

20.40 Commercial Mixed Use (ZMU40) – London Landing (Steveston) [Bylaw 9953, Mar 22/21]

20.40.1 Purpose

The **zone** provides for **commercial**, residential and industrial **uses** in the London/Princess Sub Area in the Steveston Area Plan.

20.40.2 Permitted Uses

- **child care**
- **health service, minor**
- **housing, apartment**
- **housing, town**
- **industrial, general**
- **office**
- **recreation, indoor**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, household repair**

20.40.3 Secondary Uses

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

20.40.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.40.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.45” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 c) of this bylaw, at the time **Council** adopts a zoning bylaw to include the **site** in the ZMU40 **zone**.

20.40.5 Permitted Lot Coverage

1. The maximum permitted **lot coverage** is 55% for **buildings**.

20.40.6 Yards & Setbacks

1. There is no minimum **setback** to the west, north and east **property lines** for a below **grade** parking **structure** except that the minimum **setback** to the south **property line** (Dyke Road) for a below **grade** parking **structure** is 3.5 m.
2. The minimum **setback** to the north **property line** for a **building** is 3.0 m at the **first storey** located above a parking **structure** and 2 m for all remaining parts of the **building** above the **first storey**.
3. The minimum **setback** to the east **property line** for a **building** is 3.0 m except that **bay windows** located on the **first storey** located above a parking **structure** may project into the **setback** not more than 0.2 m.

4. There is no minimum **setback** to the west **property line** except that:
 - a) The minimum **setback** to the west **property line** for a **building** is 6.0 m for all portions of the **building** above the **first storey**.
 - b) Unenclosed decks located above the **first storey** supported by columns may project into this **setback** not more than 3.2 m.
5. The minimum **setback** to the south **property line** for a **building** located above a parking **structure** is 10.0 m except that unenclosed decks supported by columns may project into the **setback** not more than 2.5 m.

20.40.7 Permitted Heights

1. The maximum **building height** is 20 m.

20.40.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,700 m².

20.40.9 Landscaping & Screening

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

20.40.10 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:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) A maximum of 11 small car **parking spaces** is permitted for the residential units.

20.40.11 Other Regulations

1. The following **uses** permitted in this **zone** shall only be located on the ground floor of a **building** located directly above a parking **structure** with a maximum **setback** of 1.5 m to the west **property line** and with a maximum combined **gross leasable floor area** of 130 m²:
 - **child care**
 - **health service, minor**
 - **industrial, general**
 - **office**
 - **recreation, indoor**
 - **retail, convenience**
 - **retail, general**
 - **service, financial**
 - **service, household repair**
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. **Town housing** is a permitted **principal use** in this **zone** provided the units are not situated within 7.5 m of a **lot line abutting a road**.

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.

