

20.20 Commercial Mixed Use (ZMU20) – London Landing (Steveston) [Bylaw 8818, Sep 24/12]

20.20.1 Purpose

The **zone** provides for **commercial**, residential and industrial **uses** in the Steveston area.

20.20.2 Permitted Uses

- **amenity space, community**
- **child care**
- **education**
- **education, commercial**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **live/work dwelling**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.20.3 Secondary Uses

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

20.20.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Despite Subsection 20.20.4.1, the reference to “1.2” in relation to the maximum **floor area ratio** is increased to the higher density of “1.62” if the **owner** provides:
 - 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 5.15.1 of this bylaw, at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU20 **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.

20.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 76% for **buildings**.

20.20.6 Yards & Setbacks

1. The minimum north side **setback** is 3.0 m.
2. The minimum west side **setback** is 5.5 m, except that:
 - a) the minimum **setback** for columns supporting a roof forming part of the **building** is not less than 1.8 m; and
 - b) decks located above the **first storey** supported by columns forming part of the **principal building** may project into the **setback** for a distance of not more than 2.8 m.
3. There is no minimum east side **setback**, except that:
 - a) the minimum east side **setback** for any **storey** above **first storey** is 7.0 m; and
 - b) decks located above the **first storey** supported by columns forming part of the **principal building** may project into the **setback** for a distance of not more than 2.8 m.
4. The **minimum** south side **setback** from a public **park** is 1.0 m.
5. A parking **structure** may project into the **setback**, 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**.

20.20.7 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.

20.20.8 Subdivision Provisions/Minimum Lot Size

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

20.20.9 Landscaping & Screening

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

20.20.10 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.

20.20.11 Other Regulations

1. The following **principal uses** are permitted in this **zone** provided they are restricted to the **first storey** of the **building** in which the **use** is located:
amenity space, community;
child care;
education;
education, commercial;
health service, minor;
industrial, general;
manufacturing, custom indoor;
office;
recreation, indoor;
restaurant;
retail, convenience;
retail, general;
service, business support;
service, financial;
service, household repair;
service, personal;
studio; and
veterinary service.
 2. **Apartment housing** is a permitted **principal use** in this **zone** provided it is restricted to the second **storey** 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 **storey** and above of the **building** in which the **uses** are located:
boarding and lodging;
community care facility, minor; and
home business.
- [Bylaw 9723, Jul 17/17]*
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.

