

17.41 Town Housing (ZT41) – Bayview Street/ English Avenue (Steveston)

17.41.1 Purpose

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

17.41.2 Permitted Uses

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

17.41.3 Secondary Uses

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

17.41.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70, provided that:
 - a) 45.0 m² per **dwelling unit** may be used as **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**;
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**; and
 - c) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides, is permitted and not included in the calculation of **floor area ratio**.

17.41.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

17.41.6 Yards & Setbacks

1. The minimum **yard** is 4.3 m, except along Moncton Street the minimum **yard** is 6.0 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open to those sides which face or are visible from a public **road**, may be located within the required **yards**, but no closer to a **lot line** than 3.0 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **yards** for a distance of not more than 0.5 m.
4. The minimum **setback** from a **lane** is 1.2 m.

17.41.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except that within 10.0 m of a **lot line abutting** Moncton Street the maximum **height** for **buildings** is 9.0 m.
2. For the purpose of this **zone** only, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the crown of the **road abutting the lot line** of the **lot** in question.

3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

17.41.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 26.0 m.
3. There is no minimum **lot area**.

17.41.9 Landscaping & Screening

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

17.41.10 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.

17.41.11 Other Regulations

1. A private outdoor space with a minimum total area of 37.0 m² per **dwelling unit** shall be provided for the exclusive **use** of each individual unit. The private outdoor space shall:
 - a) be incorporated by any combinations of **yards** at **grade**, terraces, **balconies** and/or roof decks; and
 - b) have a minimum width and depth of 3.0 m.
2. 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.