

## 21.10 Health Care (ZR10) – Pinegrove Place (East Cambie) [Bylaw 9382, Nov 24/15]

### 21.10.1 Purpose

The **zone** provides for health care and assisted living housing. This **zone** is for institutional properties developed under Land Use Contract 081.

### 21.10.2 Permitted Uses

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

### 21.10.3 Secondary Uses

- **n/a**

### 21.10.4 Permitted Density

1. The maximum **floor area ratio** is 0.5.

### 21.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 32% for **buildings**.

### 21.10.6 Yards & Setbacks

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

### 21.10.7 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 structures** is 12.0 m.

### 21.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 5,932 m<sup>2</sup>.

### 21.10.9 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 sight 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.

### 21.10.10 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.

### 21.10.11 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.

