

17.28 Town Housing (ZT28) – Odlinwood (West Cambie)

17.28.1 Purpose

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

17.28.2 Permitted Uses

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

17.28.3 Secondary Uses

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

17.28.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, provided that:
 - a) 45.0 m² per **dwelling unit** may be used for **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**; and,
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

17.28.5 Permitted Lot Coverage

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

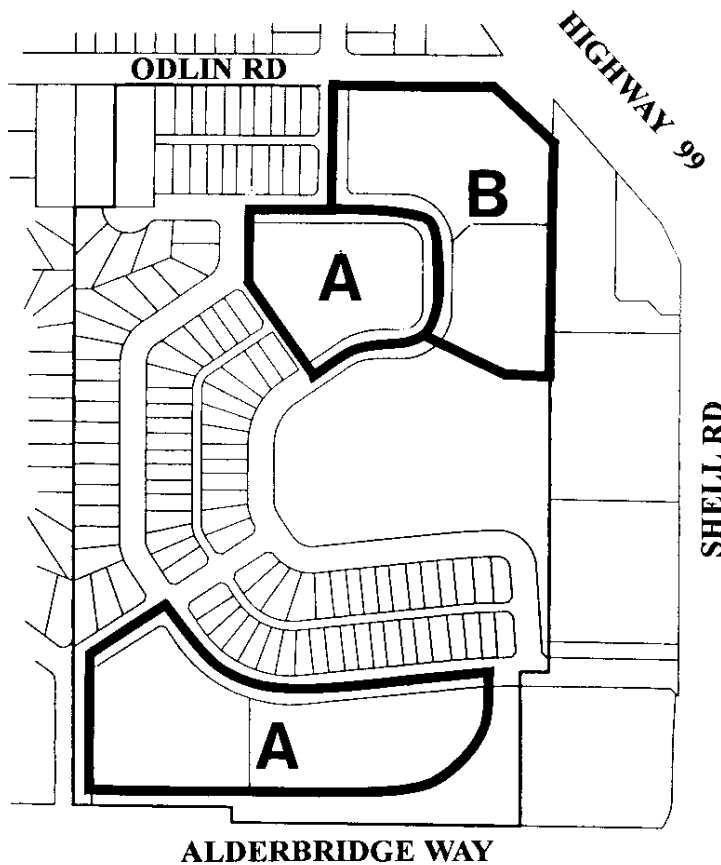
17.28.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.
2. Where a public **walkway** is provided along a **lot line** between two **adjacent town housing lots**, the **setback** is 9.0 m.
3. Portions of the **principal building** which are less than 5.0 m in **height** and are open on one or more sides may project into the required **yards** for a distance of not more than 2.0 m.

17.28.7 Permitted Heights

1. The maximum **height** of **buildings** or portions thereof shall not exceed:
 - a) 9.0 m, but not more than 2 ½ **storeys** within the area identified as “A” in Diagram 1, in Section 17.28.7.2;
 - b) 12.0 m, but not more than three **storeys** within the area identified as “B” in Diagram 1, in Section 17.28.7.2.

2. Diagram 1.



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

17.28.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 46.0 m.
2. The minimum **lot depth** is 55.0 m.
3. There is no minimum **lot area**.

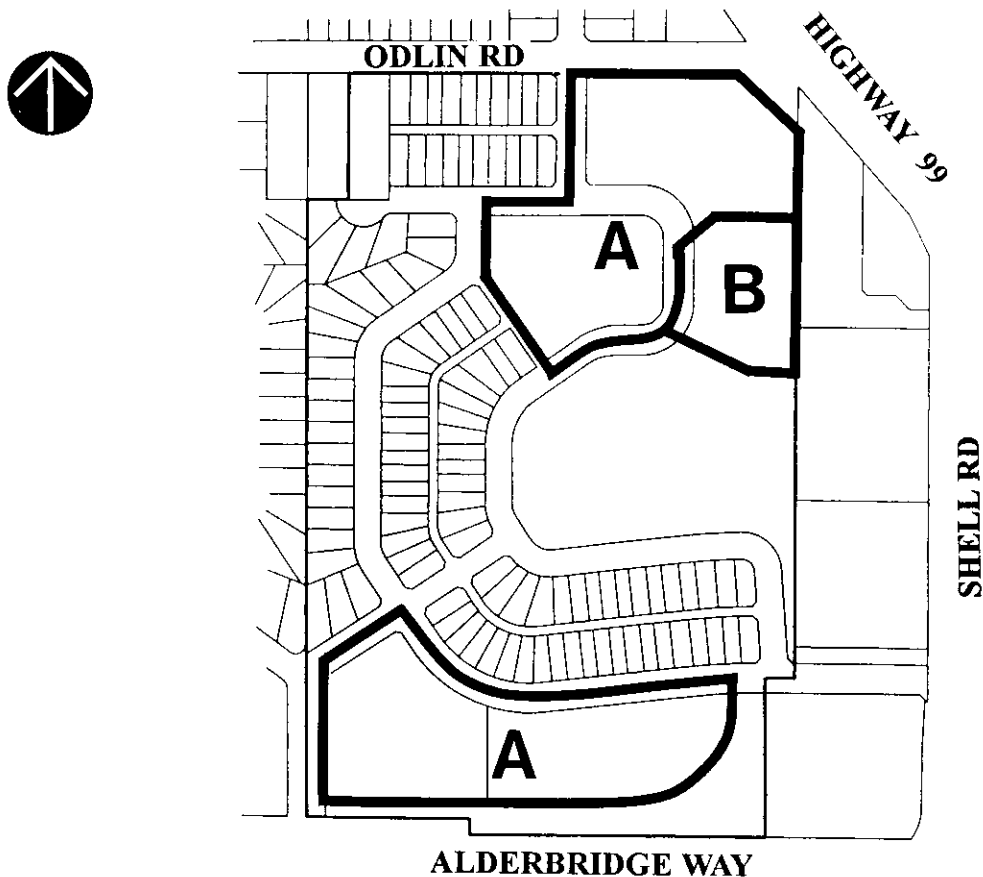
17.28.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. A **fence** shall be set back a minimum of 1.0 m from a **lot line abutting** a public **road** or public **walkway**, except where a public **walkway** is provided along a **lot line** between two **adjacent town housing lots**, the **fence** shall be set back a minimum of 3.0 m.
3. A **fence**, when located within 4.3 m of a **lot line abutting** a public **road** or public **walkway**, shall not exceed 1.2 m in **height**.

4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

17.28.10 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.
2. The minimum number of **parking spaces** provided per **dwelling unit** shall be 2.0 resident spaces and 0.2 visitor spaces in the area identified as “A” in Diagram 1 in Section 17.28.10.4.
3. The minimum number of **parking spaces** provided per **dwelling unit** shall be 1.0 resident spaces and 0.2 visitor spaces in the area identified as “B” in Diagram 1 in Section 17.28.10.4.
4. Diagram 1.



17.28.11 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.

