

17.63 Town Housing (ZT63) – North McLennan (City Centre)

17.63.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**, including **secondary suites**.

17.63.2 Permitted Uses

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

17.63.3 Secondary Uses

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

17.63.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.97, together with an additional:
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.63.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 41% for **buildings**.

17.63.6 Yards & Setbacks

1. The minimum **setback** from public **road** is 6.0 m, except along Katsura Street and Alder Street where the minimum **road setback** is 4.5 m.
2. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 1.2 m.
3. **Porches** and **balconies** may project into the **road setbacks** for a distance of not more than 2.0 m.
4. Entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the **road setbacks** but no closer to a **lot line** than 2.0 m.
5. The minimum **side yard** and **rear yard** is 3.0 m.
6. **Porches, balconies**, electrical closets and **cantilevered roofs** forming part of a **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

17.63.7 Permitted Heights

1. The maximum **height** for **buildings** 13.2 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.

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

17.63.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.63.9 Landscaping & Screening

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

17.63.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

17.63.11 Other Regulations

1. **Secondary suites** permitted under the **secondary uses** of this **zone** are limited to a maximum of four suites.
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.