

13.4 Health Care (HC)

13.4.1 Purpose

The **zone** provides for health care and assisted living housing.

13.4.2 Permitted Uses

- **health service, major**
- **health service, minor**
- **congregate housing**
- **community care facility, major**

13.4.3 Secondary Uses

- **residential security/operator unit**

13.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional 0.4 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**.

13.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

13.4.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

13.4.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

13.4.8 Subdivision Provisions/Minimum Lot Size

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

13.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide **site** lines from windows and doors to **walkways** and parking areas on the property.
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.4.10 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.

13.4.11 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.
2. The following are **site-specific zone** regulations applicable to the **lot at** ^{*[Bylaw 8960, May 27/13]*}
9020 Bridgeport Road
P.I.D. 002-672-855
Parcel "B" Sections 27 and 28 Block 5 North Range 6 West New Westminster District Reference Plan 60997
 - a) **Residential security/operator unit** is not a permitted **use** on this **site**.
 - b) **Congregate housing** is a permitted **use** on this **site** but no independent **dwelling units** are permitted on this **site**.
 - c) There is no on-site loading requirement for a large service vehicle (WB-17).