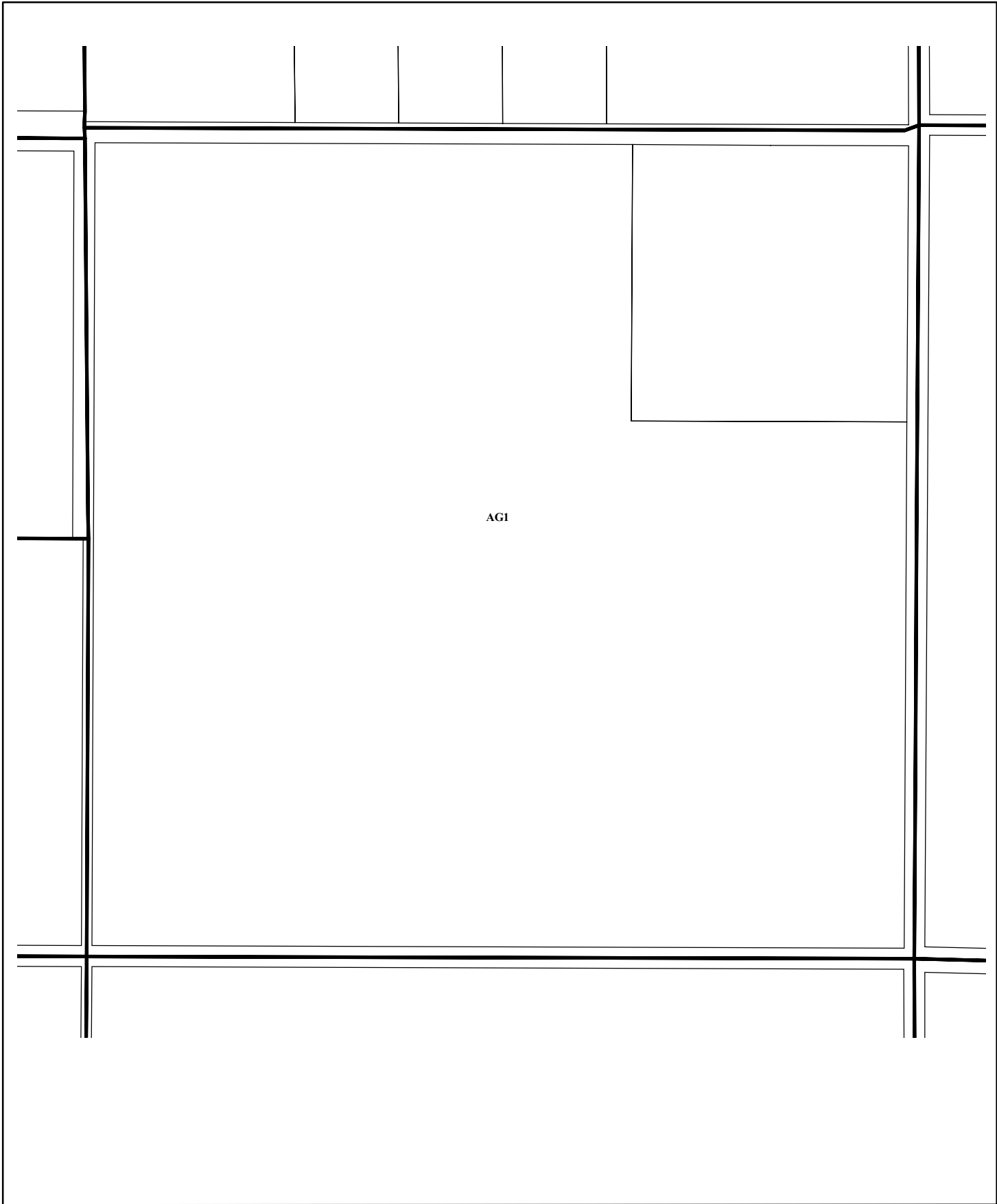
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ZONING Section 14, 4 - 5

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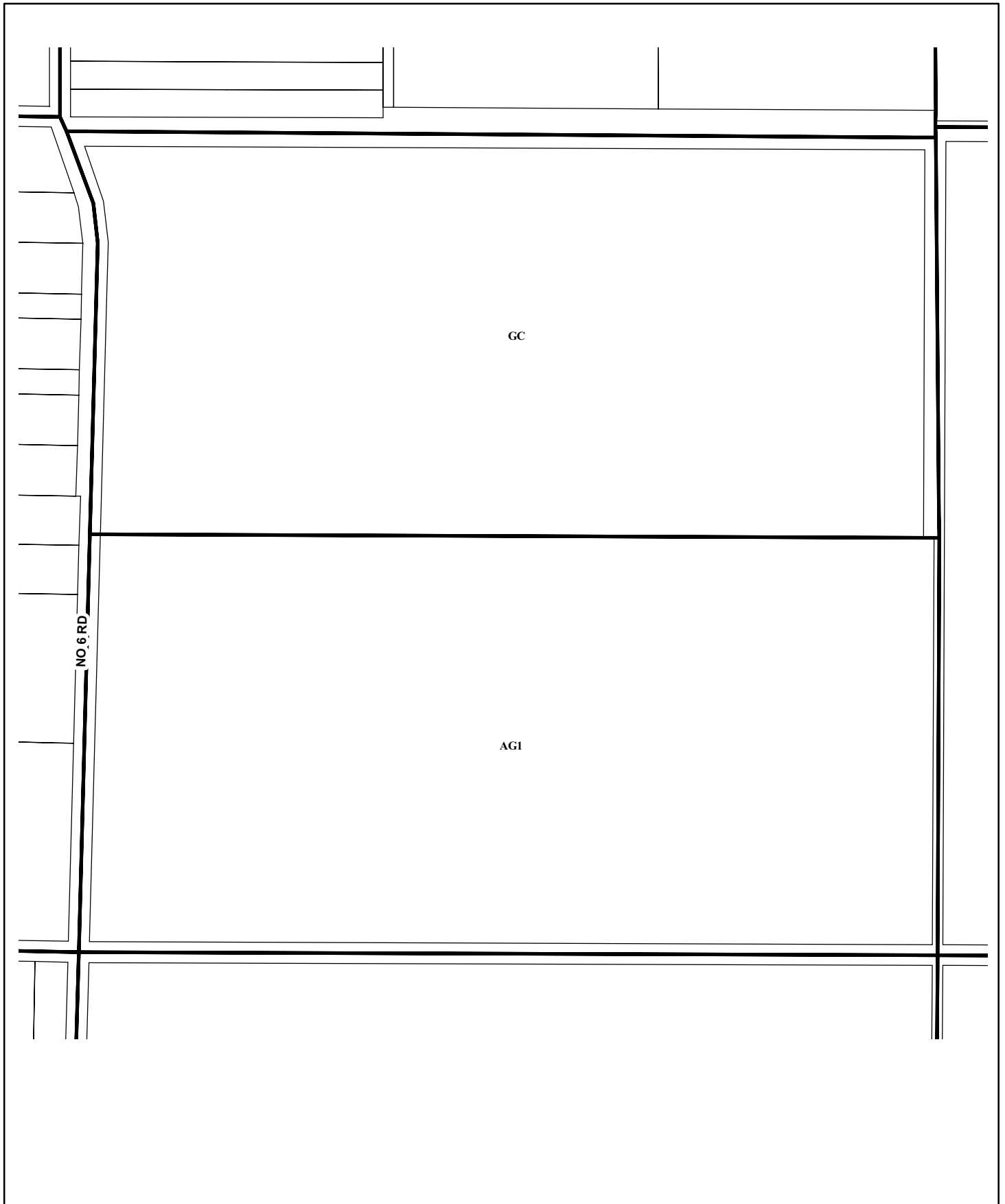
Bylaw 8500
as adopted



ZONING Section 15, 4 - 5

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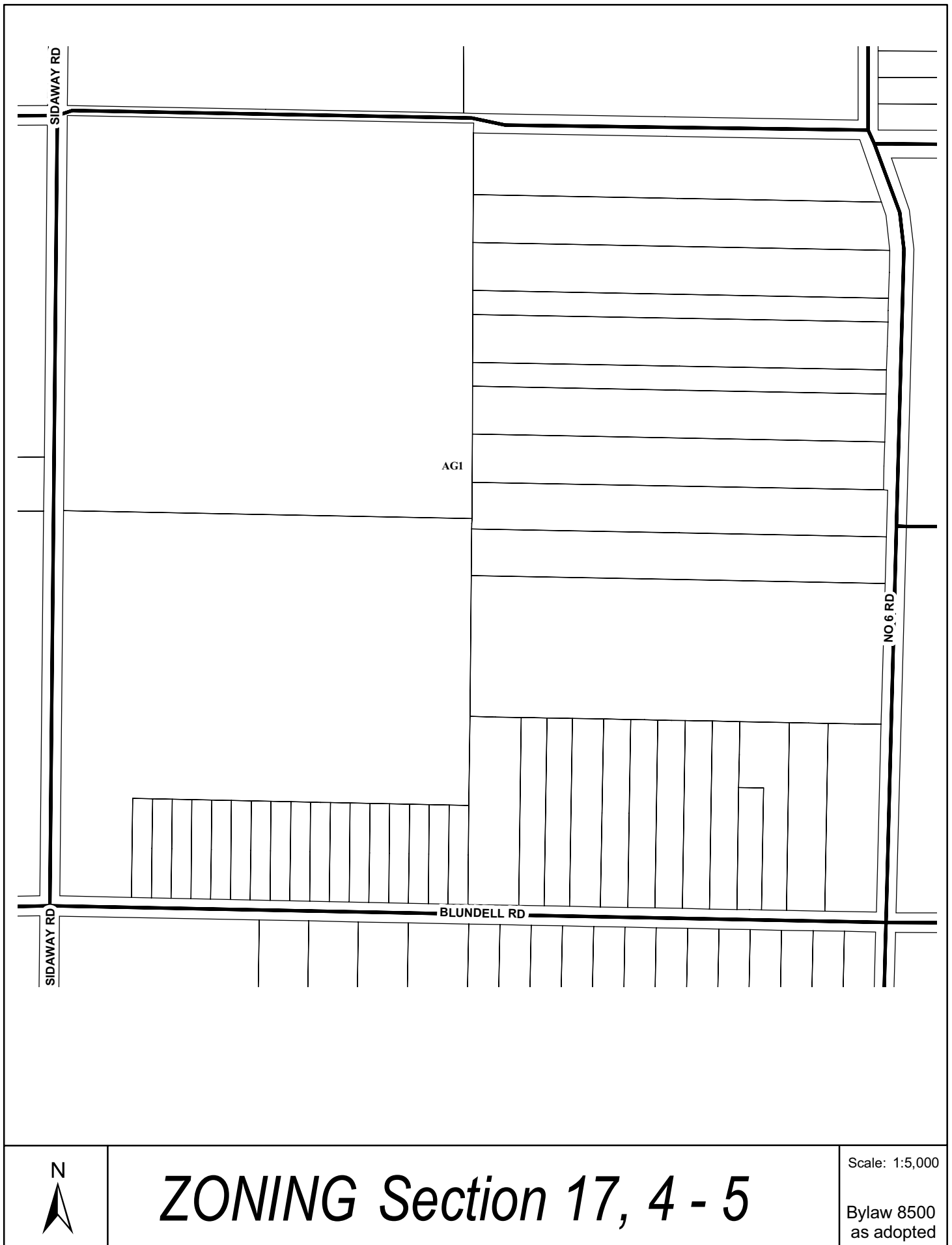
Bylaw 8500
as adopted

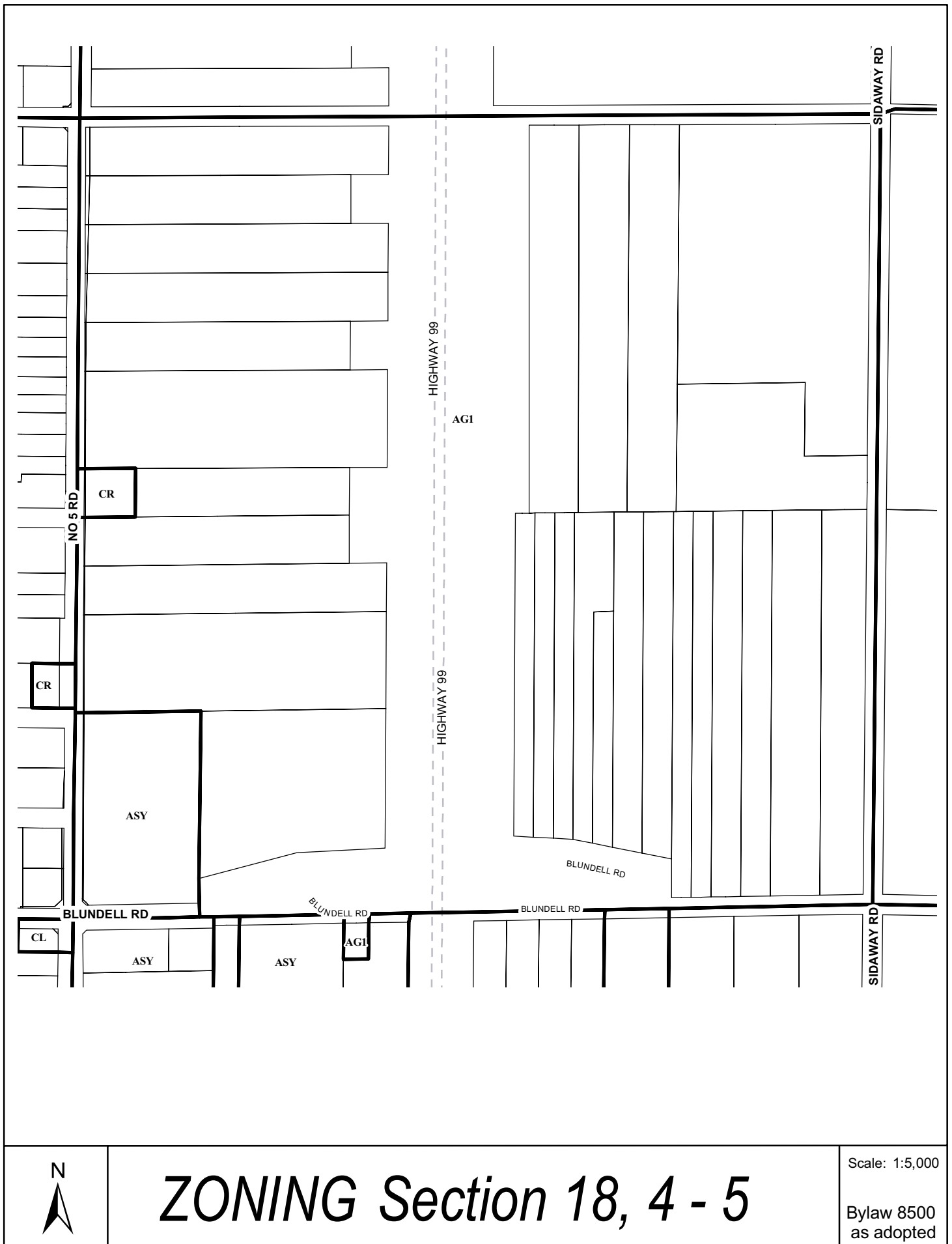


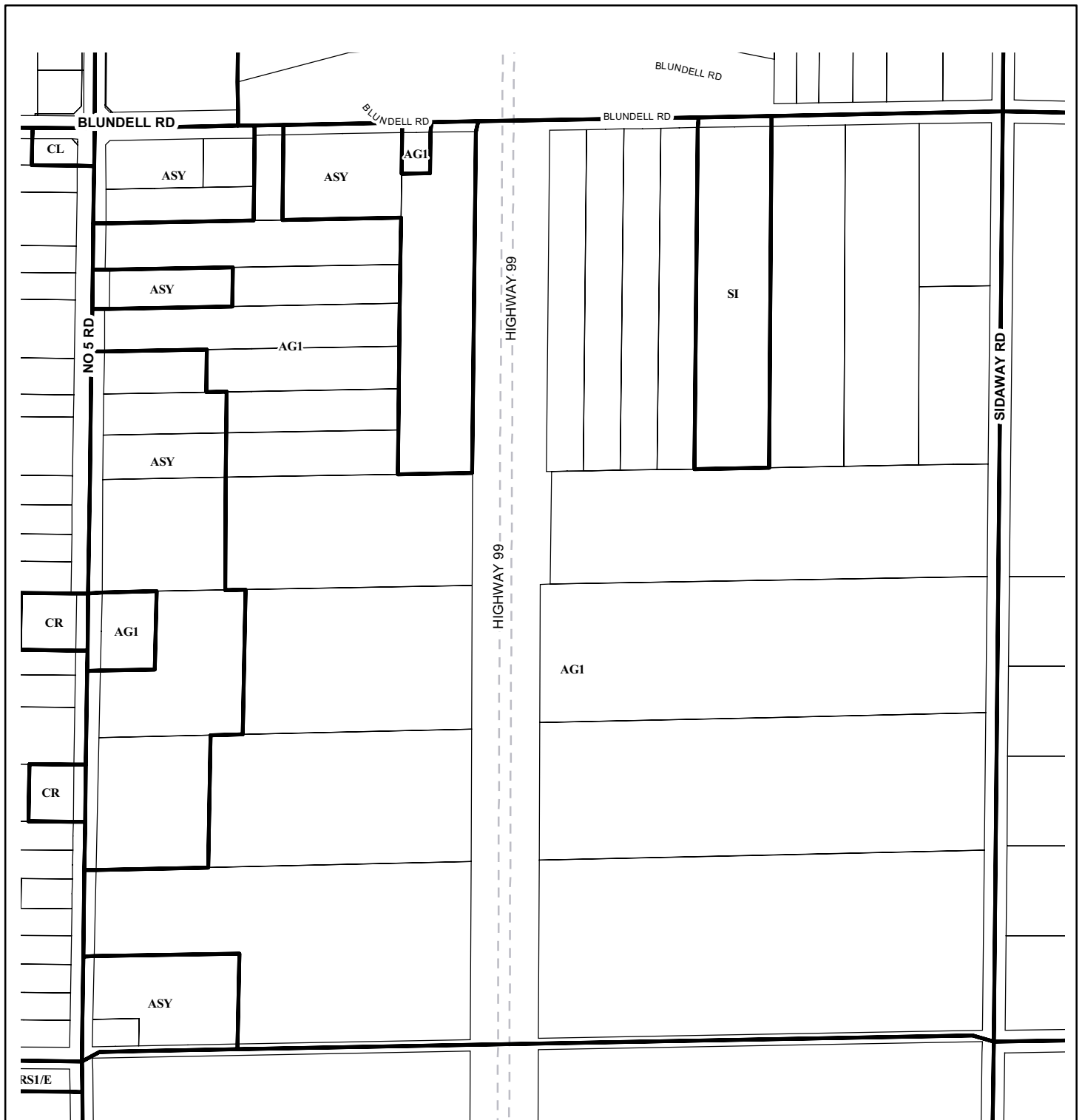
ZONING Section 16, 4 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



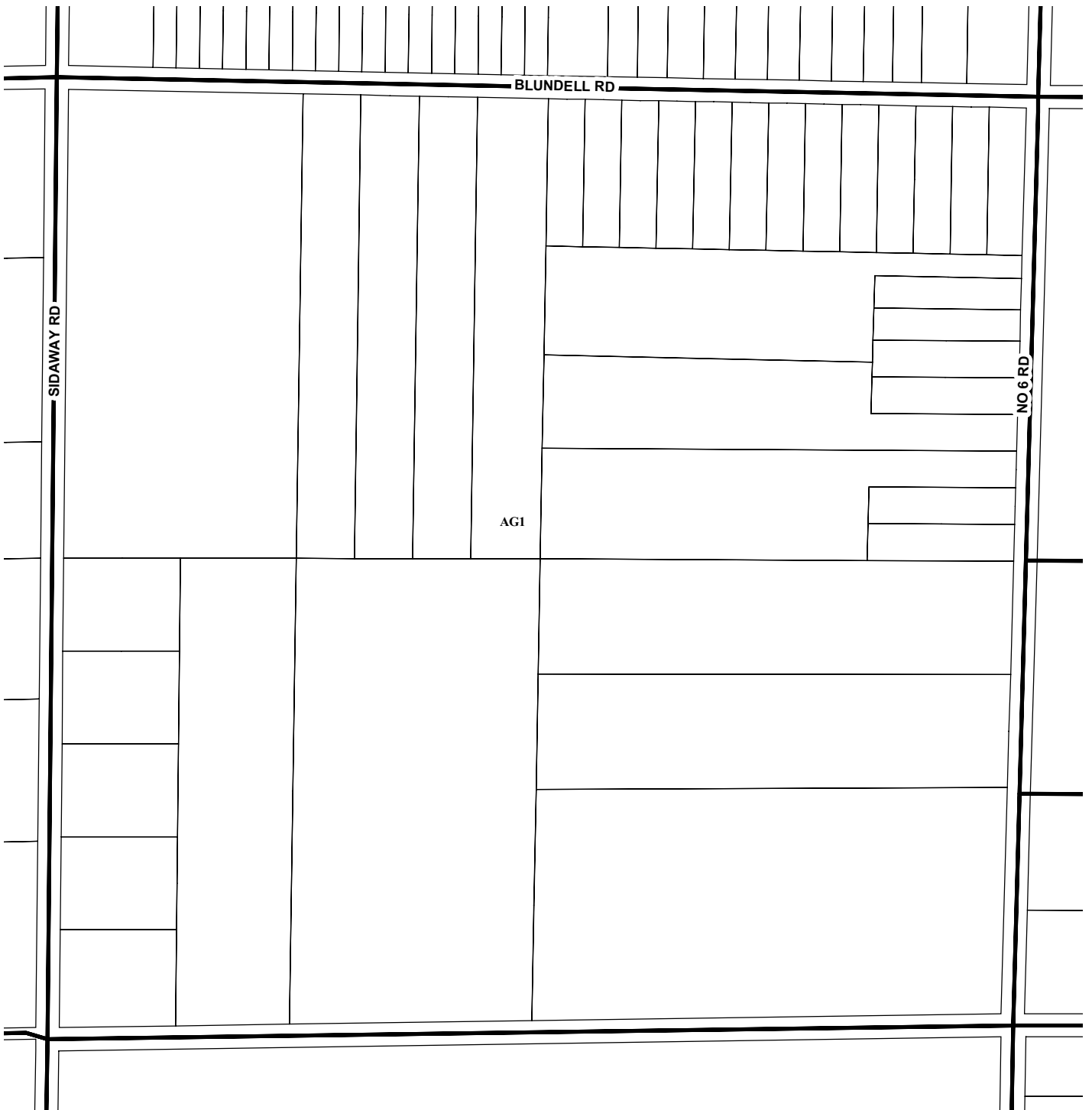




ZONING Section 19, 4 - 5

Scale: 1:5,000

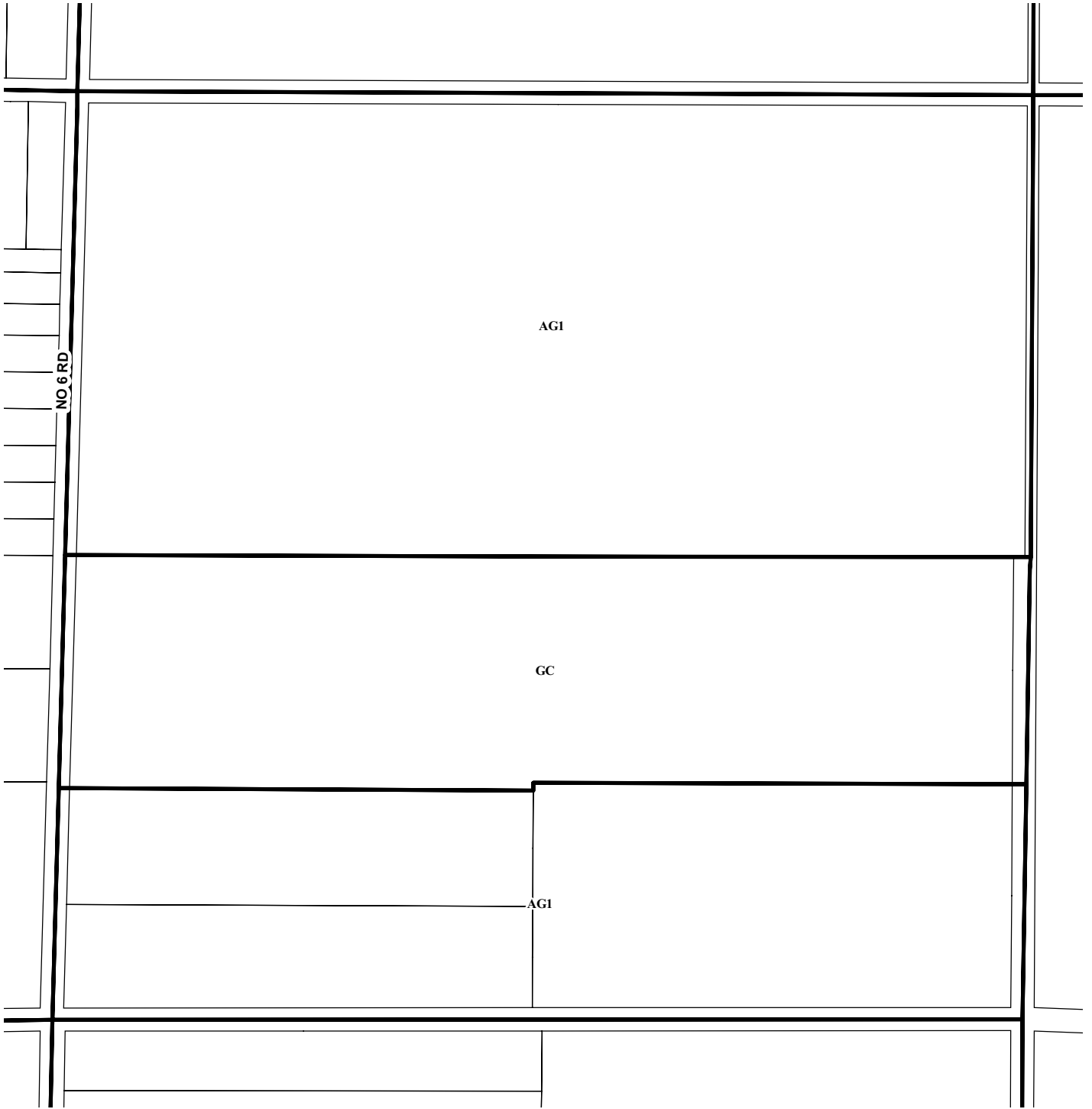
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ZONING Section 20, 4 - 5

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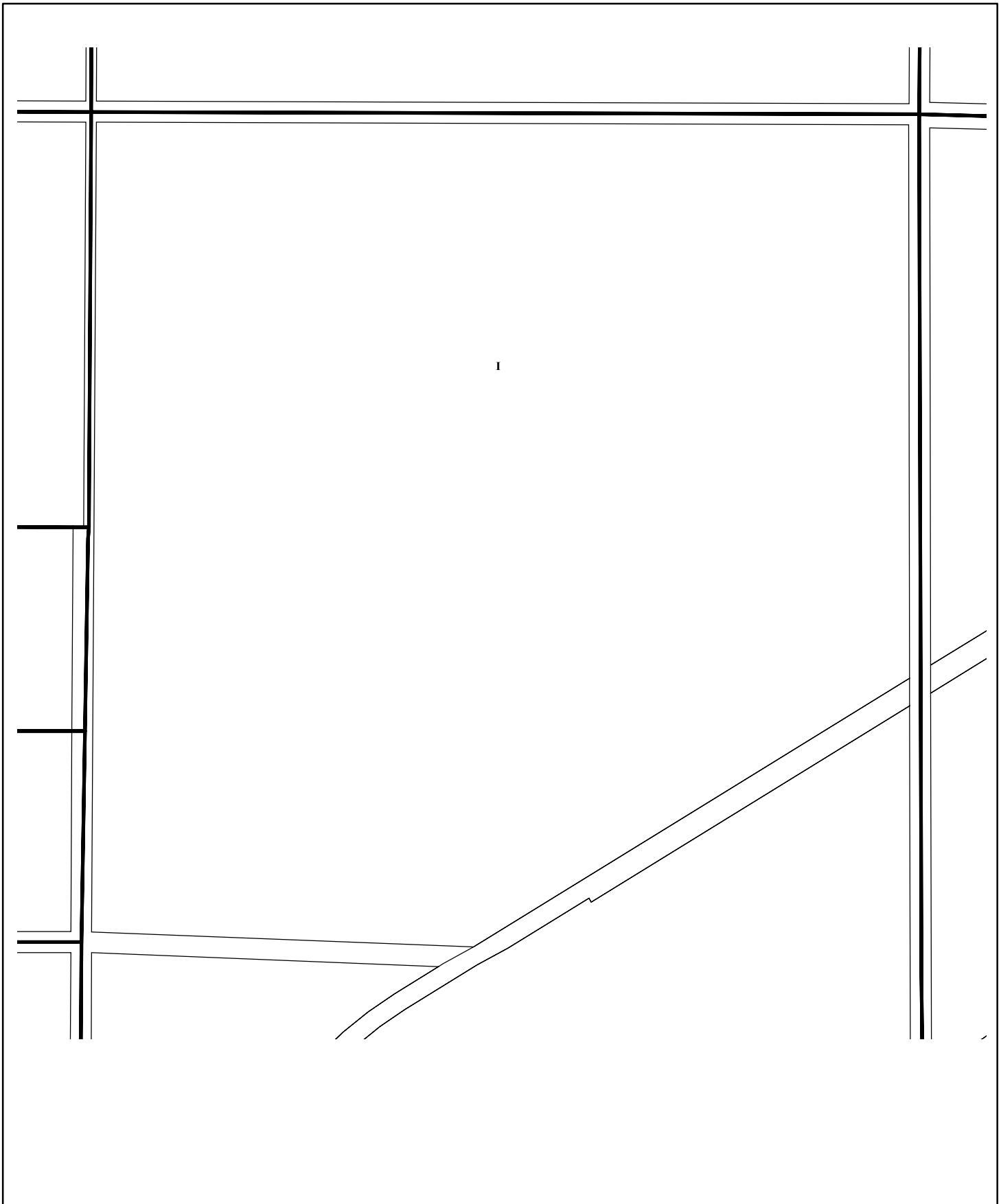
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as adopted



ZONING Section 21, 4 - 5

Scale: 1:5,000

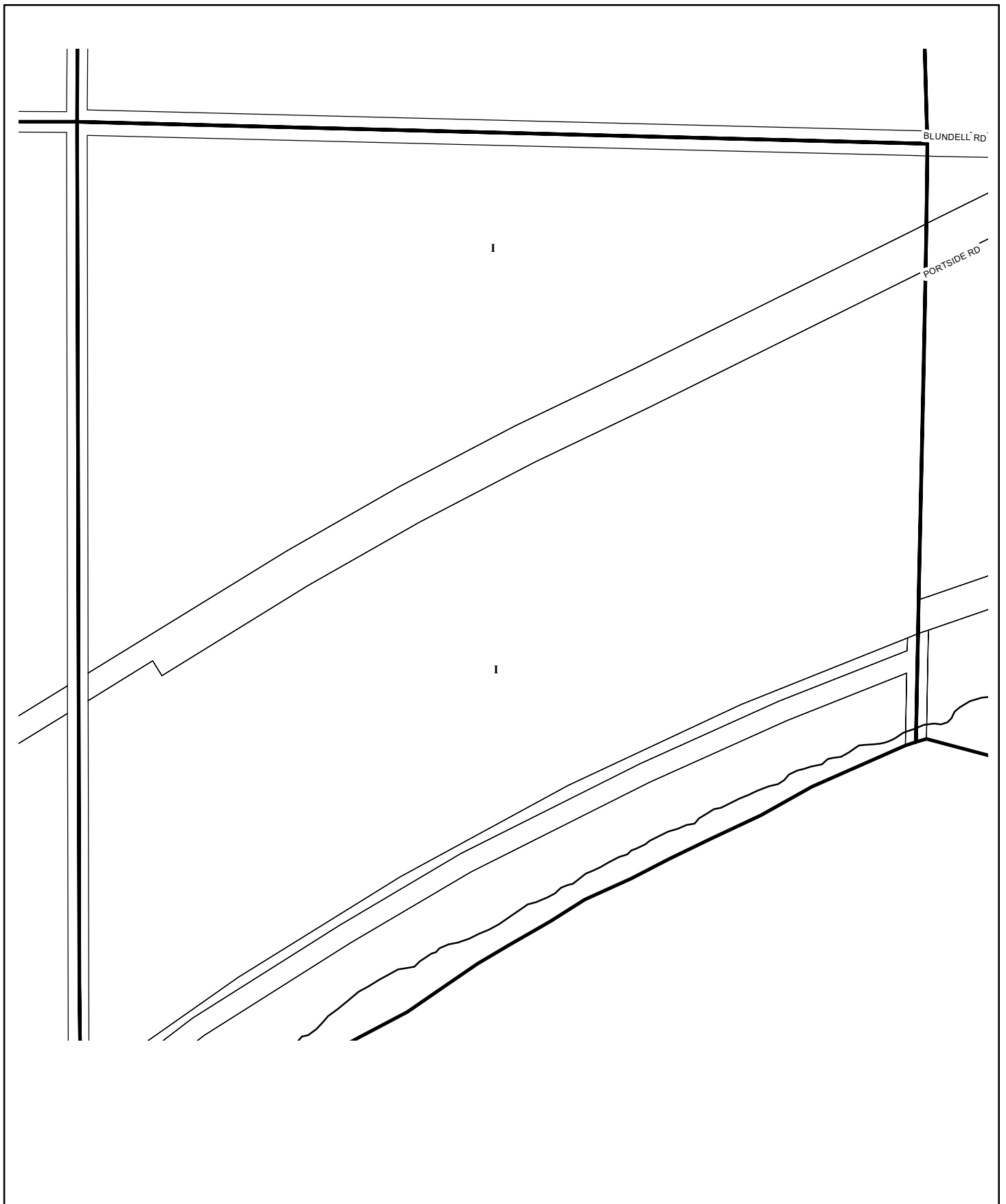
Bylaw 8500
as adopted



ZONING Section 22, 4 - 5

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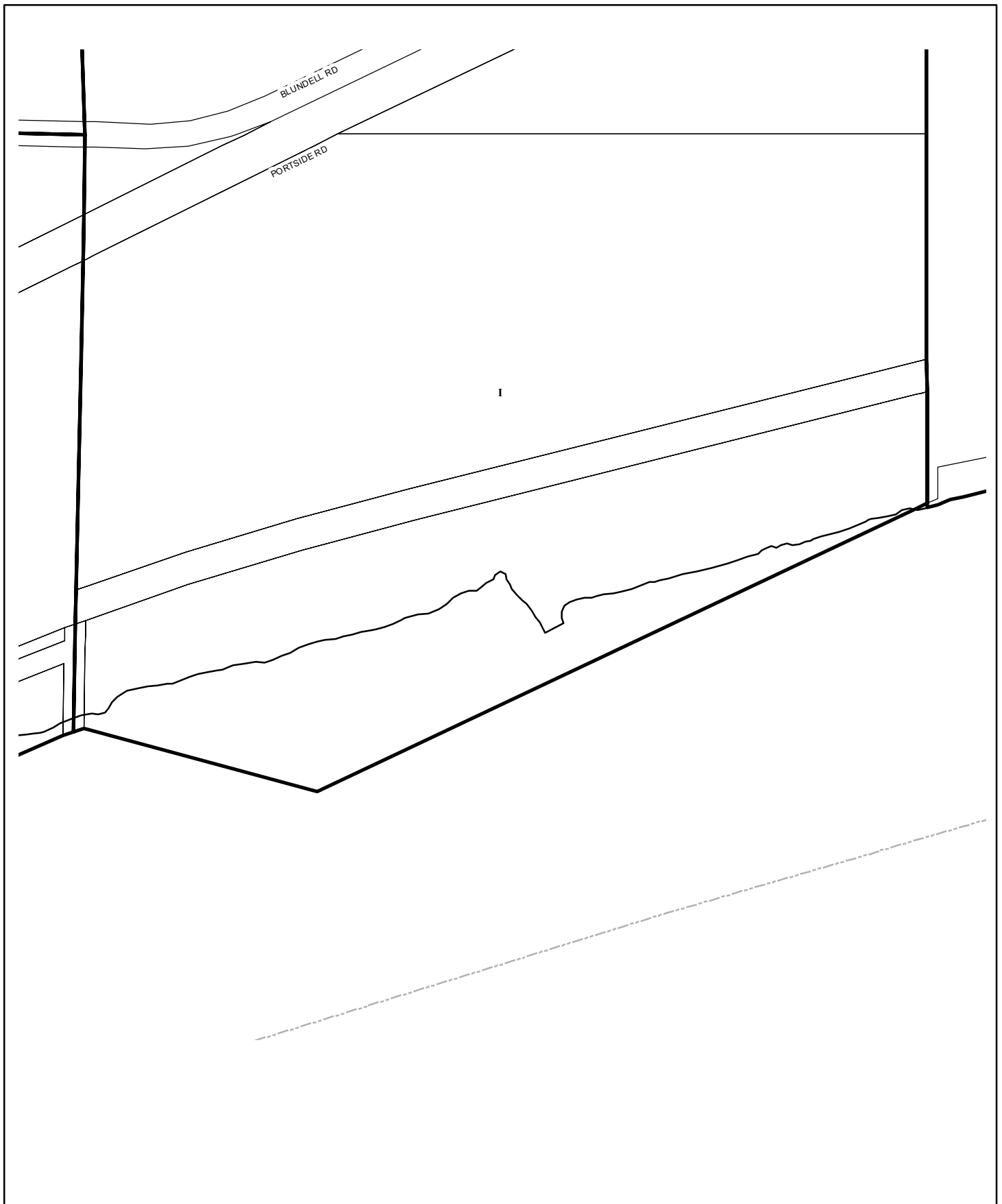
Bylaw 8500
as adopted



ZONING Section 23, 4 - 5

Scale: 1:5,000

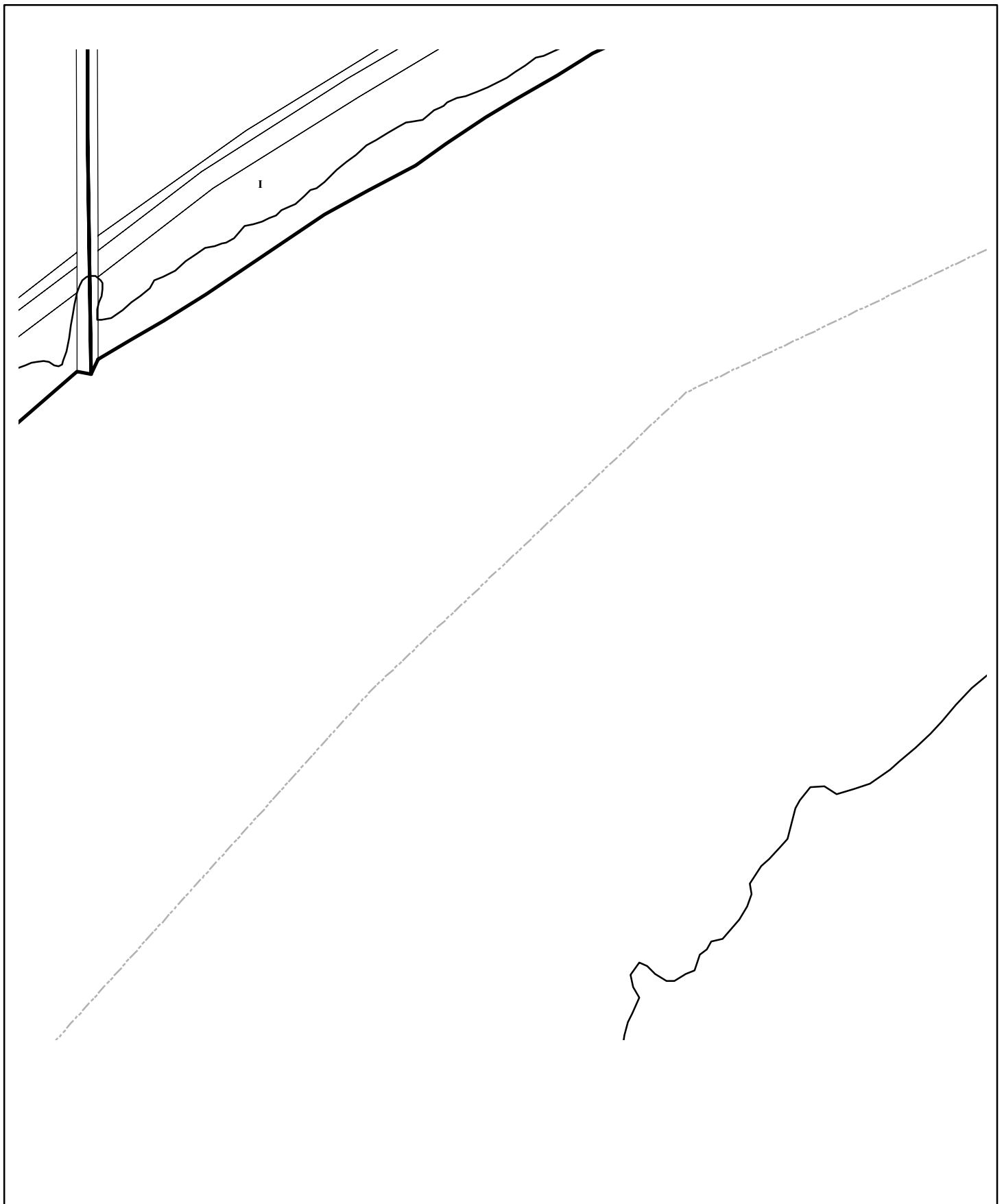
Bylaw 8500
as adopted



ZONING Section 24, 4 - 5

Scale: 1:5,000

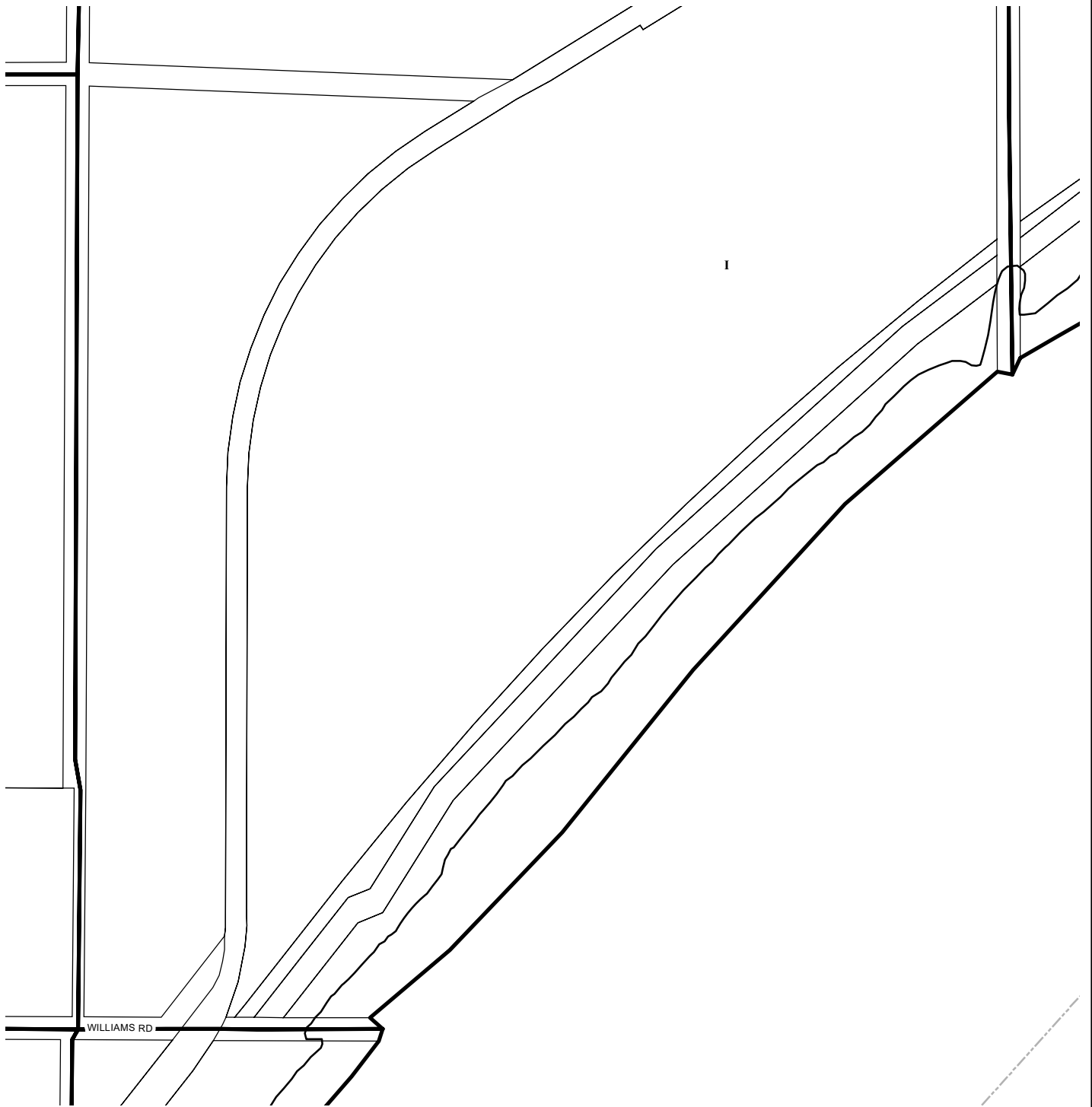
Bylaw 8500
as adopted



ZONING Section 26, 4 - 5

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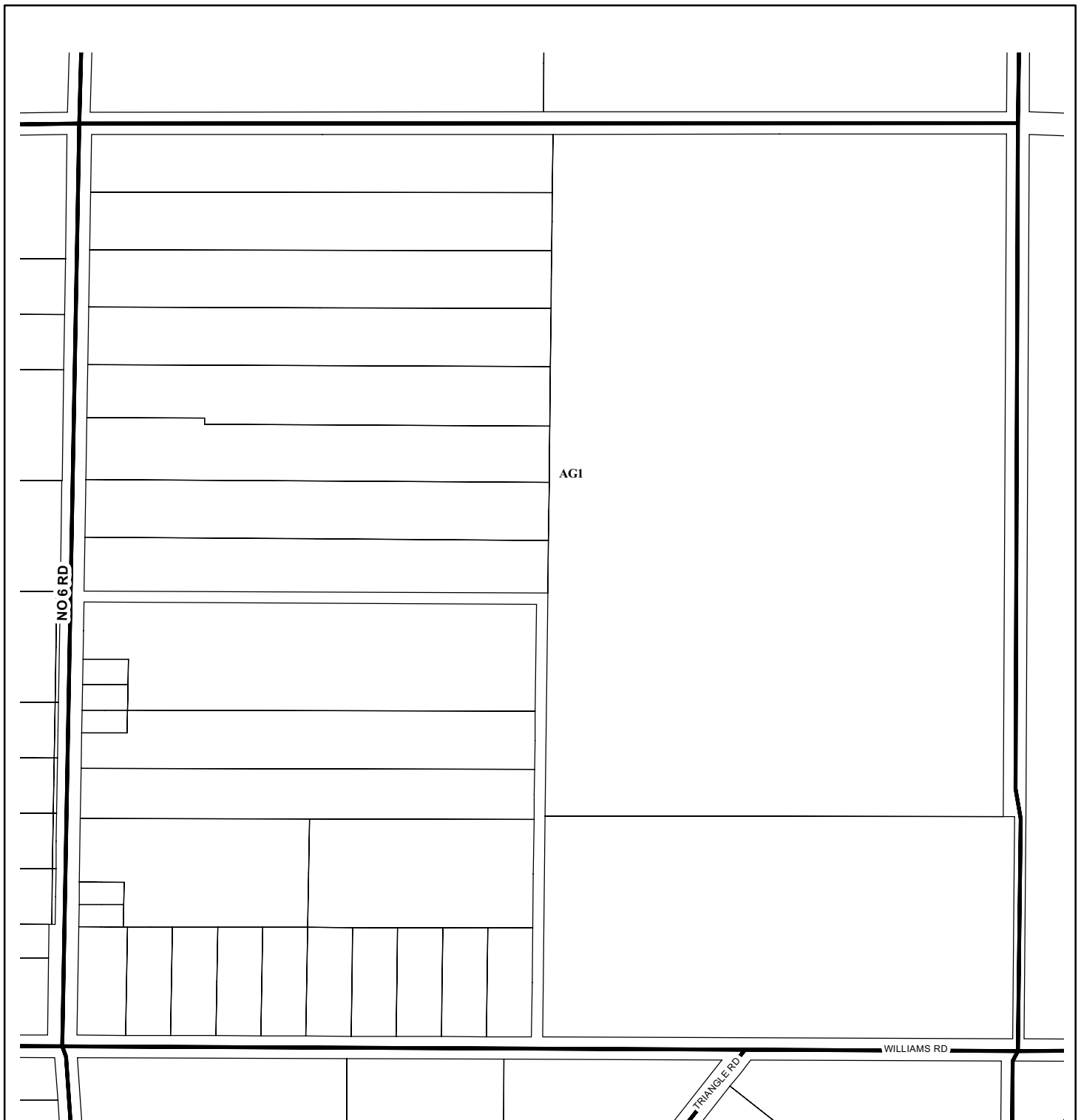
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as adopted



ZONING Section 27, 4 - 5

Scale: 1:5,000

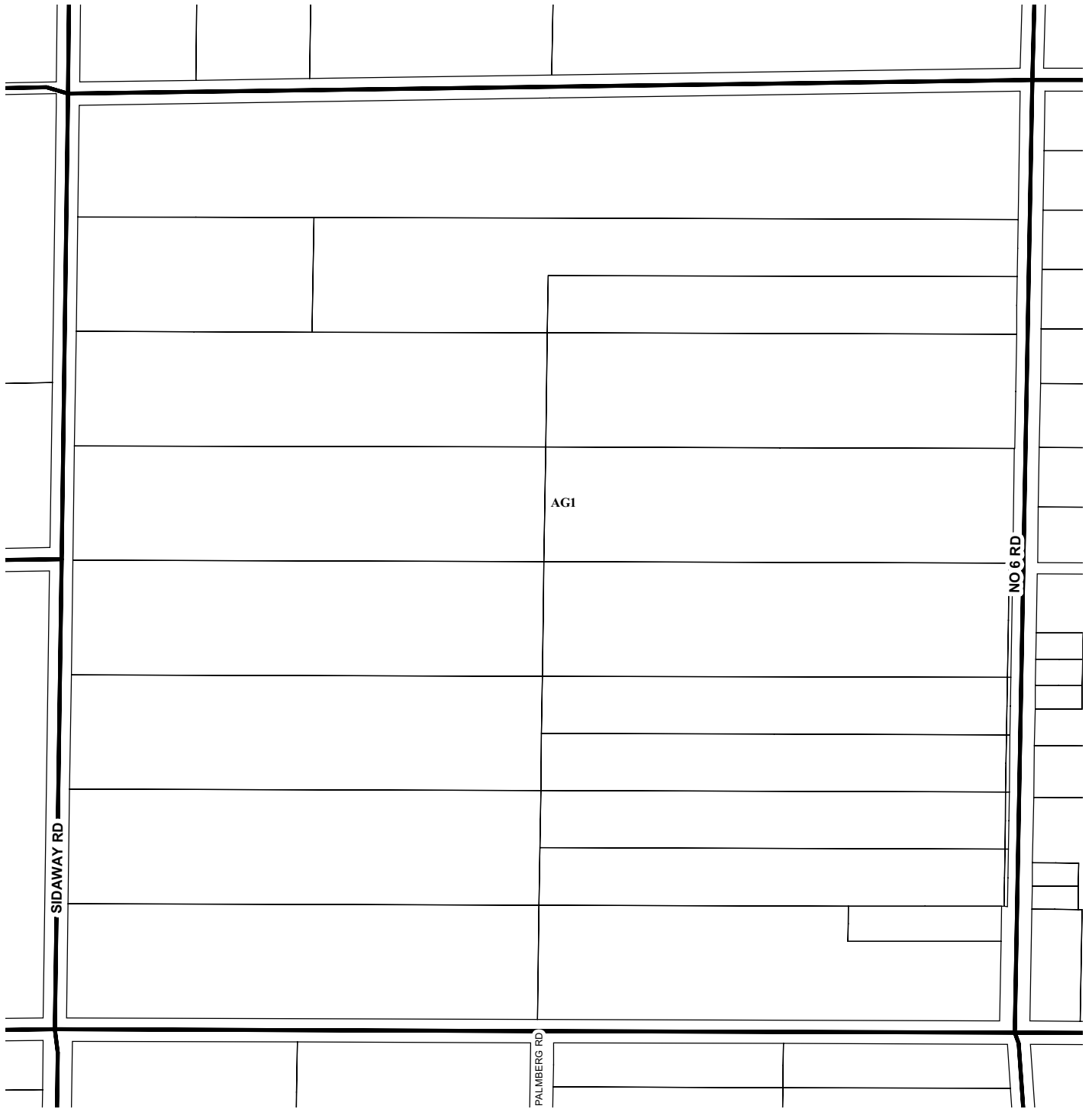
Bylaw 8500
as adopted



ZONING Section 28, 4 - 5

Scale: 1:5,000

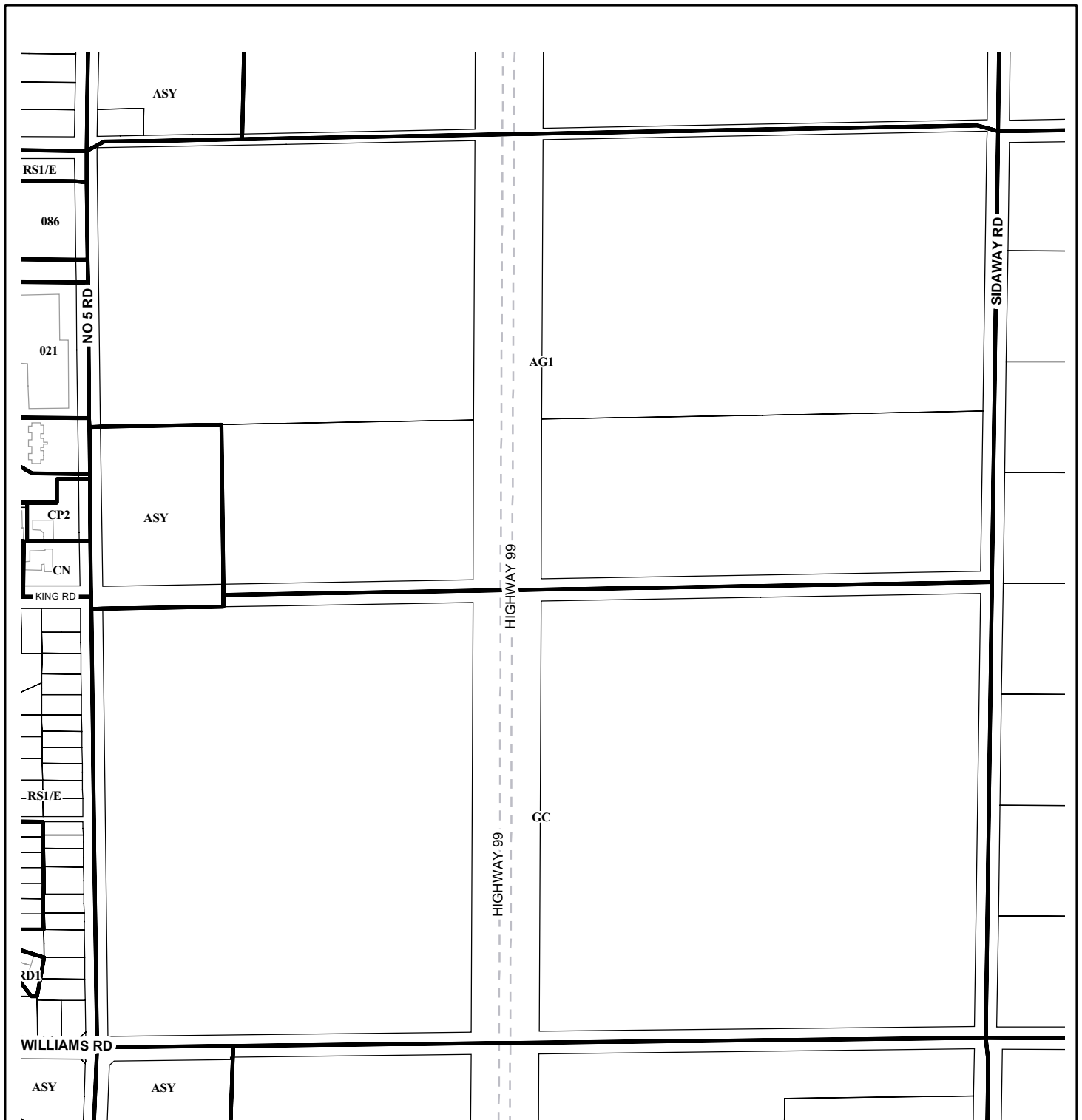
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ZONING Section 29, 4 - 5

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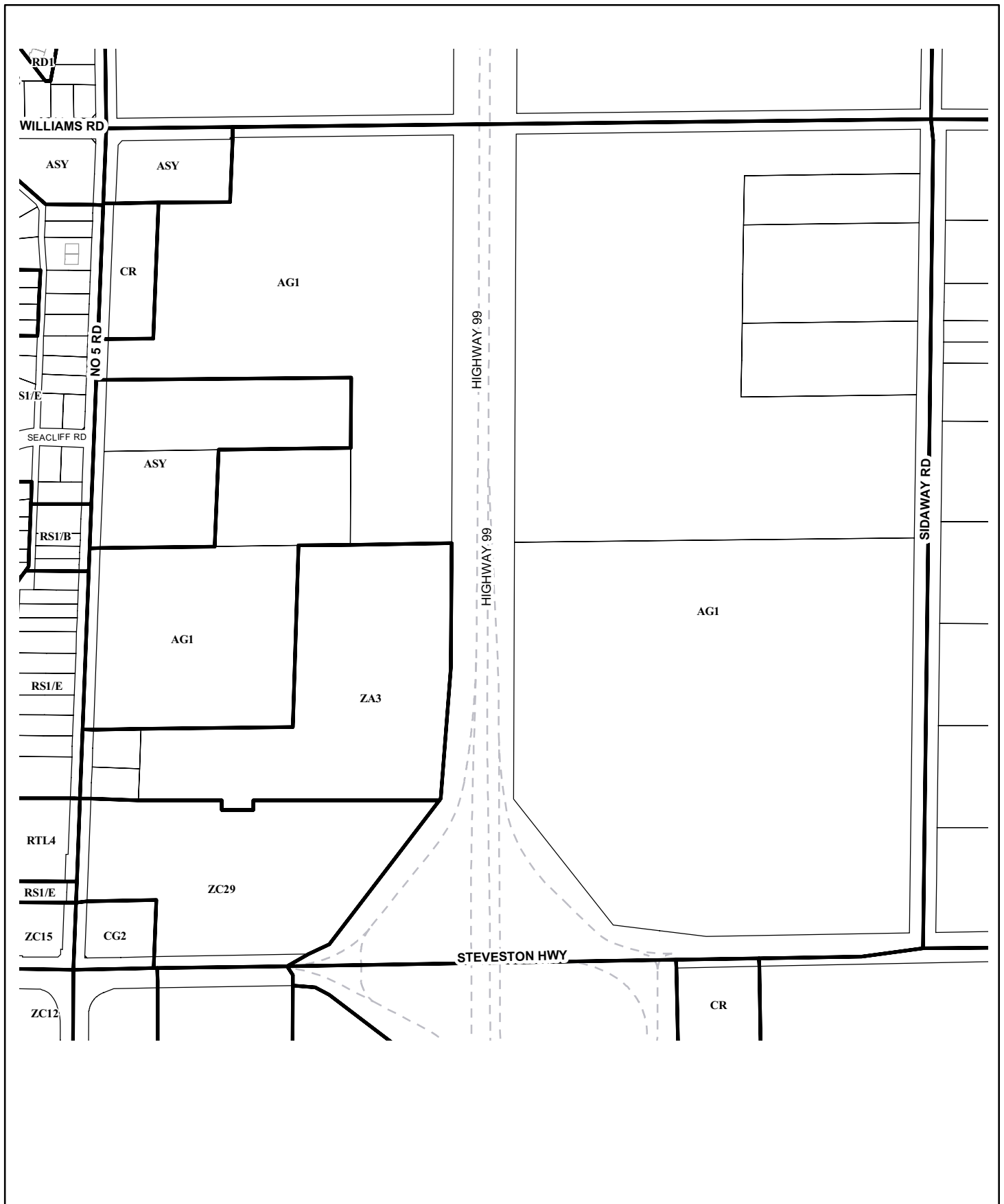
Bylaw 8500
as adopted



ZONING Section 30, 4 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 31, 4 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 32, 4 - 5

Scale: 1:5,000

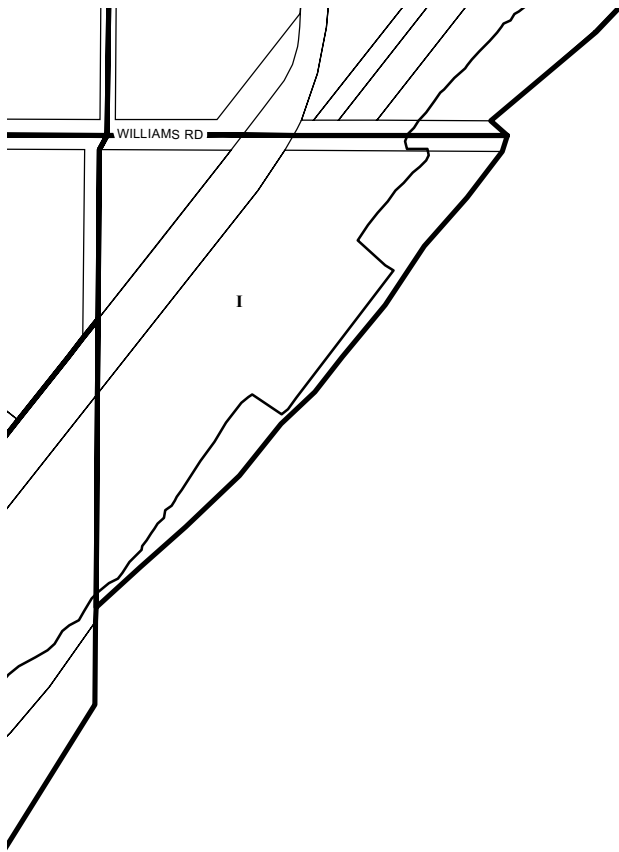
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ZONING Section 33, 4 - 5

Scale: 1:5,000

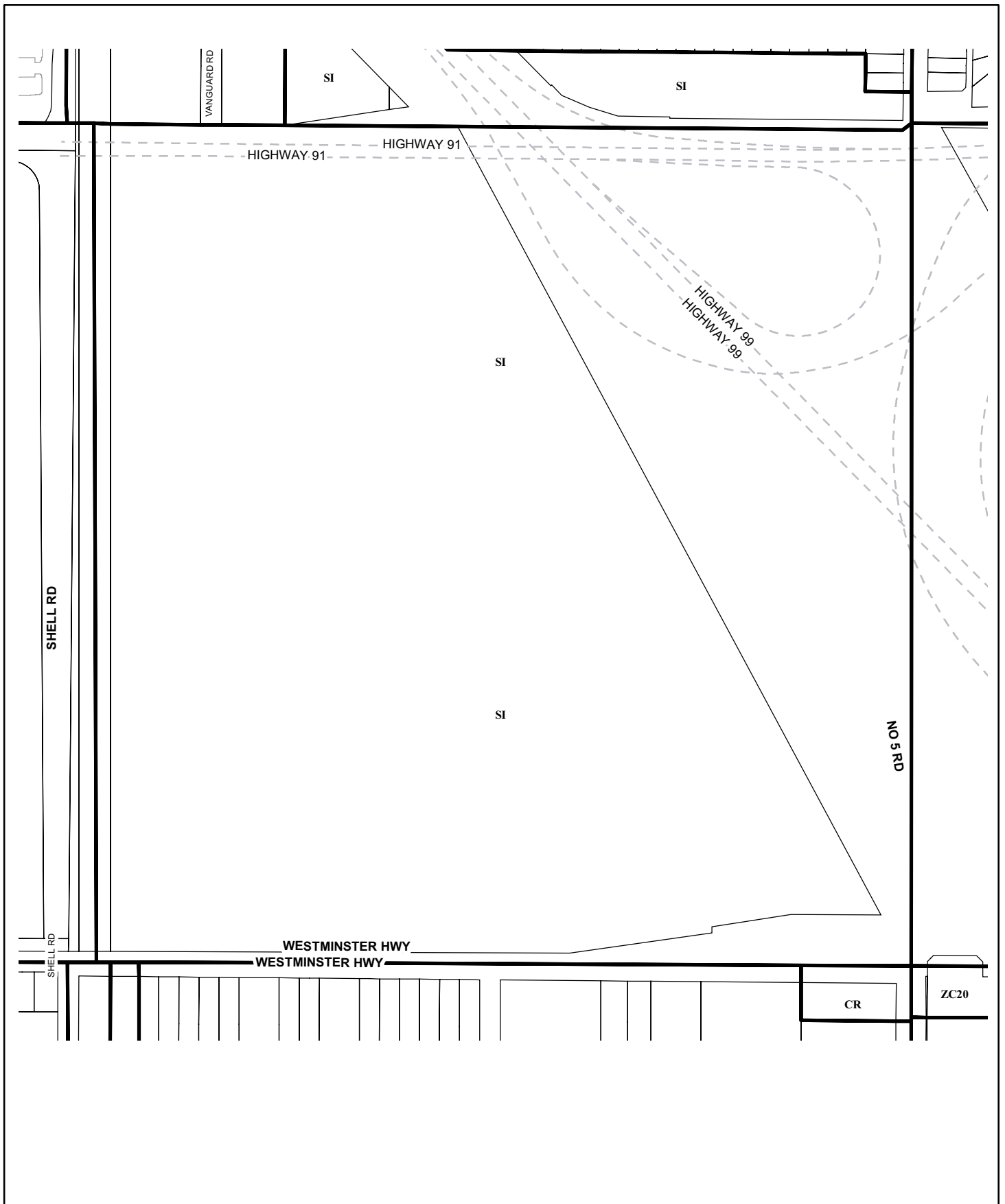
Bylaw 8500
as adopted



ZONING Section 34, 4 - 5

Scale: 1:5,000

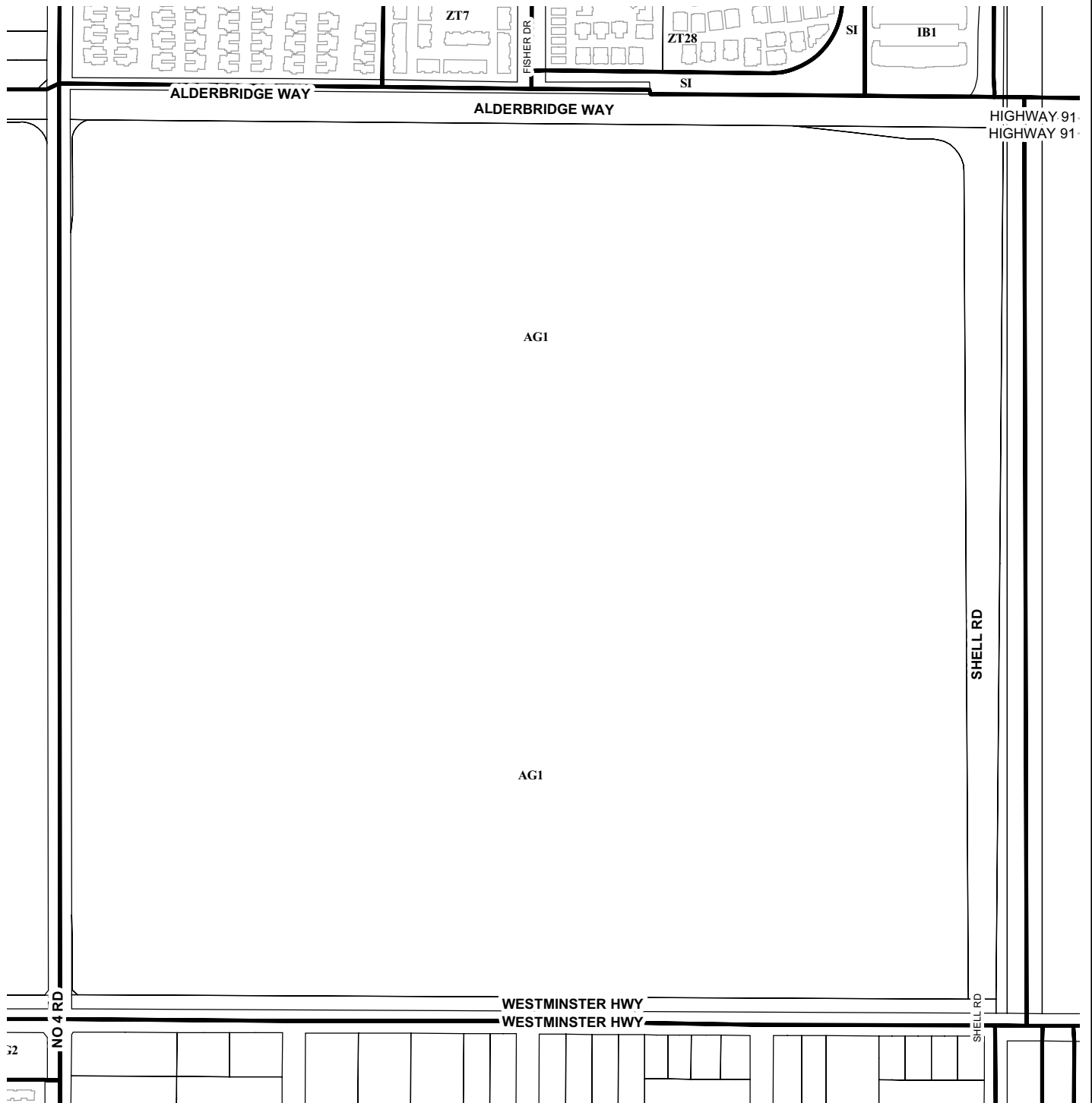
Bylaw 8500
as adopted



ZONING Section 01, 4 - 6

Scale: 1:5,000

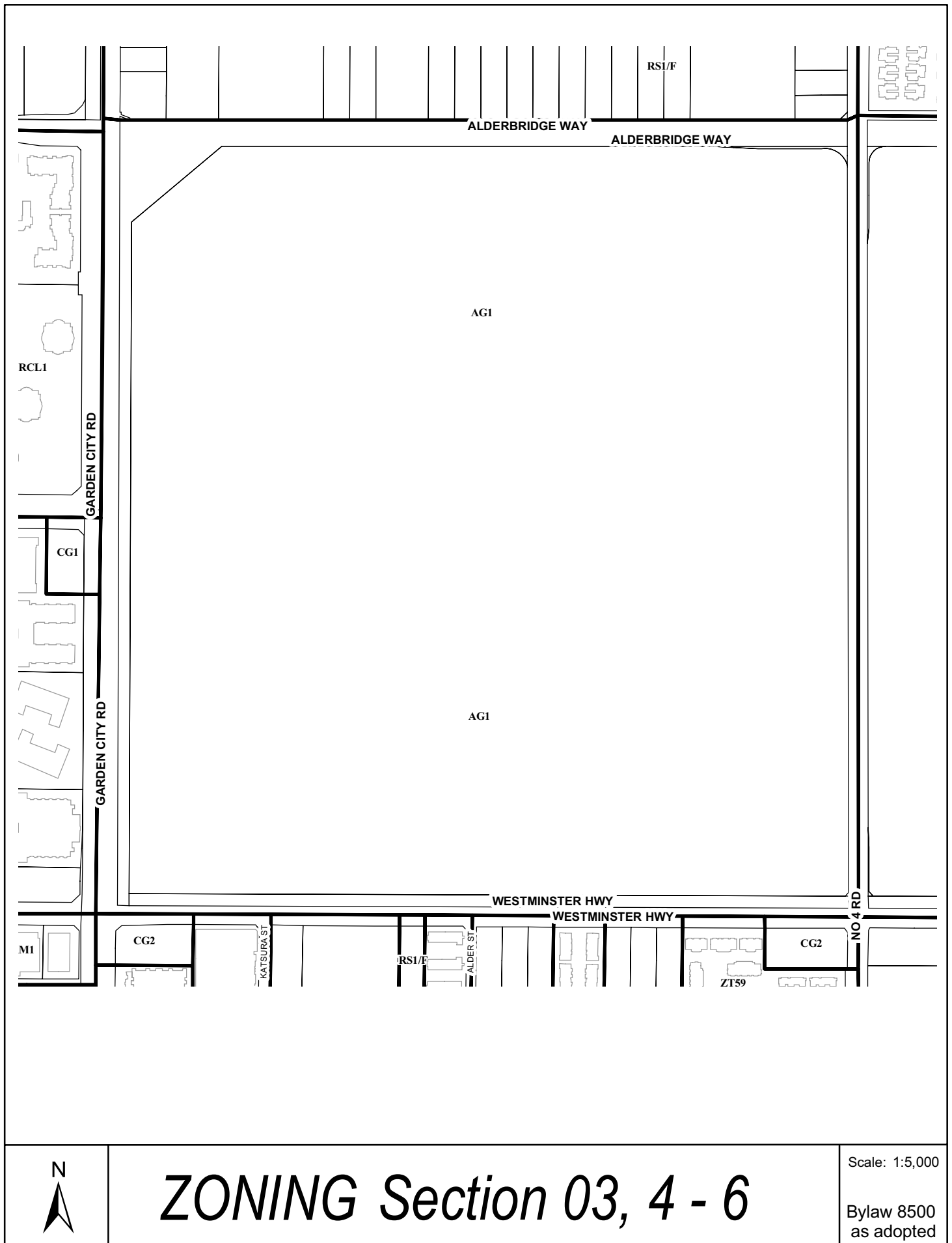
Bylaw 8500
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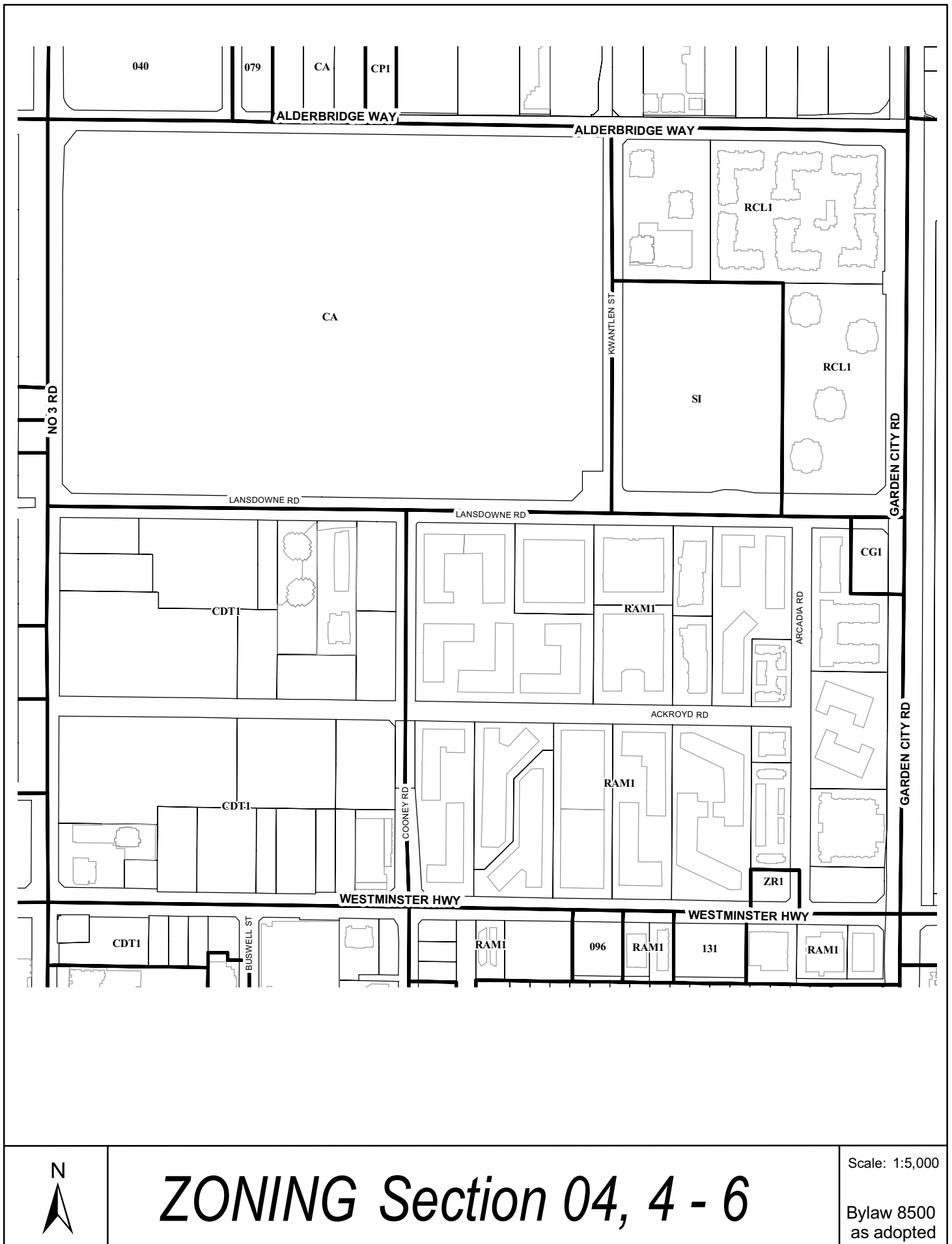


ZONING Section 02, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted



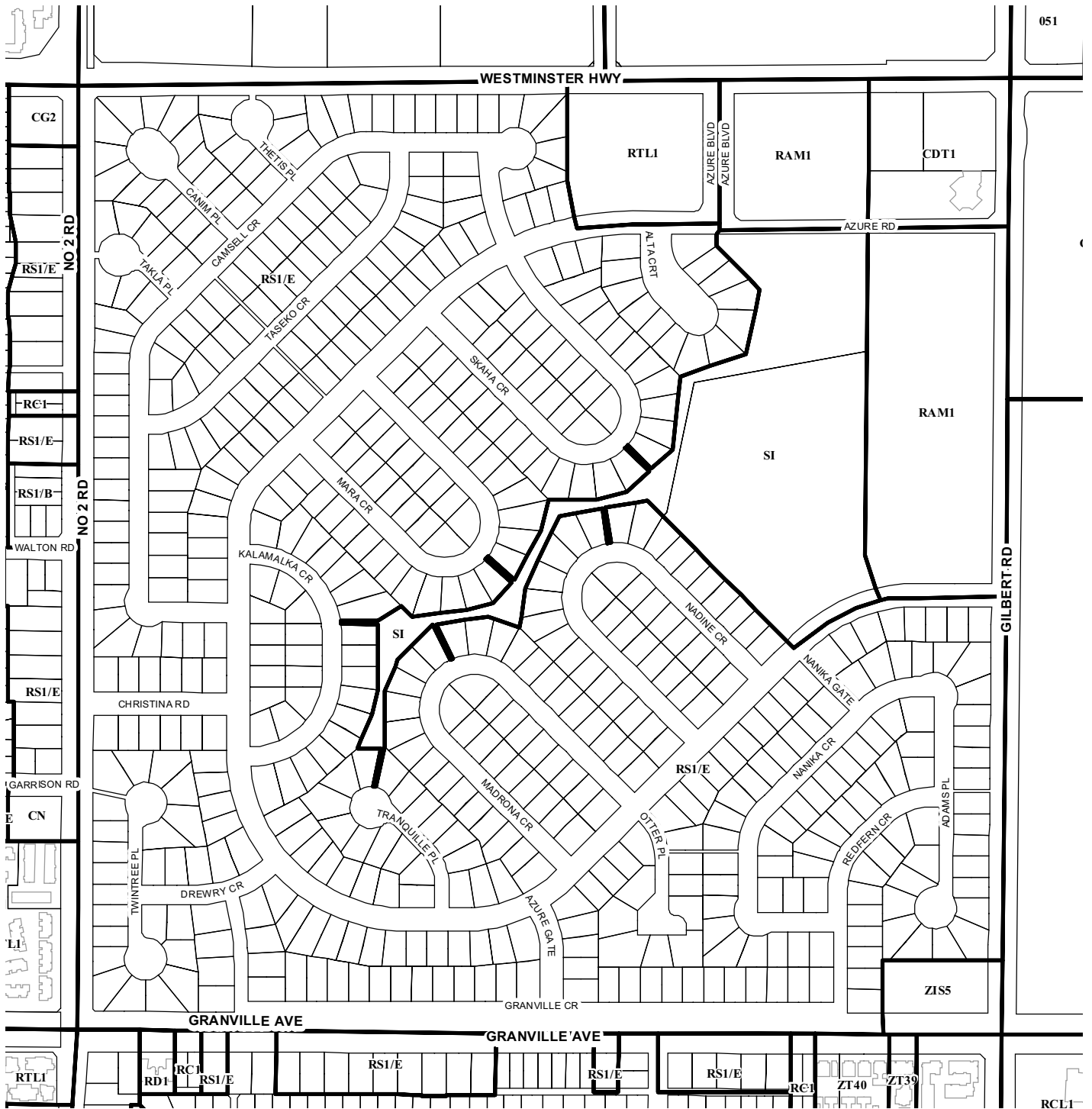




ZONING Section 06, 4 - 6

Scale: 1:5,000

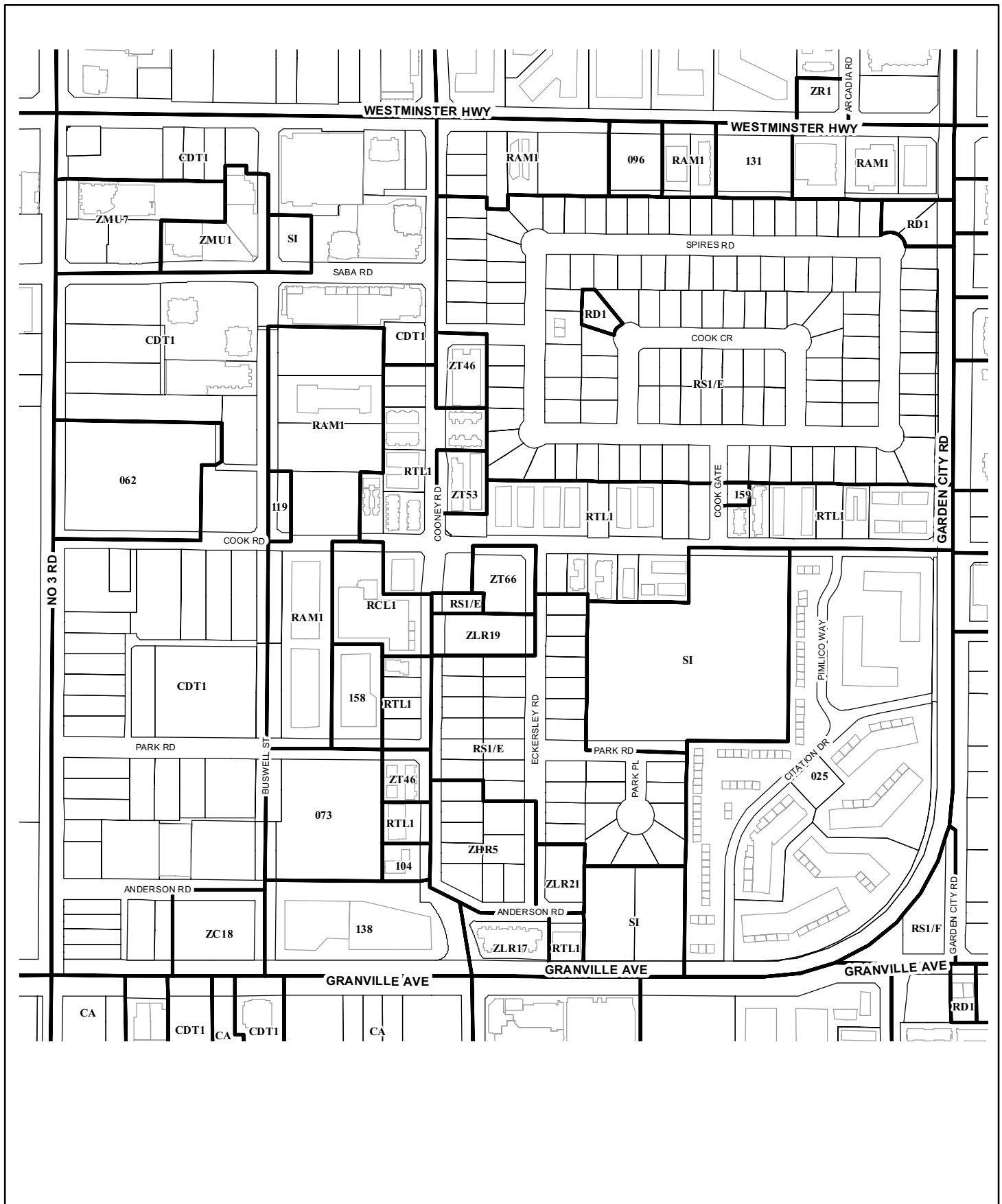
Bylaw 8500
as adopted



ZONING Section 07, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted

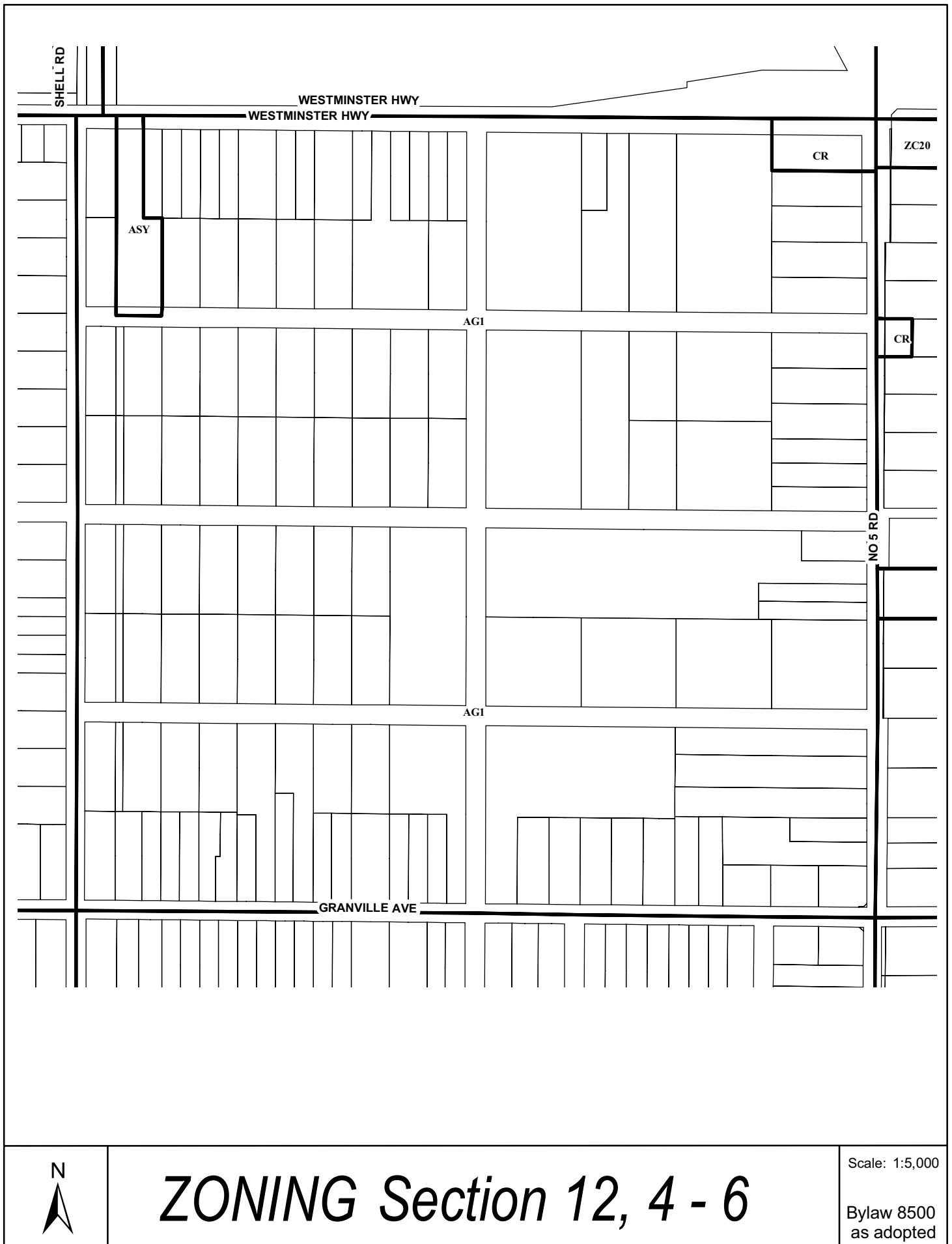


ZONING Section 09, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted

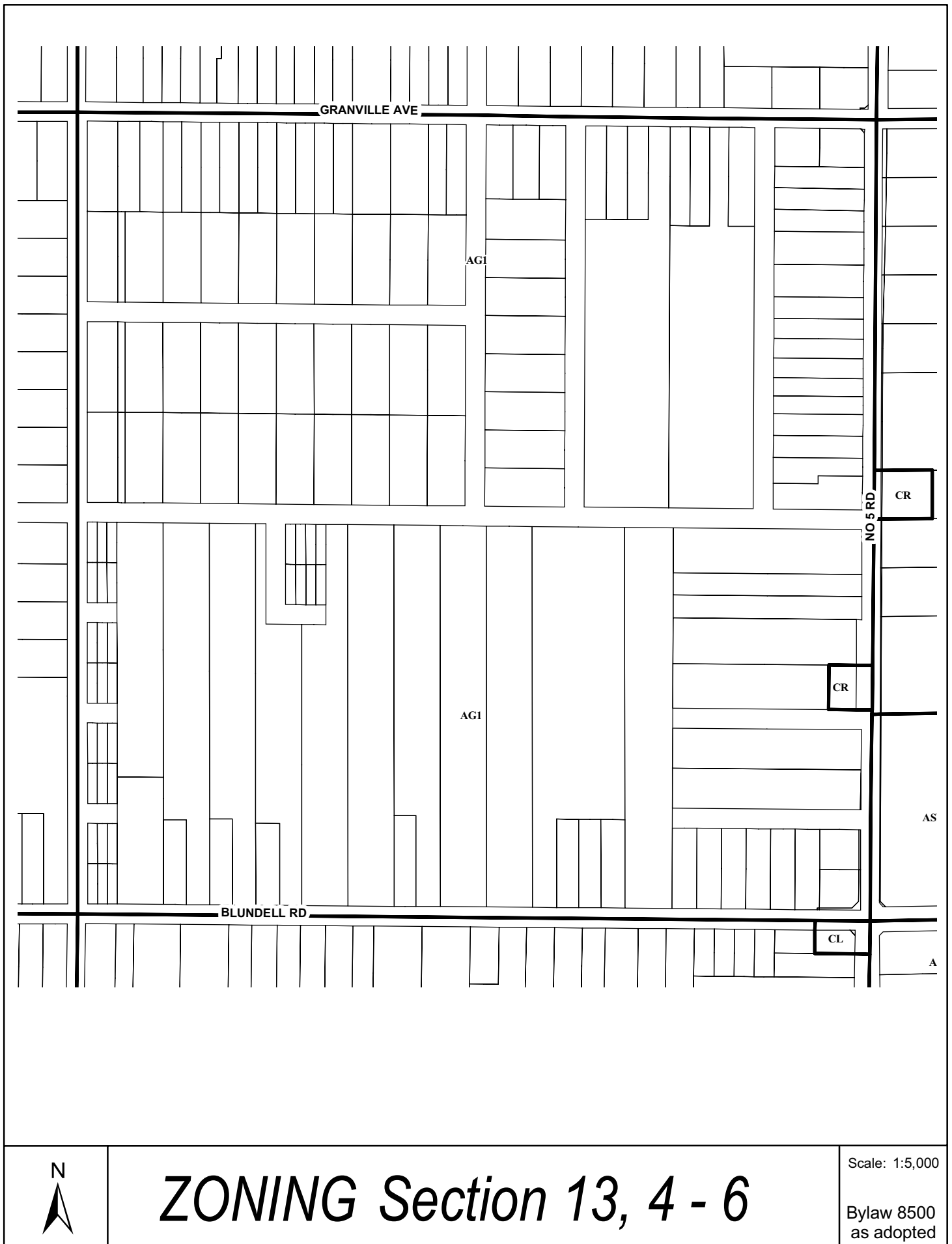
Bylaw 8500
as adopted

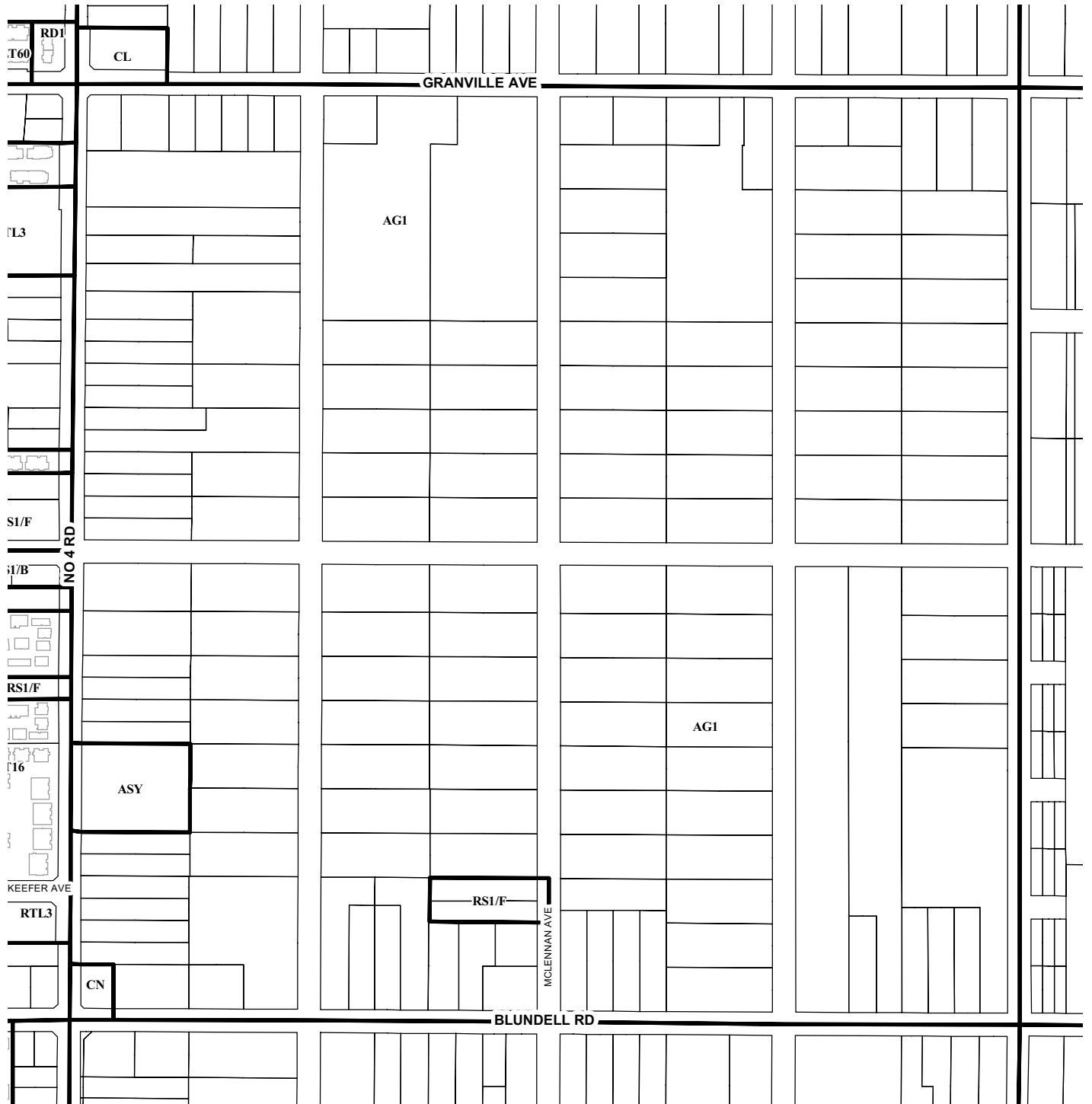


ZONING Section 12, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted

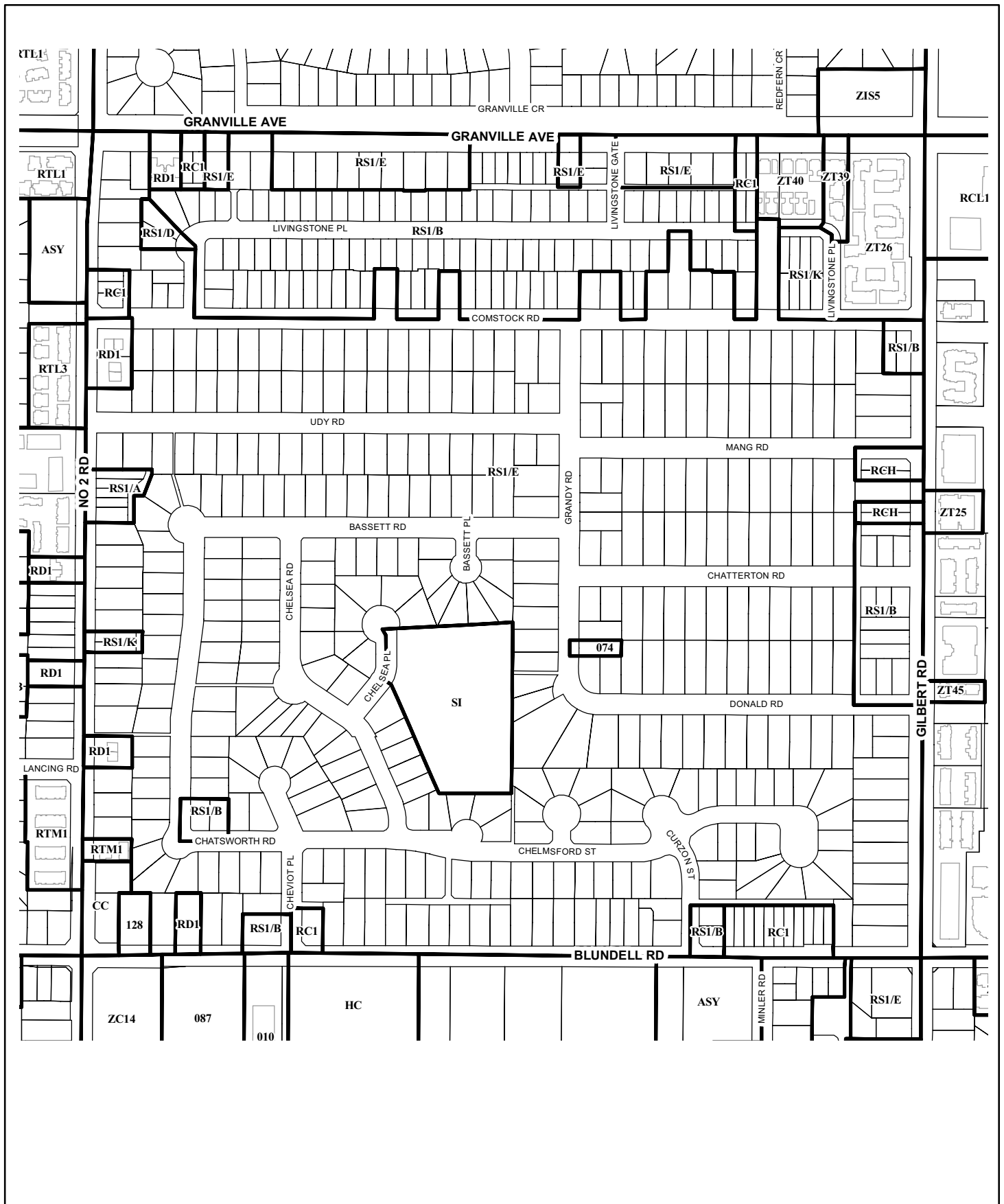




ZONING Section 14, 4 - 6

Scale: 1:5,000

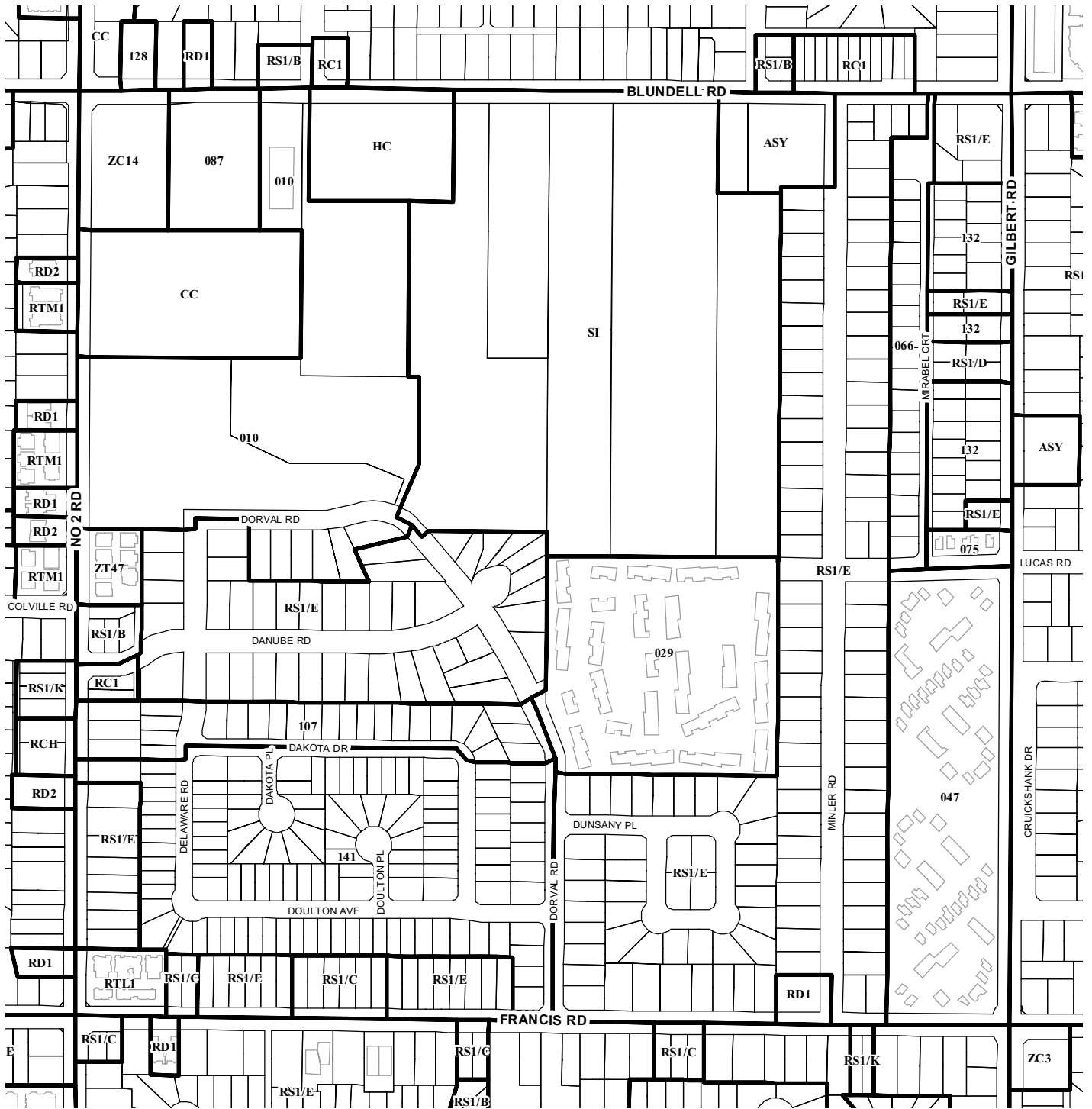
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ZONING Section 18, 4 - 6

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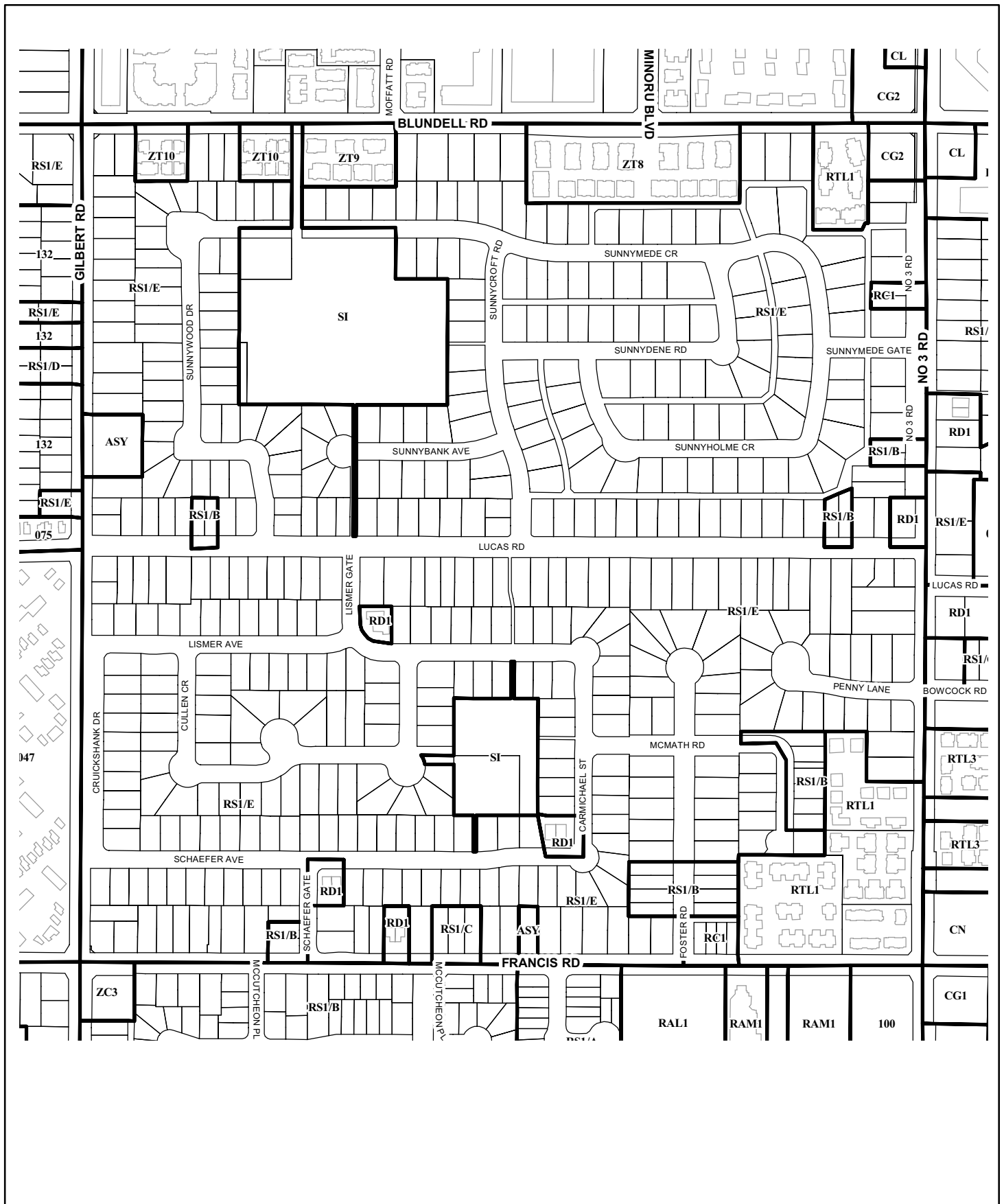
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ZONING Section 19, 4 - 6

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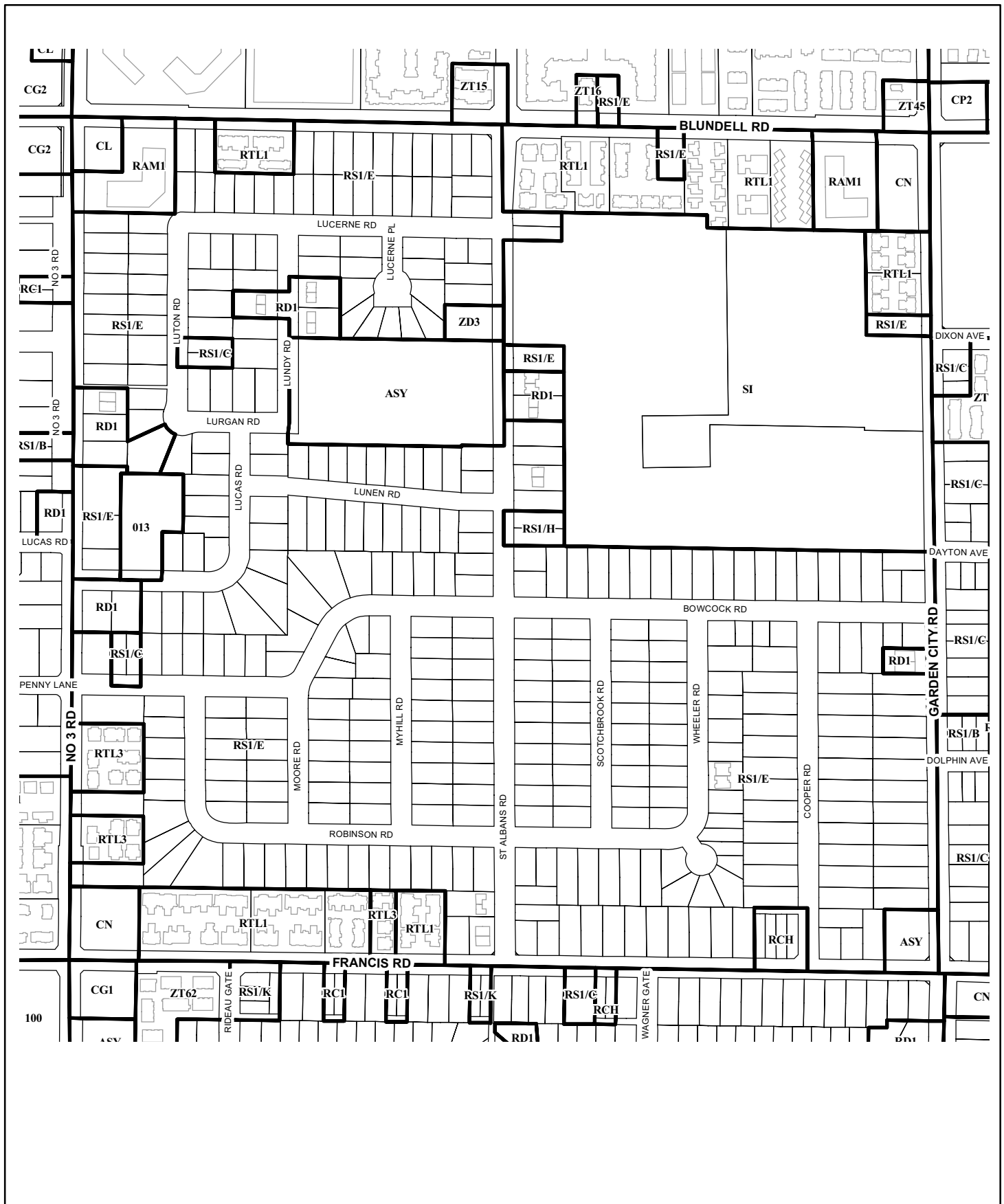
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ZONING Section 20, 4 - 6

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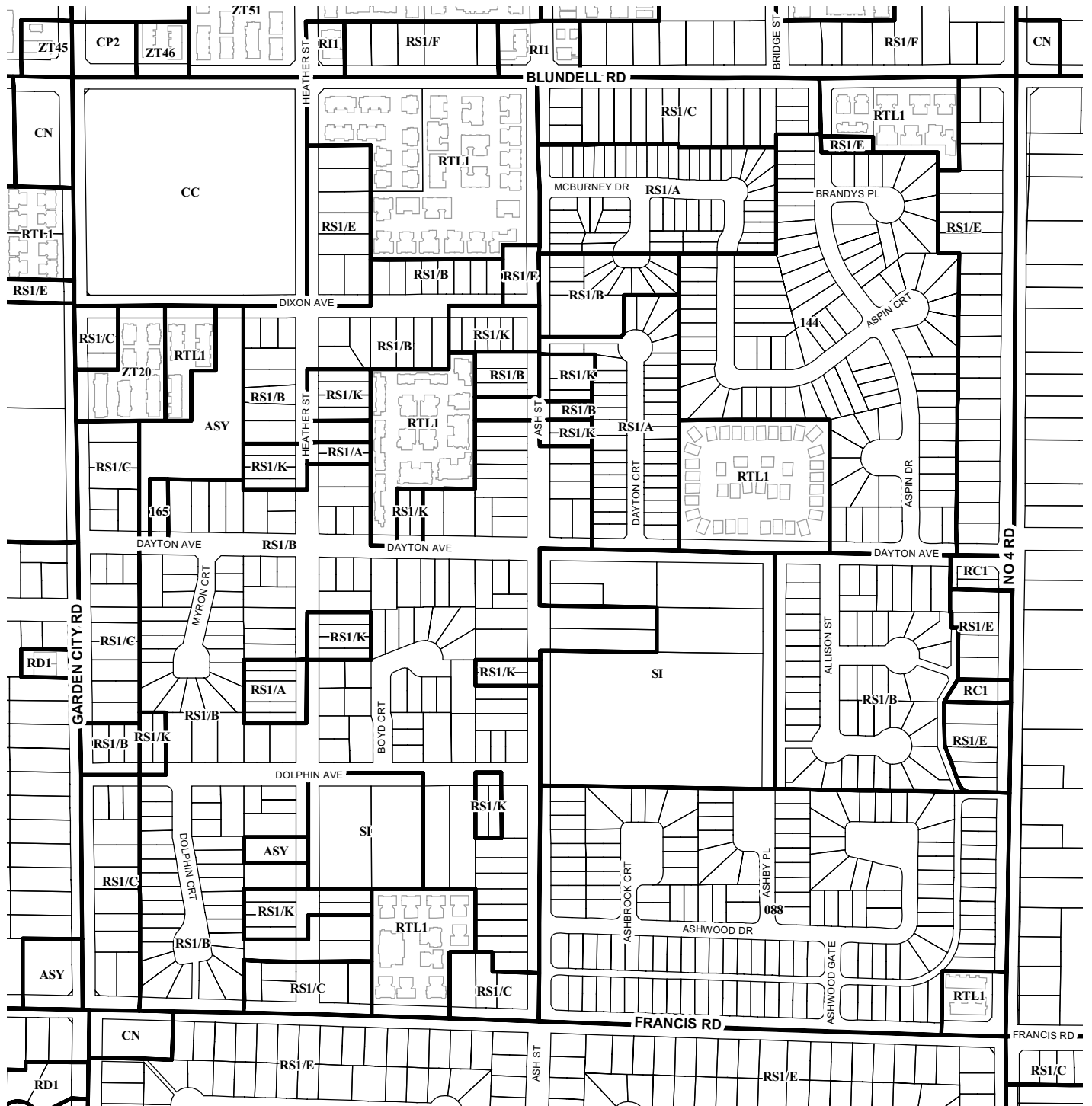
Bylaw 8500
as adopted



ZONING Section 21, 4 - 6

Scale: 1:5,000

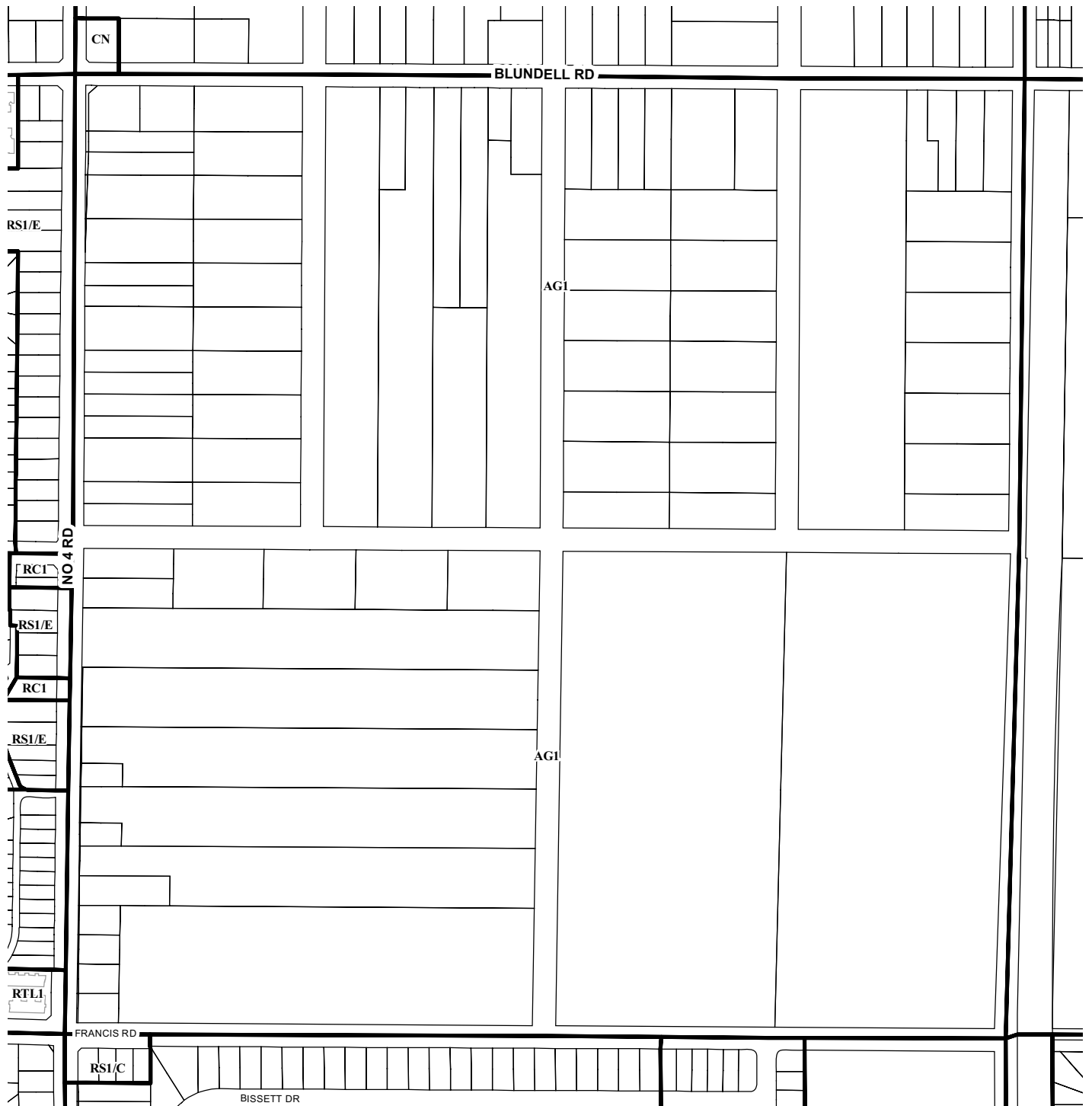
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as adopted



ZONING Section 22, 4 - 6

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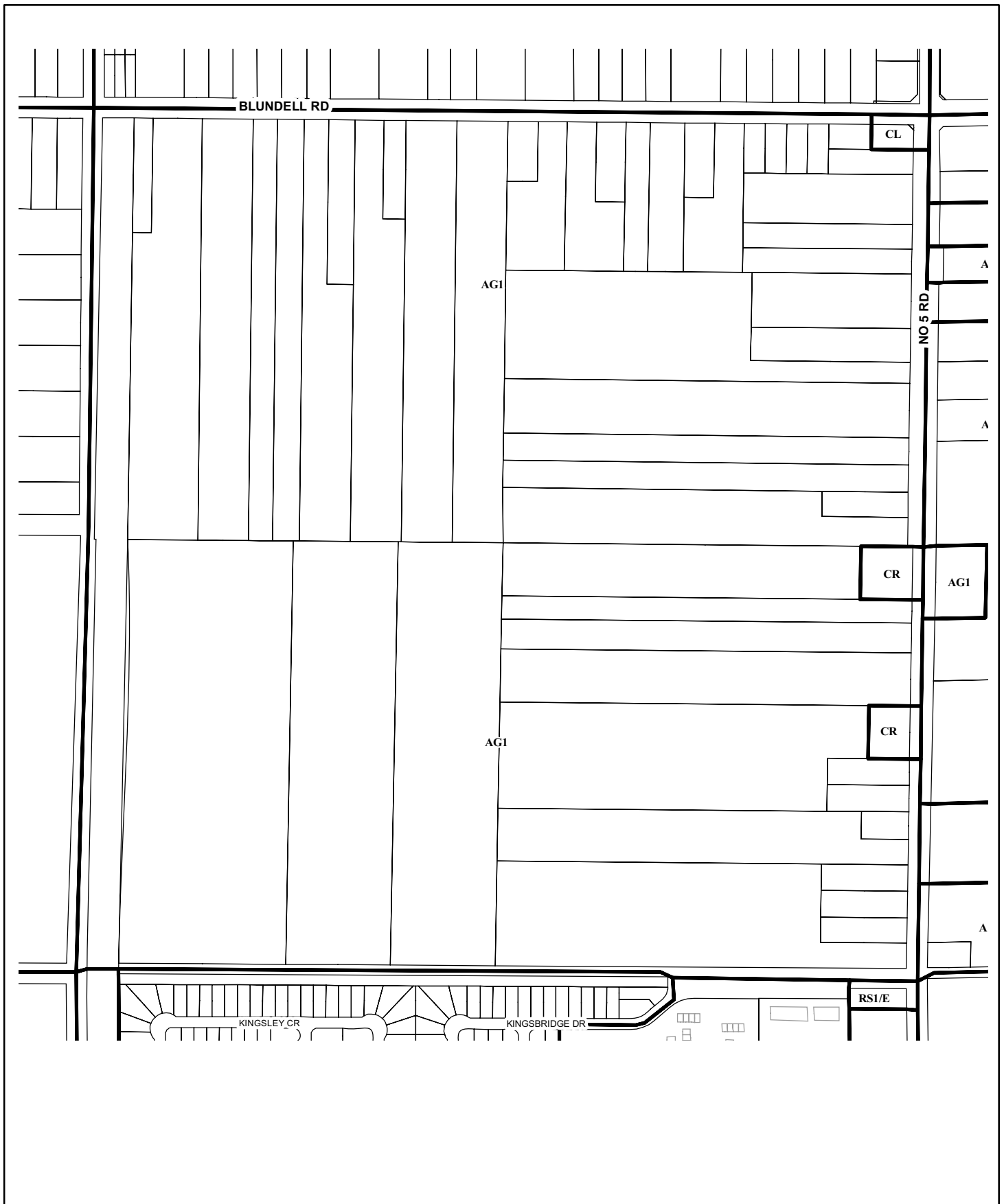
Bylaw 8500
as adopted



ZONING Section 23, 4 - 6

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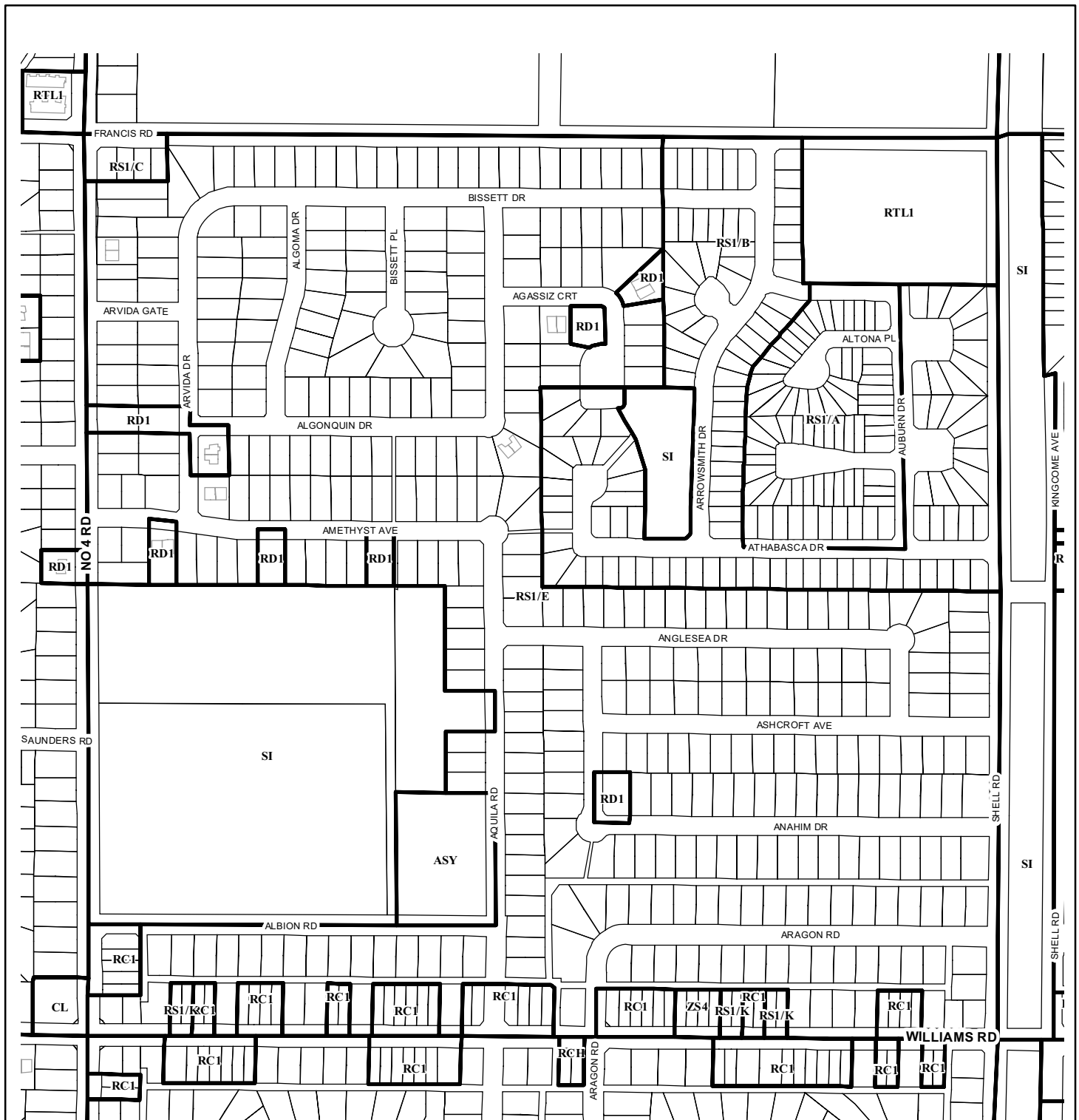
Bylaw 8500
as adopted



ZONING Section 24, 4 - 6

Scale: 1:5,000

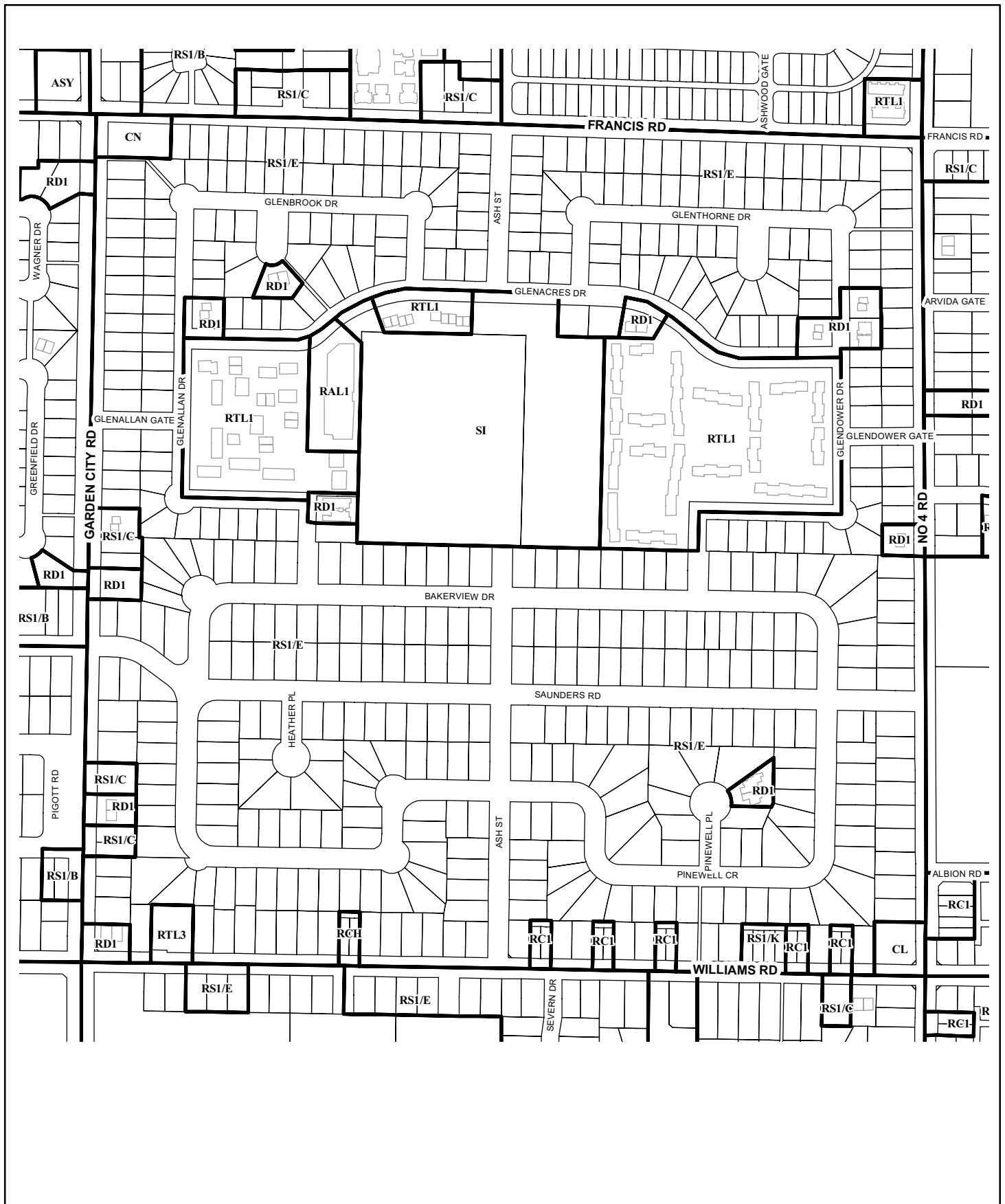
Bylaw 8500
as adopted



ZONING Section 26, 4 - 6

Scale: 1:5,000

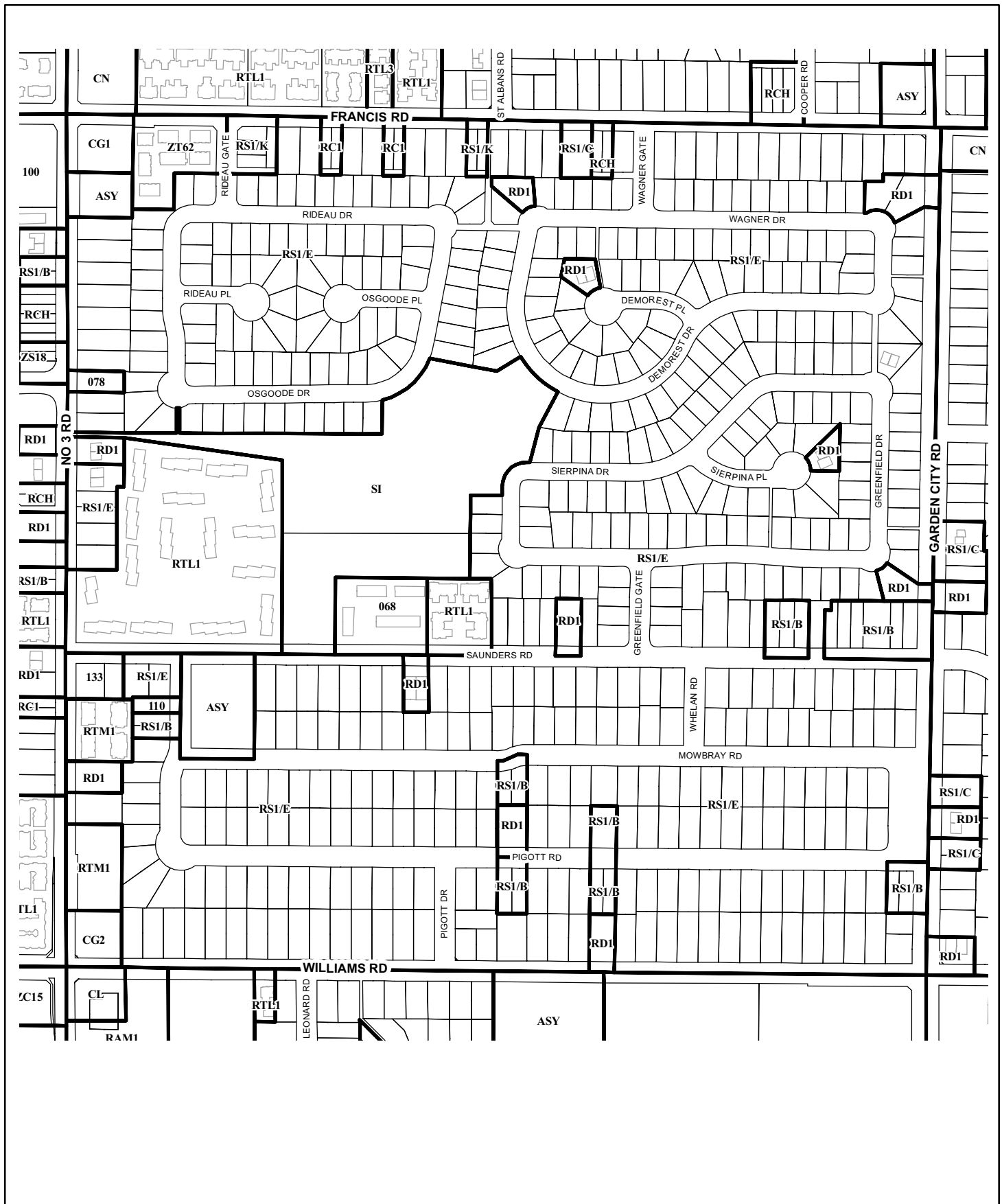
Bylaw 8500
as adopted



ZONING Section 27, 4 - 6

Scale: 1:5,000

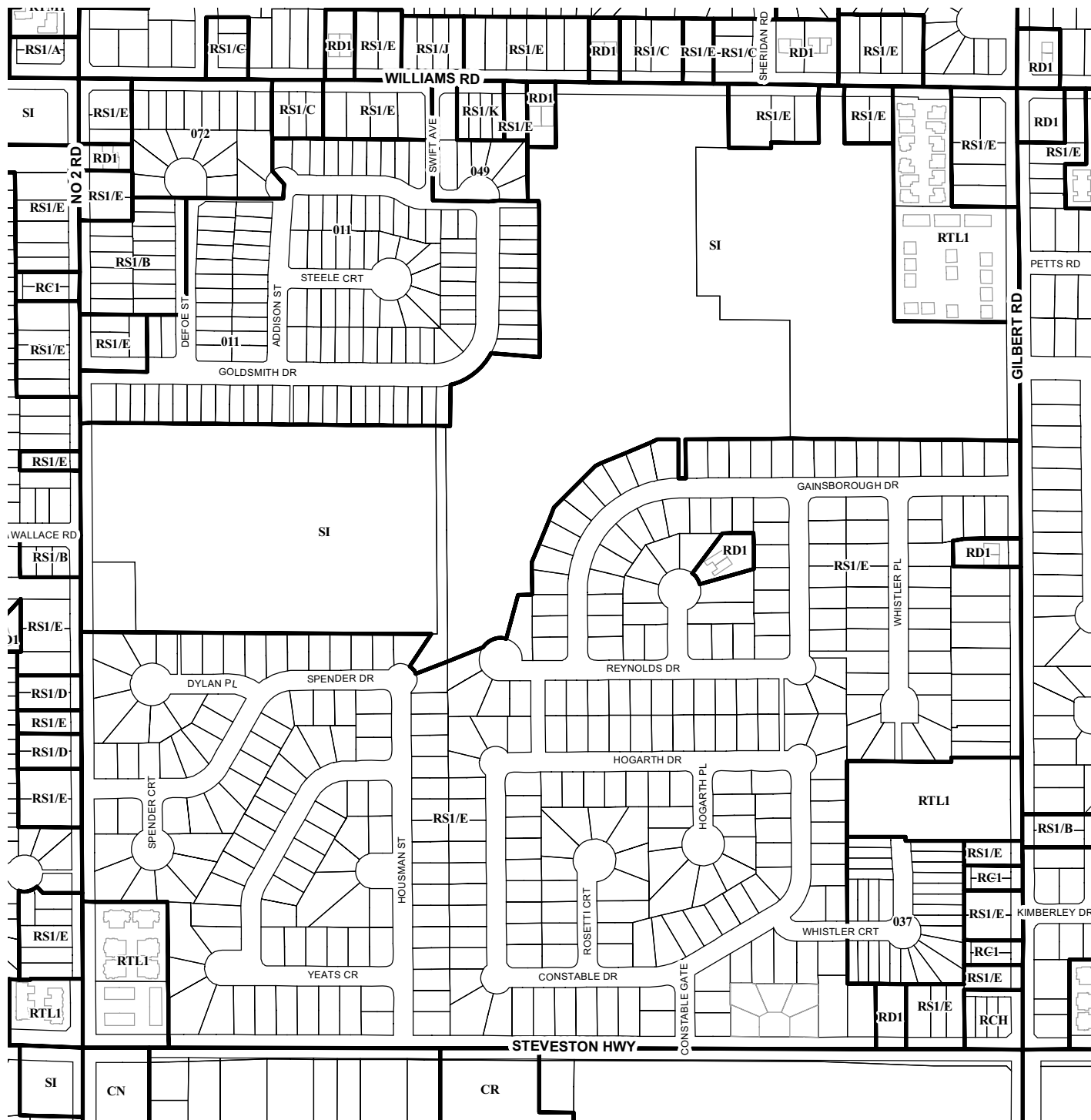
Bylaw 8500
as adopted



ZONING Section 28, 4 - 6

Scale: 1:5,000

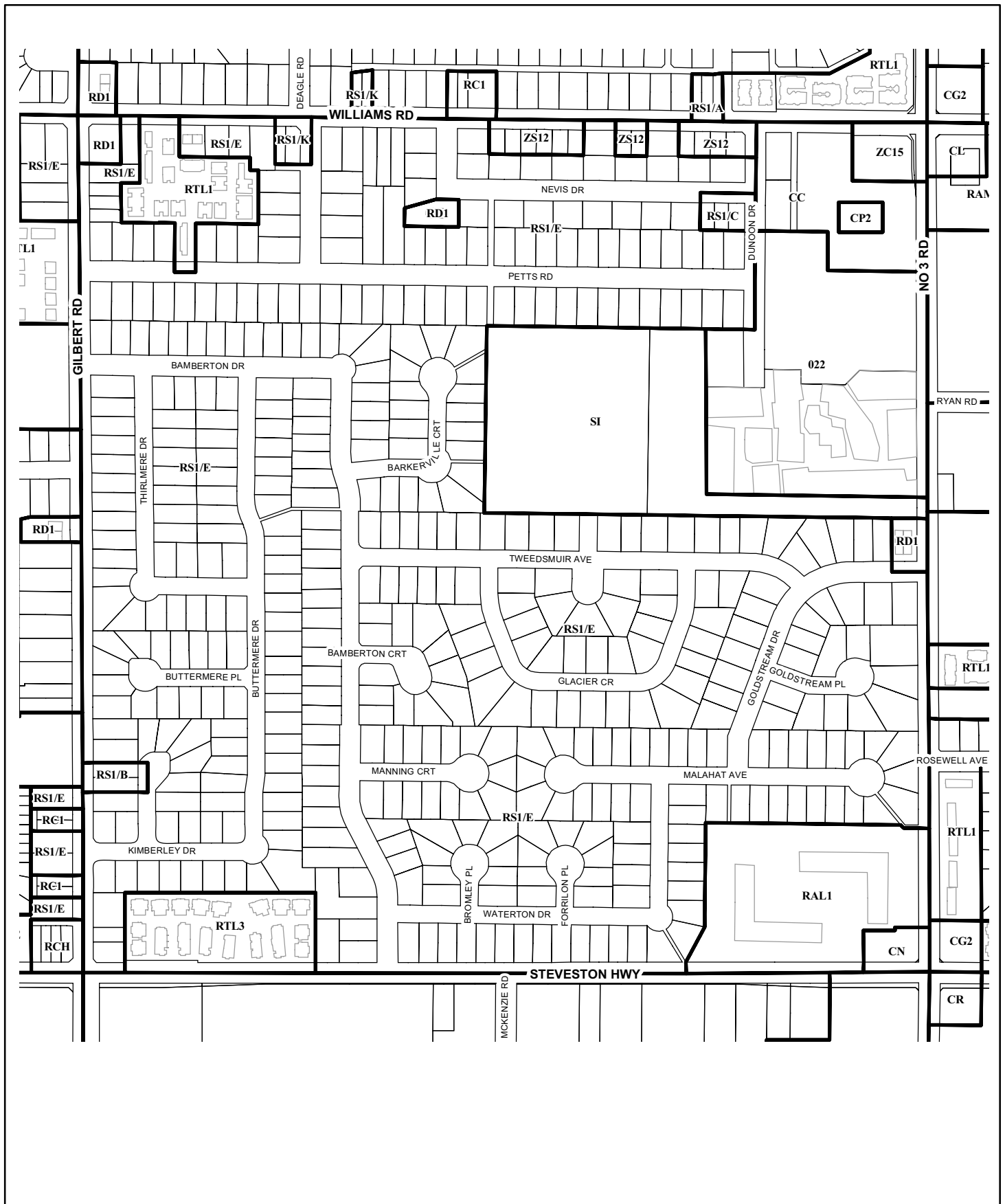
Bylaw 8500
as adopted



ZONING Section 31, 4 - 6

Scale: 1:5,000

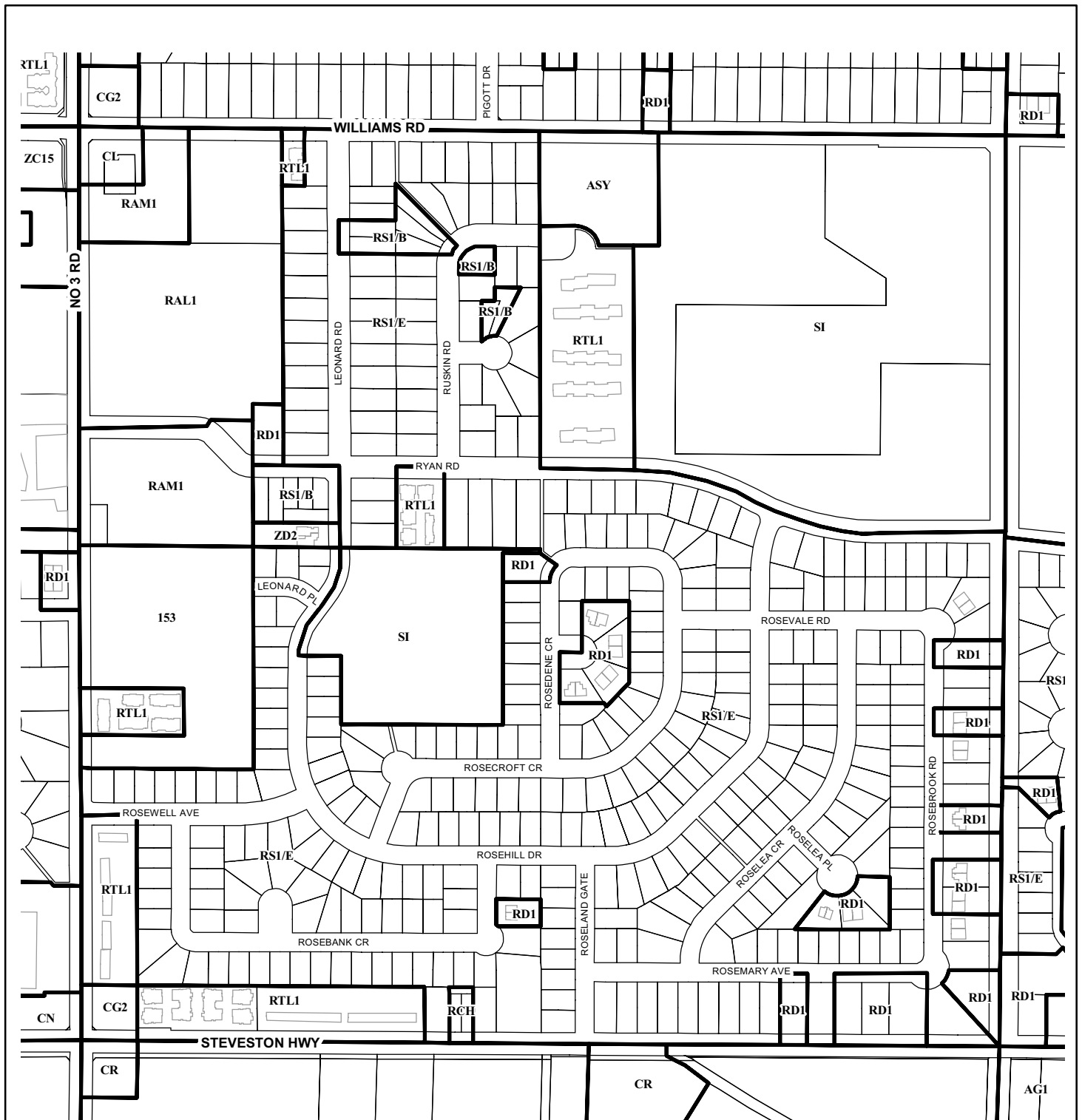
Bylaw 8500
as adopted



ZONING Section 32, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted

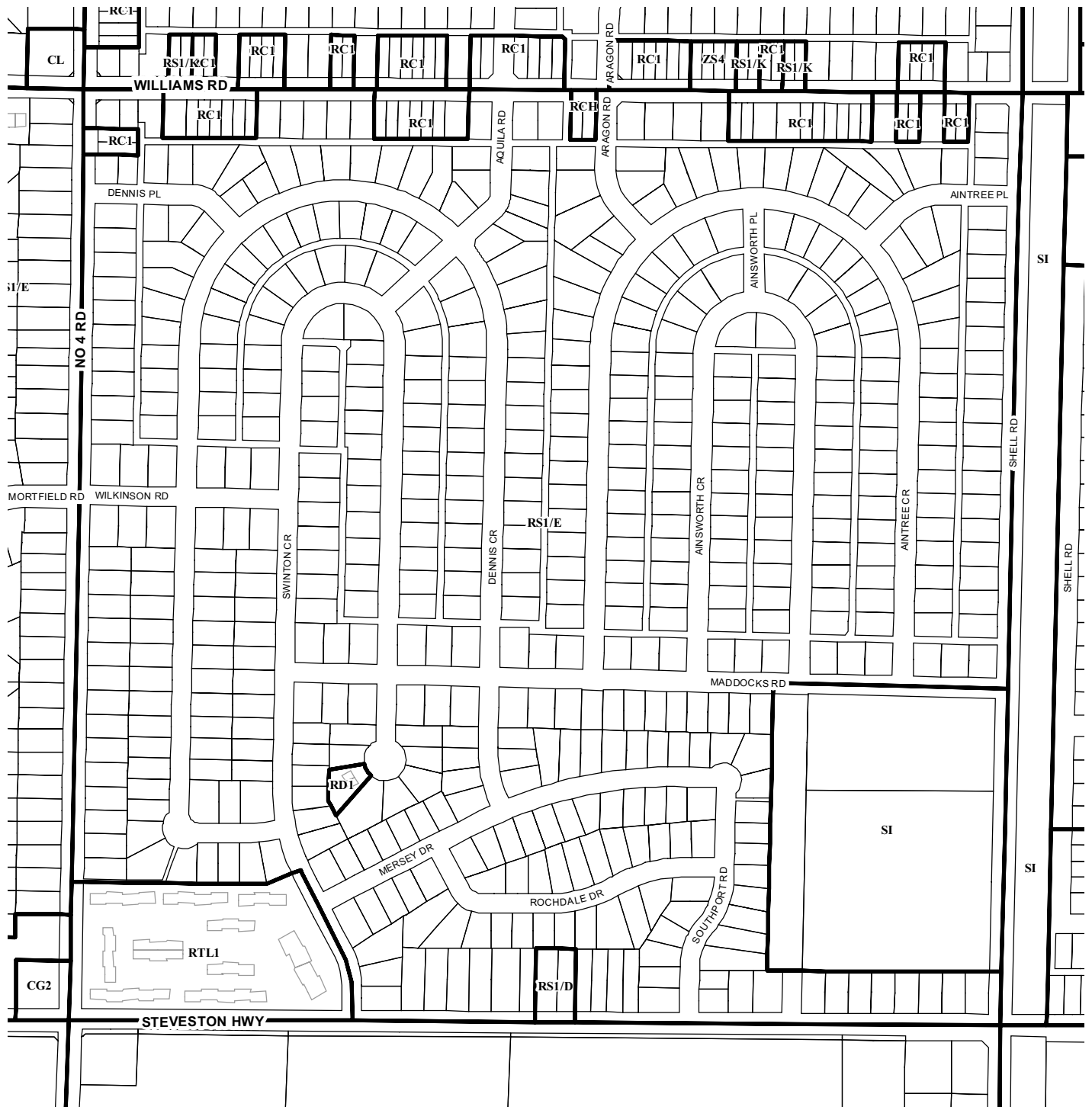


ZONING Section 33, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted

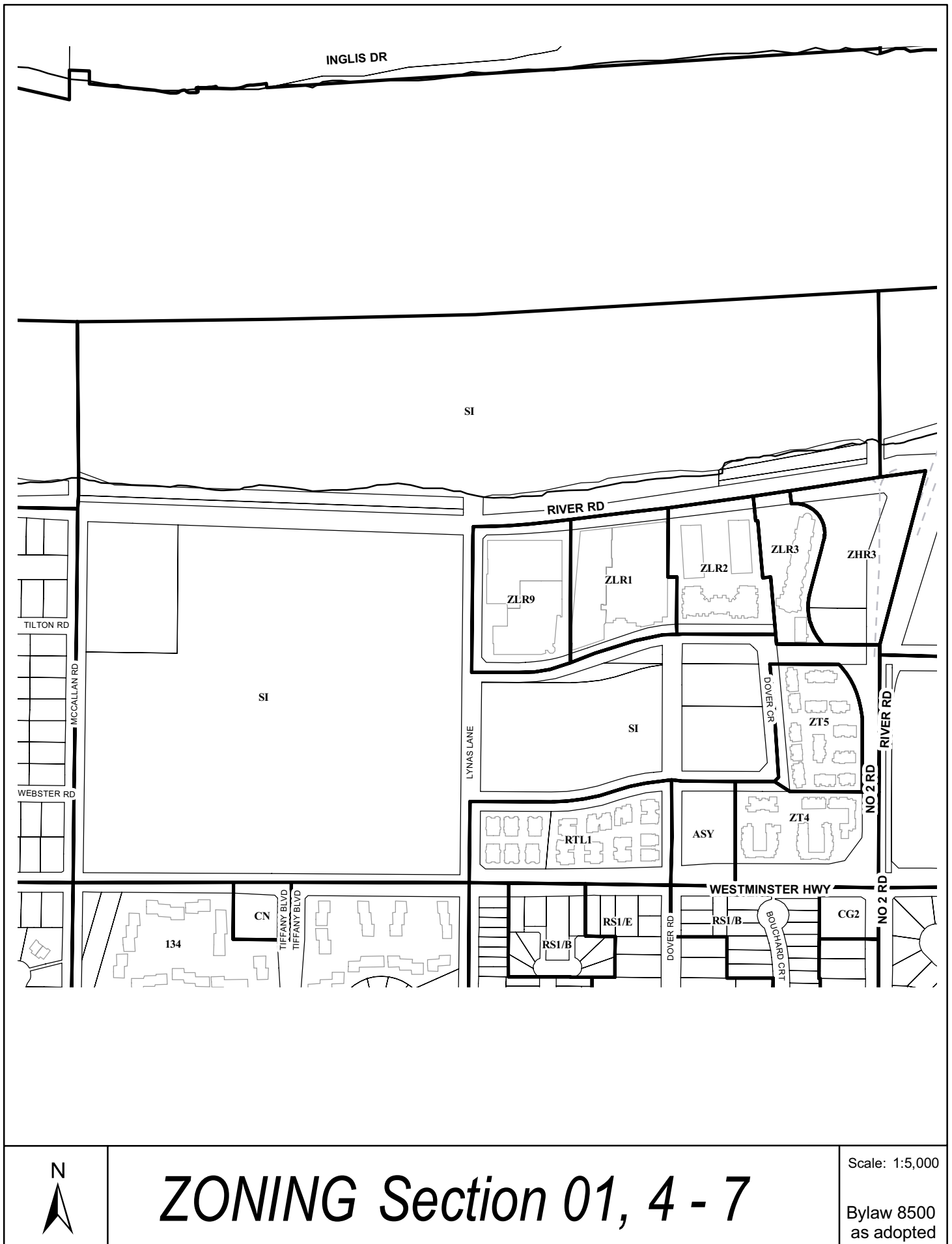
Bylaw 8500
as adopted



ZONING Section 35, 4 - 6

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 01, 4 - 7

INGLIS DR

SI

ZS2

RIVER RD

RS1/E

TILTON RD

TILTON RD

WEBSTER RD

WESTMINSTER HWY

RS1/E

RS1/E

RS1/C

TIFFIN CR

121

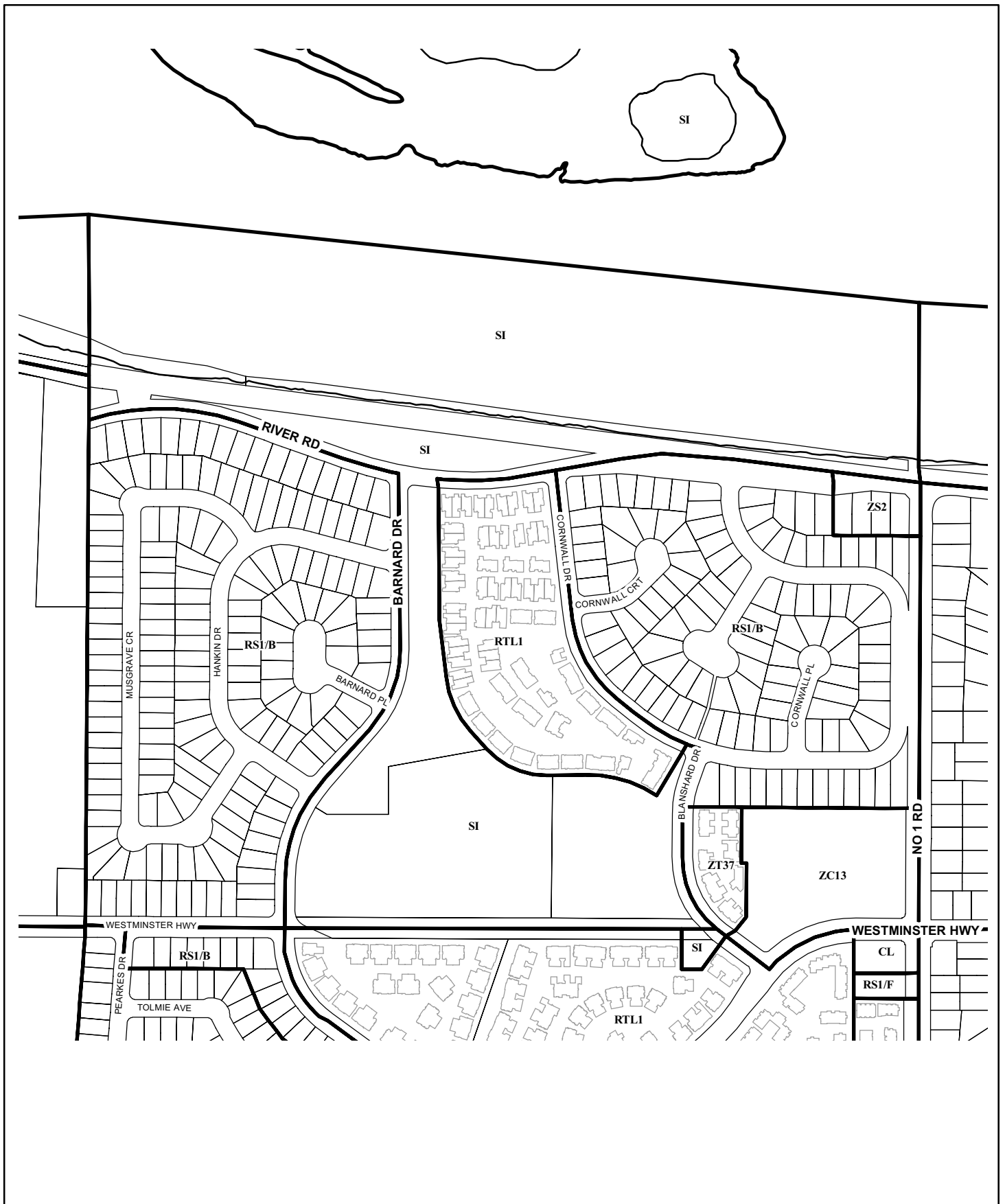
WINTERGREEN AVE



ZONING Section 02, 4 - 7

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 03, 4 - 7

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 04, 4 - 7

Scale: 1:5,000

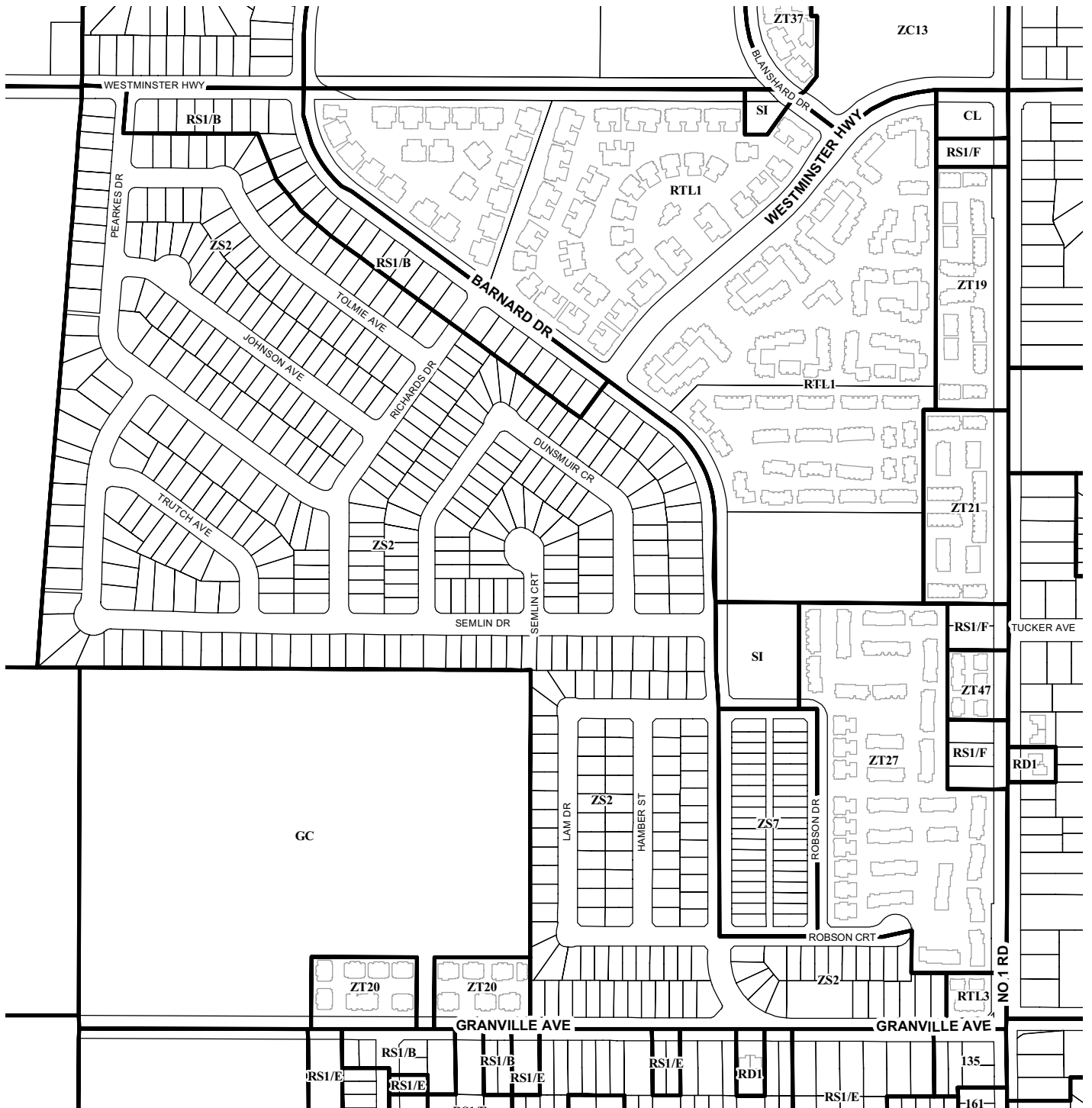
Bylaw 8500
as adopted



ZONING Section 09, 4 - 7

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 10, 4 - 7

Scale: 1:5,000

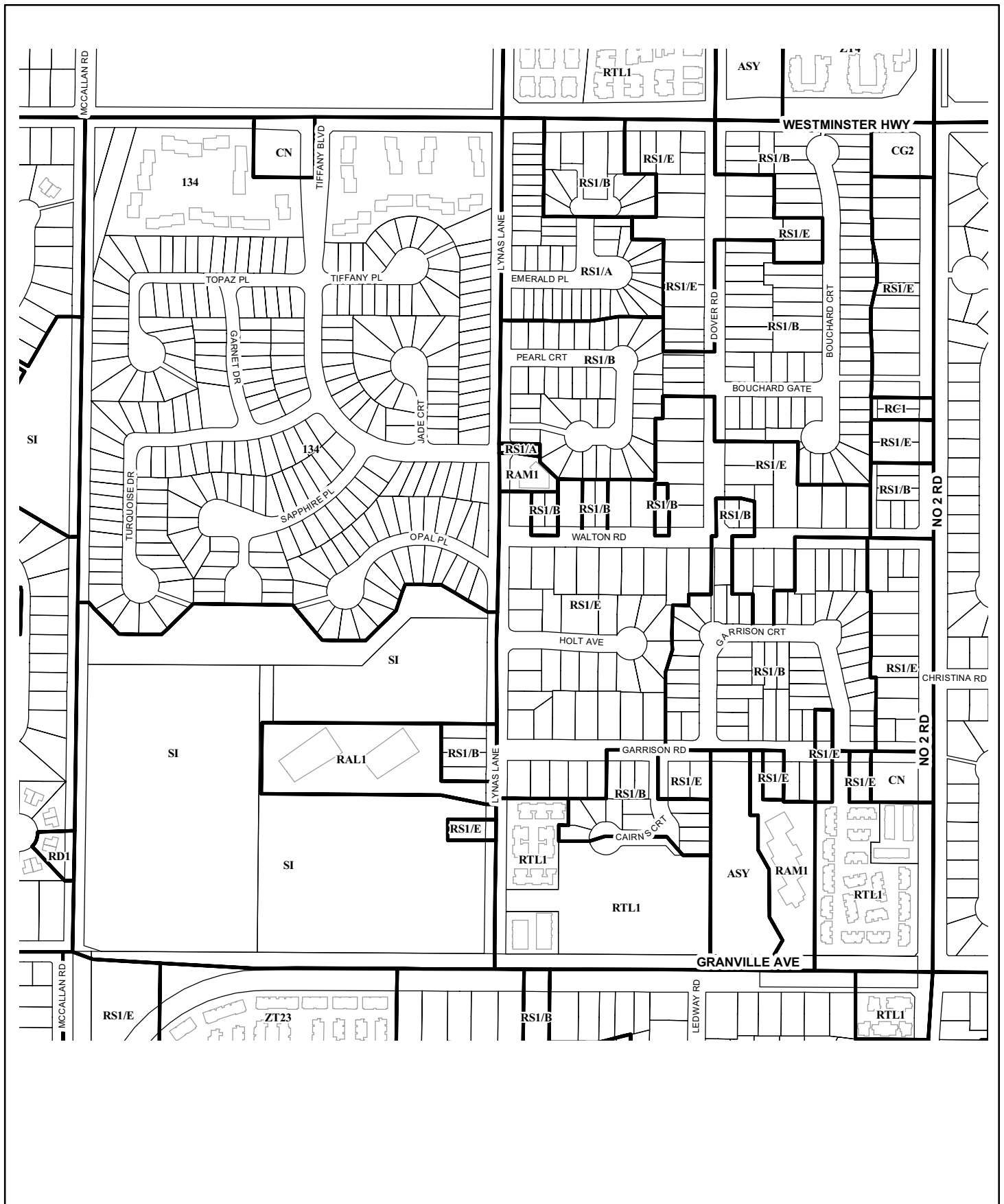
Bylaw 8500
as adopted



ZONING Section 11, 4 - 7

Scale: 1:5,000

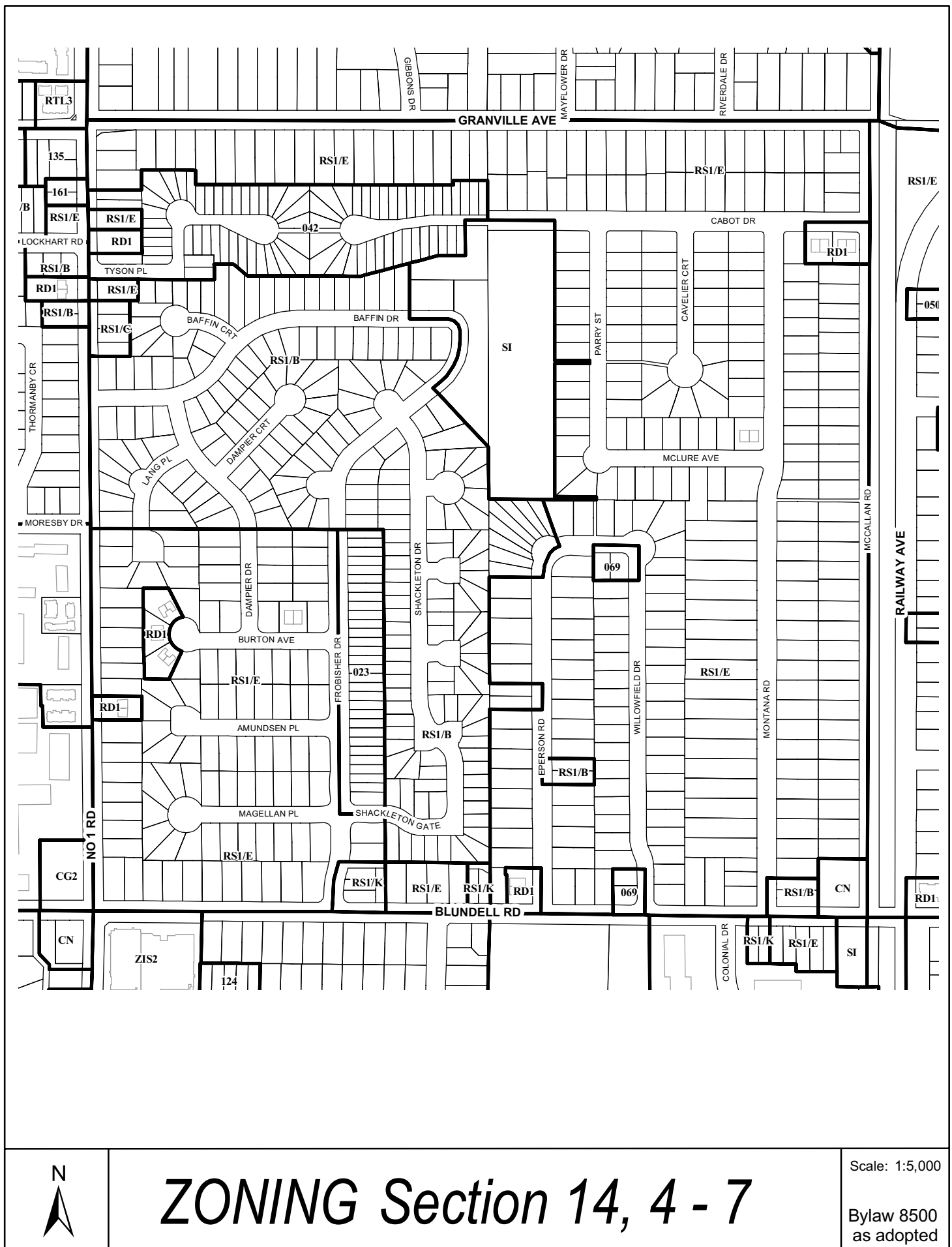
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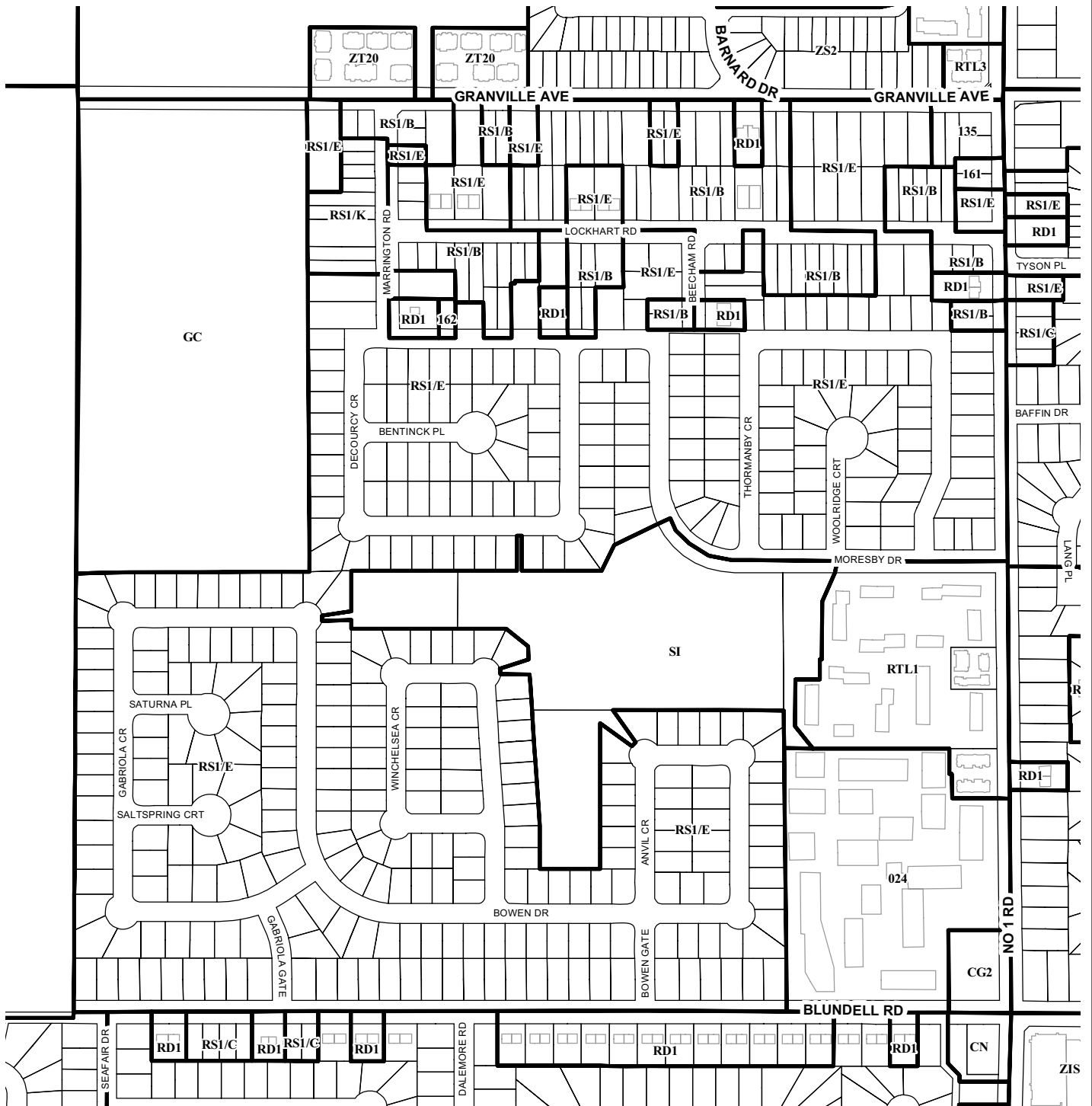


ZONING Section 12, 4 - 7

Scale: 1:5,000

Bylaw 8500
as adopted

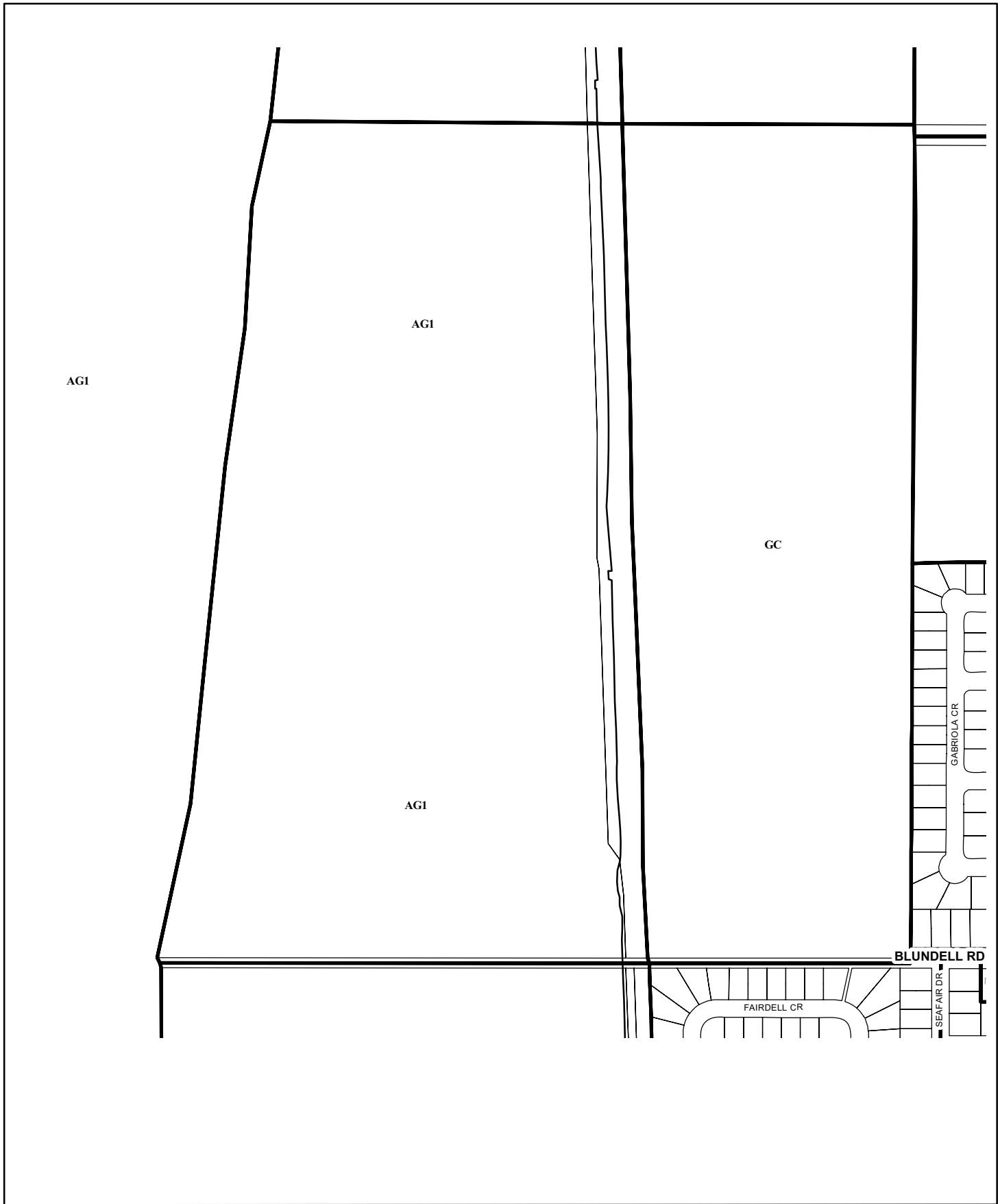




ZONING Section 15, 4 - 7

Scale: 1:5,000

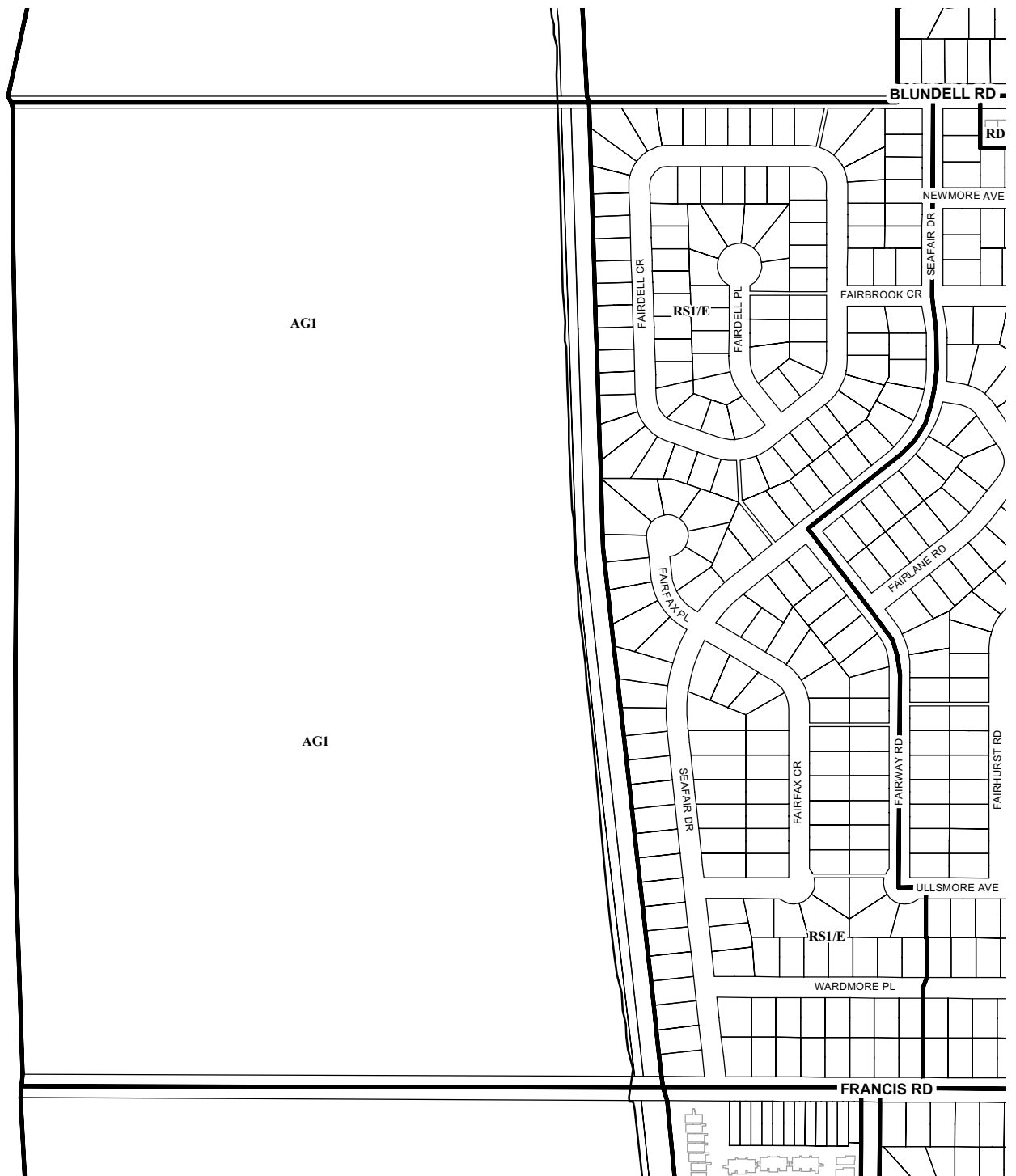
Bylaw 8500
as adopted



ZONING Section 16, 4 - 7

Scale: 1:5,000

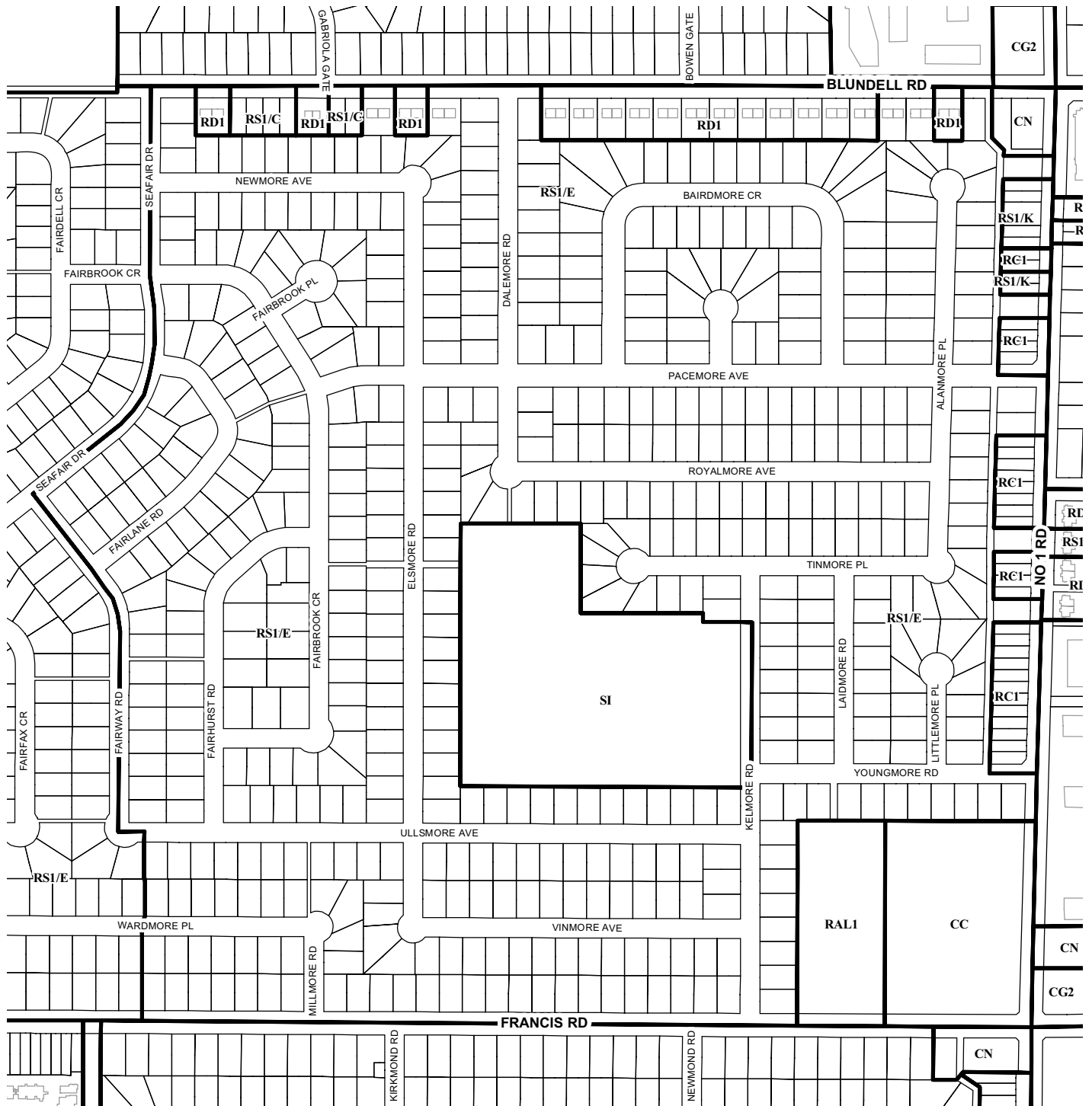
Bylaw 8500
as adopted



ZONING Section 21, 4 - 7

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 22, 4 - 7

Scale: 1:5,000

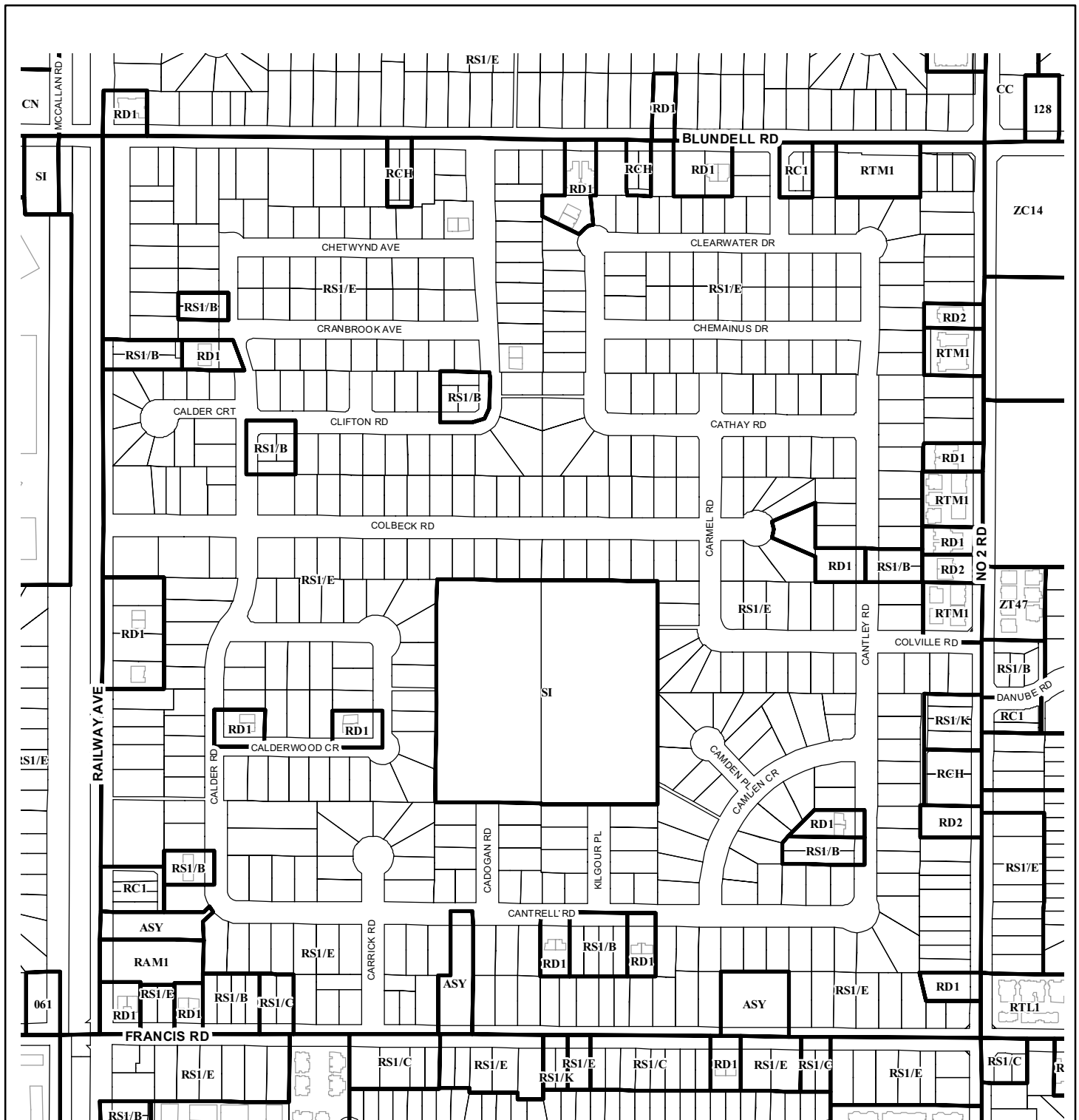
Bylaw 8500
as adopted



ZONING Section 23, 4 - 7

Scale: 1:5,000

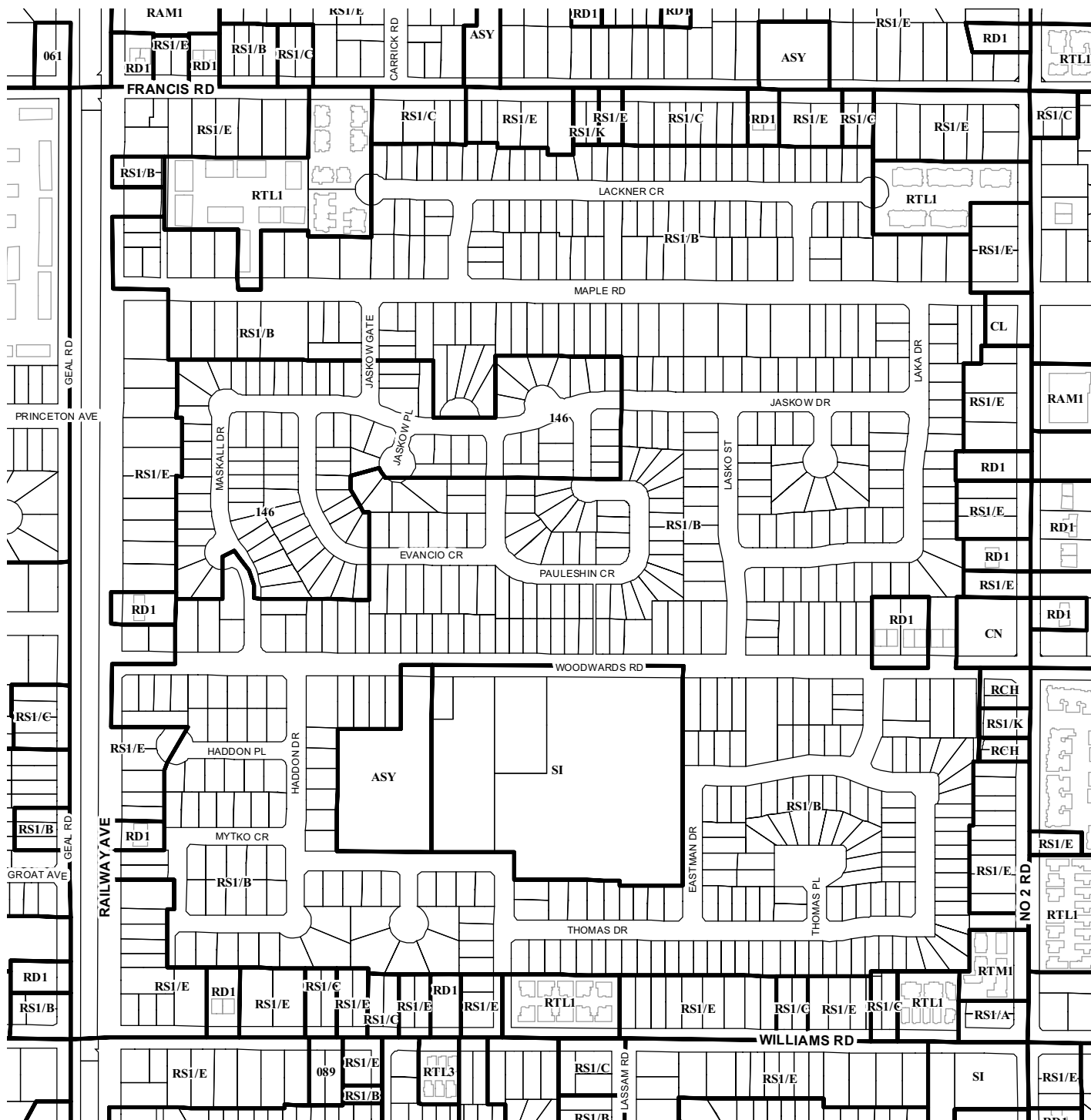
Bylaw 8500
as adopted



ZONING Section 24, 4 - 7

Scale: 1:5,000

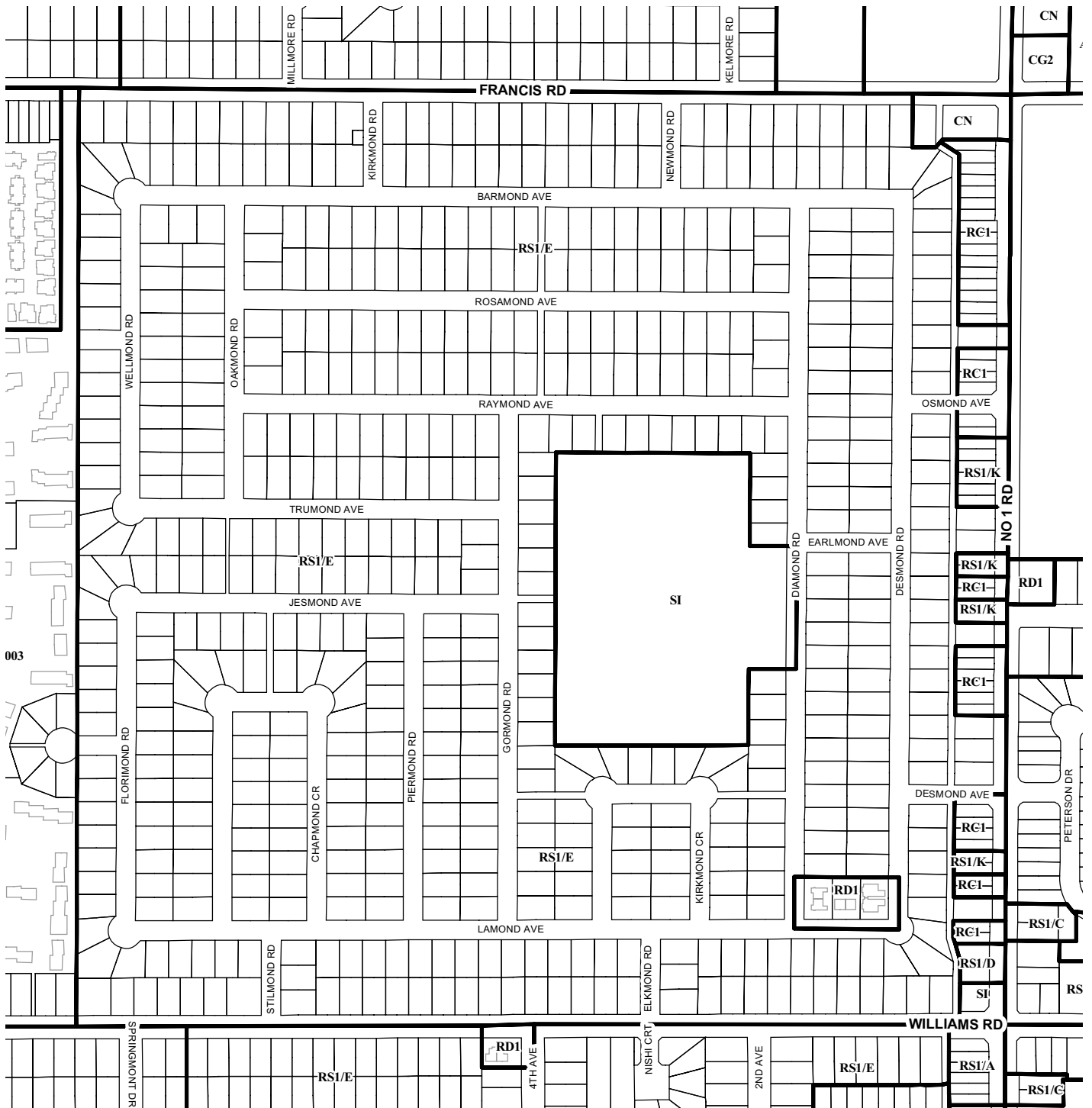
Bylaw 8500
as adopted



ZONING Section 25, 4 - 7

Scale: 1:5,000

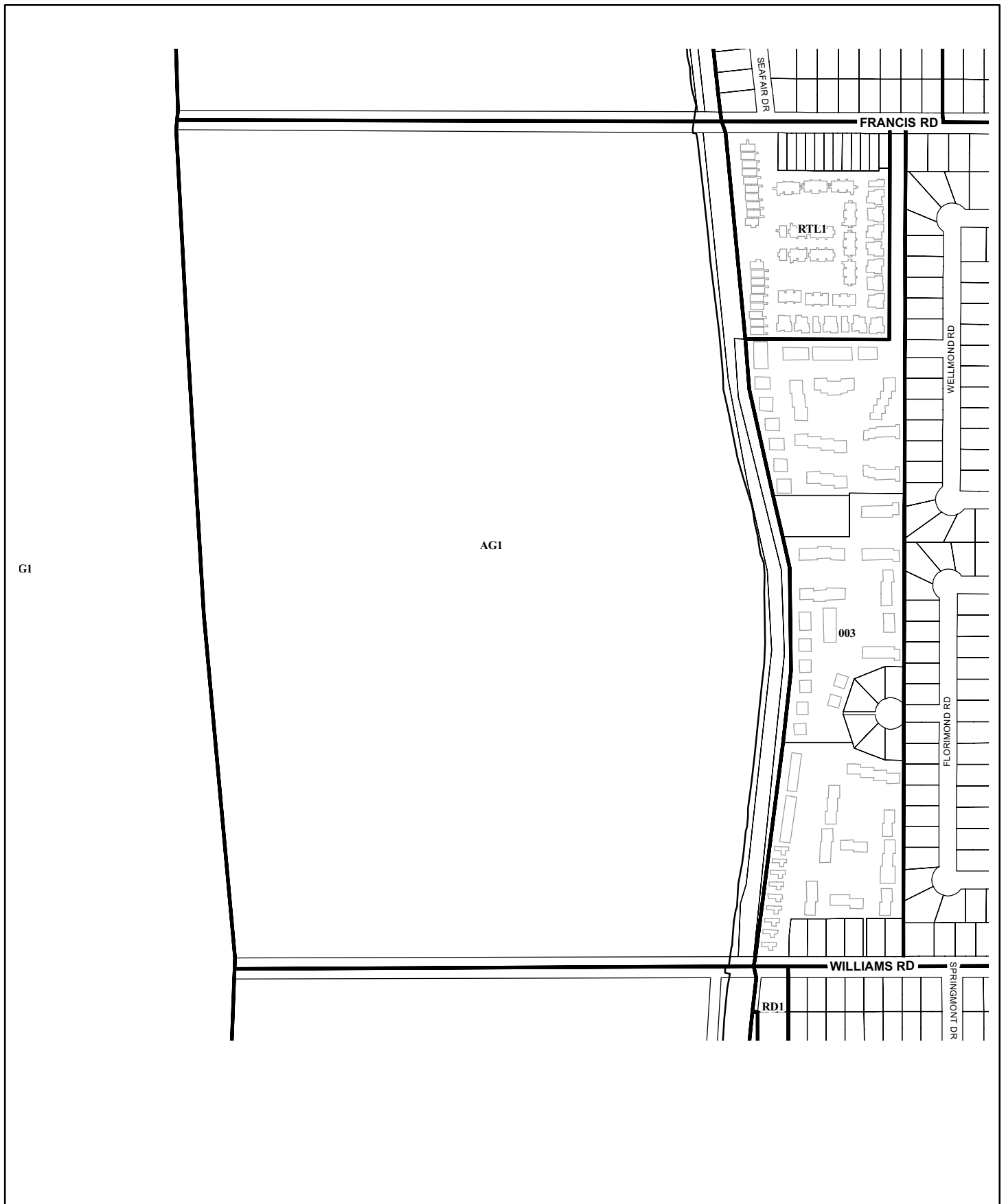
Bylaw 8500
as adopted



ZONING Section 27, 4 - 7

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 28, 4 - 7

Scale: 1:5,000

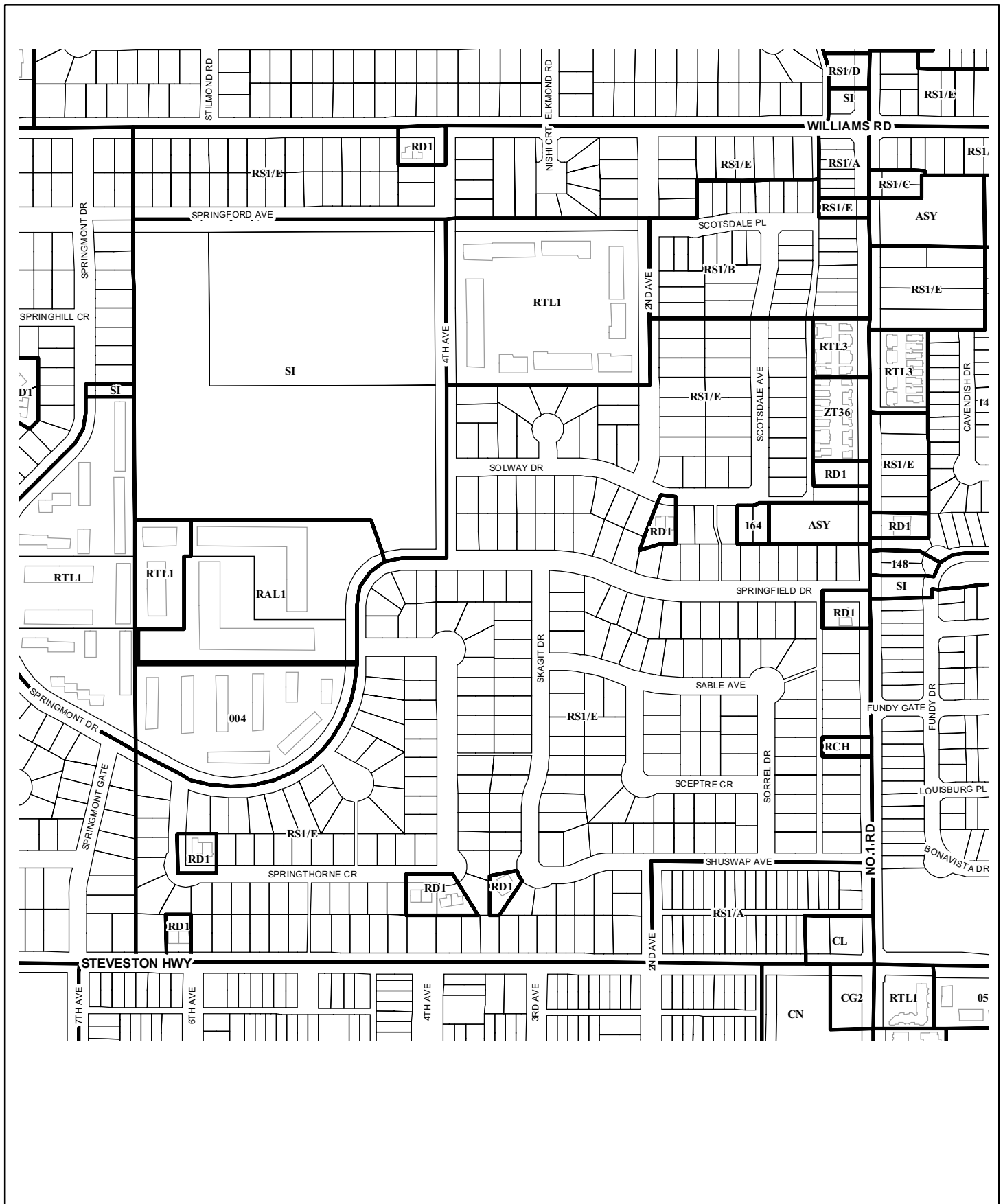
Bylaw 8500
as adopted



ZONING Section 33, 4 - 7

Scale: 1:5,000

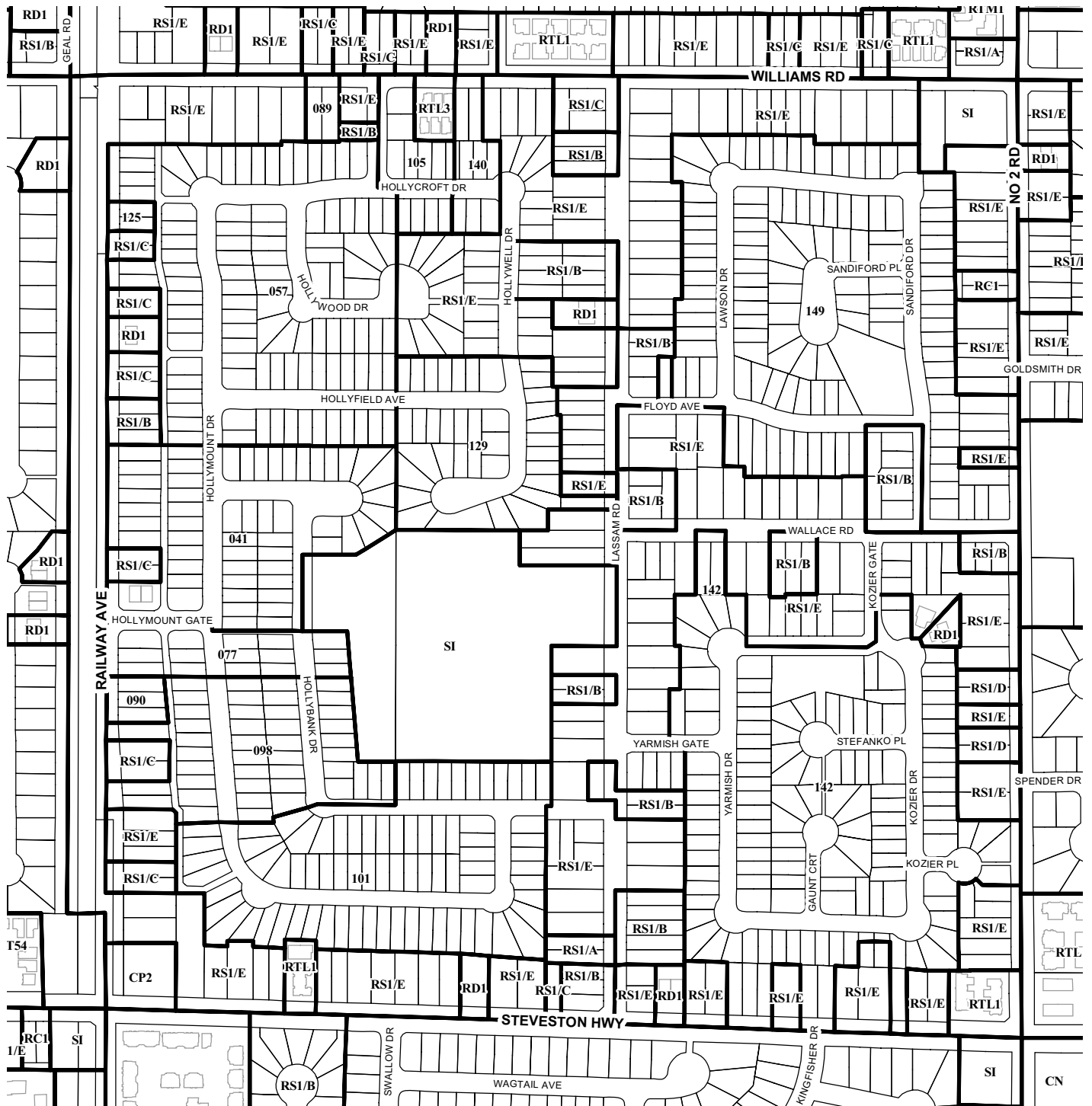
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ZONING Section 34, 4 - 7

Scale: 1:5,000

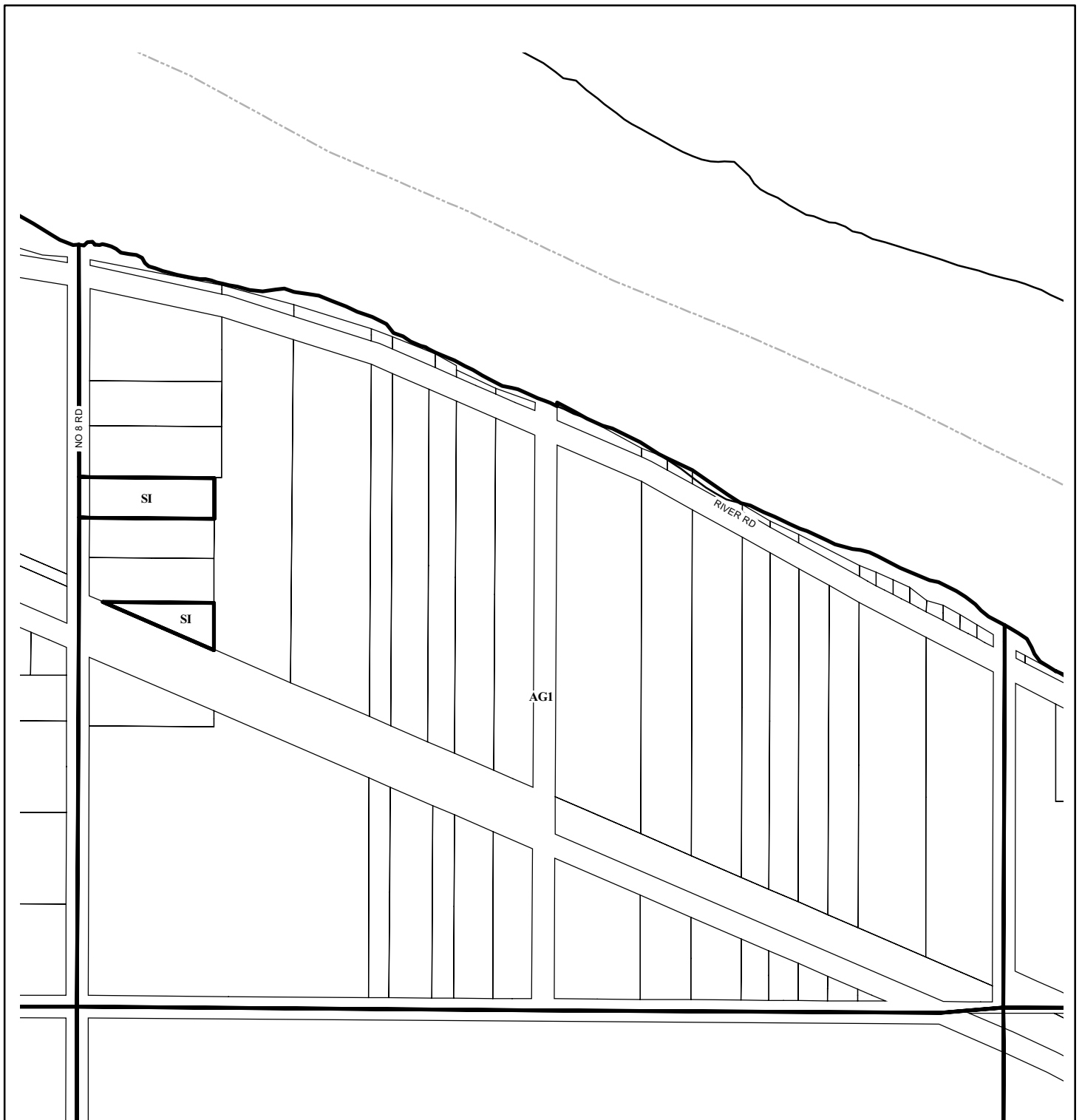
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ZONING Section 36, 4 - 7

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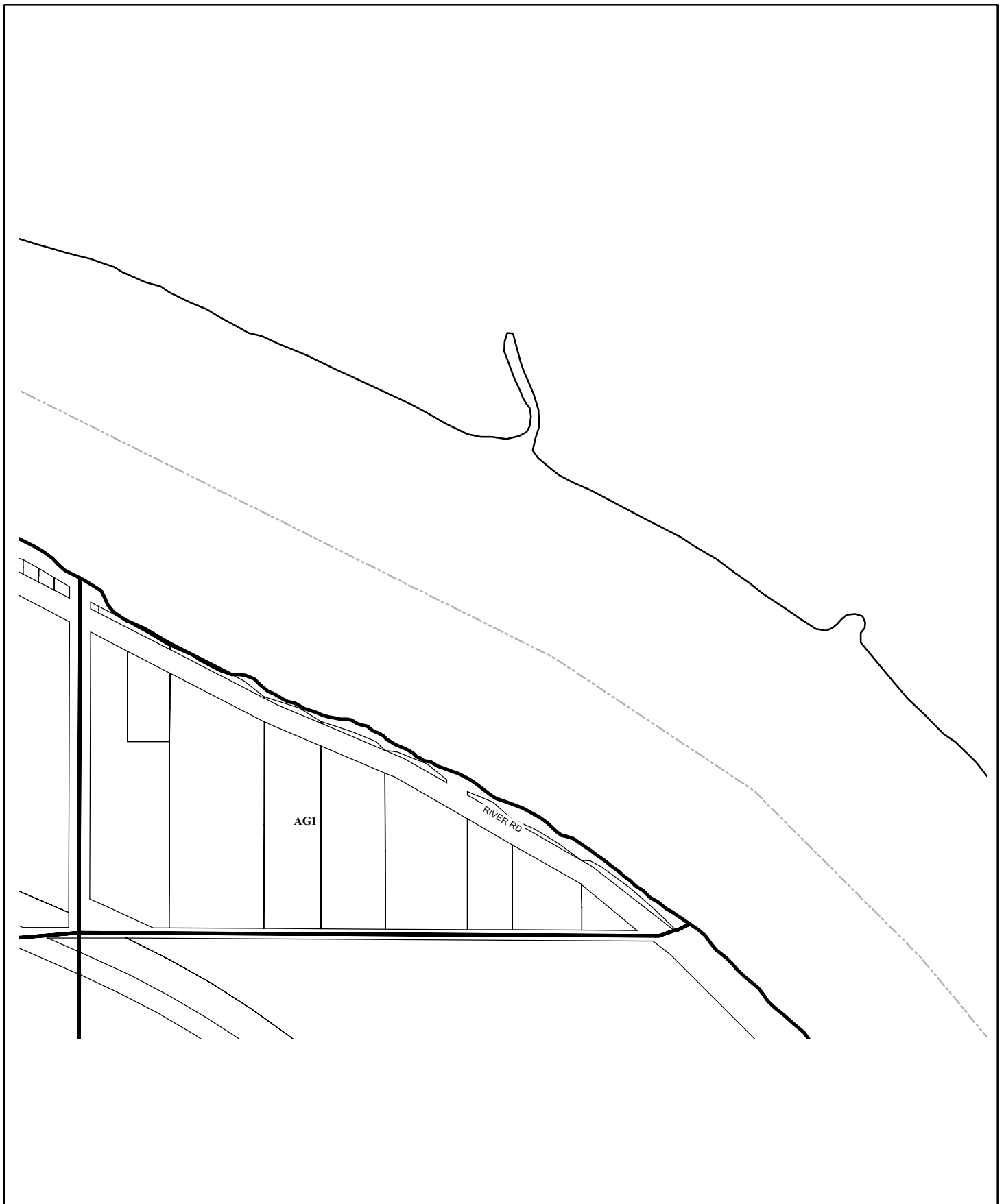
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ZONING Section 19, 5 - 4

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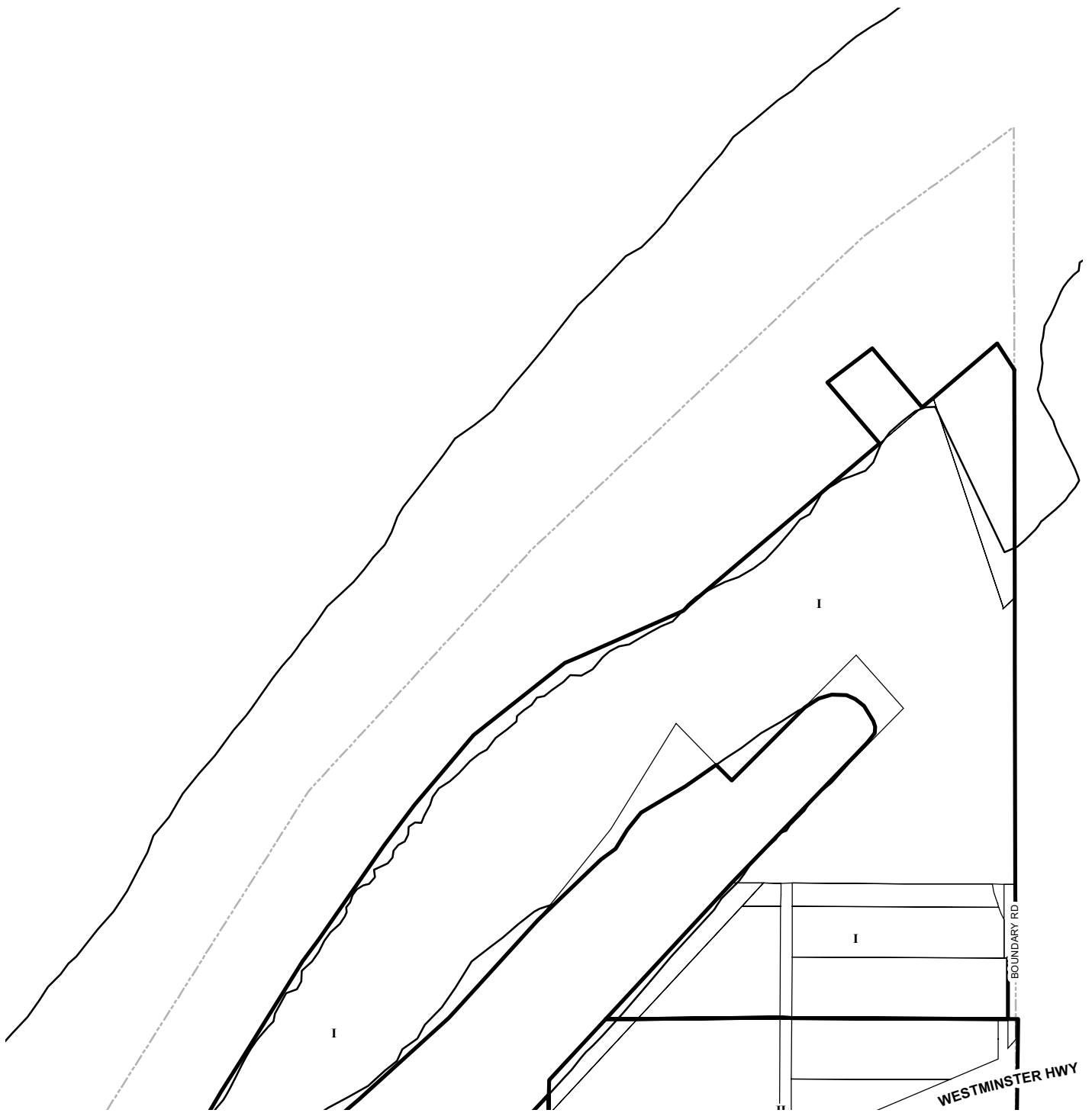
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ZONING Section 20, 5 - 4

Scale: 1:5,000

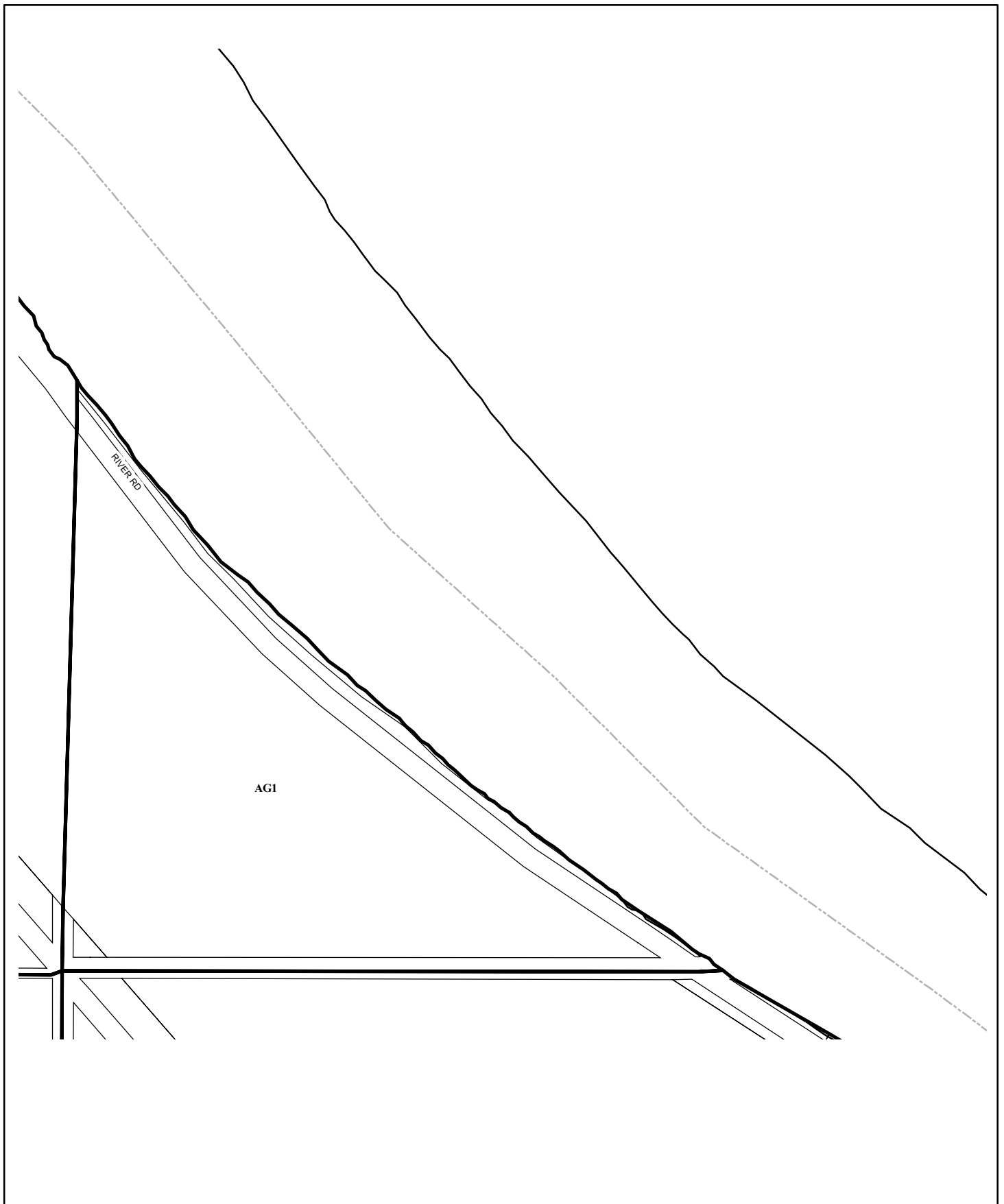
Bylaw 8500
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ZONING Section 25, 5 - 4

Scale: 1:5,000

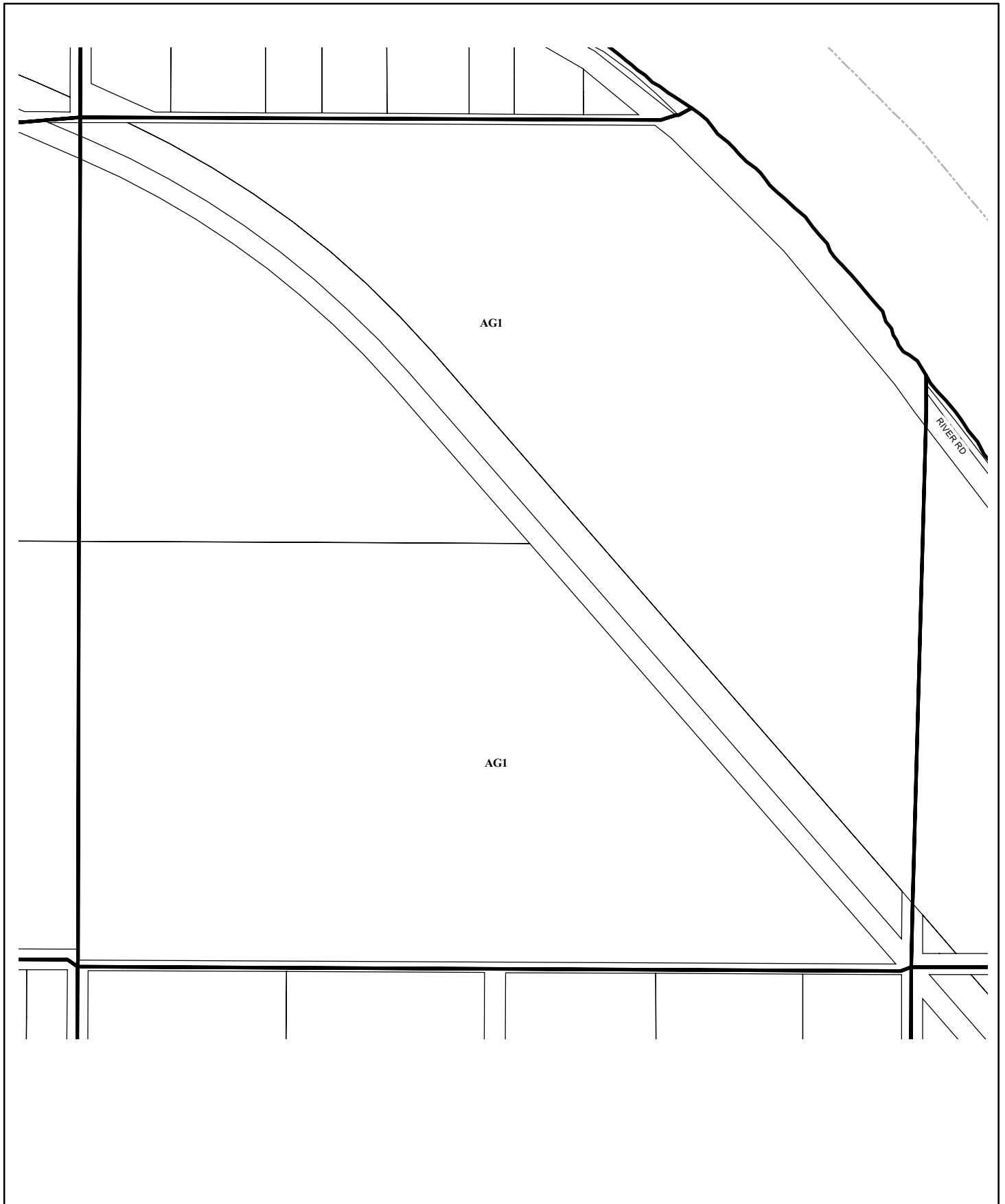
Bylaw 8500
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ZONING Section 28, 5 - 4

Scale: 1:5,000

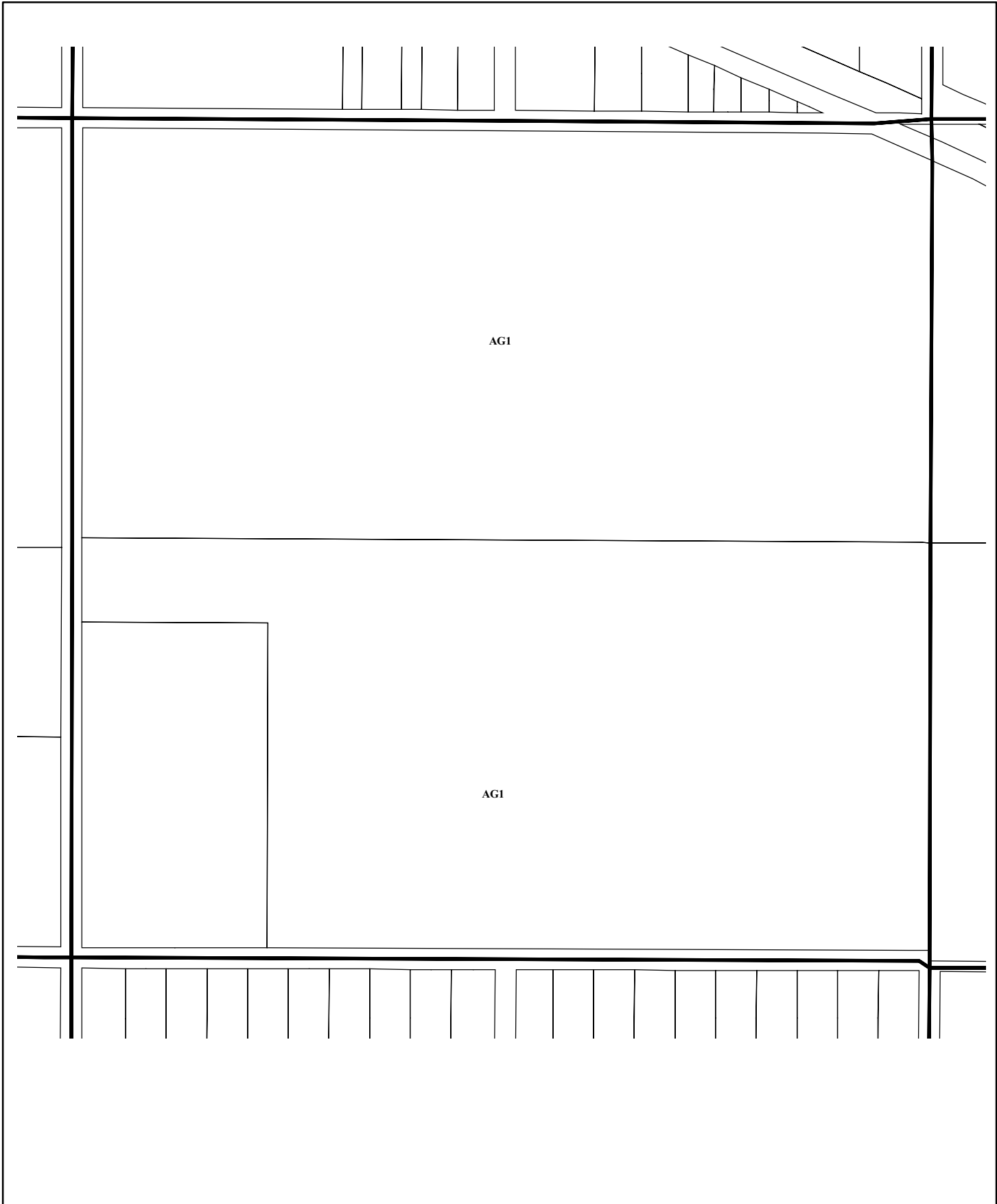
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ZONING Section 29, 5 - 4

Scale: 1:5,000

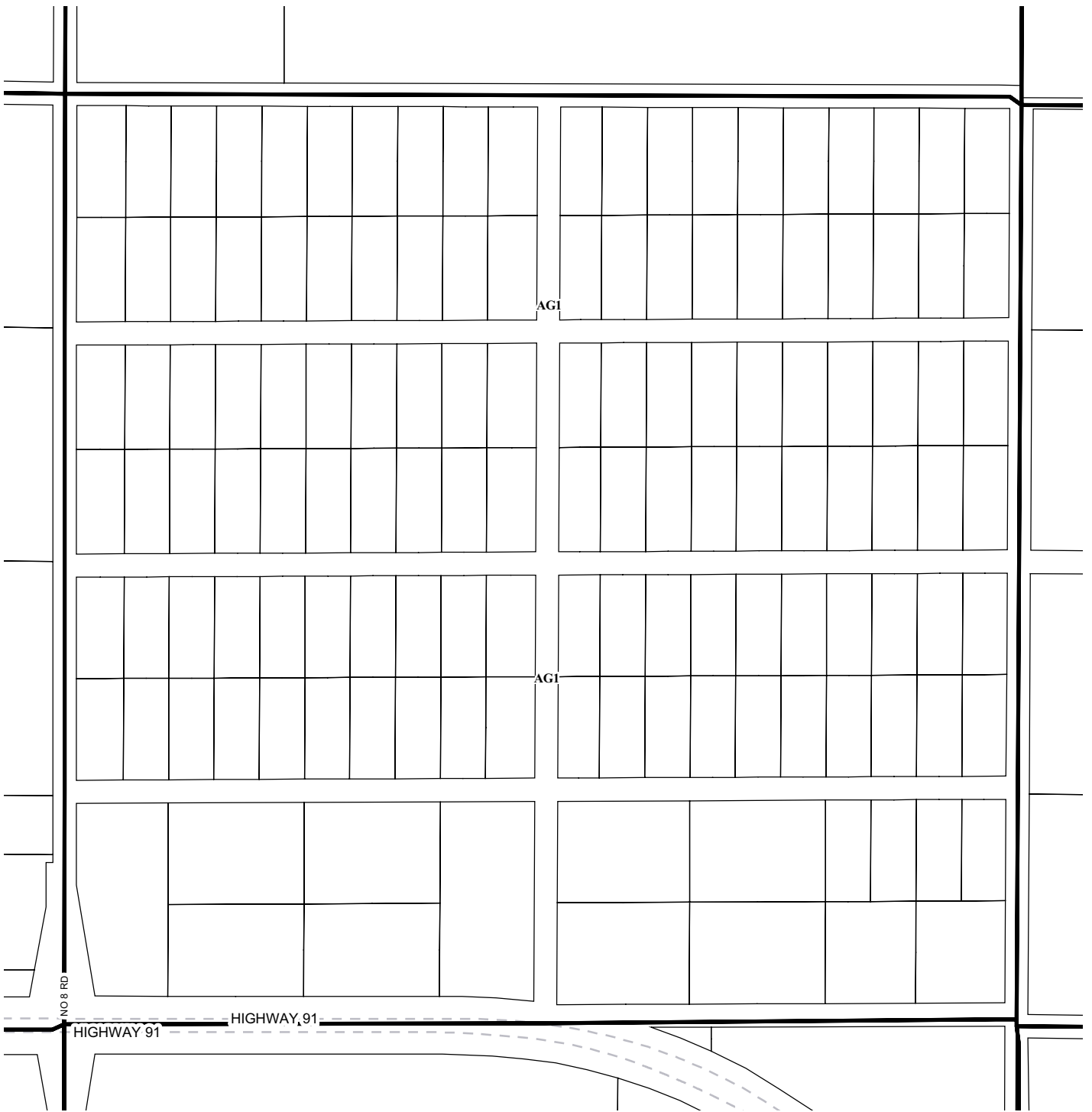
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ZONING Section 30, 5 - 4

Scale: 1:5,000

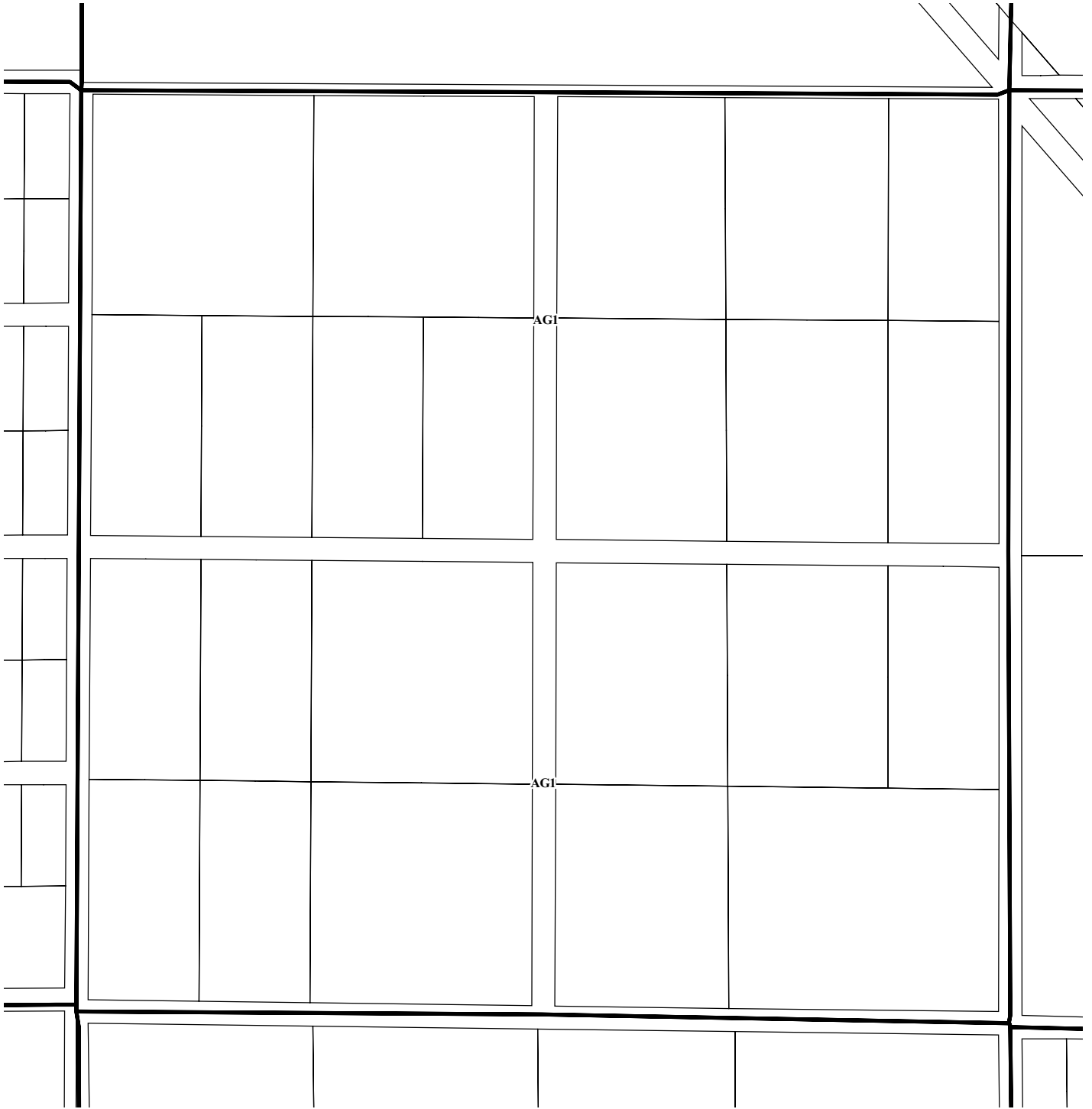
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ZONING Section 31, 5 - 4

Scale: 1:5,000

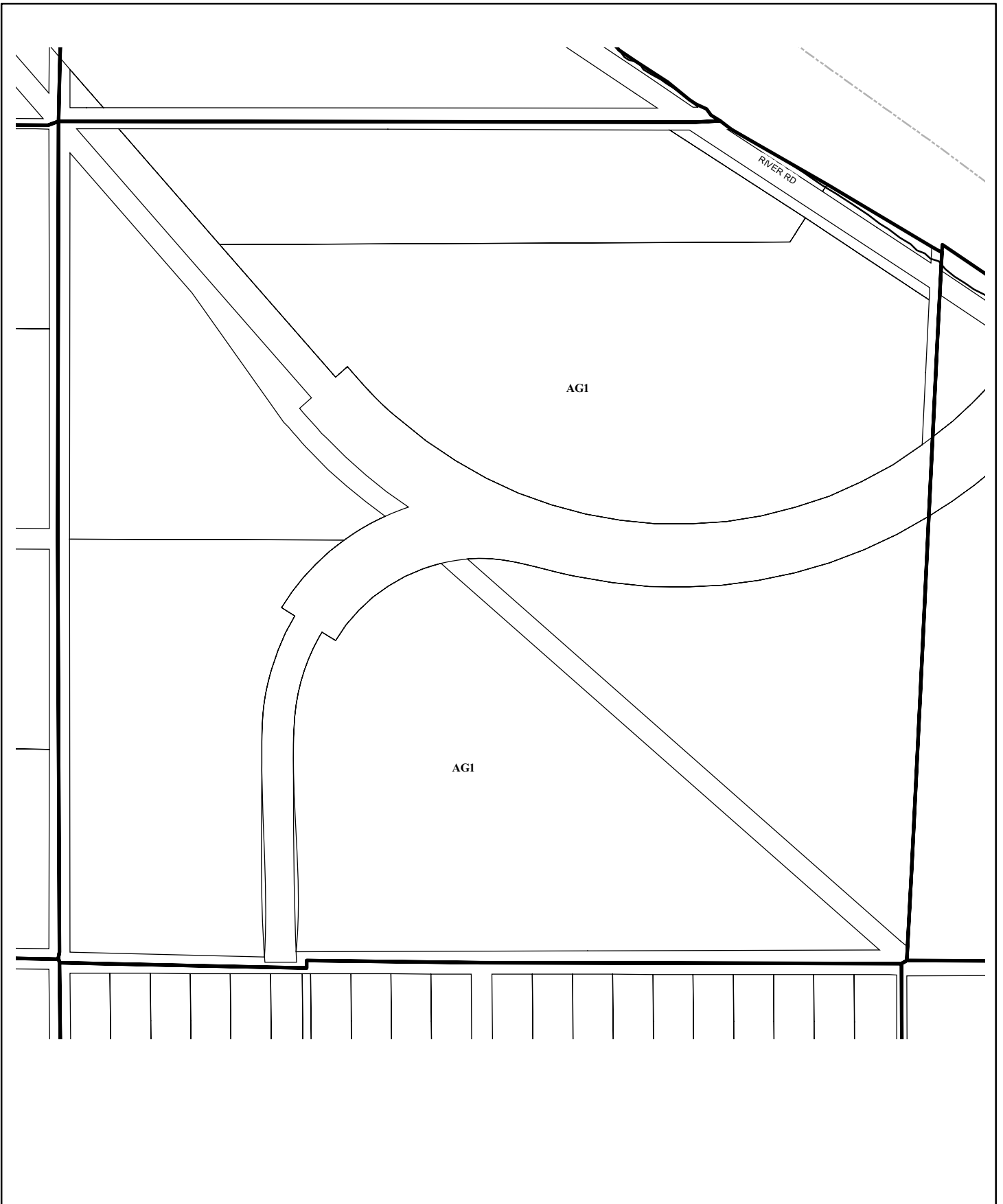
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ZONING Section 32, 5 - 4

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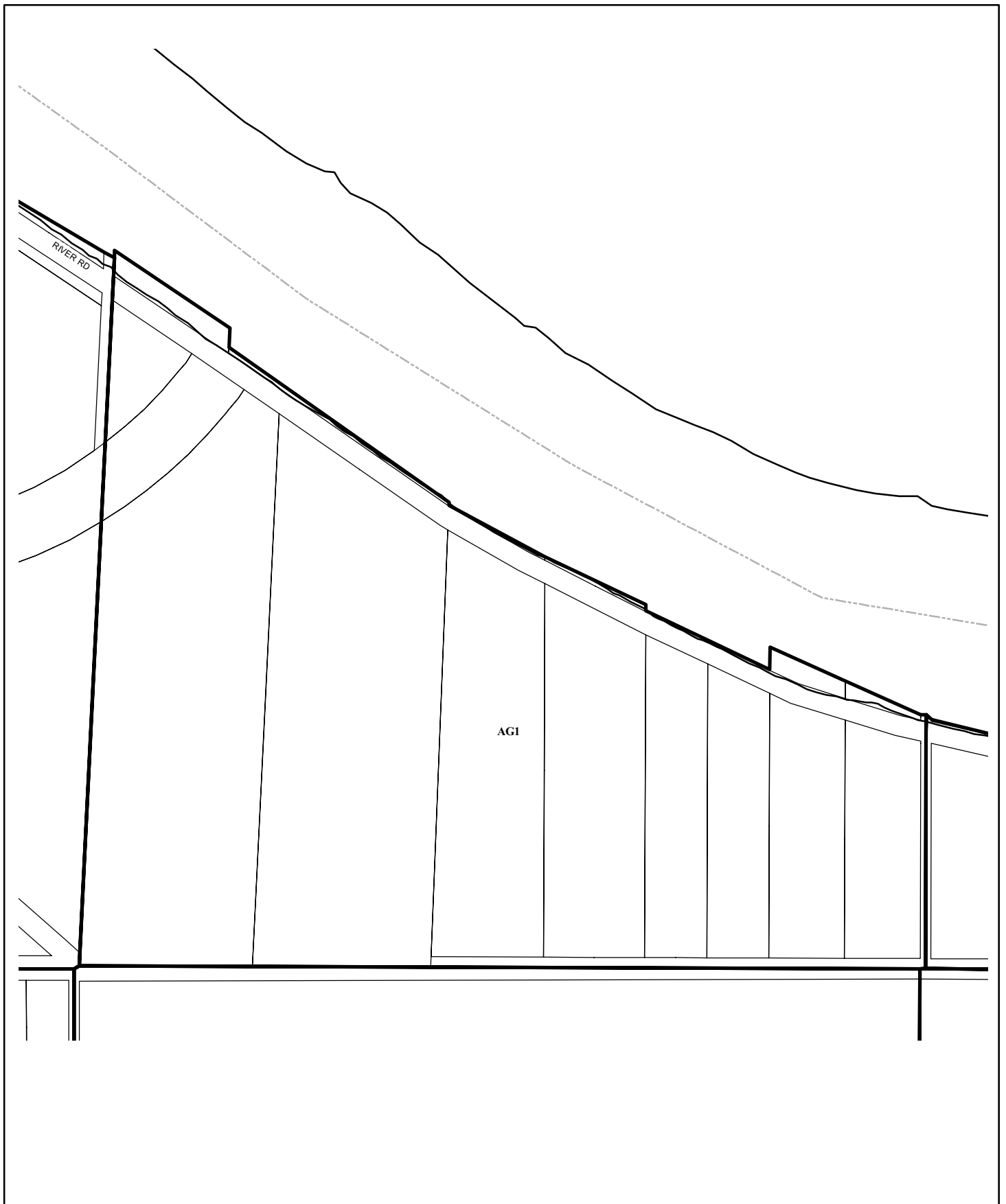
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ZONING Section 33, 5 - 4

Scale: 1:5,000

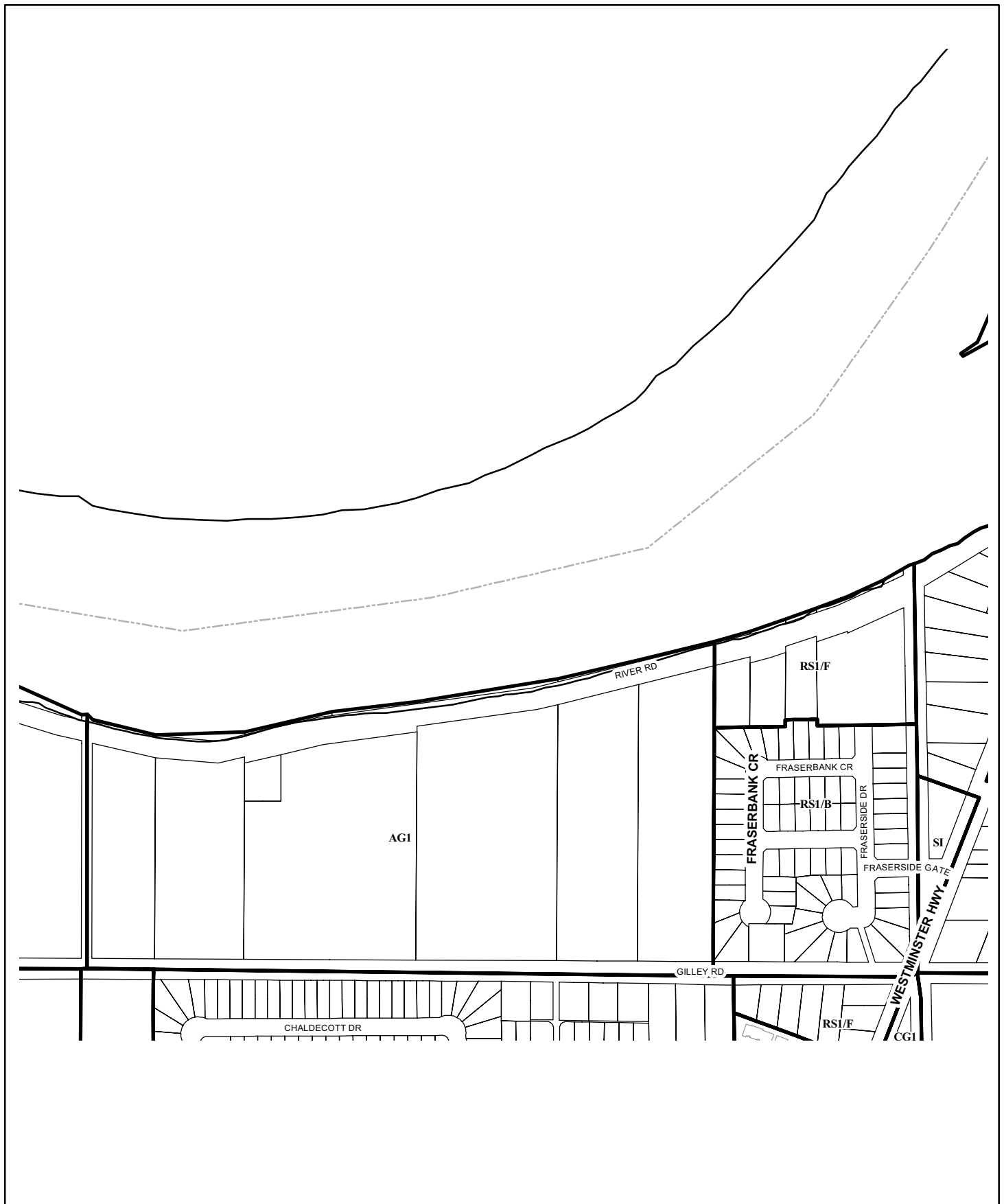
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ZONING Section 34, 5 - 4

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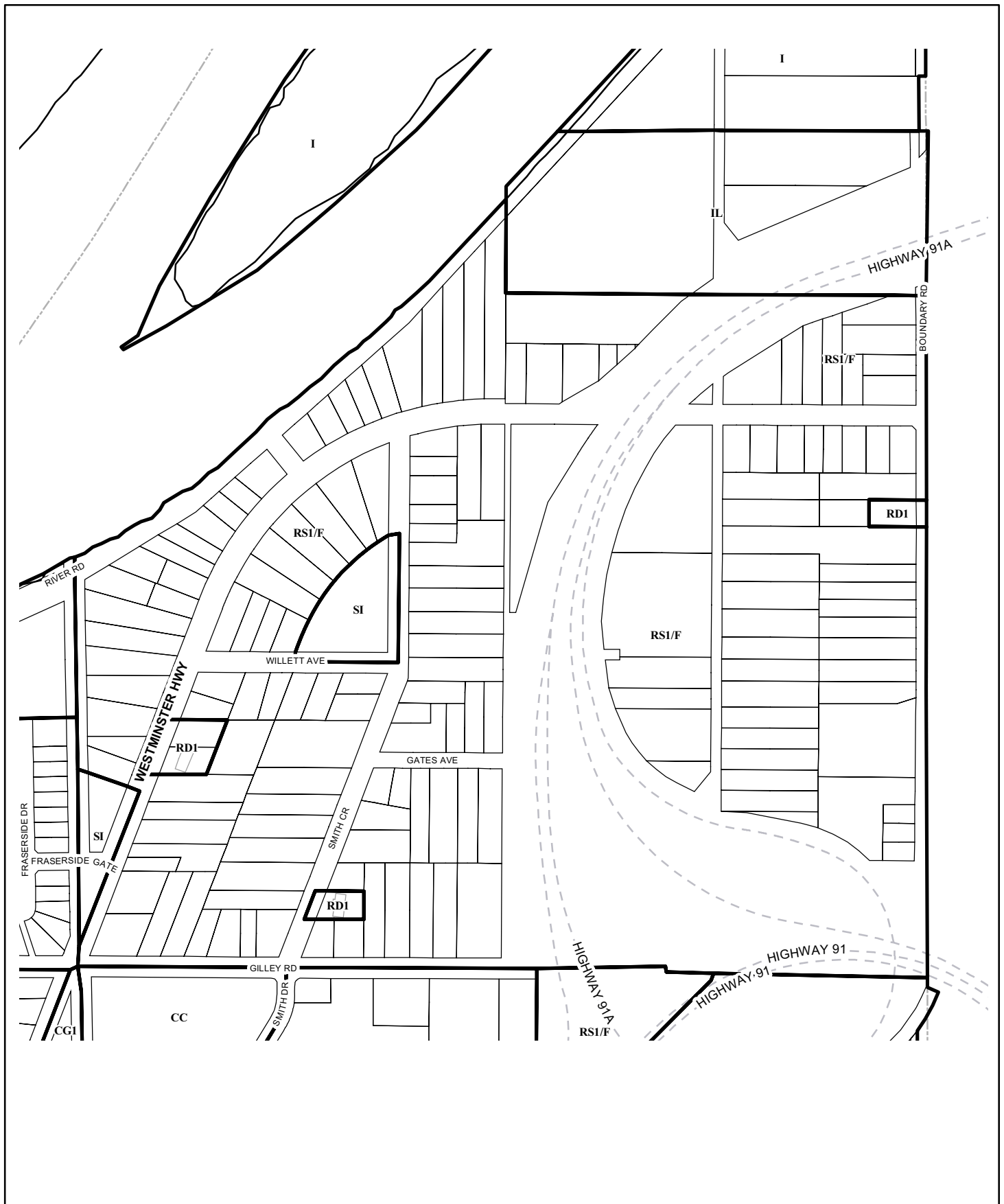
Bylaw 8500
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ZONING Section 35, 5 - 4

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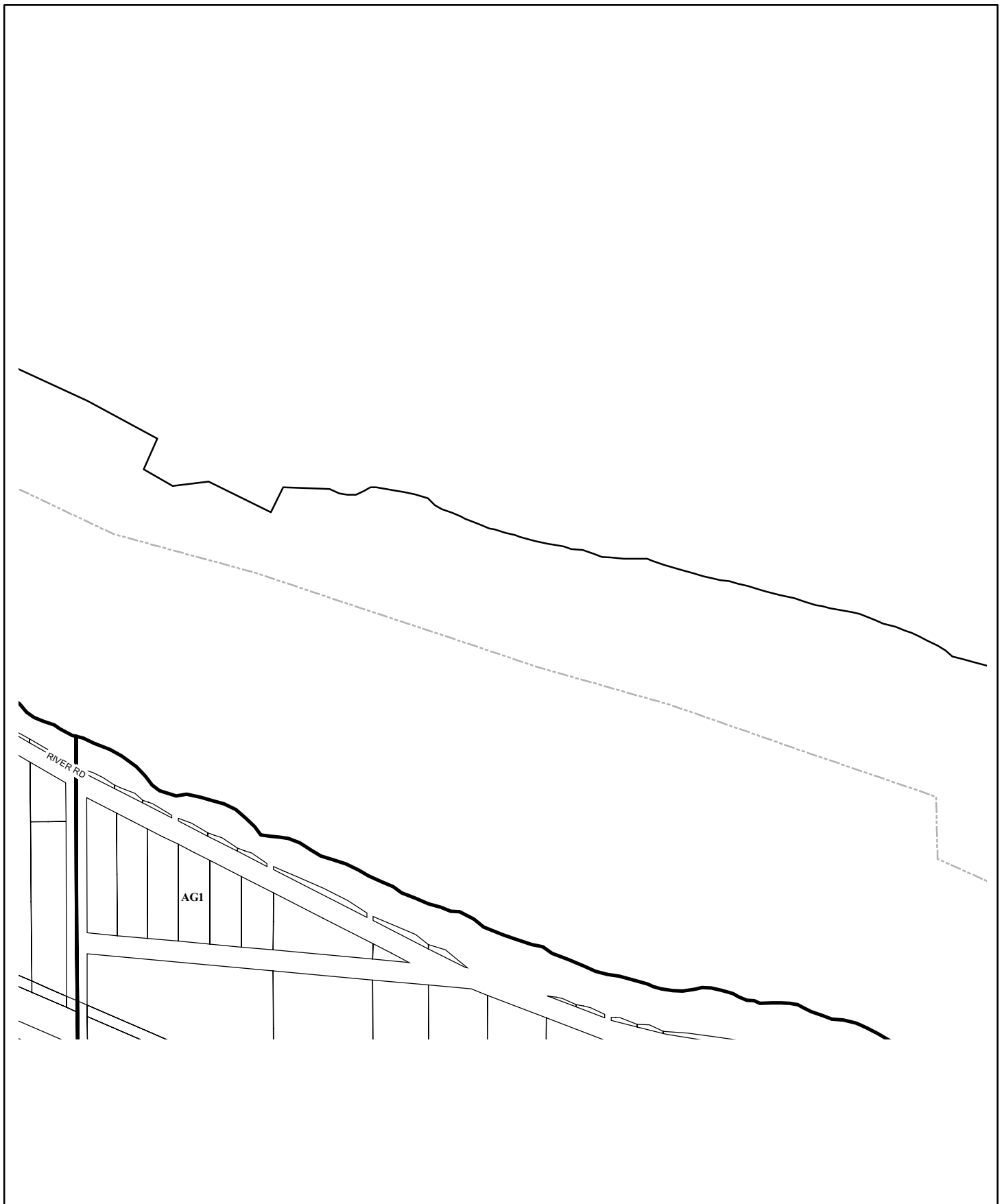
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ZONING Section 36, 5 - 4

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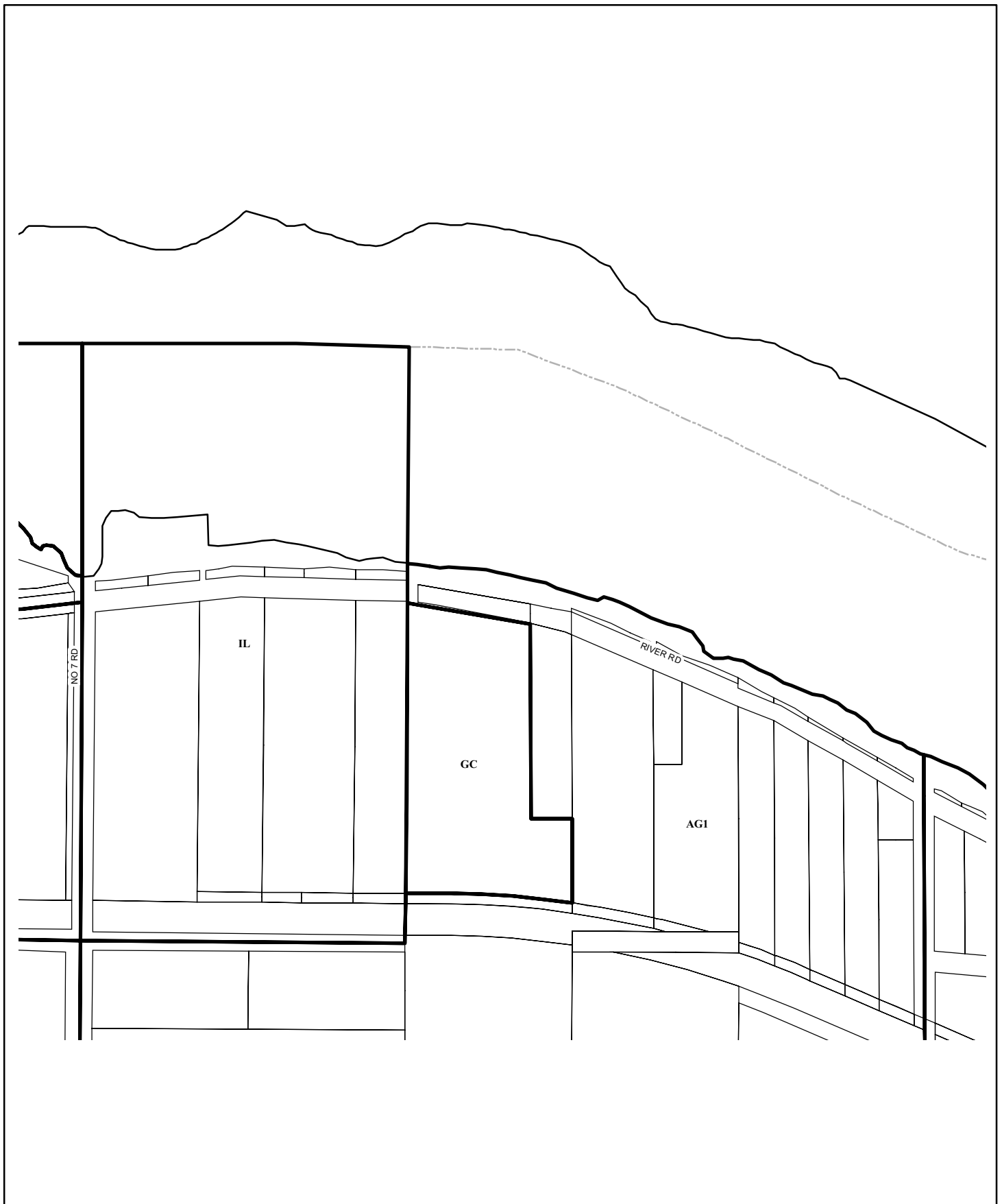
Bylaw 8500
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ZONING Section 13, 5 - 5

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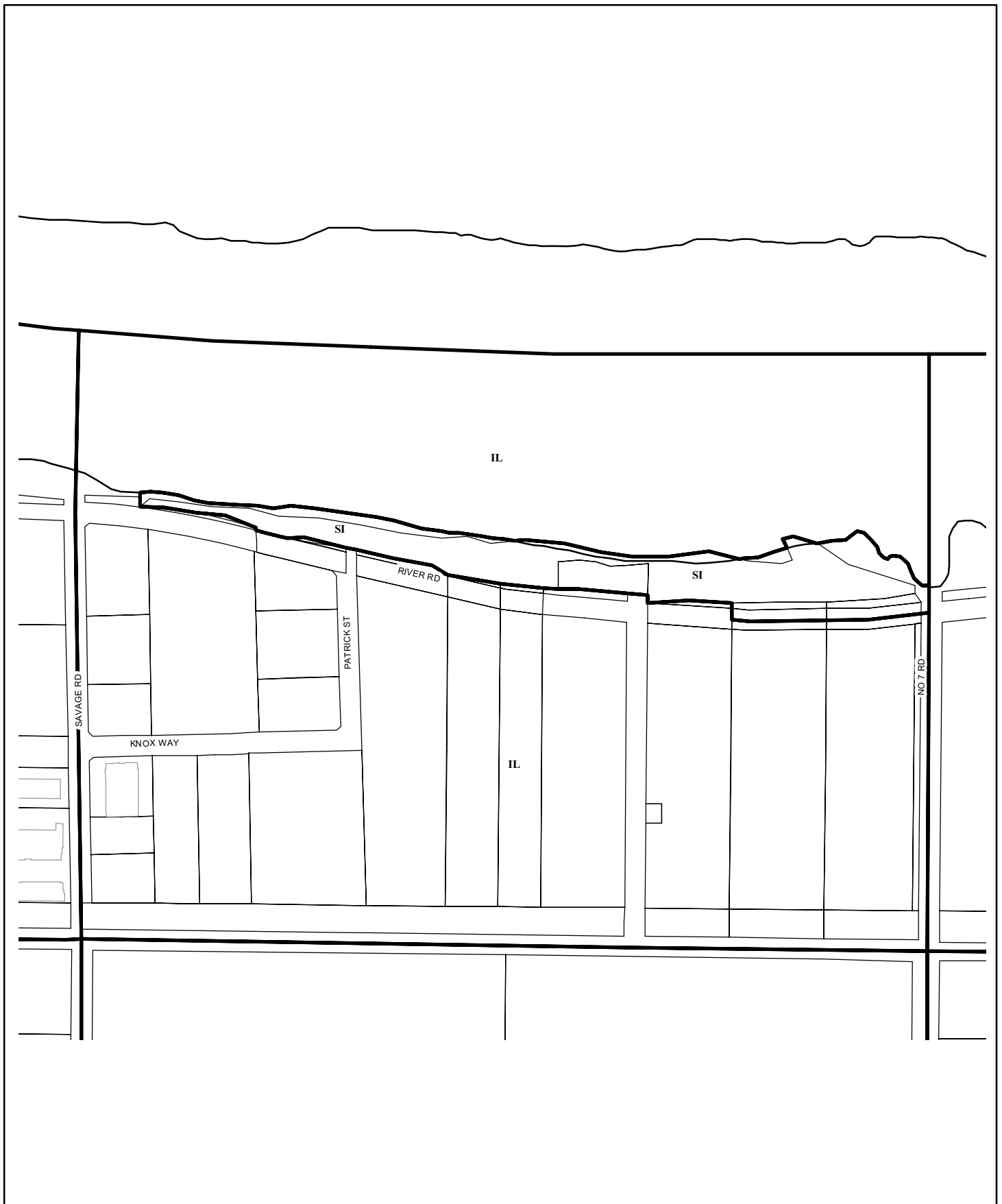
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ZONING Section 14, 5 - 5

Scale: 1:5,000

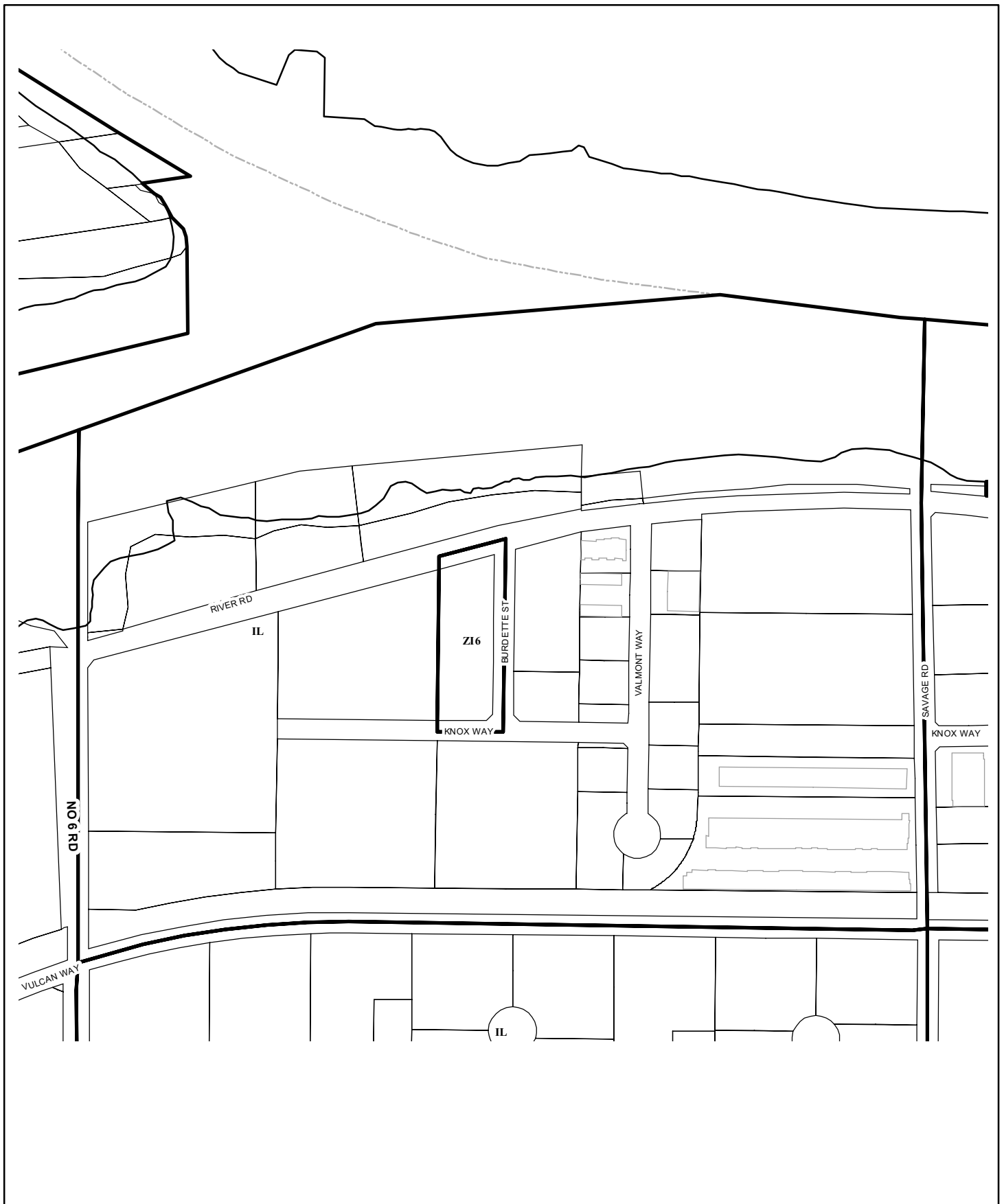
Bylaw 8500
as adopted



ZONING Section 15, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 16, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 17, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 18, 5 - 5

Scale: 1:5,000

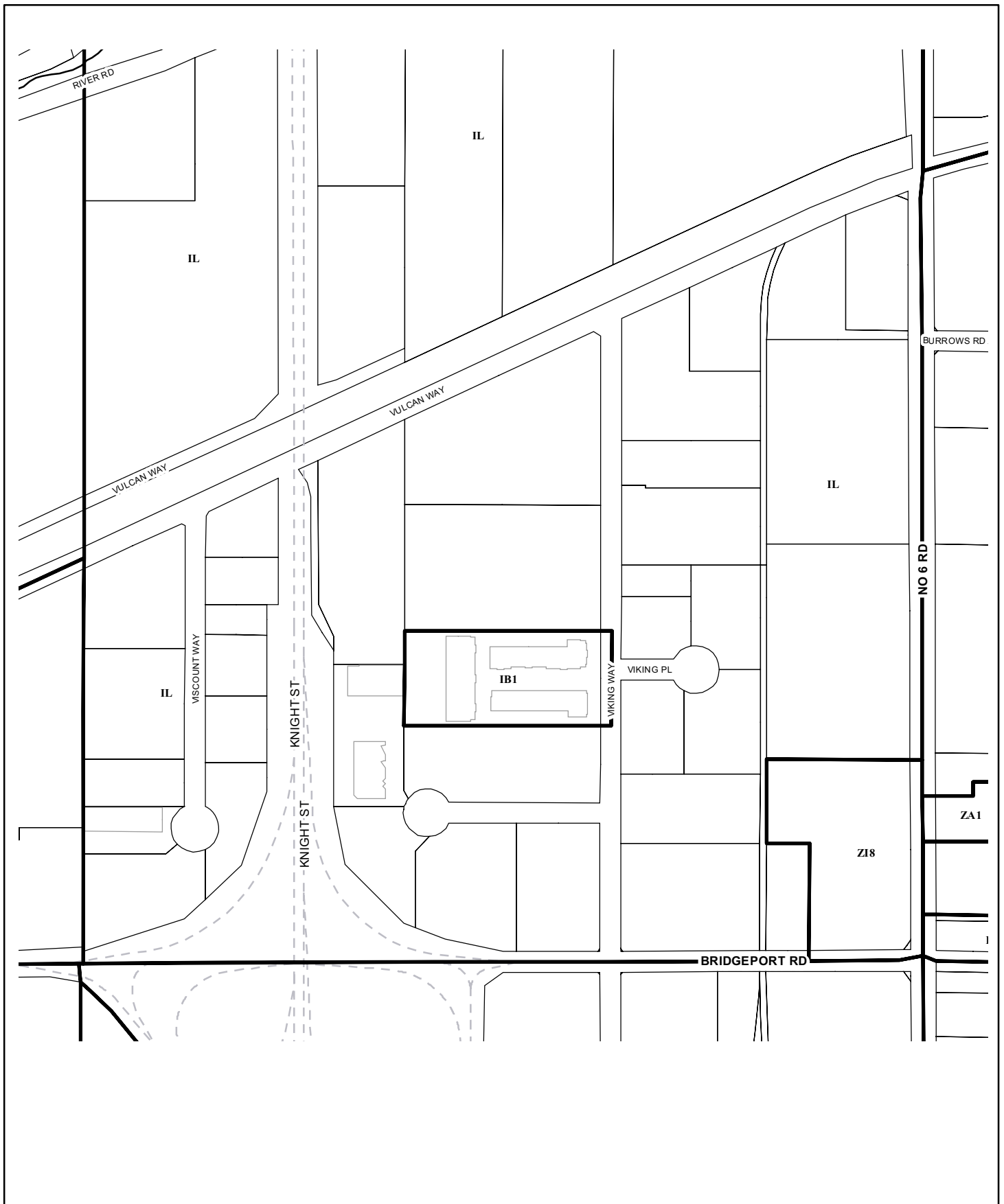
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ZONING Section 19, 5 - 5

Scale: 1:5,000

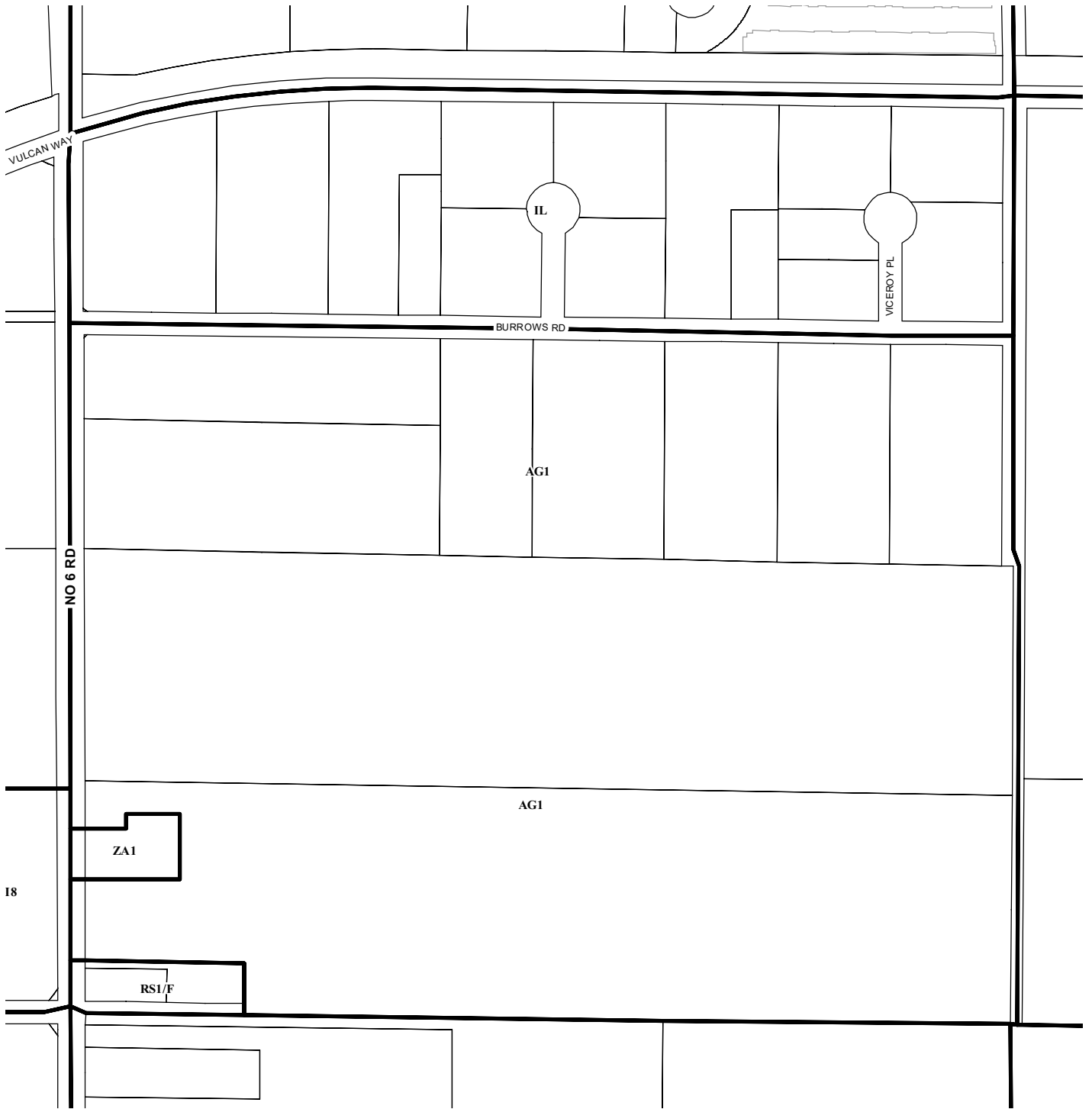
Bylaw 8500
as adopted



ZONING Section 20, 5 - 5

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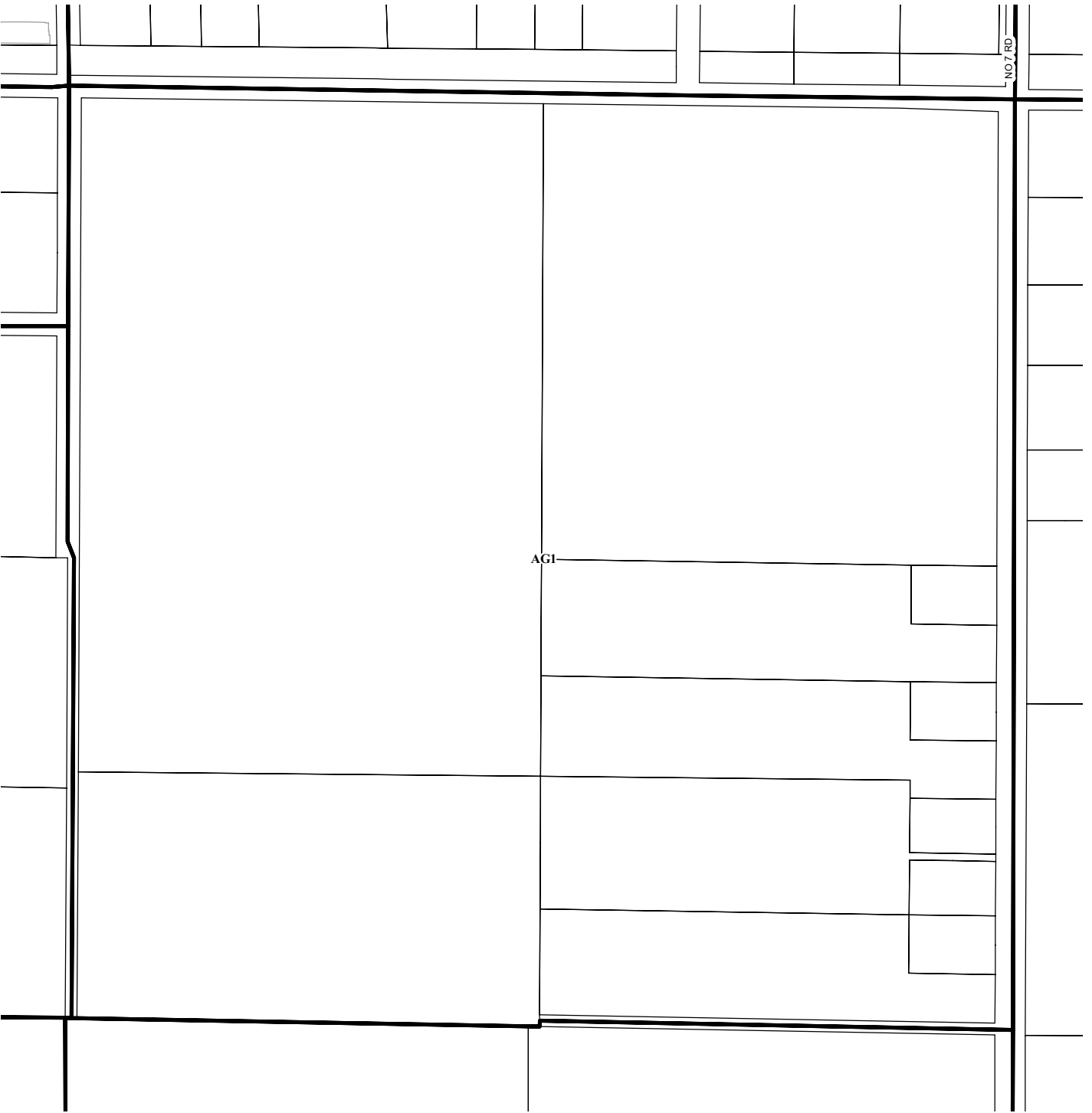
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ZONING Section 21, 5 - 5

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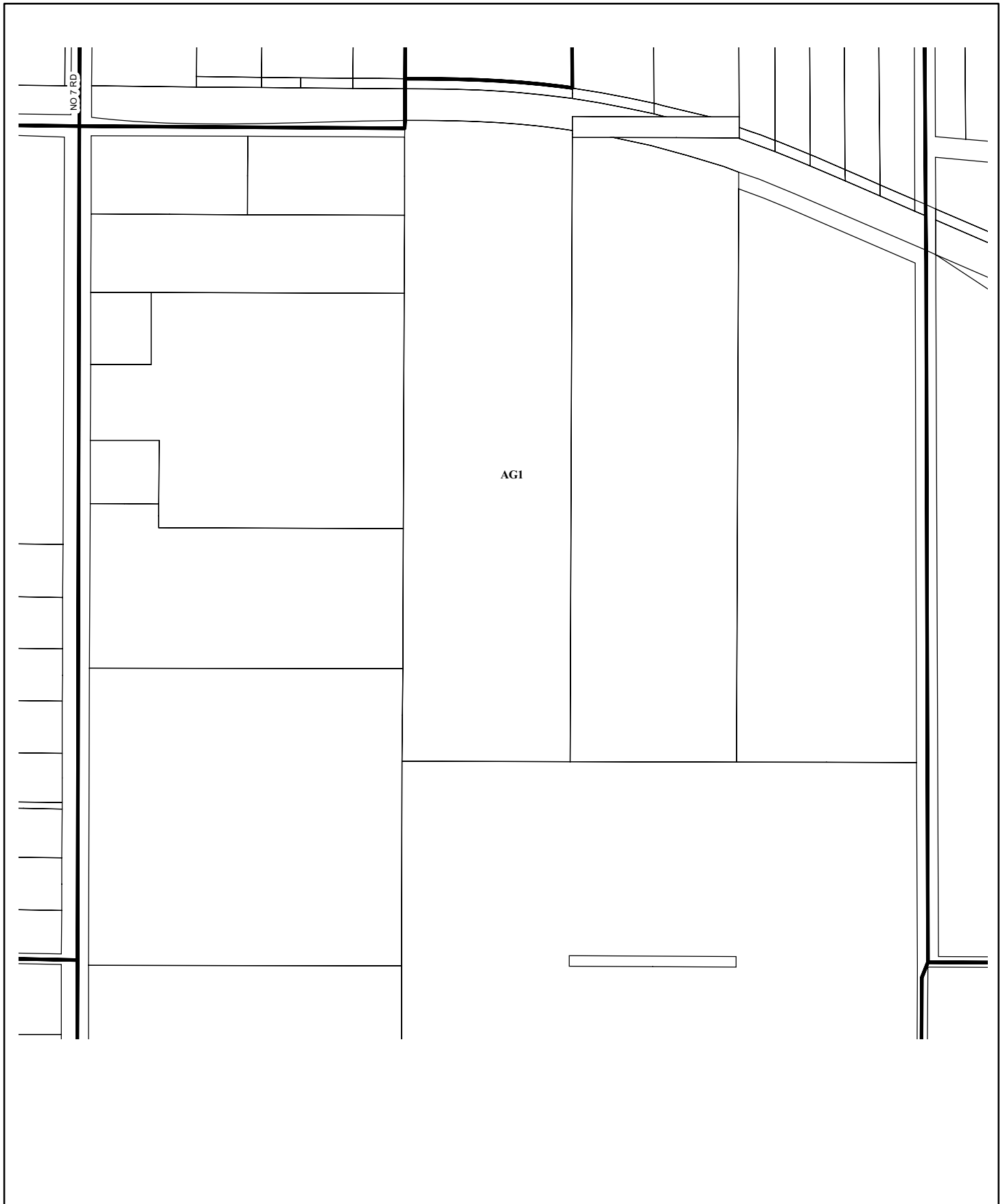
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ZONING Section 22, 5 - 5

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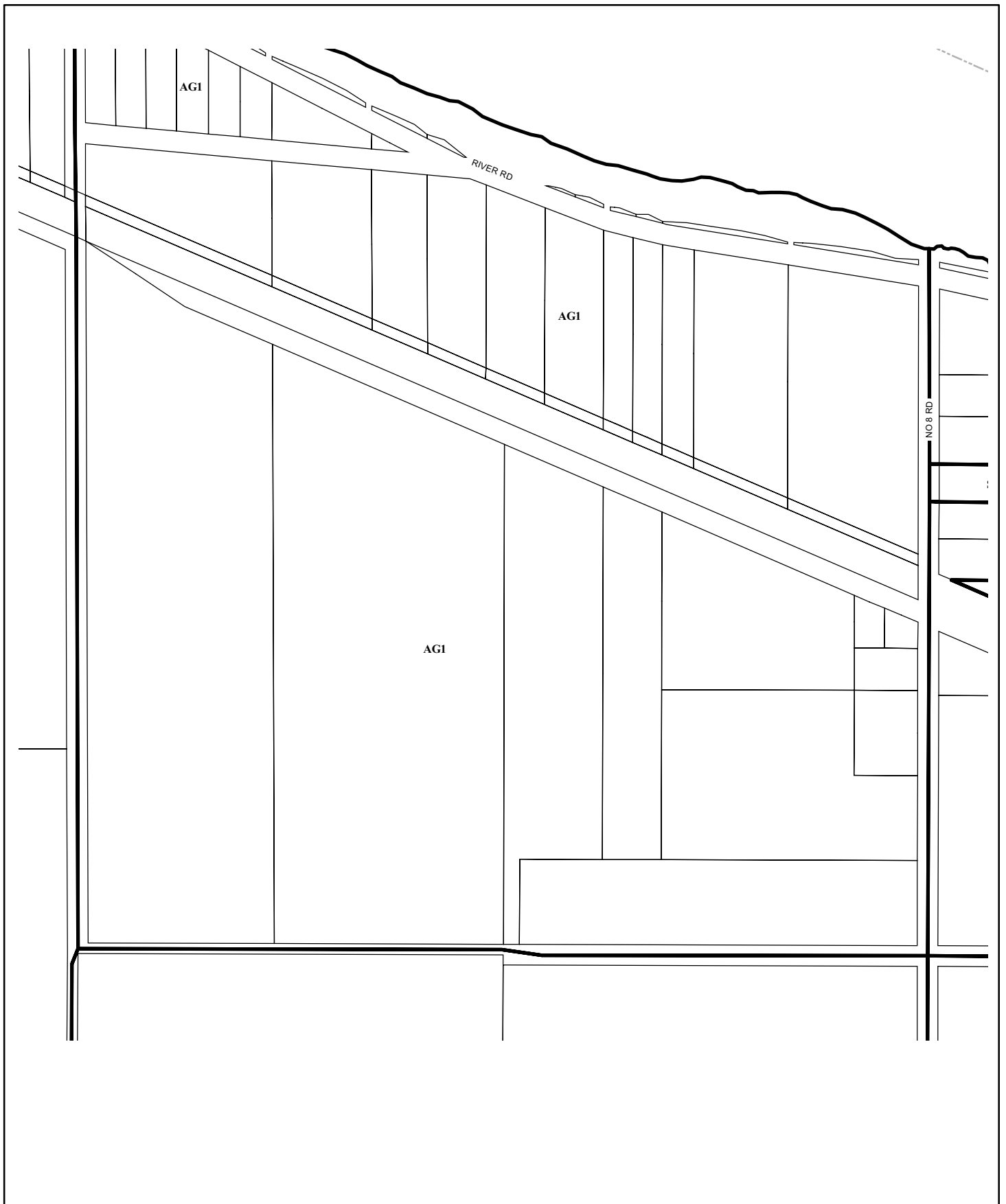
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ZONING Section 23, 5 - 5

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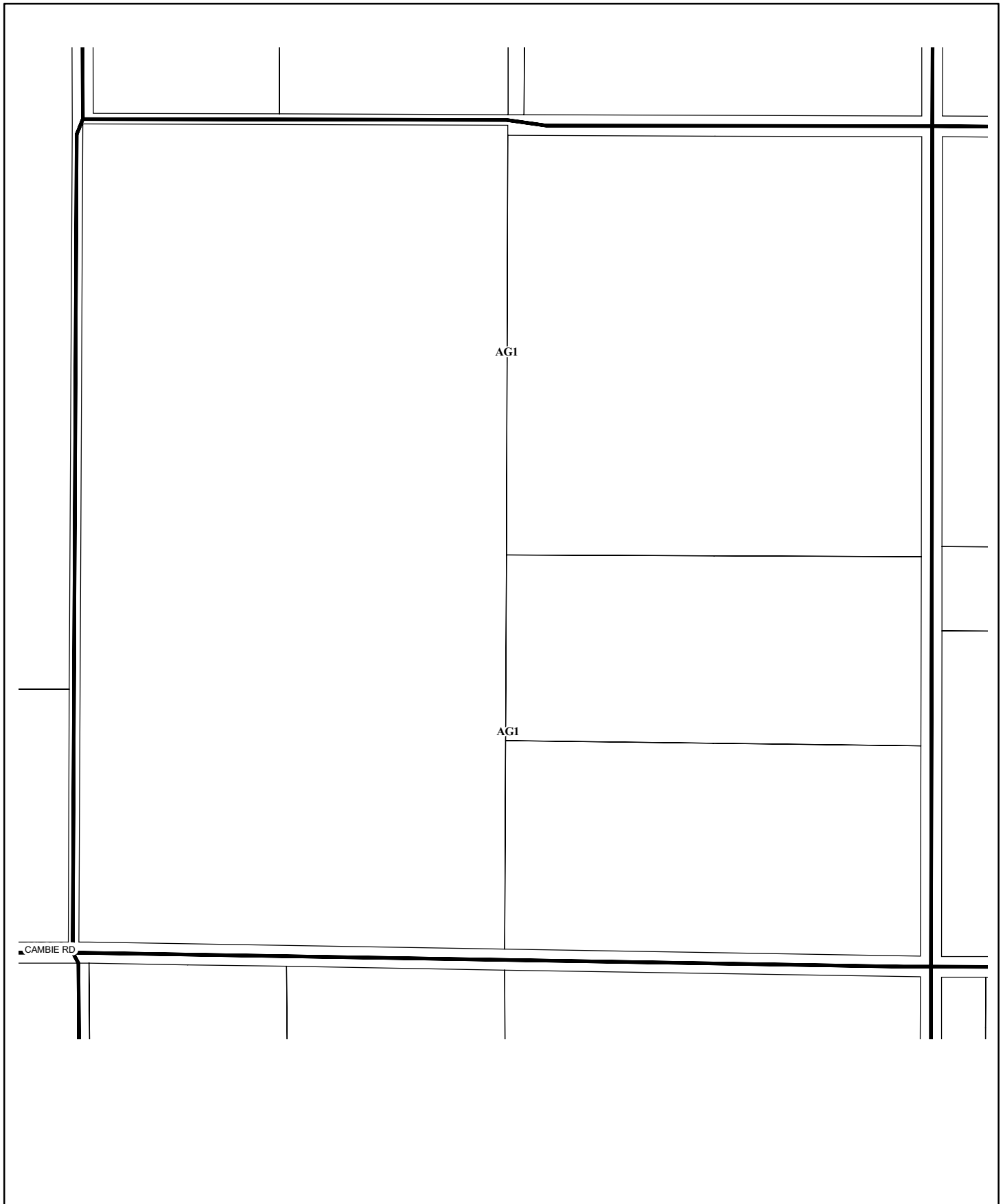
Bylaw 8500
as adopted



ZONING Section 24, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



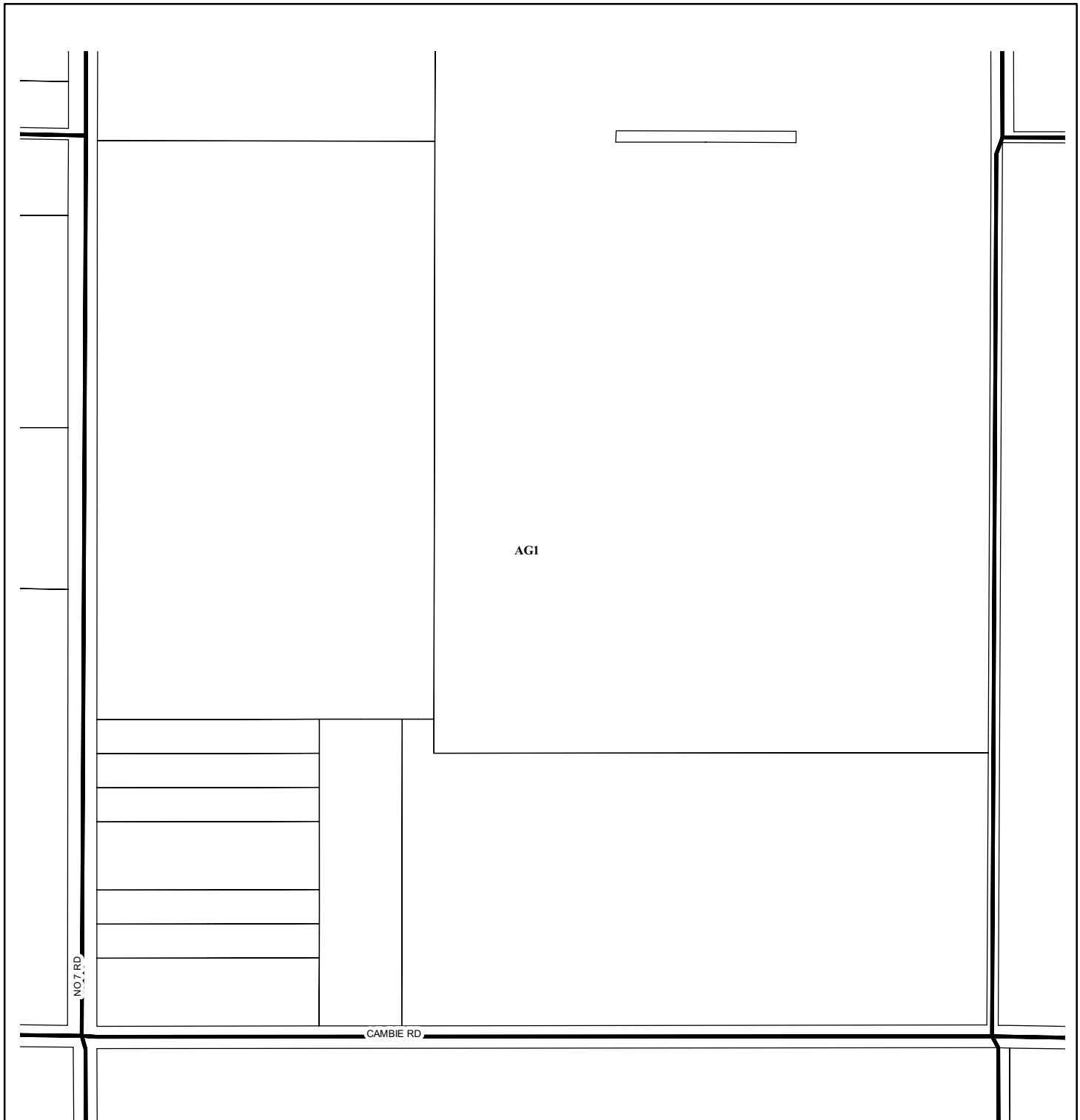
CAMBIE RD



ZONING Section 25, 5 - 5

Scale: 1:5,000

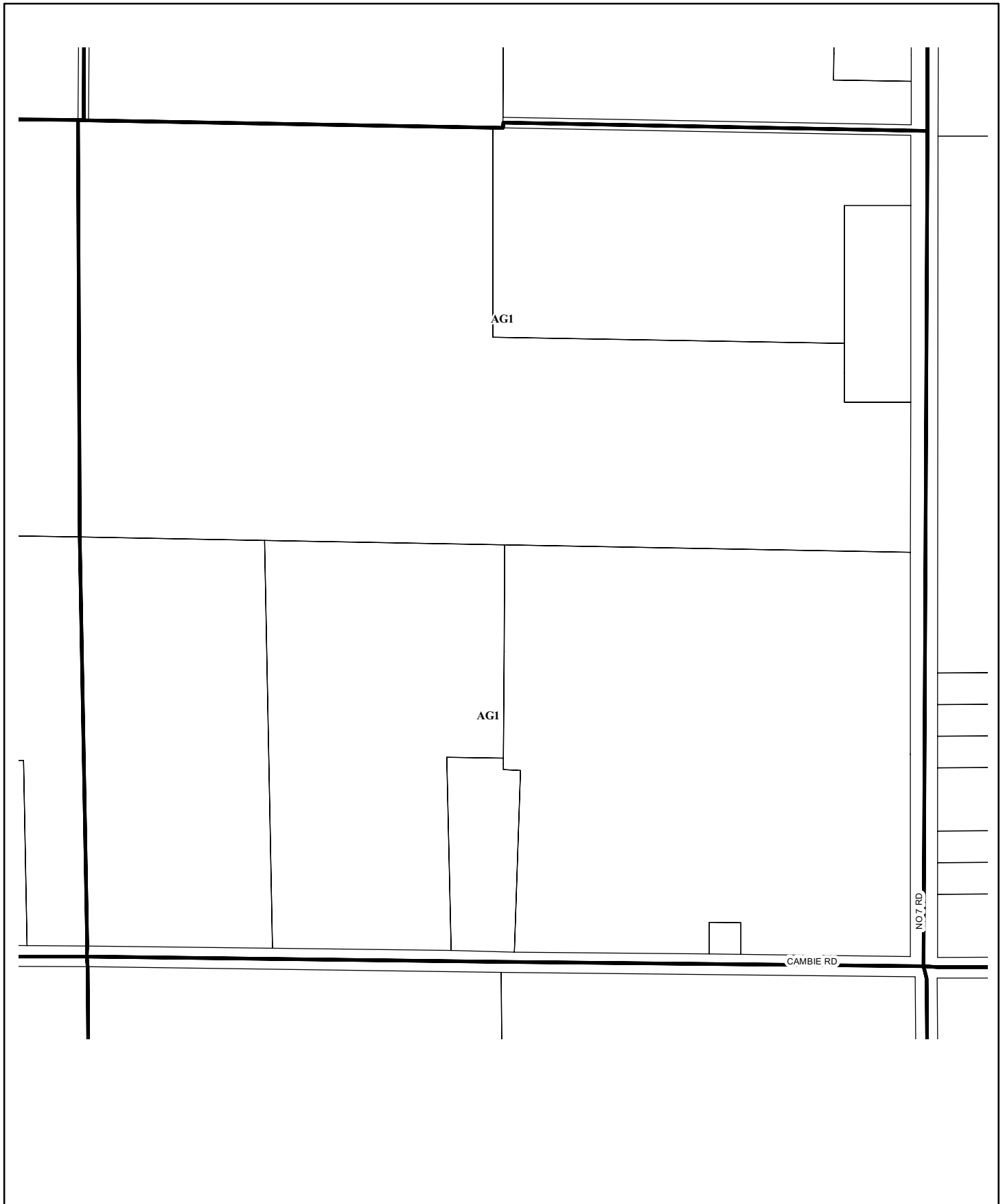
Bylaw 8500
as adopted



ZONING Section 26, 5 - 5

Scale: 1:5,000

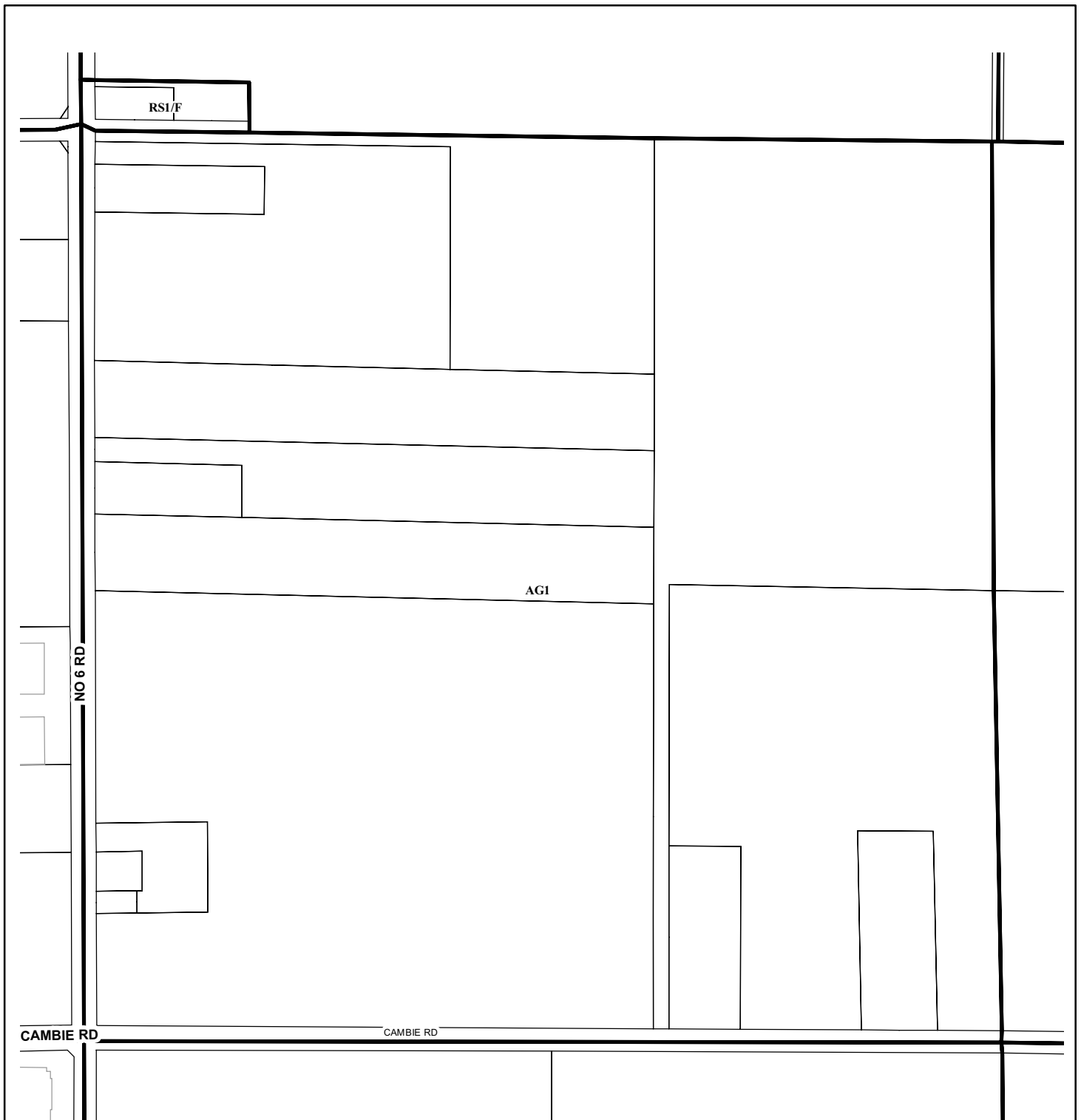
Bylaw 8500
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ZONING Section 27, 5 - 5

Scale: 1:5,000

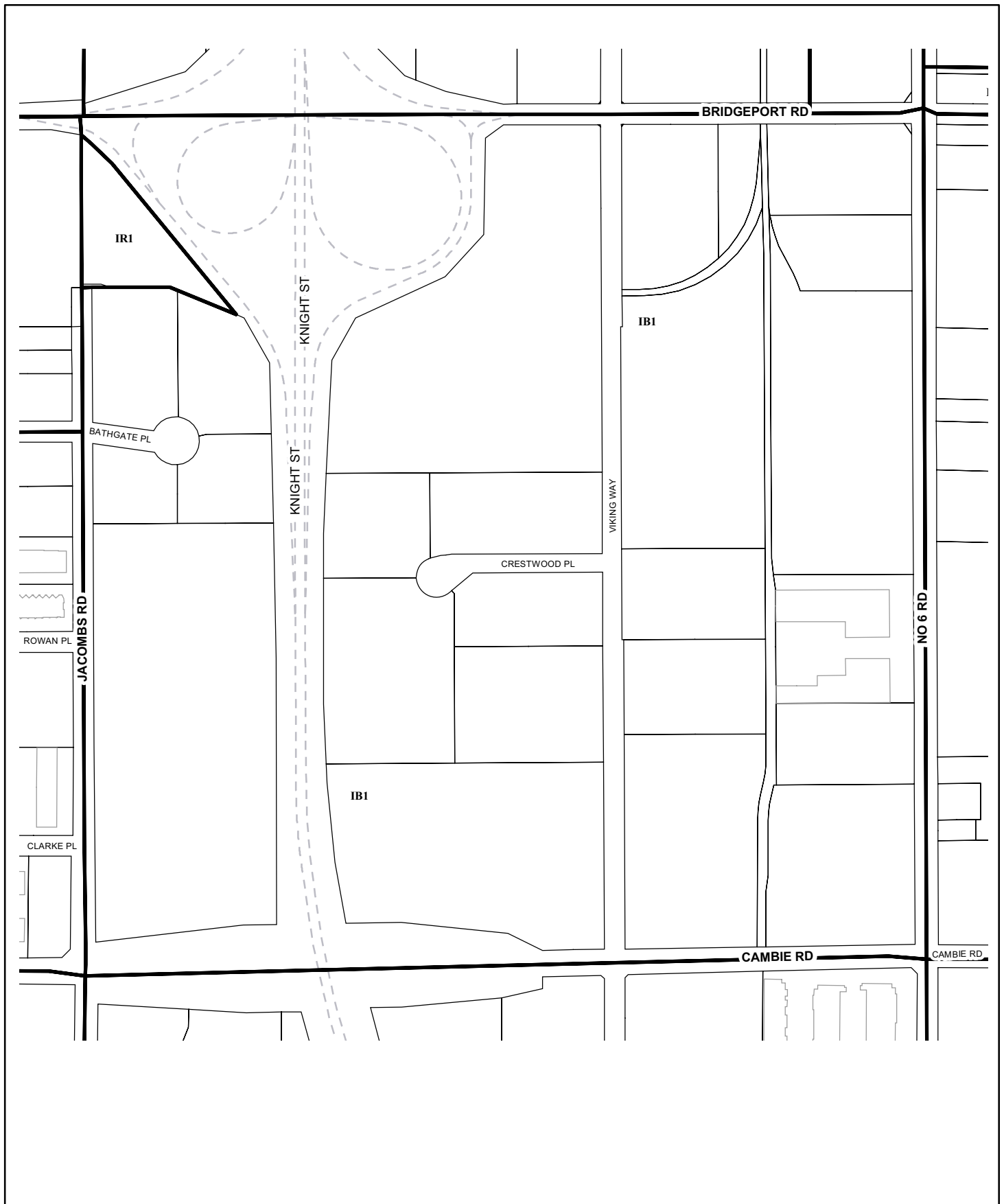
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ZONING Section 28, 5 - 5

Scale: 1:5,000

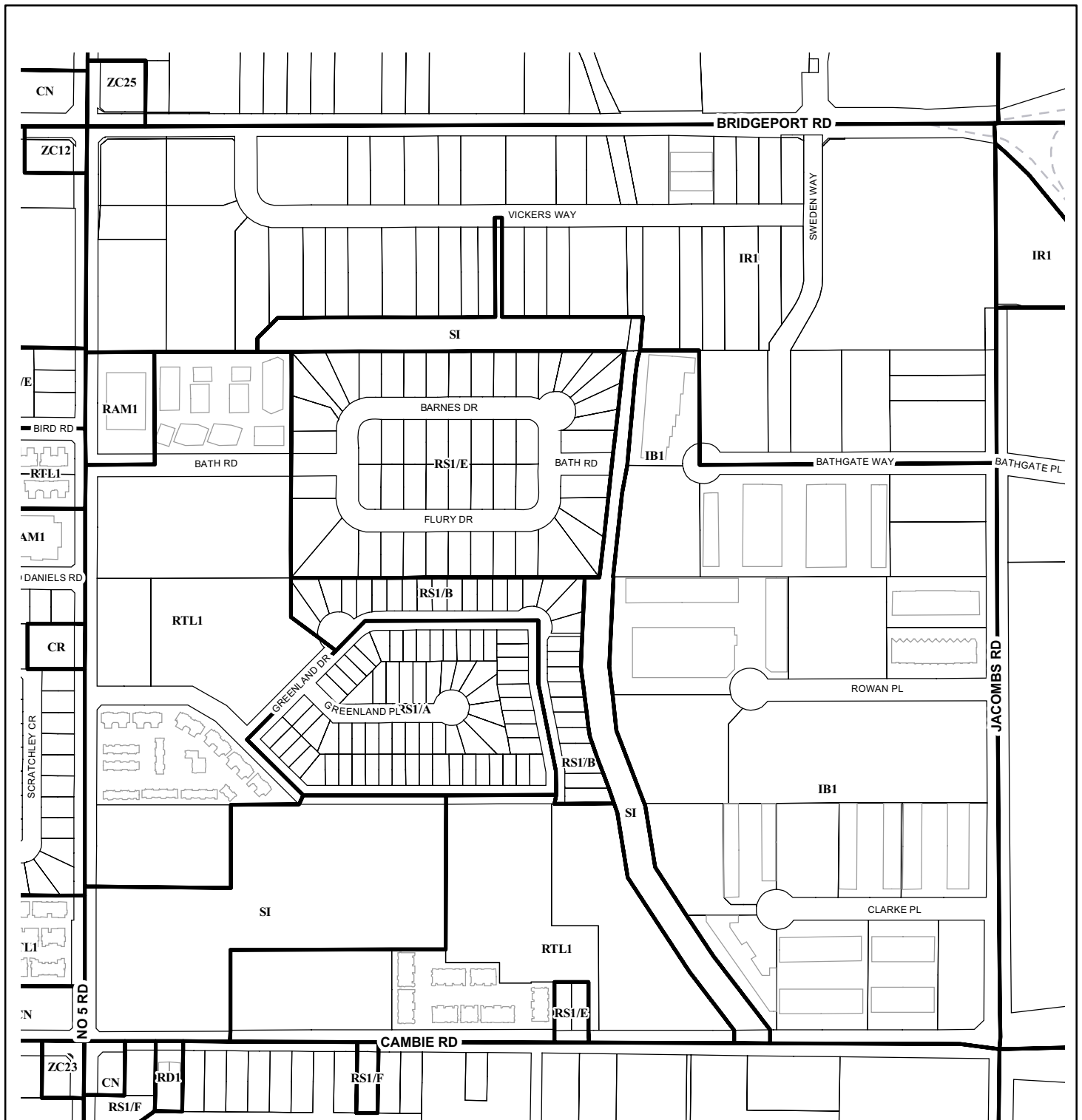
Bylaw 8500
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ZONING Section 29, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted

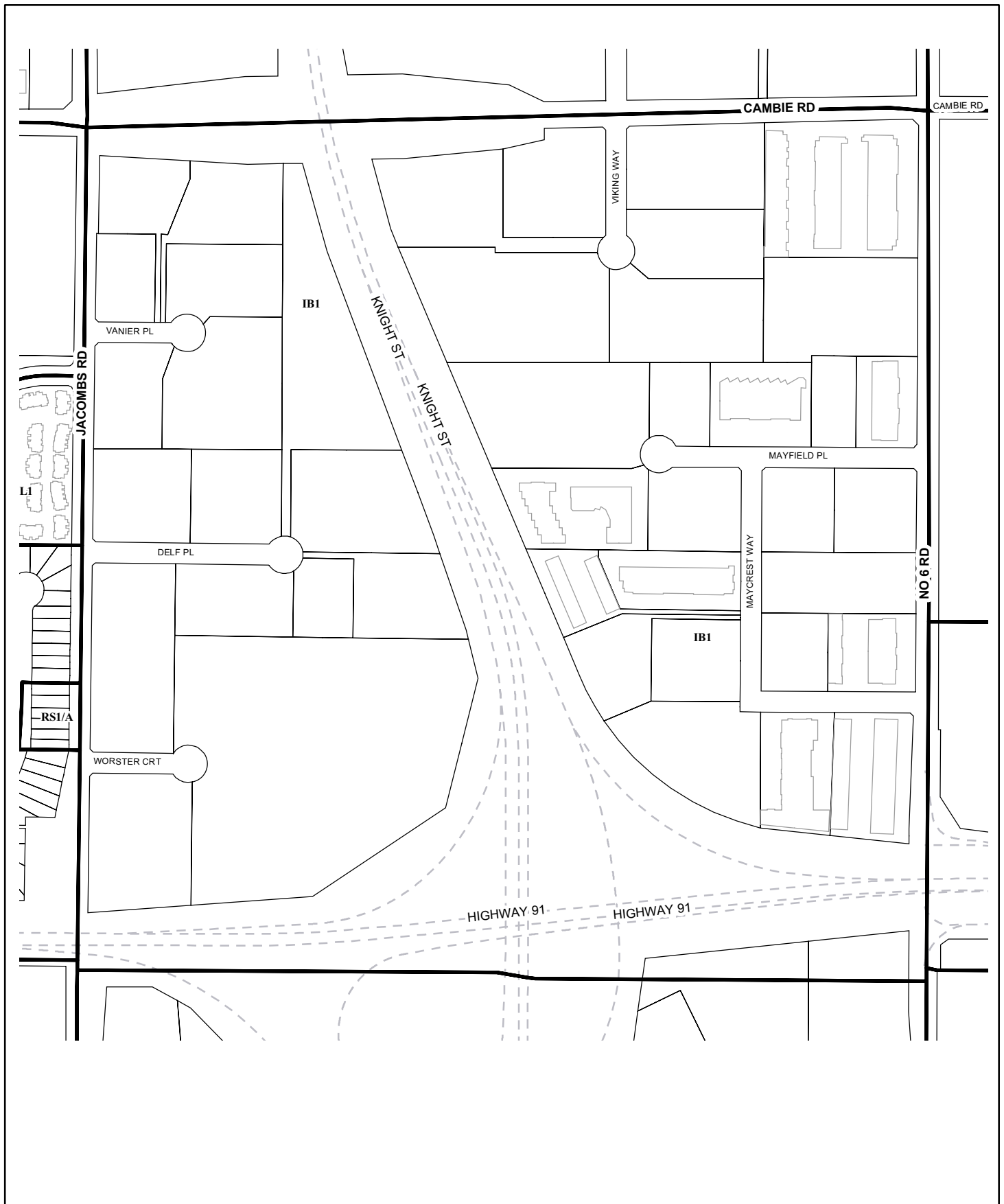


ZONING Section 30, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted

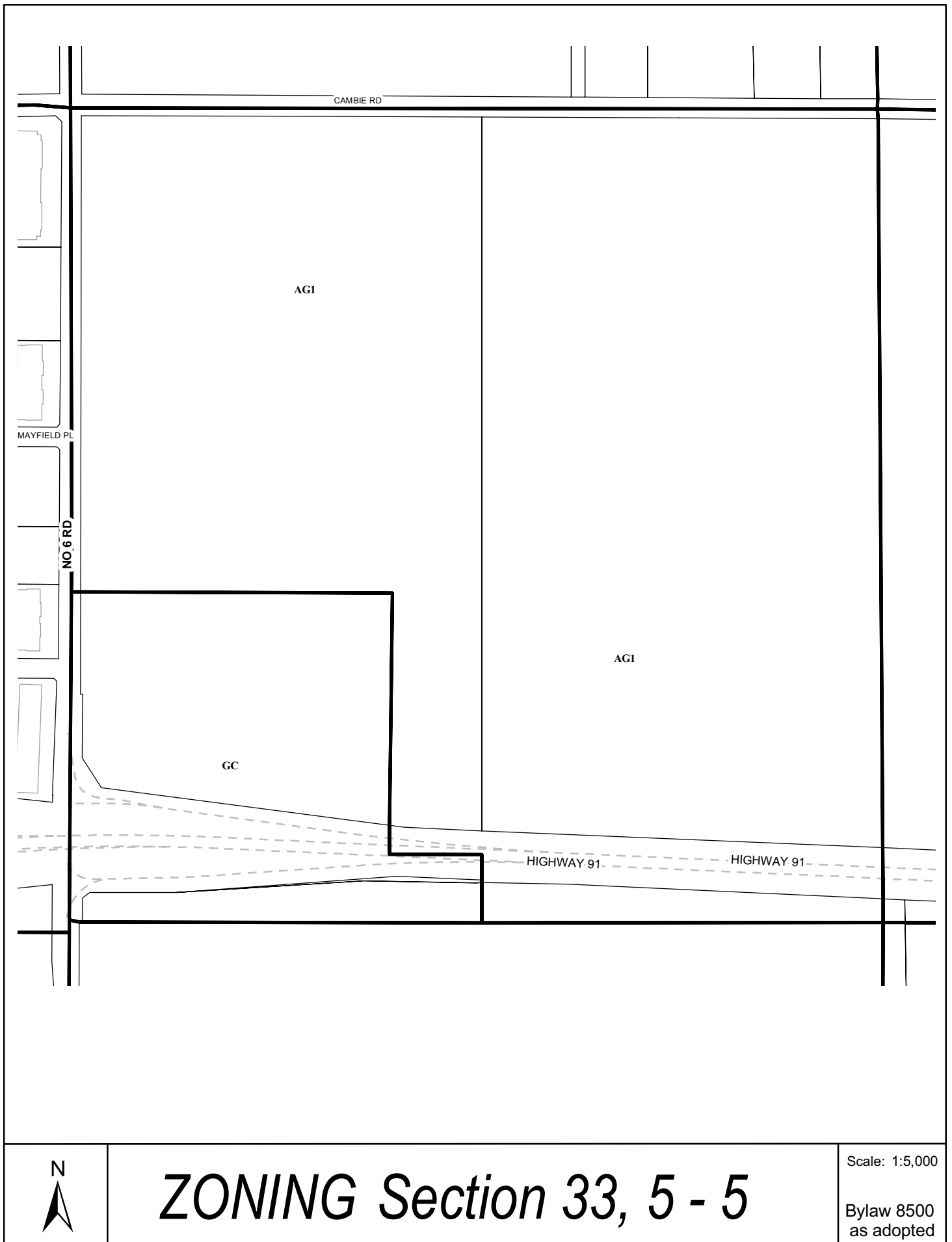
Bylaw 8500
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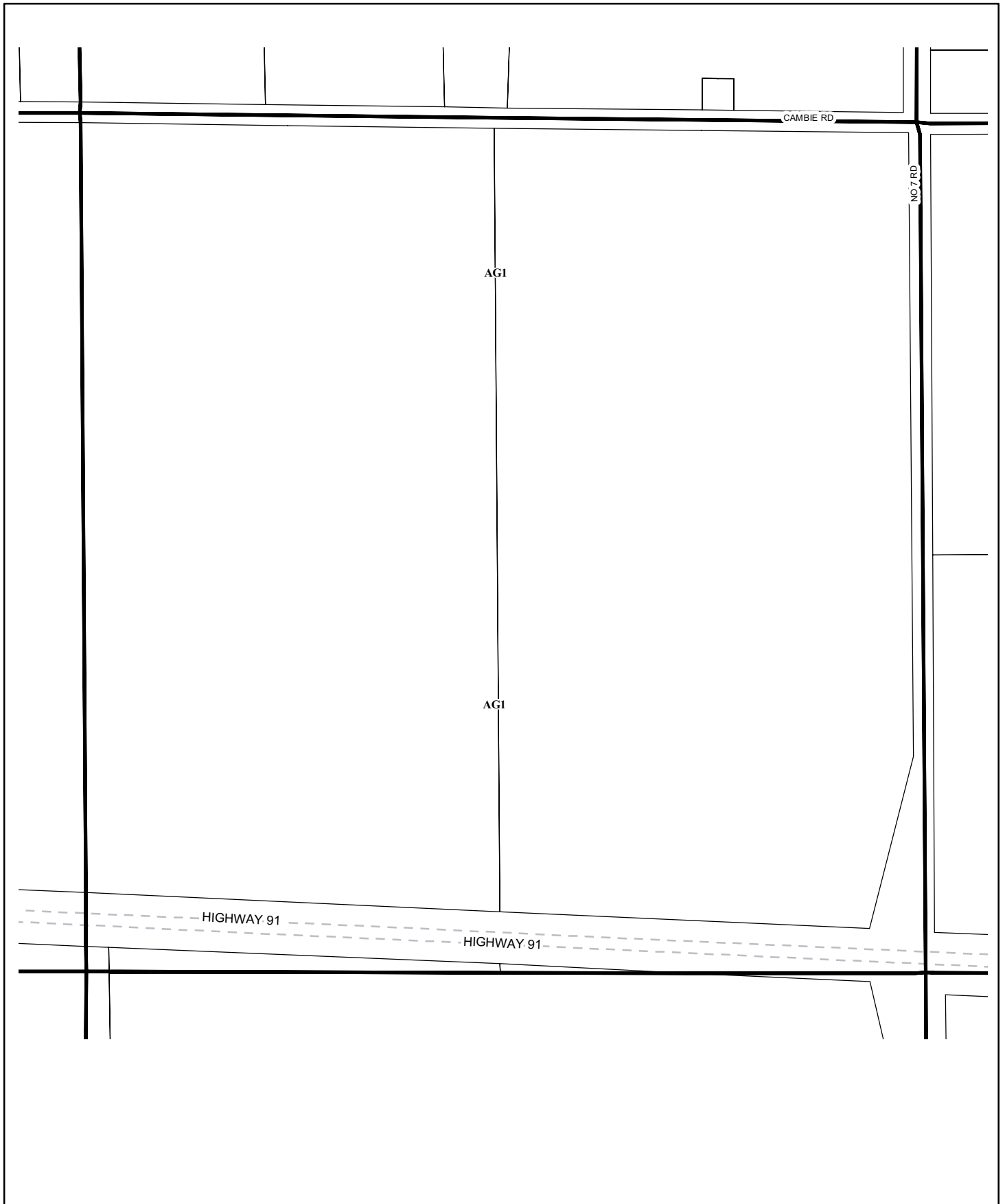


ZONING Section 32, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted

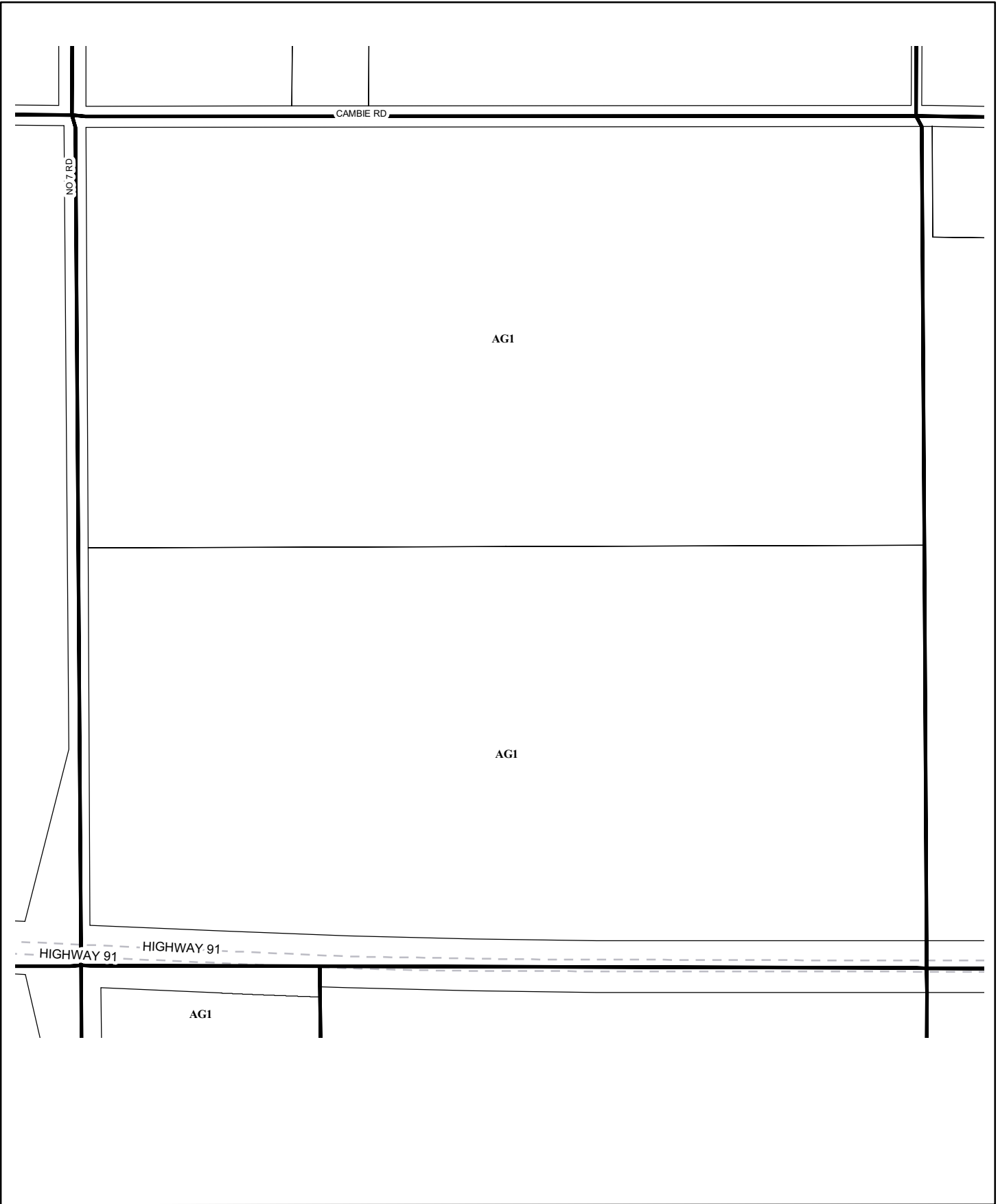




ZONING Section 34, 5 - 5

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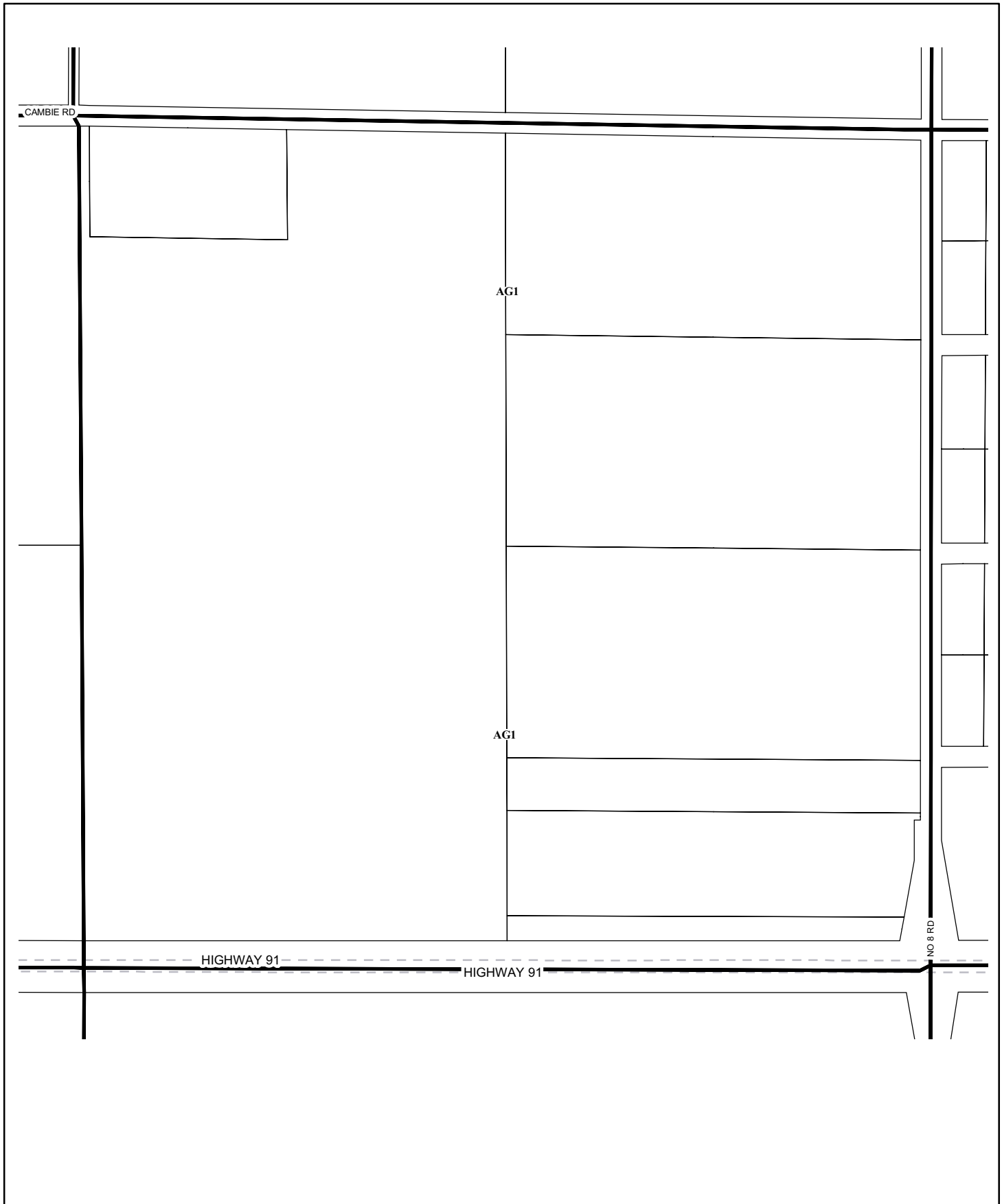
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ZONING Section 35, 5 - 5

Scale: 1:5,000

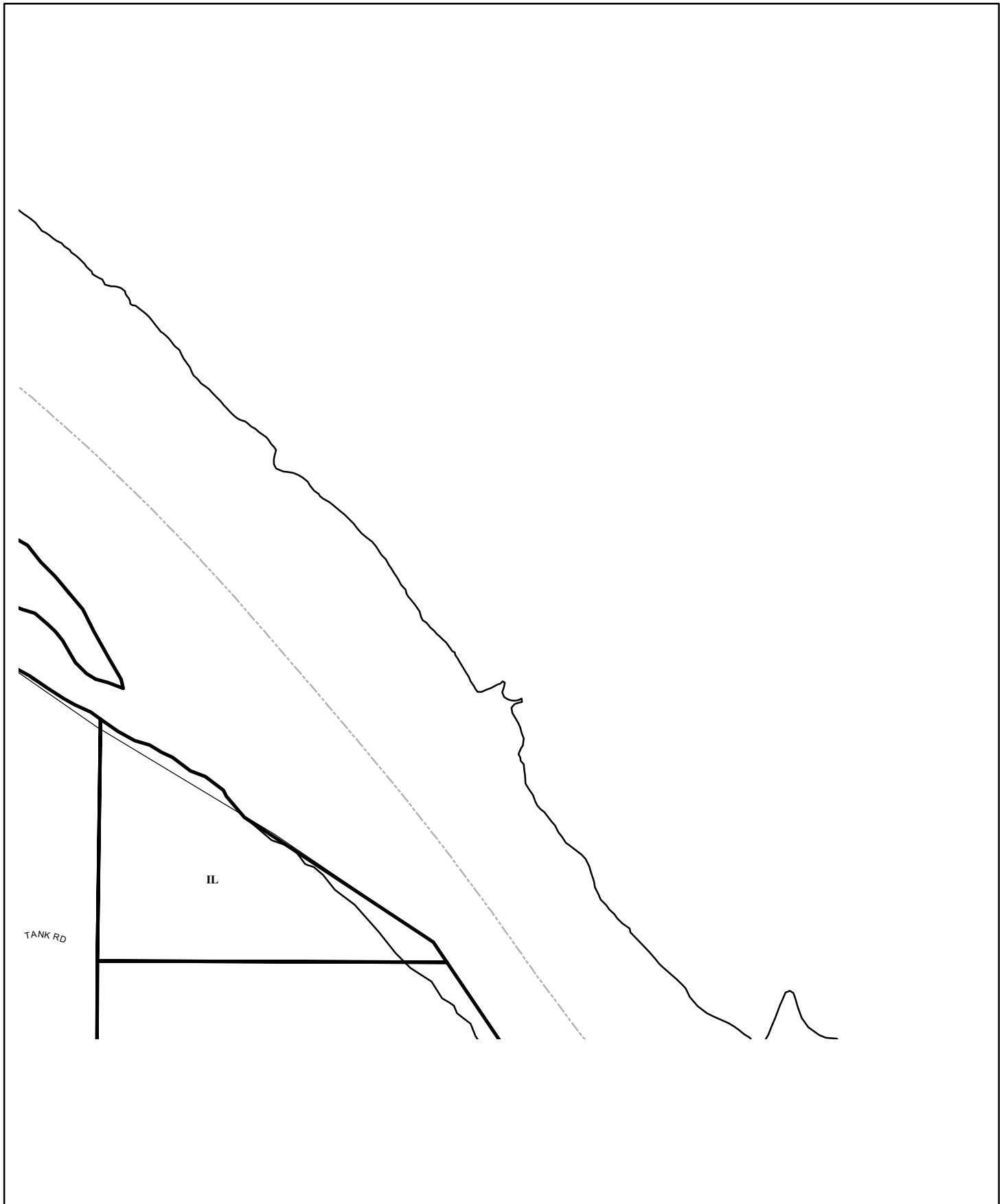
Bylaw 8500
as adopted



ZONING Section 36, 5 - 5

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 07, 5 - 6

Scale: 1:5,000

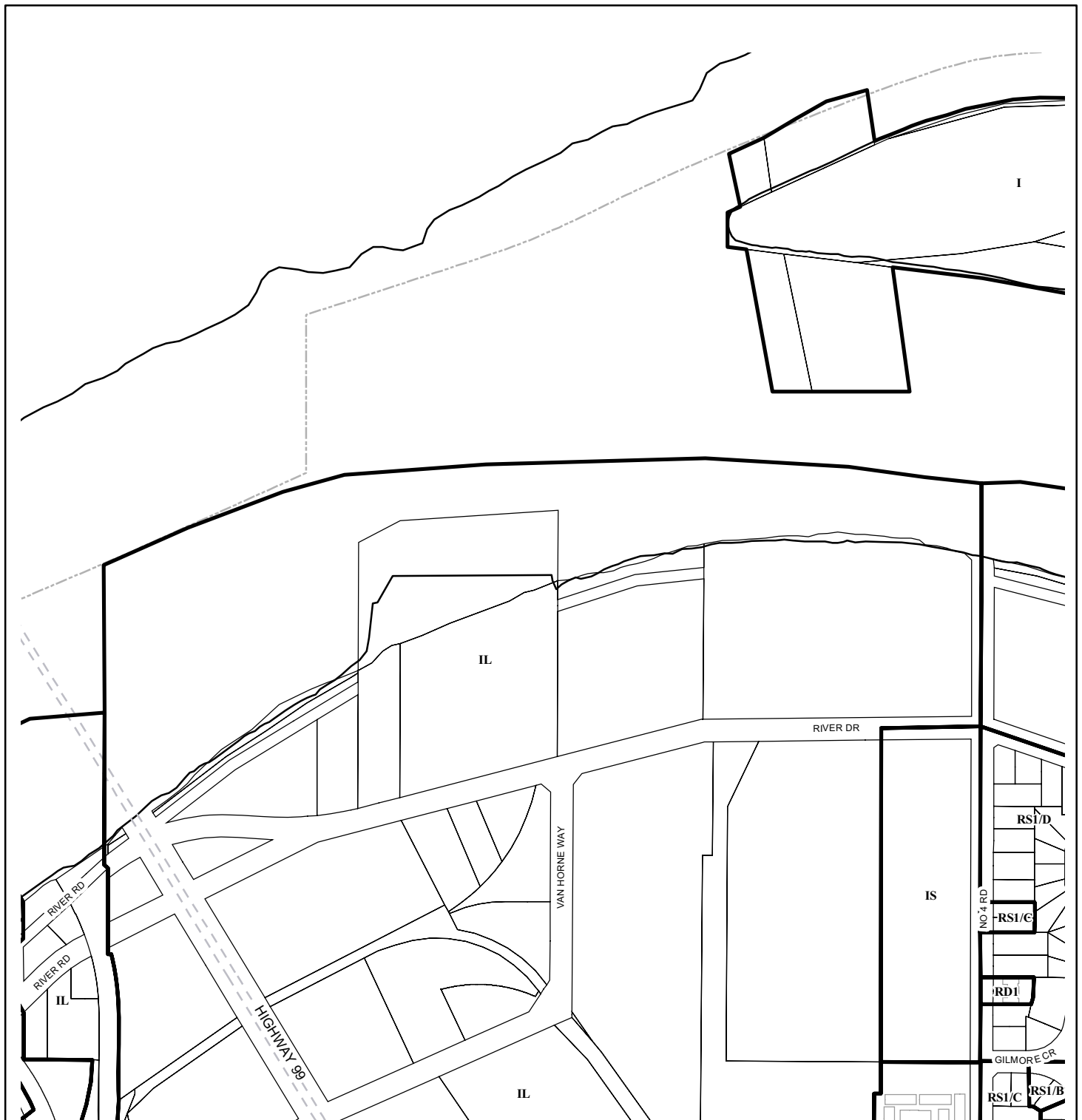
Bylaw 8500
as adopted



ZONING Section 14, 5 - 6

Scale: 1:5,000

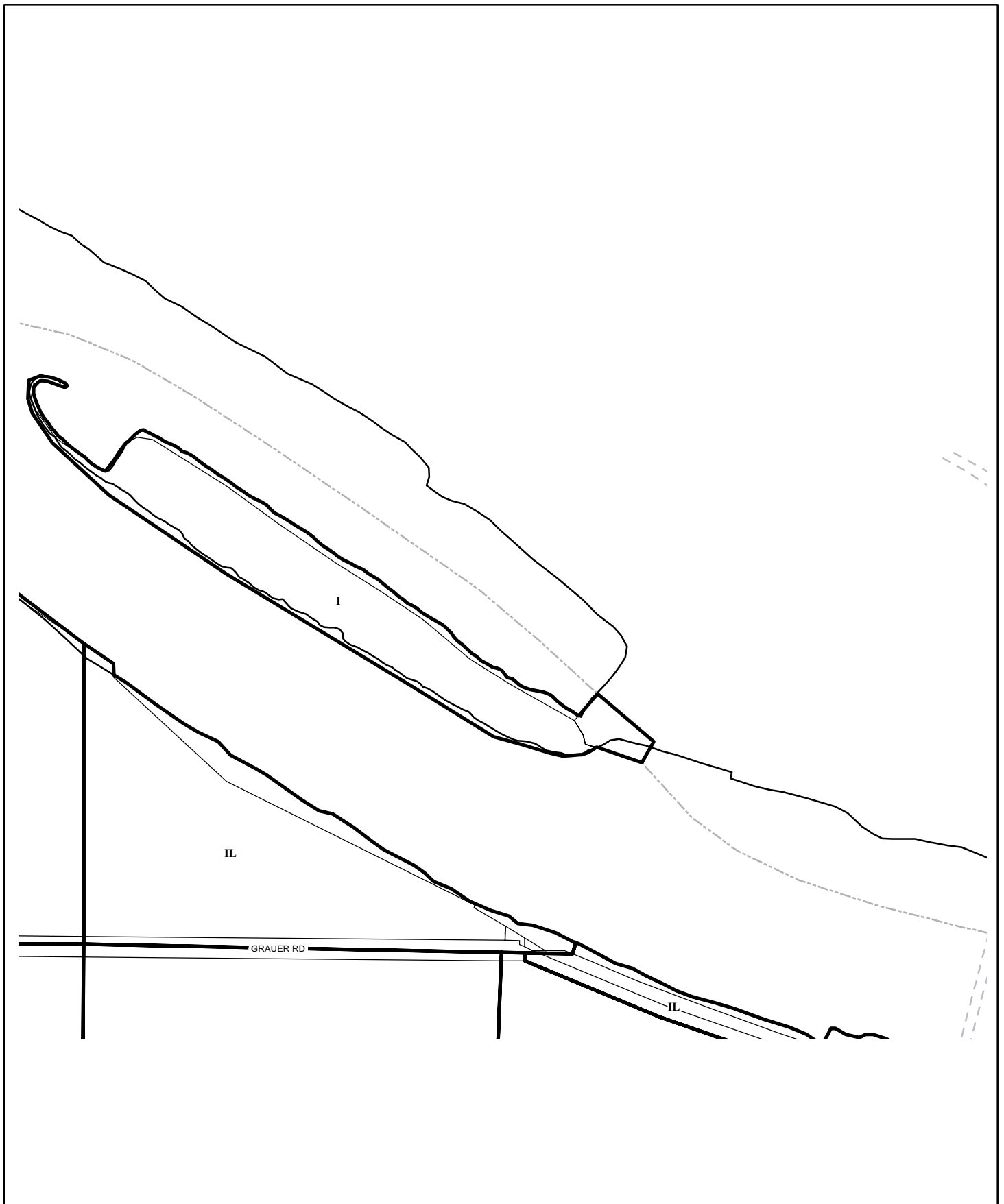
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ZONING Section 15, 5 - 6

Scale: 1:5,000

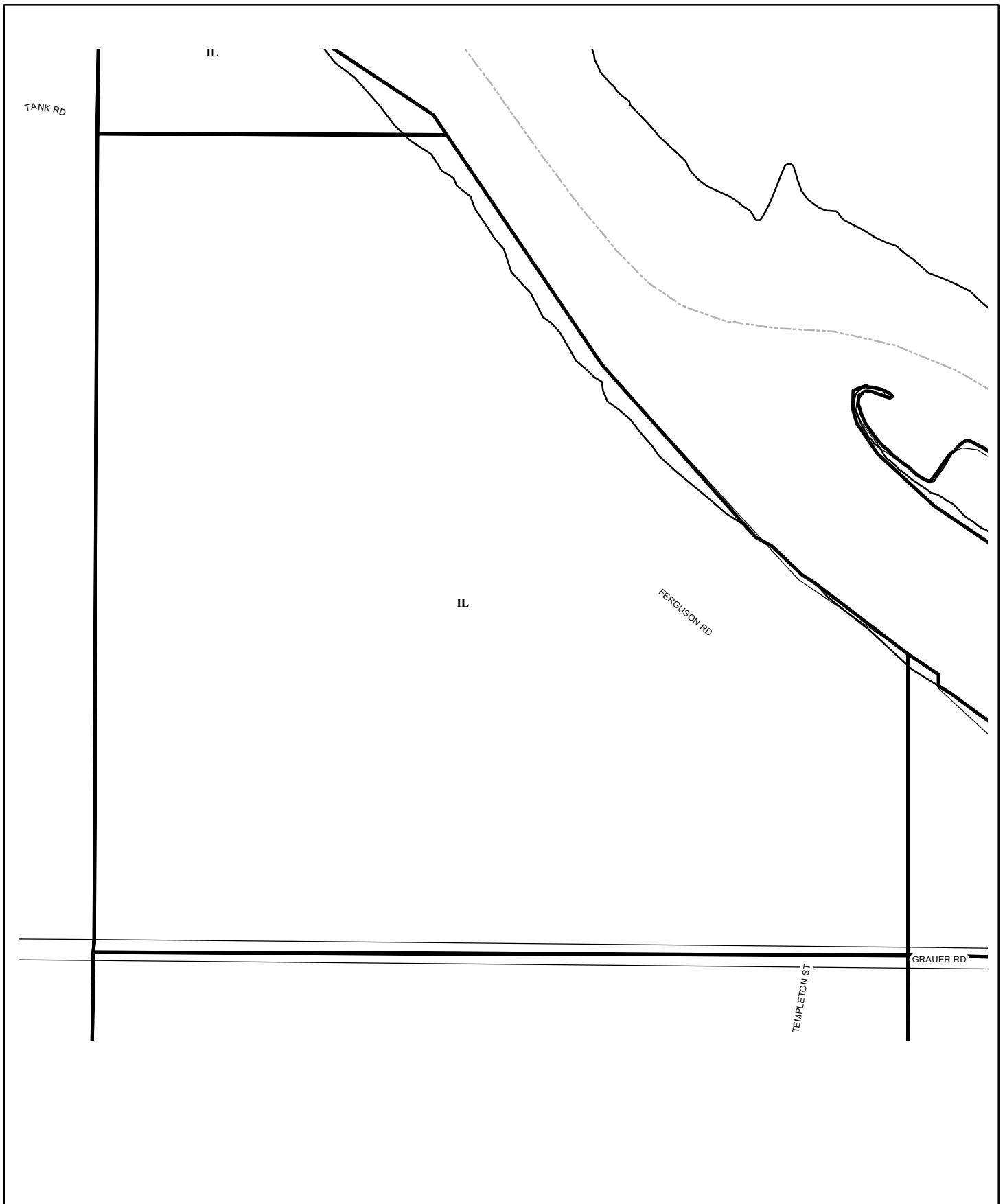
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ZONING Section 17, 5 - 6

Scale: 1:5,000

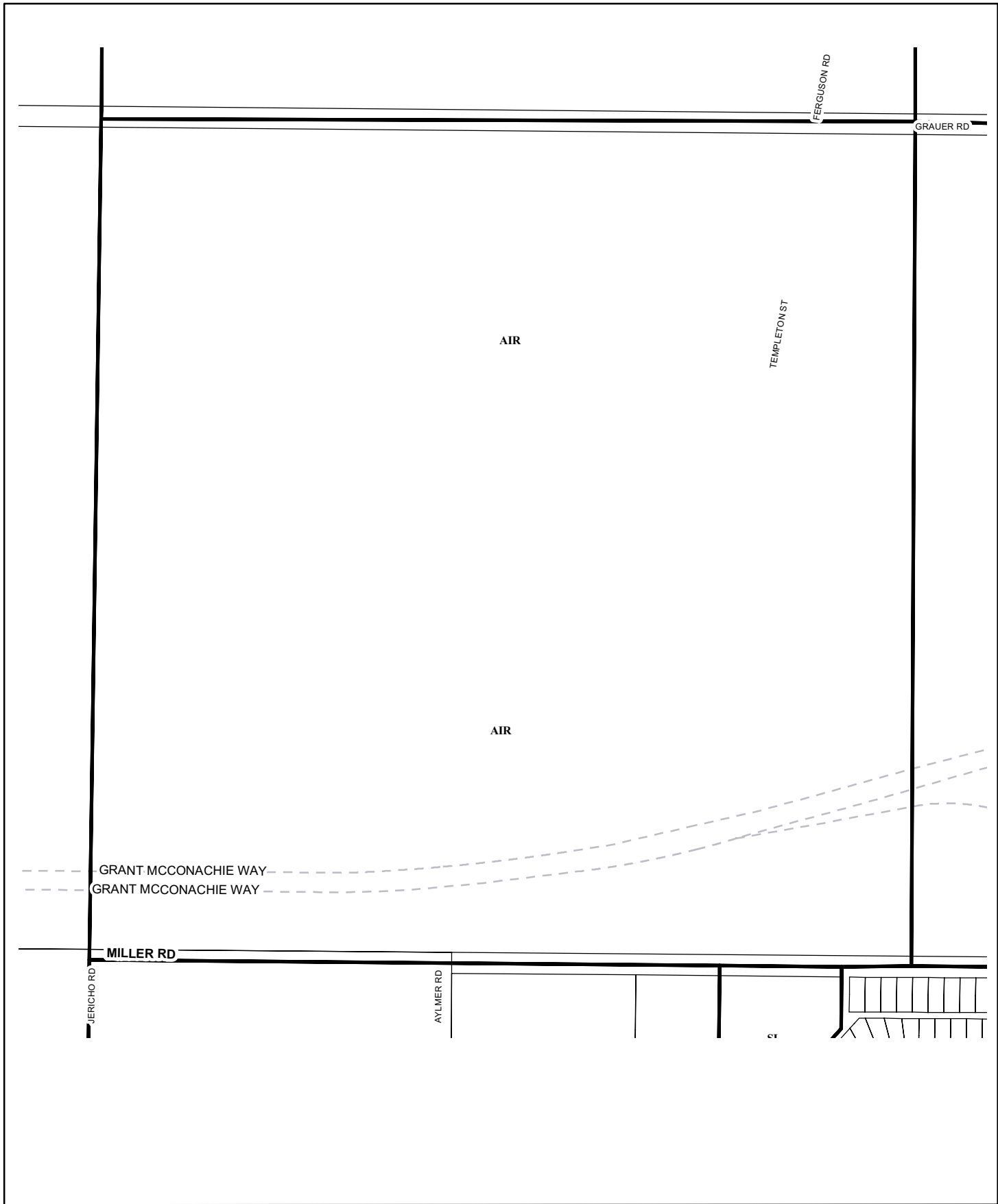
Bylaw 8500
as adopted



ZONING Section 18, 5 - 6

Scale: 1:5,000

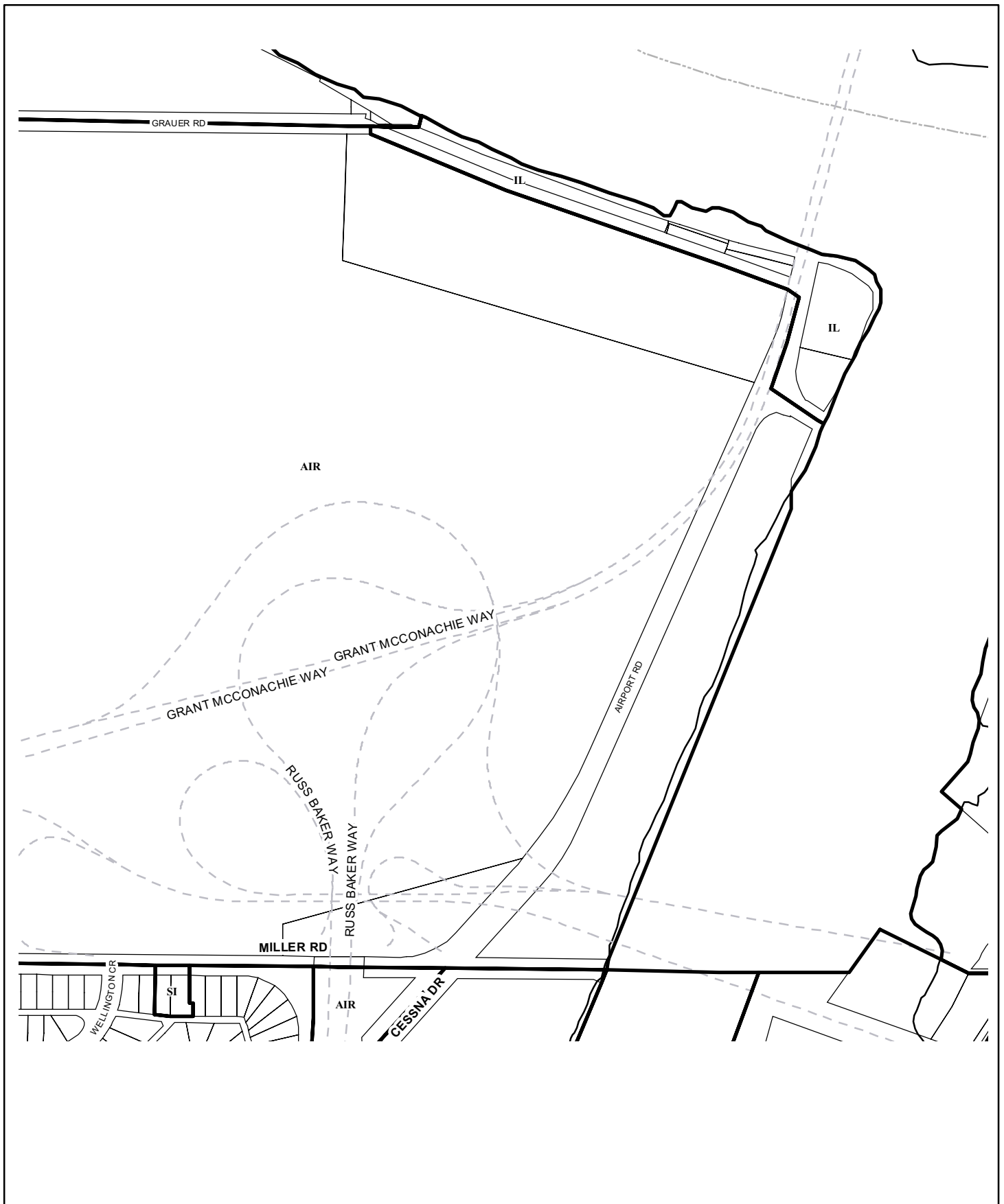
Bylaw 8500
as adopted



ZONING Section 19, 5 - 6

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 20, 5 - 6

Scale: 1:5,000

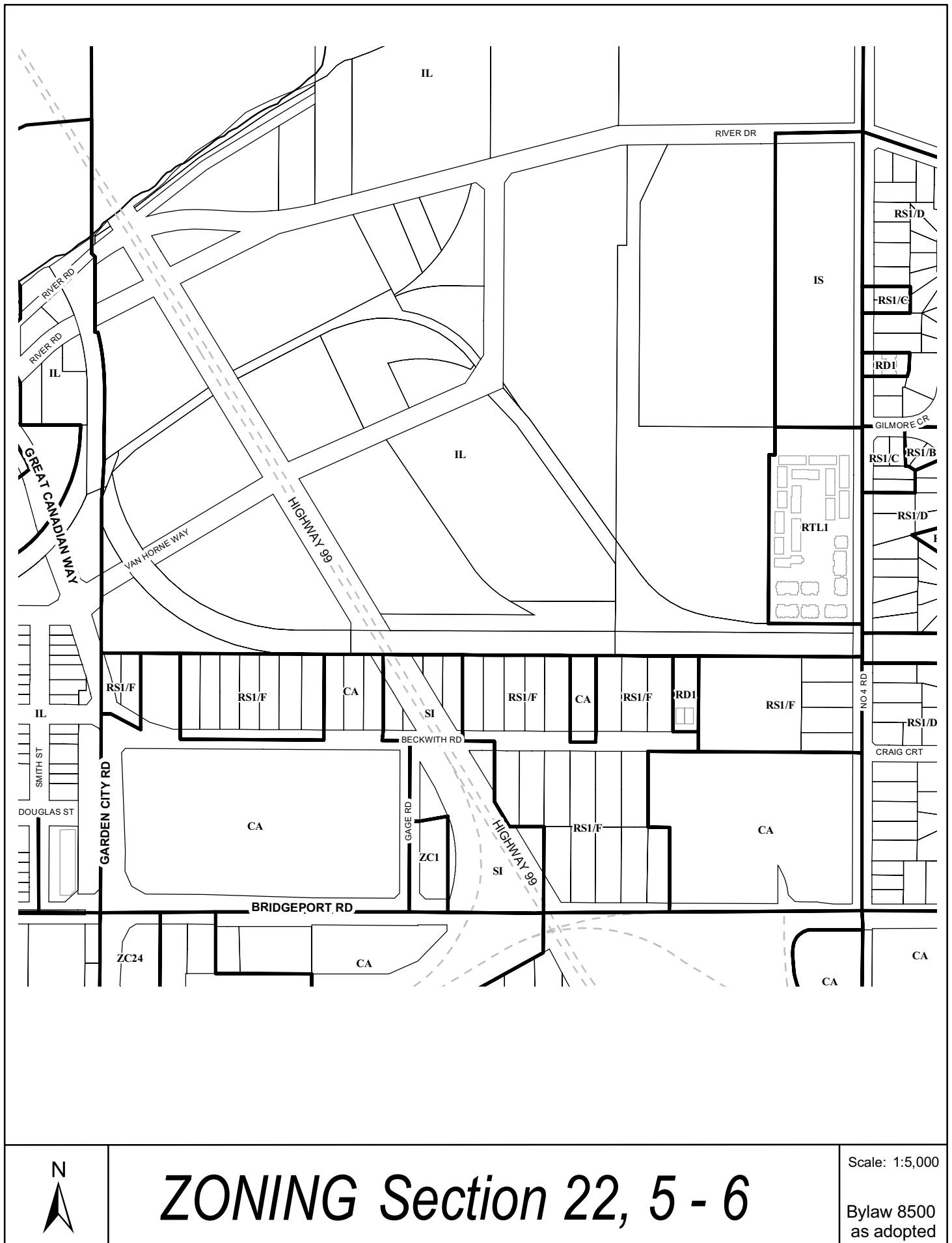
Bylaw 8500
as adopted



ZONING Section 21, 5 - 6

Scale: 1:5,000

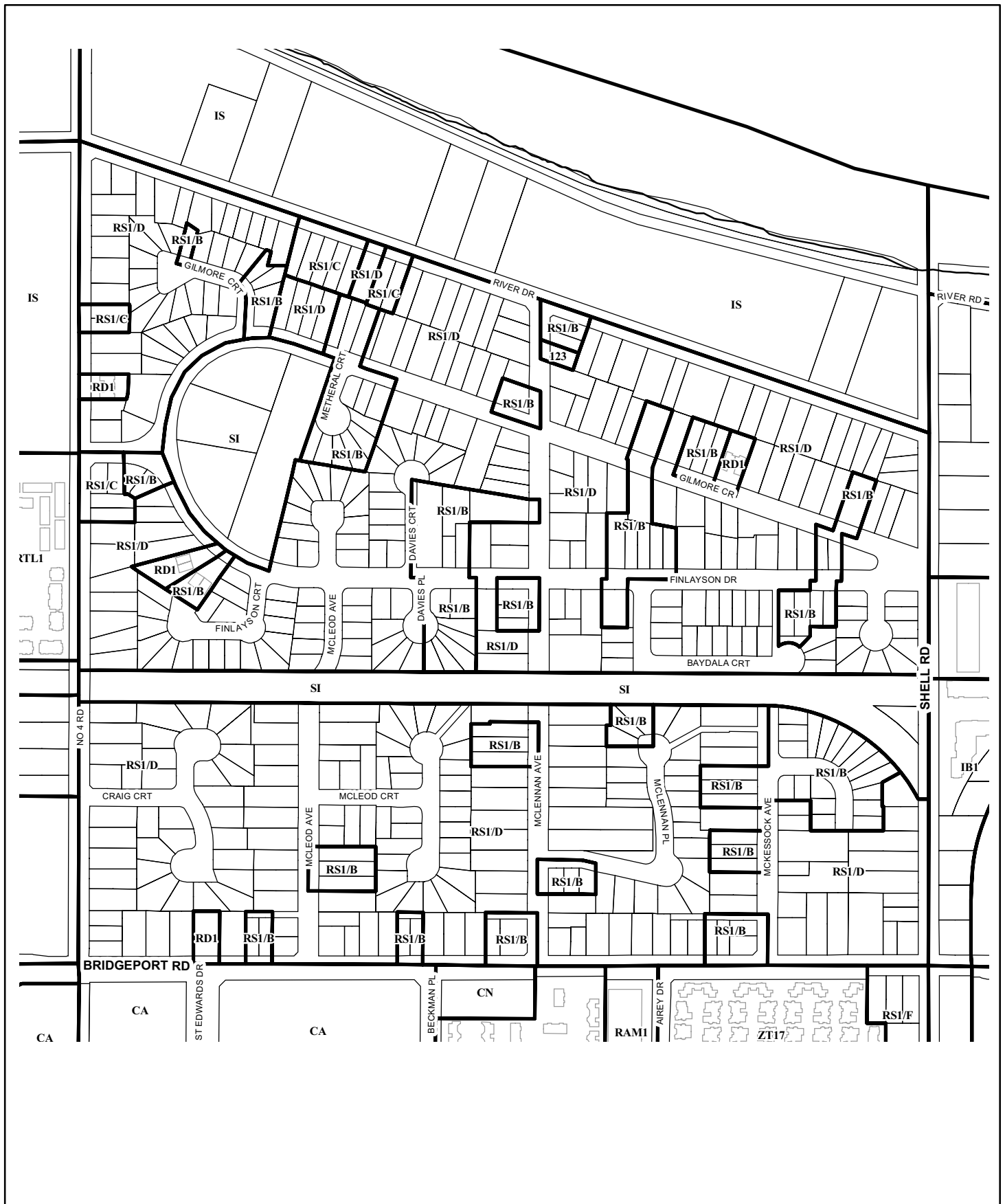
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ZONING Section 22, 5 - 6

Scale: 1:5,000

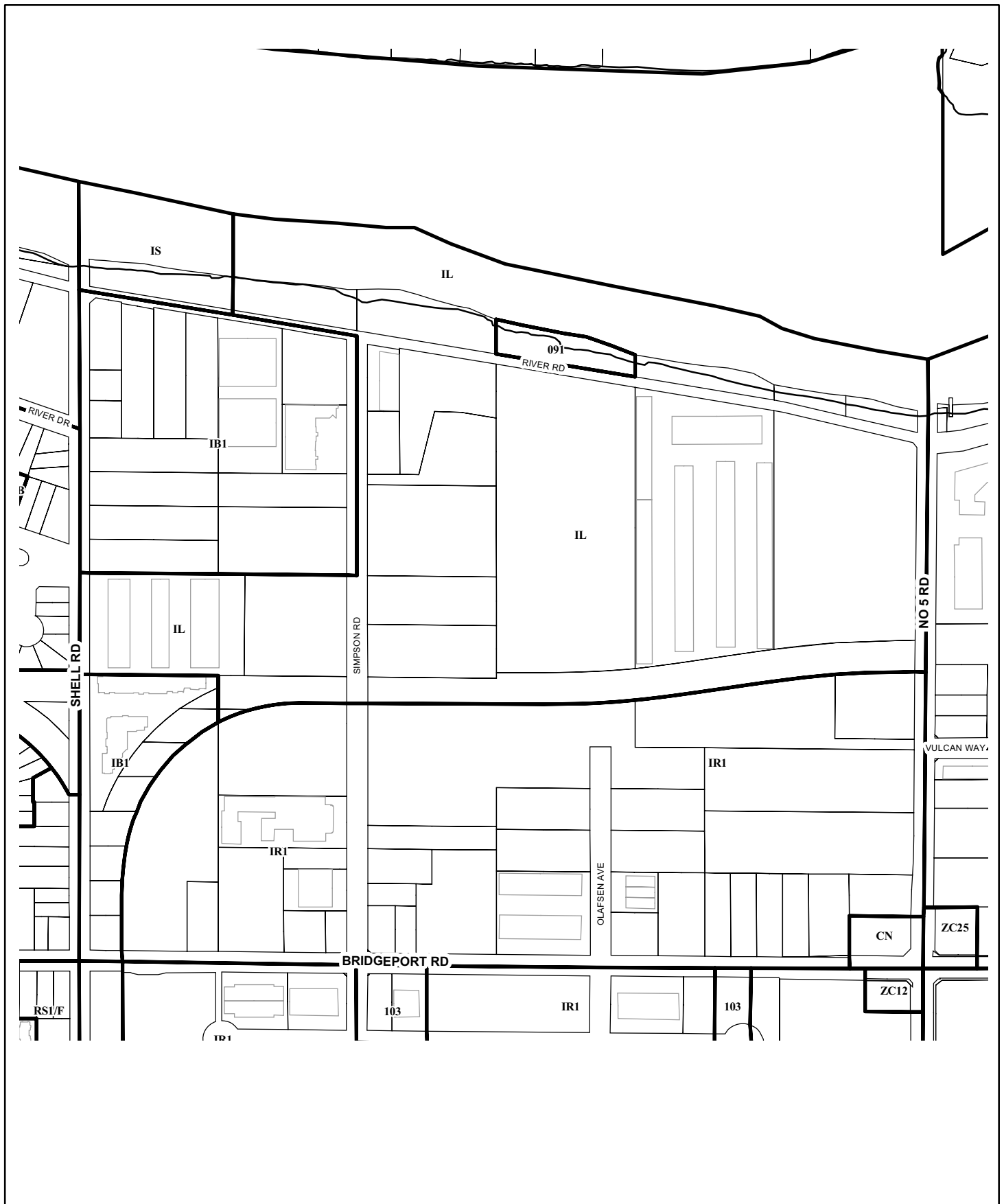
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ZONING Section 23, 5 - 6

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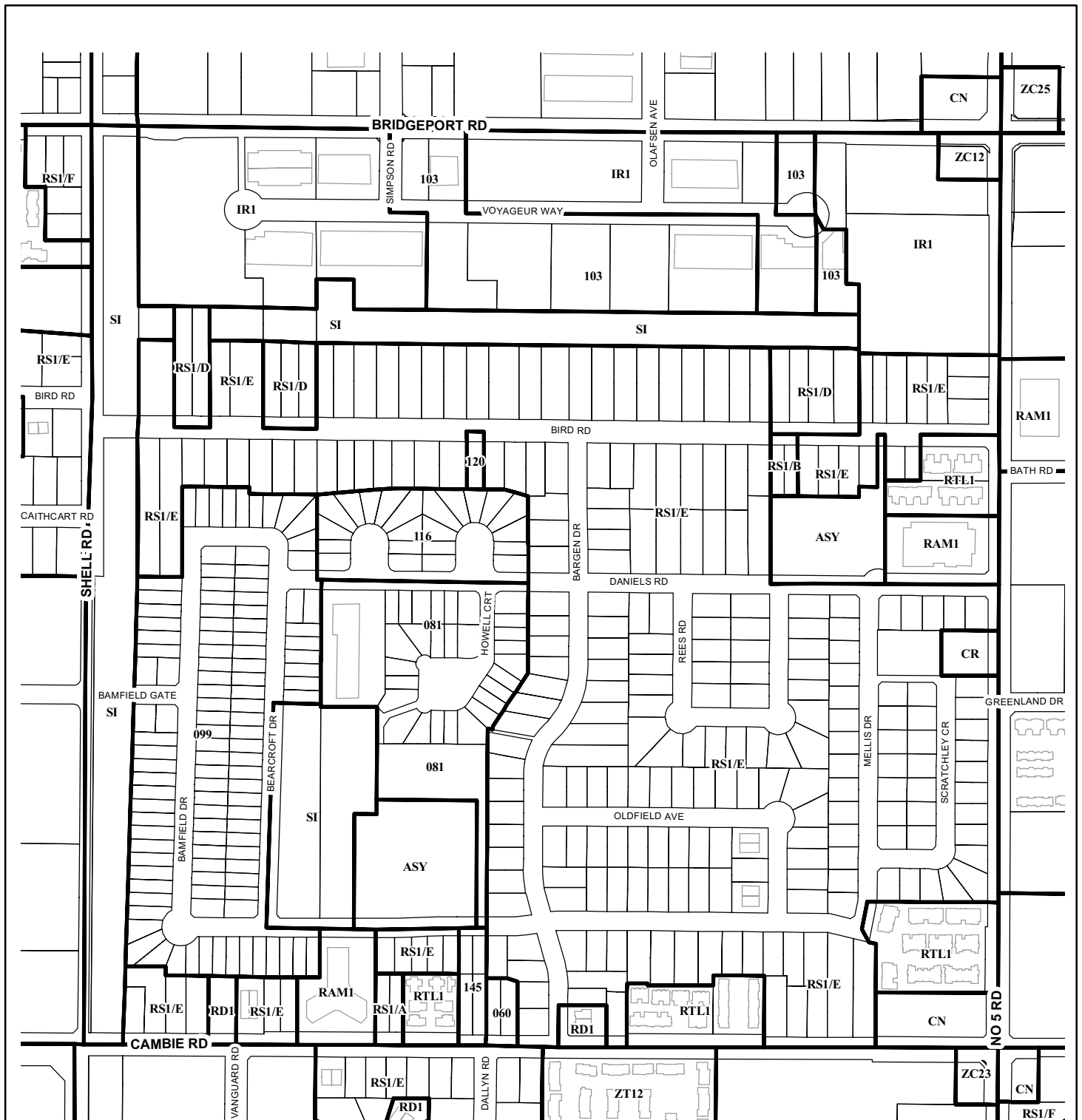
Bylaw 8500
as adopted



ZONING Section 24, 5 - 6

Scale: 1:5,000

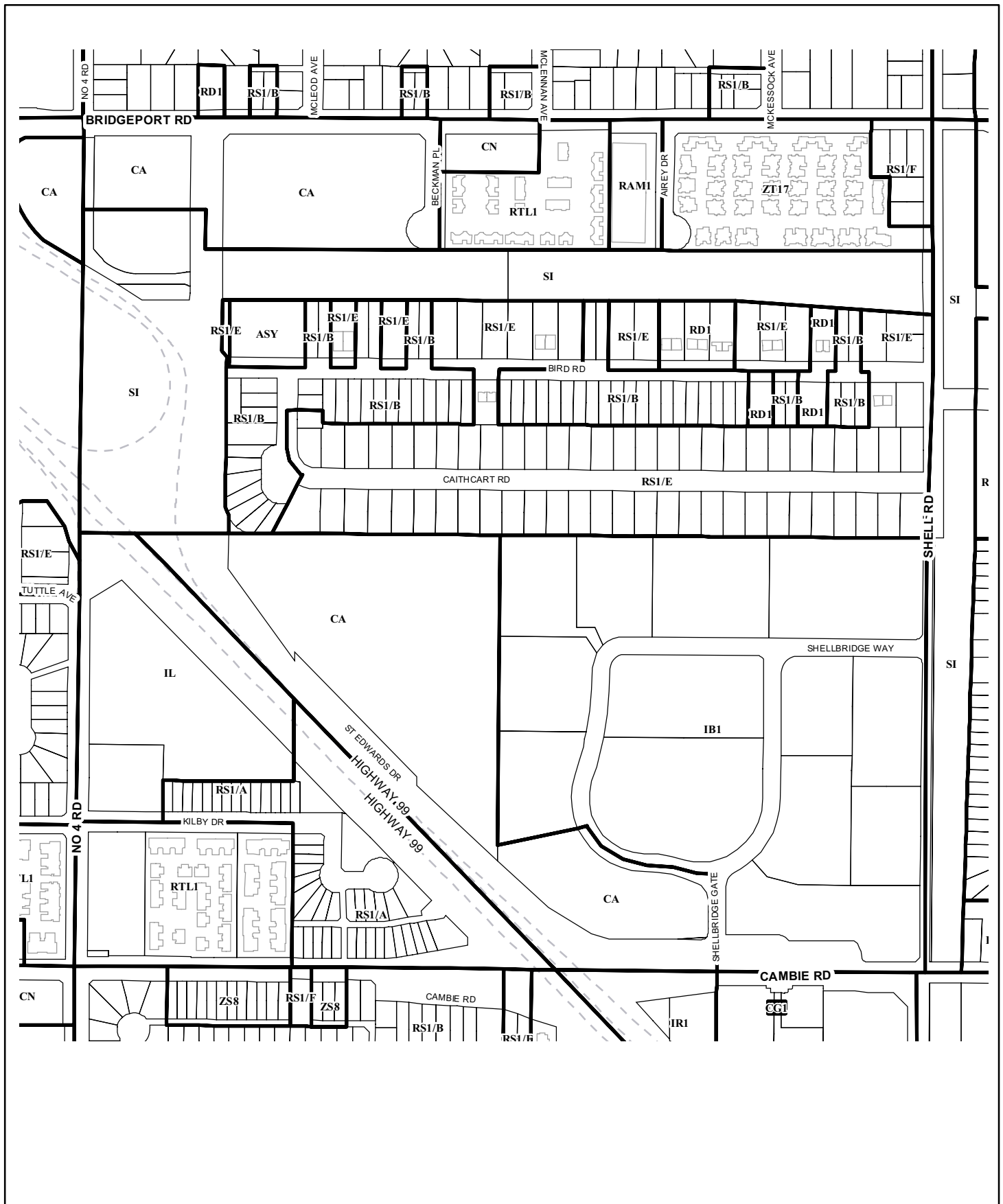
Bylaw 8500
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ZONING Section 25, 5 - 6

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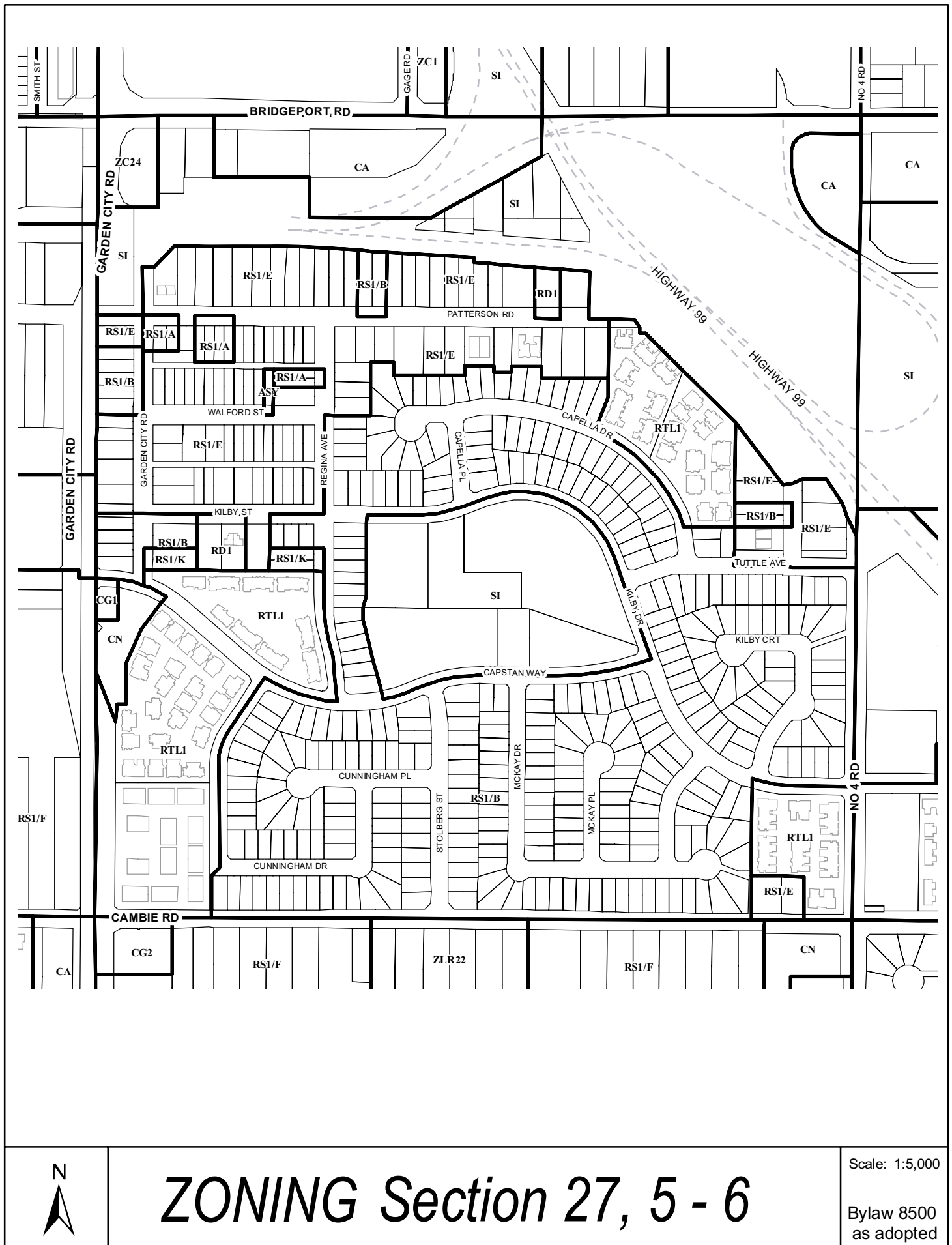
Bylaw 8500
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ZONING Section 26, 5 - 6

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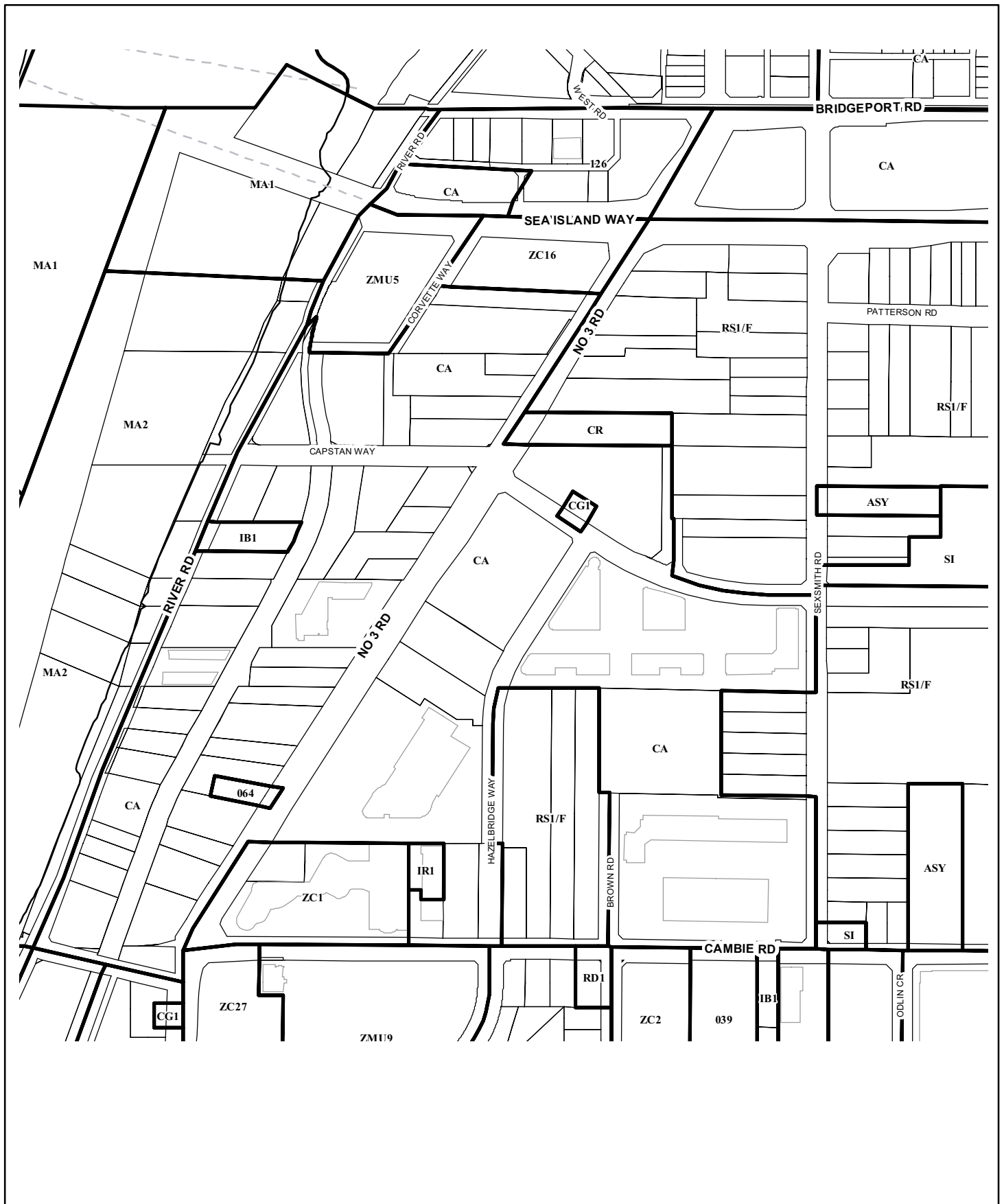
Bylaw 8500
as adopted



ZONING Section 27, 5 - 6

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING Section 28, 5 - 6

Scale: 1:5,000

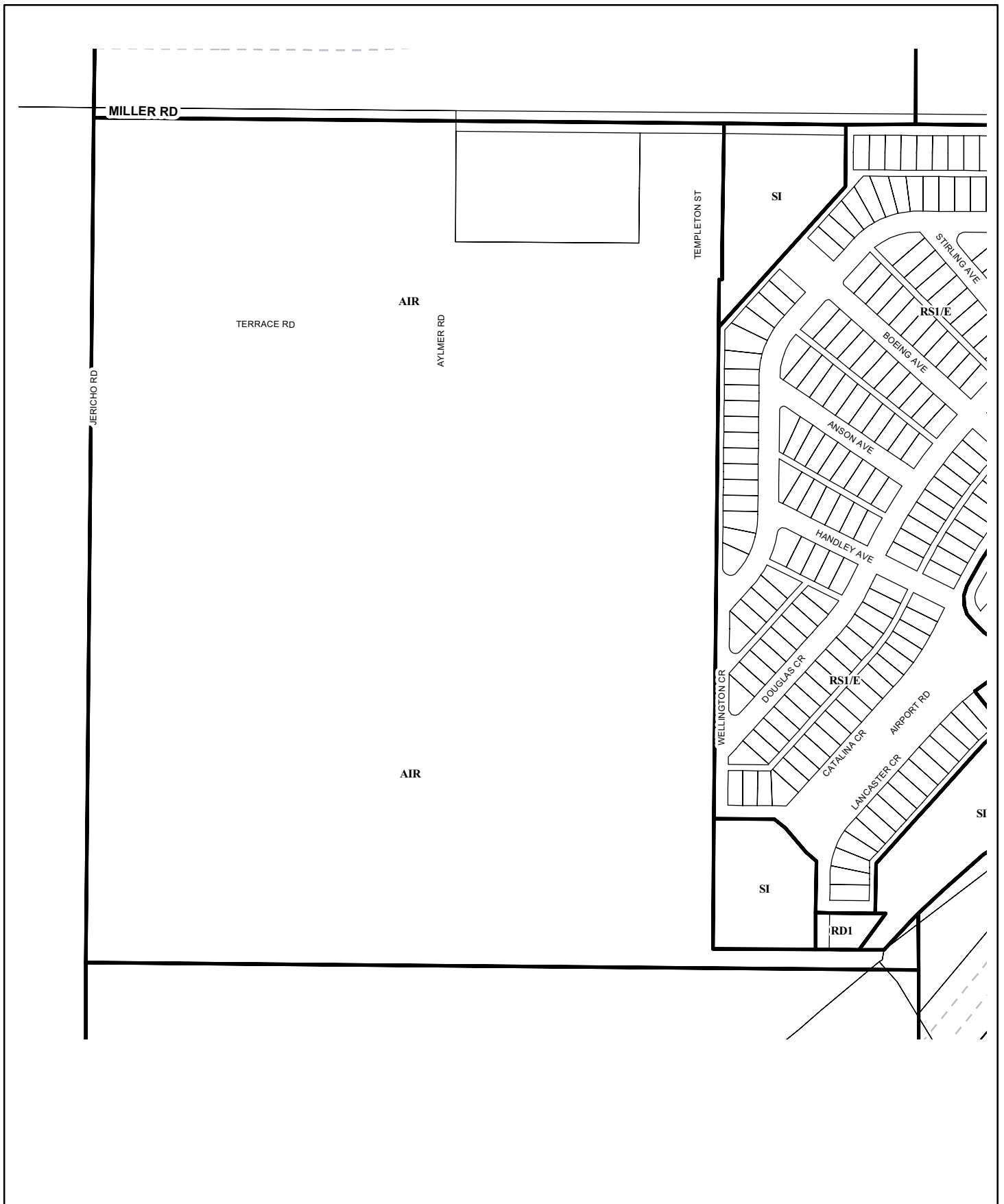
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ZONING Section 29, 5 - 6

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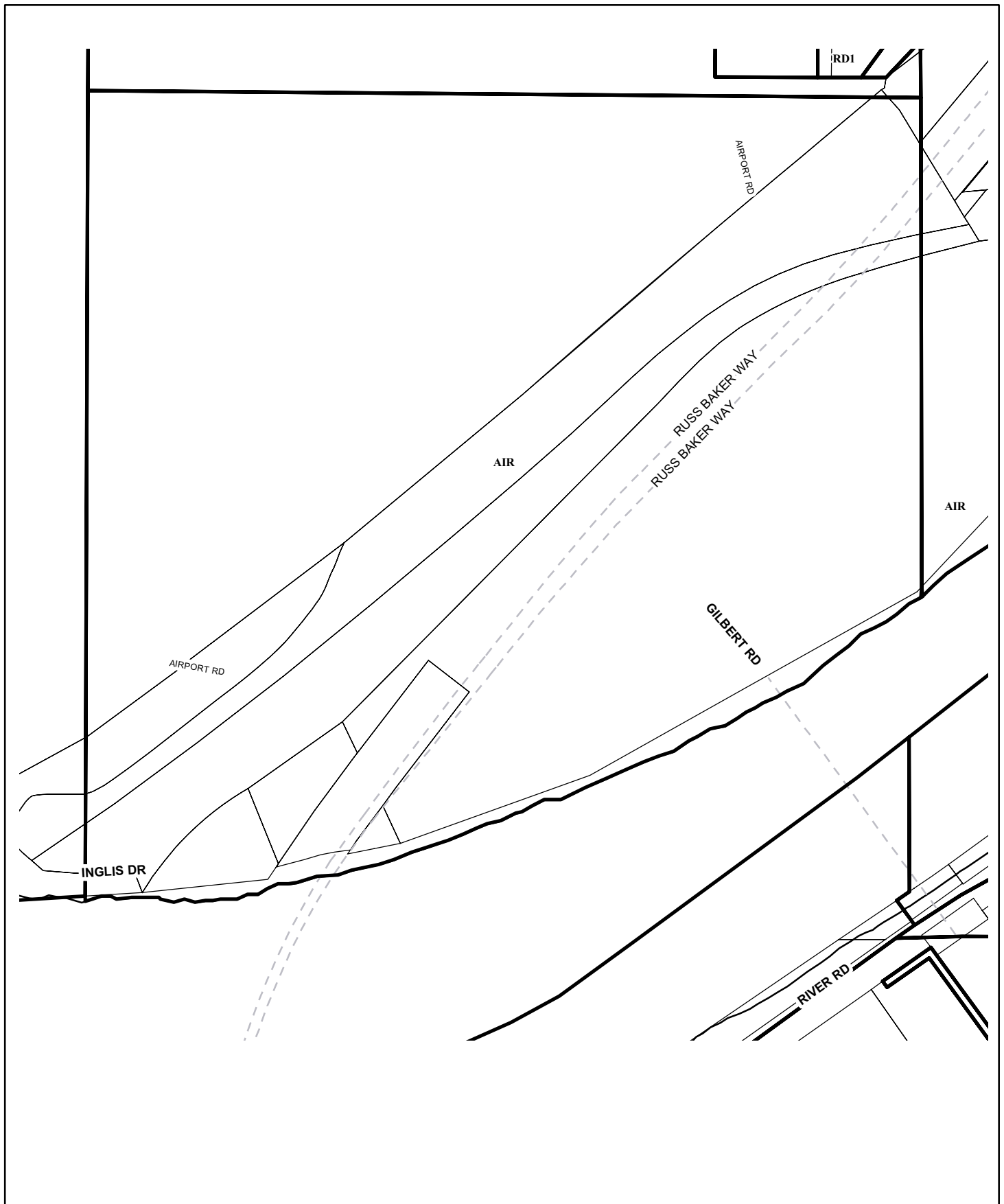
Bylaw 8500
as adopted



ZONING Section 30, 5 - 6

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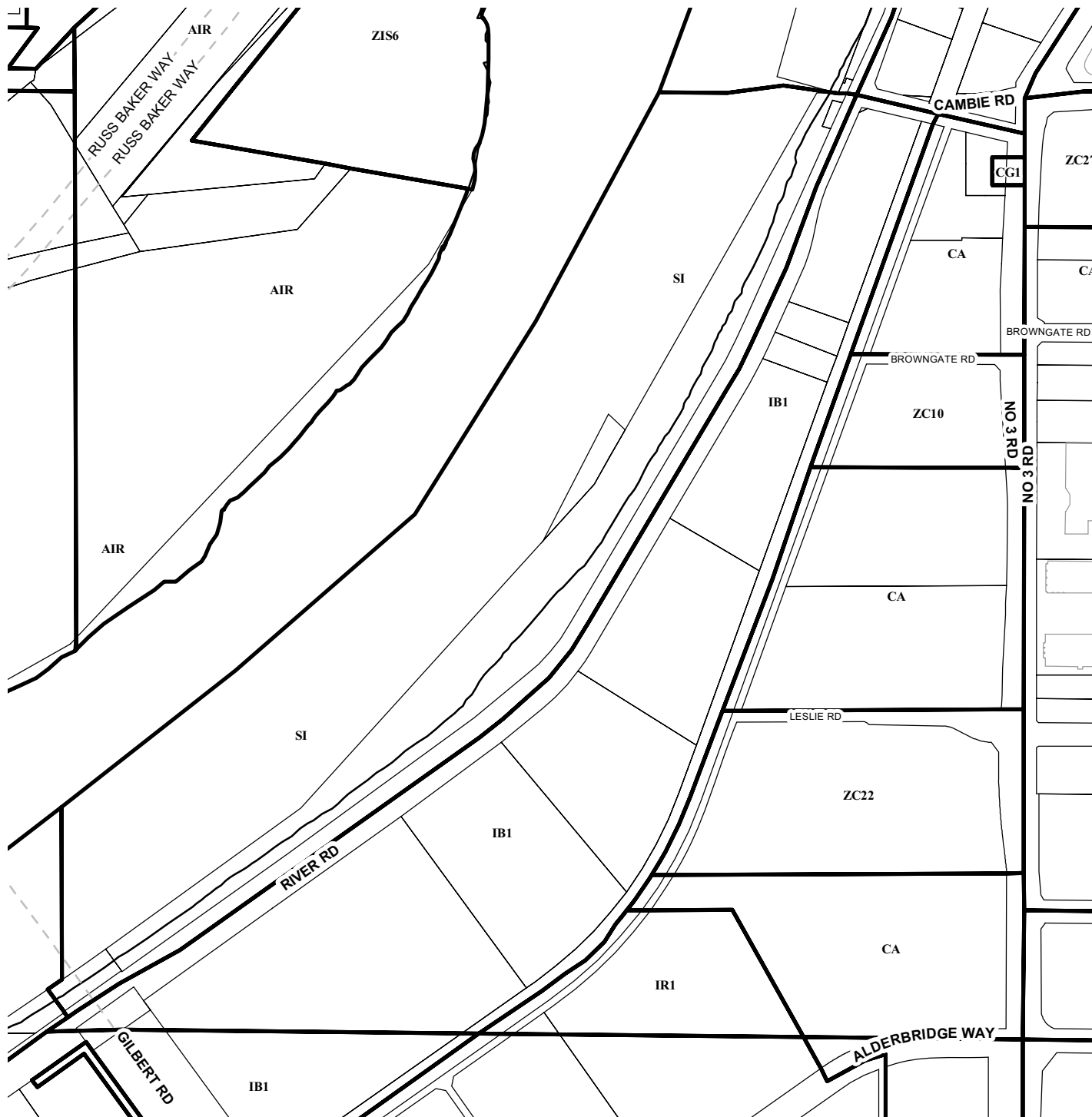
Bylaw 8500
as adopted



ZONING Section 31, 5 - 6

Scale: 1:5,000

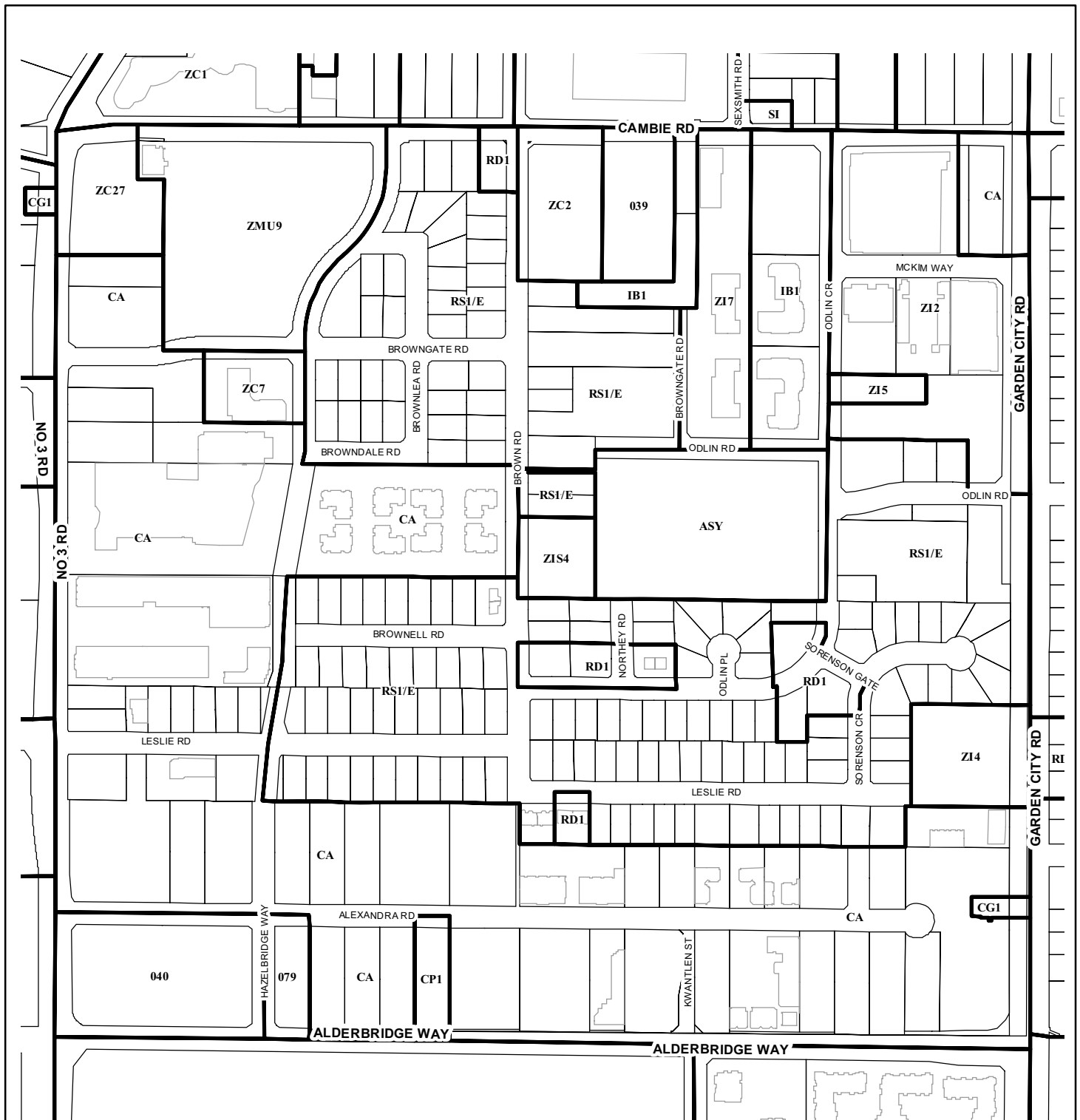
Bylaw 8500
as adopted



ZONING Section 32, 5 - 6

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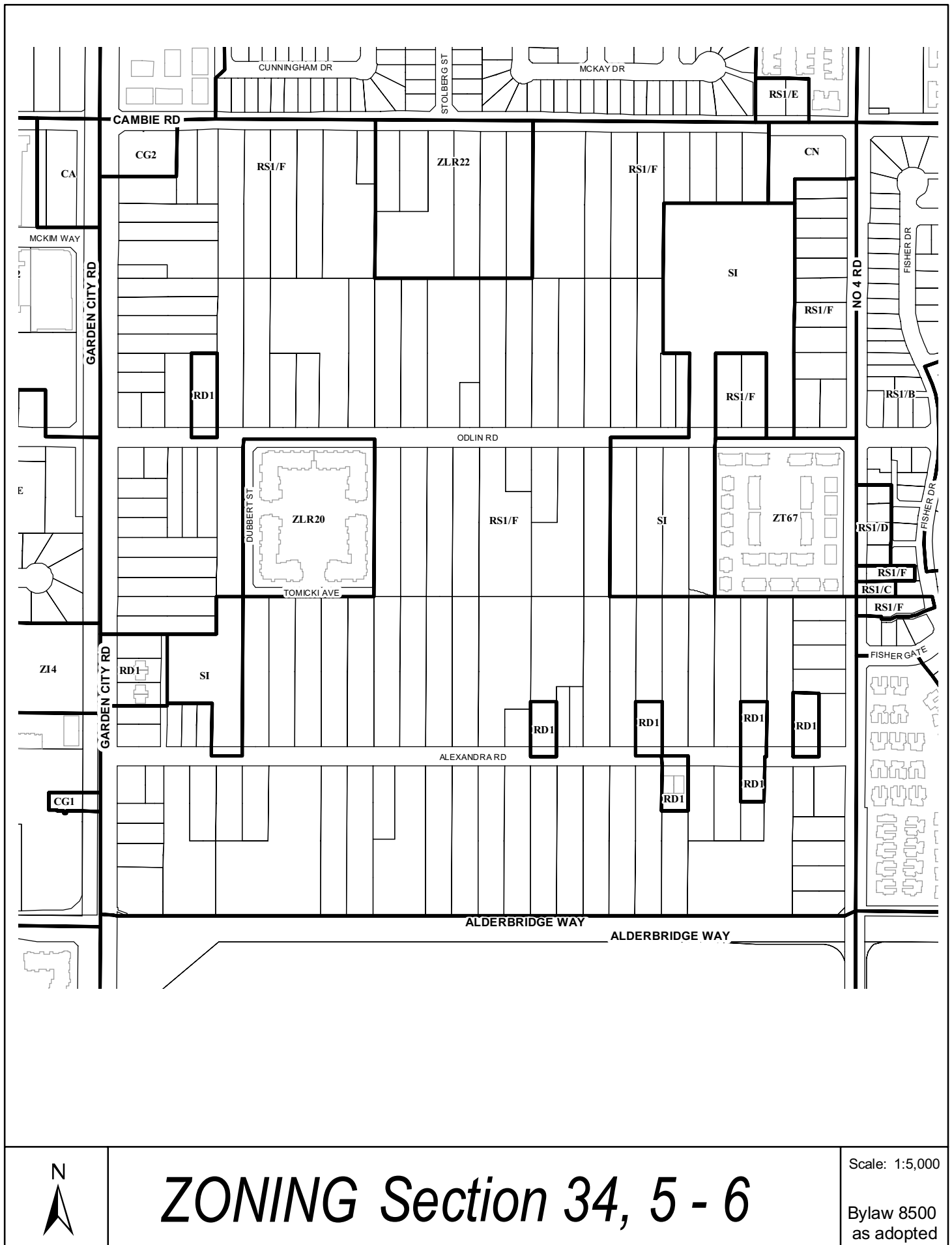
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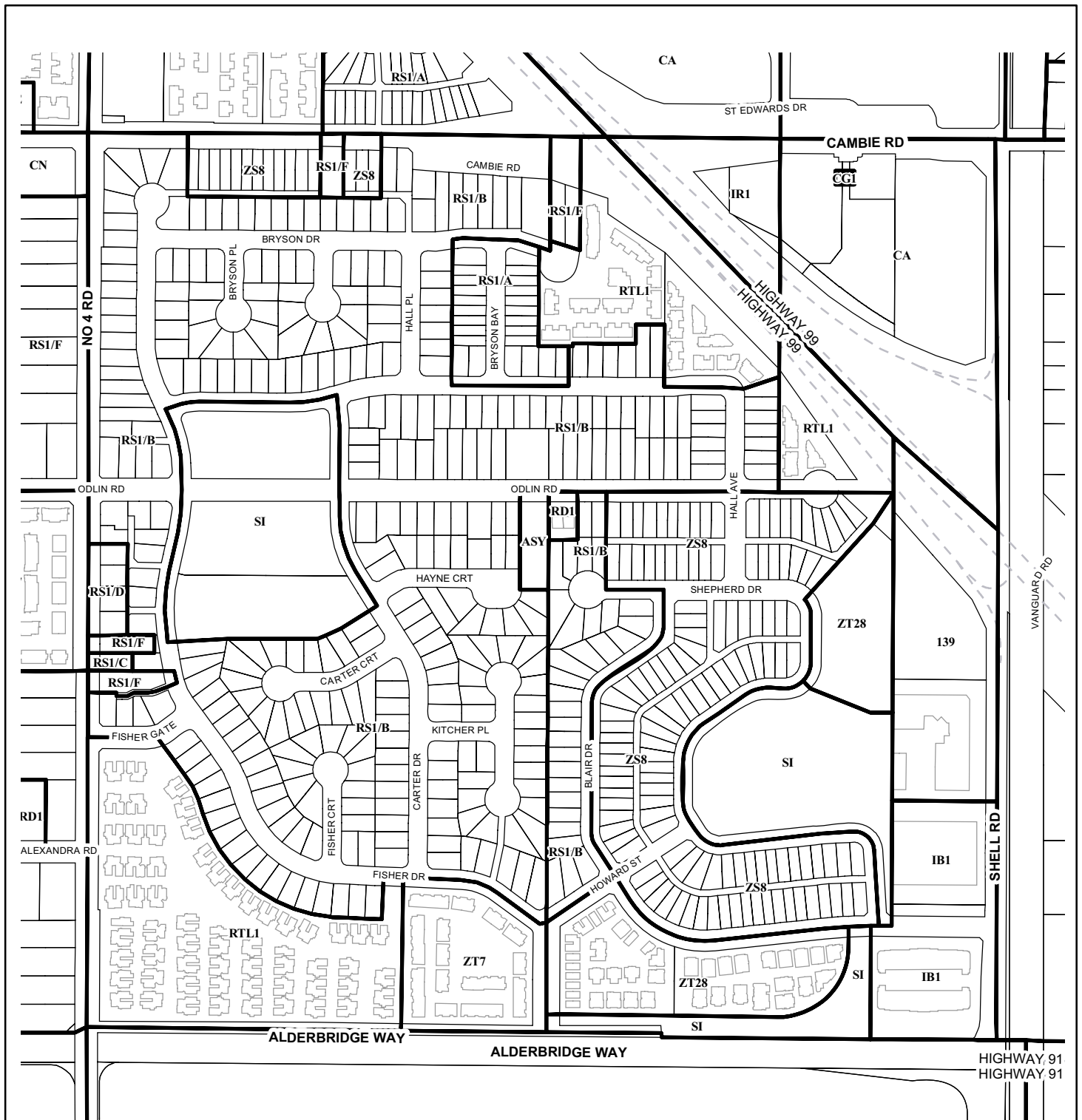
ZONING Section 33, 5 - 6

Scale: 1:5,000

Bylaw 8500
as adopted



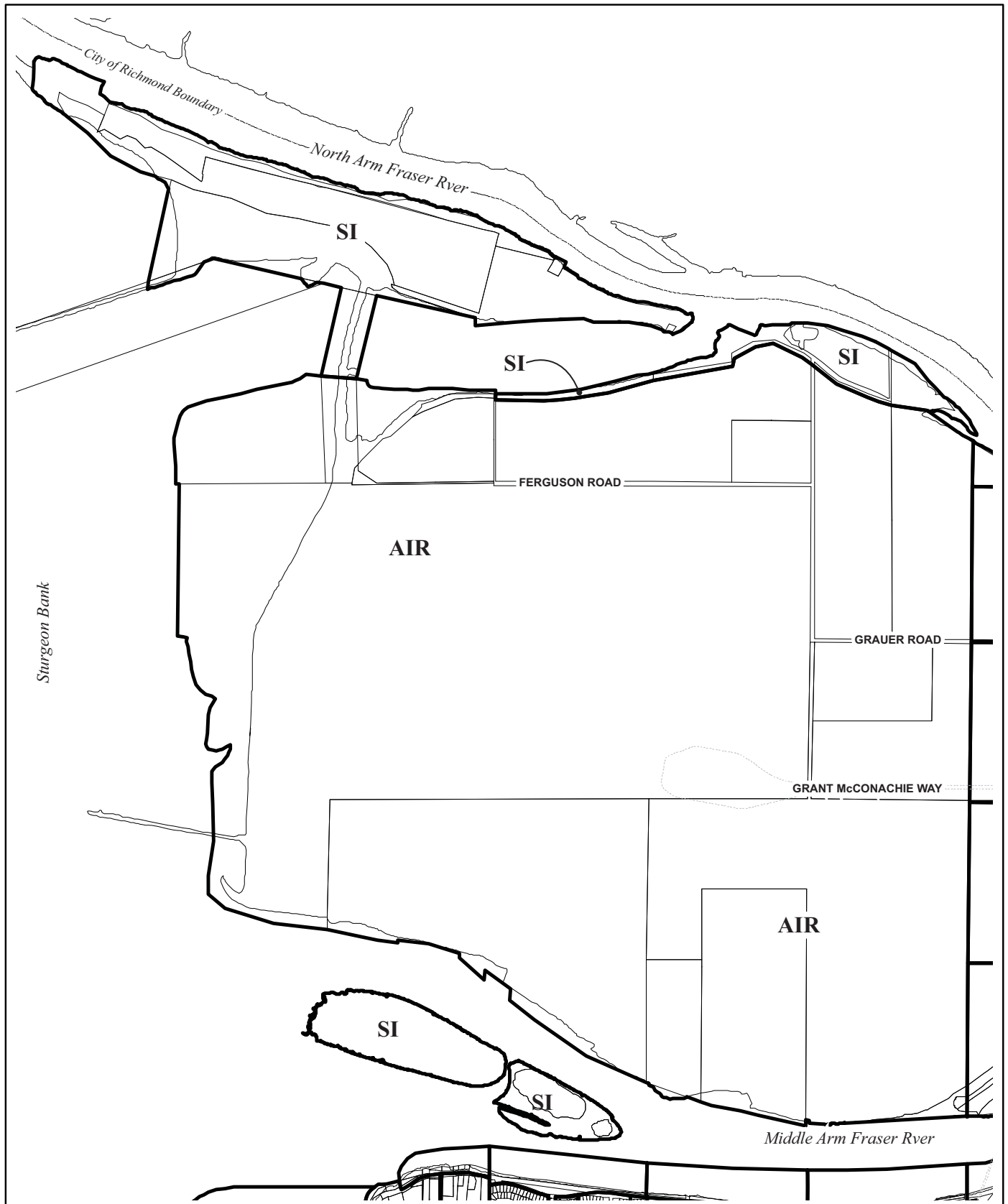
ZONING Section 34, 5 - 6



ZONING Section 35, 5 - 6

Scale: 1:5,000

Bylaw 8500
as adopted



ZONING 5-7, Sea Island

Scale: 1:26,500

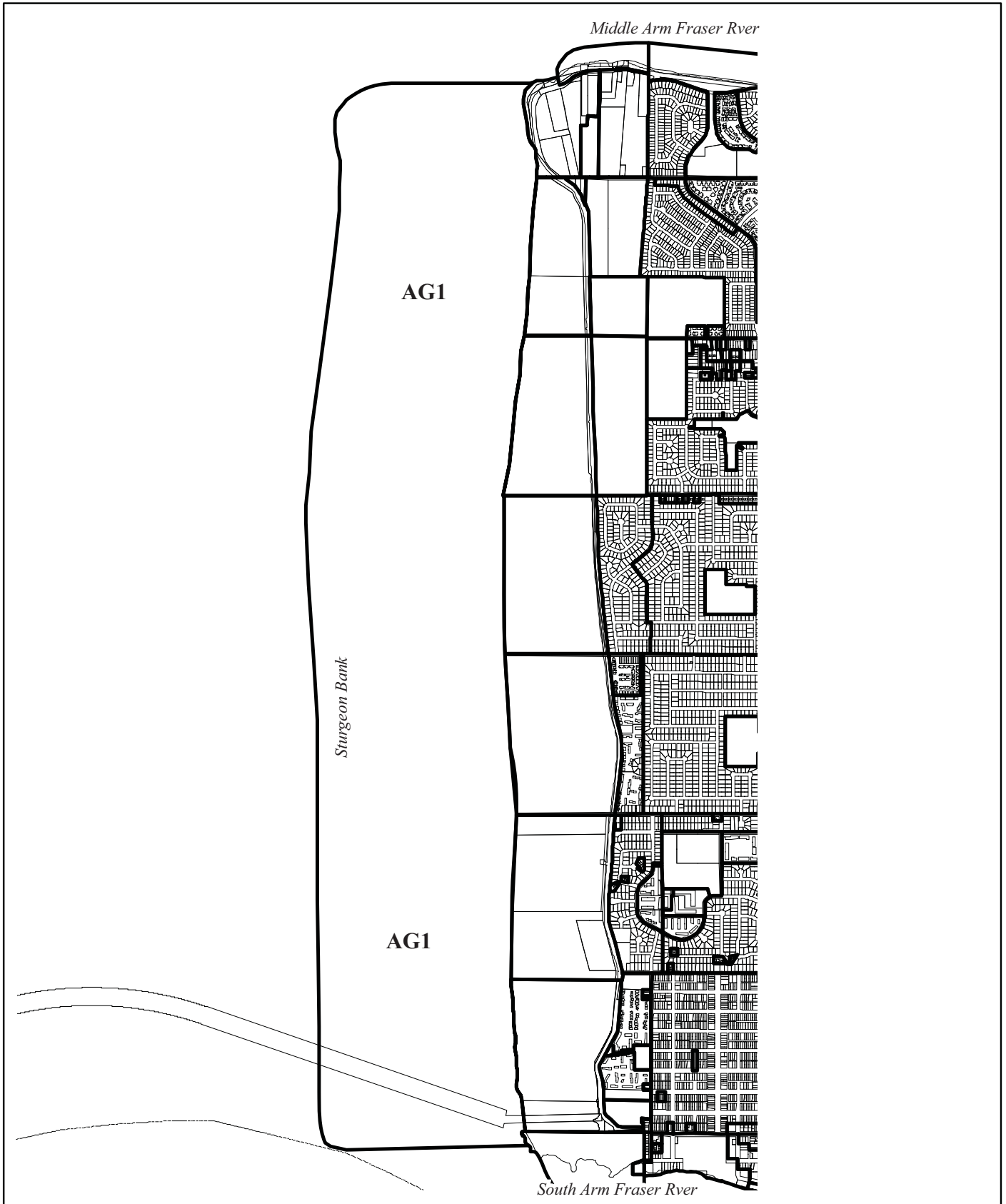
Bylaw 8500
as adopted



ZONING Mitchell & Twigg Islands

Scale: 1:19,700

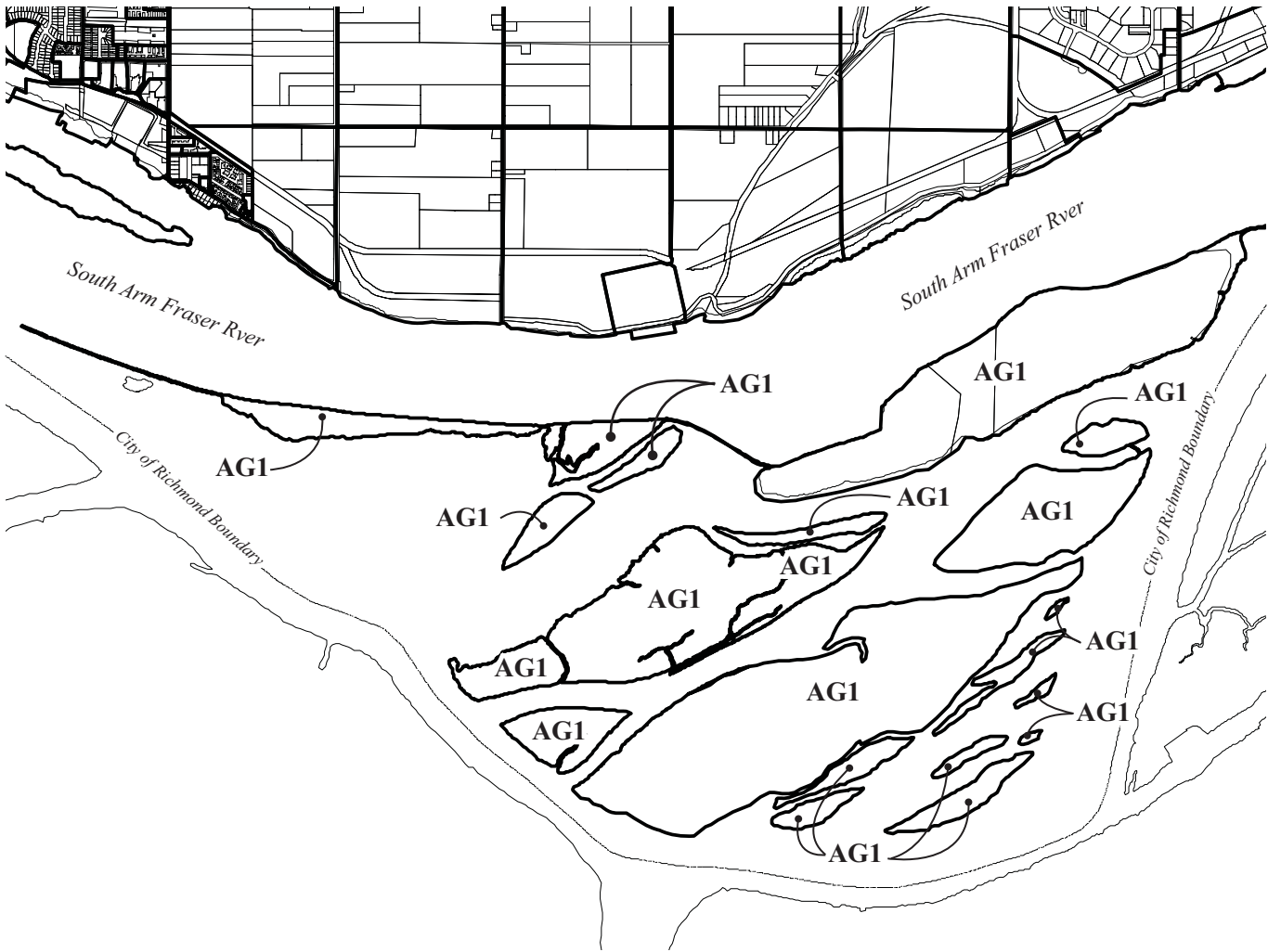
Bylaw 8500
as adopted



ZONING *Sturgeon Bank*

Scale: 1:26,400

Bylaw 8500
as adopted



ZONING *South Arm Islands*

Scale: 1:32,500

Bylaw 8500
as adopted