

21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) [Bylaw 8433, May 25/10]

21.6.1 Purpose

The **zone** provides for **congregate housing** and a limited range of compatible **secondary uses**.

21.6.2 Permitted Uses

- **congregate housing**

21.6.3 Secondary Uses

- **entertainment, spectator**
- **private club**
- **restaurant**
- **government service** [Bylaw 8761, Jul 25/11]
- **health service, minor** [Bylaw 8761, Jul 25/11]
- **office** [Bylaw 8761, Jul 25/11]
- **retail, general** [Bylaw 8761, Jul 25/11]

21.6.4 Permitted Density

1. The maximum **floor area ratio (FAR)** is 1.75.
2. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered walkways, bicycle storage areas and garbage & recycling facilities;
 - b) elevator shafts and common stairwells above the ground floor level; and
 - c) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 200.0 m² per **lot**.

21.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

21.6.6 Yards & Setbacks

1. The public **road setback** is 0.80 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 3.0 m.

21.6.7 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.

21.6.8 Subdivision Provisions/Minimum Lot Size

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

21.6.9 Landscaping & Screening

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

21.6.10 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) for **congregate housing** the parking requirement is 0.4 **parking spaces** for each **sleeping unit**; and
 - b) for all other secondary uses the parking requirement is 8.5 parking spaces per 100.0 m² of gross leasable floor area of building.

21.6.11 Other Regulations

1. Signage shall be in accordance with the “Other Zones” in Richmond *Sign Bylaw No. 9700*, as may be amended or replaced. [Bylaw 9723, Jul 17/17]
2. The following secondary uses shall not exceed a combined **gross leasable floor area** of 1,200.0 m²:
 - a) **entertainment, spectator**;
 - b) **private club**;
 - c) **restaurant**;
 - d) **government service**; [Bylaw 8761, Jul 25/11]
 - e) **health service, minor**; [Bylaw 8761, Jul 25/11]
 - f) **office**; and [Bylaw 8761, Jul 25/11]
 - g) **retail, general**. [Bylaw 8761, Jul 25/11]
3. 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.