

17.69 Town Housing (ZT69) – North McLennan (City Centre) [Bylaw 8460, Jan 11/10]

17.69.1 Purpose

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

17.69.2 Permitted Uses

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

17.69.3 Secondary Uses

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

17.69.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.75, together with an additional 0.10 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

17.69.5 Permitted Lot Coverage

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

17.69.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.5 m from Katsura Street and Alder Street; and
 - b) 6.0 m on all other public **roads**.
2. **Bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setbacks** for a distance not exceeding 1.2 m.
3. **Porches** and **balconies** may project into the public **road setbacks** for a distance not exceeding 2.0 m.
4. Gateways, pergolas and similar landscape **structures** that do not form part of the **principal building**, and entry stairs which provide **access** to an entrance at the first-**storey** level may be located within the public **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, bay windows**, electrical closets and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance not exceeding 0.6 m.

17.69.7 Permitted Heights

1. The maximum **height** for **buildings** is 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 5.0 m.

17.69.8 Subdivision Provisions/Minimum Lot Size

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

17.69.9 Landscaping & Screening

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

17.69.10 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.

17.69.11 Other Regulations

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