

20.26 Commercial Mixed Use (ZMU26) – Steveston Village [Bylaw 9138, Apr 27/15]

20.26.1 Purpose

The **zone** provides for incentives to support 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.

20.26.2 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
- 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

20.26.3 Secondary Uses

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

20.26.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.26.4.1, the reference to “1.0” is increased to a higher **density** of “1.2” if 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 ZMU26 **zone**.
3. Notwithstanding Section 20.26.4.2, the reference to “1.2” is increased to a higher density of “1.6” if the **owner** pays into the City’s Heritage Trust Account, Steveston Village Conservation Program the sum of \$209,484 (calculated at \$47/sq. ft. multiplied by the 0.4 **density** increase

from 1.2 to 1.6 FAR multiplied by the **lot area** less the sum paid into the **affordable housing reserve** in accordance with Section 20.26.4.2).

4. 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**.
5. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.26.5 Permitted Lot Coverage

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

20.26.6 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) a maximum **setback** of 2.5 m of a ground floor and second floor **building** face (to the underside of floor or roof **structure** above);
 - b) a recessed **balcony** opening shall have a maximum width of 5.8 m, and the total aggregate width shall be a maximum of 30% of the **lot width**;
 - c) a recessed third floor **building** face; and
 - d) the aggregate area of all recesses and openings in items 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.

20.26.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (not to exceed 3 **storeys**).

20.26.8 Subdivision Provisions/Minimum Lot Size

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

20.26.9 Landscaping & Screening

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

20.26.10 On-Site Parking

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0. except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared; and
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) residential visitors – 0.2 space per **dwelling unit**; and

- ii) all other **uses** – on-site parking requirements contained in this bylaw are reduced by 33%.

20.26.11 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 6.0 m in width.

[Bylaw 9723, Jul 17/17]

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.

