

17.27 Town Housing (ZT27) – Robson Drive/Court (Terra Nova)

17.27.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.27.2 Permitted Uses

- **child care**
- **housing, town**

17.27.3 Secondary Uses

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

17.27.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** is 183.
2. The maximum **floor area ratio** (FAR) is 0.66 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Any portion of **floor area** that exceeds 5.0 m in **height** shall be considered to comprise two floors and shall be measured as such.

17.27.5 Permitted Lot Coverage

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

17.27.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.
2. **Bay windows** and **porches** may project into the required **front yard** and **rear yard** for a distance of not more than 0.7 m.

17.27.7 Permitted Heights

1. The maximum **height** for **buildings** is 13.4 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.27.8 Subdivision Provisions/Minimum Lot Size

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

17.27.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. No **fence** may be erected between a **building** and a **lot line** which **abuts** a public **road**.
3. When a **fence** is located elsewhere within a required **yard**, its height shall not exceed 1.22 m.

17.27.10 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.

17.27.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.