

22.53 Steveston Office Commercial (ZC53) – Chatham Street (Steveston)

[Bylaw 10325, Mar 21/22]

22.53.1 Purpose

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 092 on Chatham Street.

22.53.2 Permitted Uses

- **health service, minor**
- **office**
- **retail, convenience**
- **retail, general**

22.53.3 Secondary Uses

- **n/a**

22.53.4 Permitted Density

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 930.2 m².
3. The maximum **floor area ratio** (FAR) is 0.84.
4. The maximum size of **gross leasable floor area** for **convenience retail** and **general retail** is 288.0 m².

22.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 47% for **buildings**.

22.53.6 Yards & Setbacks

1. The minimum **front yard** is 8.5 m.
2. There is no minimum **interior side yard**.
3. The minimum **exterior side yard** is 6.6 m.
4. The minimum **rear yard** is 6.0 m.

22.53.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.8 m, but containing no more than 2 **storeys**.

22.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,100.0 m².

22.53.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.53.10 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 basic on-site parking requirement shall be 24 **vehicle parking spaces** and 1 on-site **loading space**.

22.53.11 Other Regulations

1. **Convenience retail** and **general retail uses** shall be limited to the **first storey** of a **building**.
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.