

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

- **bed and breakfast** [Bylaw 8672, Jan 24/11]
- **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**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9488, Mar 21/16]
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**.

[Bylaw 9488, Mar 21/16]

4. 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.