

21.12 Assembly and Congregate Housing (ZR12) – Garry Street (Steveston) [Bylaw 9814, Jun 24/19]

21.12.1 Purpose

This **zone** provides for **religious assembly, congregate housing** and other limited supporting and accessory **uses**.

21.12.2 Permitted Uses

- **religious assembly**
- **congregate housing**

21.12.3 Secondary Uses

- **childcare**
- **interment facility**
- **health service, minor**
- **residential security/operator unit**

21.12.4 Permitted Density

1. The maximum **floor area ratio** is 0.78.
2. Notwithstanding Section 21.12.4.1, the maximum **floor area ratio** for a **congregate housing** complex is 9,130 m² (0.7 **floor area ratio**).
3. For the purposes of this **zone** any covered unenclosed walkway is not included in the calculation of **floor area ratio**.

21.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

21.12.6 Yards & Setbacks

1. For a **religious assembly building**:
 - a) The minimum **front yard** is 20 m.
 - b) The minimum **interior side yard** (east) is 7 m.
 - c) The minimum **side yard** (west) is 30 m.
 - d) The minimum **rear yard** is 80 m.
2. For a **congregate housing building**:
 - a) The minimum **front yard** is 70 m.
 - b) The minimum **interior side yard** (east) is 6 m.
 - c) The minimum **side yard** (west) is 14.5 m.
 - d) The minimum **rear yard** is 6 m.

21.12.7 Permitted Heights

1. The maximum **building height** for a **religious assembly building** and **accessory structure** is 12 m.

2. The maximum **building height** for a **congregate housing building** is 15 m.

21.12.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 13,000 m².

21.12.9 Landscaping & Screening

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

21.12.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

21.12.11 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.