

## 17.82 Medium Density Town Housing (ZT82) – Williams Road [Bylaw 9731, Feb 8/21]

### 17.82.1 Purpose

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

### 17.82.2 Permitted Uses

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

### 17.82.3 Secondary Uses

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

### 17.82.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40.
2. Notwithstanding Section 17.82.3.1, the reference to “0.4” is increased to a higher **density** of “0.60” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT82 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
3. Notwithstanding Section 17.82.3.1, the reference to “0.4” is increased to a higher **density** of “0.73”, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT82 **zone**, and provided that prior to the first occupancy of the **building** the **owner**:
  - a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 15% of total **floor area** that is **habitable space**; and
  - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

### 17.82.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

### 17.82.6 17.82.5 Yards & Setbacks

1. The minimum **front yard** is 4.5 m, except for the projection of an unenclosed single **storey** entry **porch** only for a maximum of 0.8 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m, except for the projection of the **first storey** for a maximum of 1.5 m.

### **17.82.7 Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

### **17.82.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** on minor **arterial roads** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

### **17.82.9 Landscaping & Screening**

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

### **17.82.10 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.

### **17.82.11 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.