

17.25 Town Housing (ZT25) – Gilbert Road (City Centre)

17.25.1 Purpose

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

17.25.2 Permitted Uses

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

17.25.3 Secondary Uses

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

17.25.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60 (exclusive of all parts of the **building** used for on-site parking with no limitations), together with an additional 0.12 **floor area ratio** provided that:
 - a) a minimum of two universally accessible units are provided; and
 - b) an outdoor **amenity space** is provided in the form of a children's play area of not less than 65.0 m².

17.25.5 Permitted Lot Coverage

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

17.25.6 Yards & Setbacks

1. The minimum **yard** from the north **lot line** is 5.0 m.
2. The minimum **yard** from the south **lot line** is 3.0 m.
3. The minimum **yard** from the east **lot line** is 8.0 m.
4. The minimum **yard** from the west **lot line** is 4.87 m.

17.25.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.25.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 45.0 m.
3. There is no minimum **lot area**.

17.25.9 Landscaping & Screening

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

17.25.10 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.

17.25.11 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.