

15.9 Residential Child Care (ZS9) – East Cambie

15.9.1 Purpose

The **zone** provides for **child care** facilities with housing as a **secondary use**.

15.9.2 Permitted Uses

- **child care**

15.9.3 Secondary Uses

- **housing, single detached**

15.9.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit**.
2. The maximum **floor area ratio** (FAR) is 0.67.
3. For the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) covered areas of the **principal building** which are open on one or more sides limited to a maximum of 30.0 m²; and
 - b) all **accessory buildings**.

15.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

15.9.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. 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.

15.9.7 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 maximum **height** for **accessory structures** is 9.0 m. [Bylaw 9488, Mar 21/16]

15.9.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	15.0 m	n/a	540.0 m ²

15.9.9 Landscaping & Screening

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

15.9.10 On-Site Parking and Loading

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

15.9.11 Other Regulations

1. A **child care** facility in this **zone** is limited to a maximum of 30 children.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.