

17.43 Town Housing (ZT43) – London Landing (Steveston)

17.43.1 Purpose

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

17.43.2 Permitted Uses

- **child care**
- **housing, single detached**
- **housing, town**
- **housing, apartment** *[Bylaw 8545, Mar 8/10]*

17.43.3 Secondary Uses

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

17.43.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for **single detached housing** is 0.55.
2. The maximum **floor area ratio** (FAR) for **town housing** is 0.57, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. The maximum **floor area ratio** (FAR) for **town housing** over a common underground parking **structure** and **apartment housing** is 0.87 (exclusive of all parts of the **building** that are used for on-site parking purposes with no limitations). *[Bylaw 8545, Mar 8/10]*
4. 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on one or more sides, is permitted and not included in the calculation of **floor area ratio**.

17.43.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **single detached housing** is 40%.
2. The maximum **lot coverage** for **town housing** is 30%.
3. The maximum **lot coverage** for **town housing** and **apartment housing** over a common underground parking **structure** is 35%. *[Bylaw 8545, Mar 8/10]*

17.43.6 Yards & Setbacks

1. For **single detached housing**:
 - a) The minimum **front yard** is 4.0 m, except along Dyke Road the minimum **front yard** is 6.0 m.
 - b) The minimum **interior side yard** 1.2 m.
 - c) The minimum **exterior side yard** is 3.0 m.
 - d) The minimum **rear yard** is 6.0 m, except where the **rear lot line abuts** lands zoned **Agriculture** (AG1) where the minimum **rear yard** is 12.0 m.
2. For **town housing**, the minimum **yards** and **setbacks** for **buildings** shall be as shown in Diagrams 1, 2, and 3, Section 17.43.6.3.

3. Diagram 1

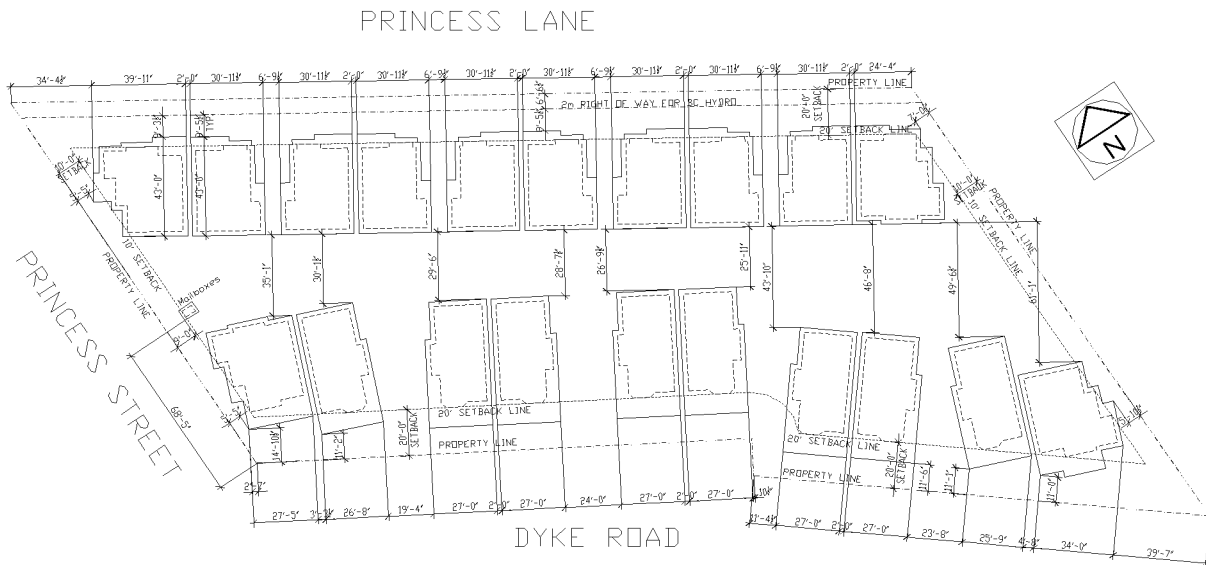


Diagram 2

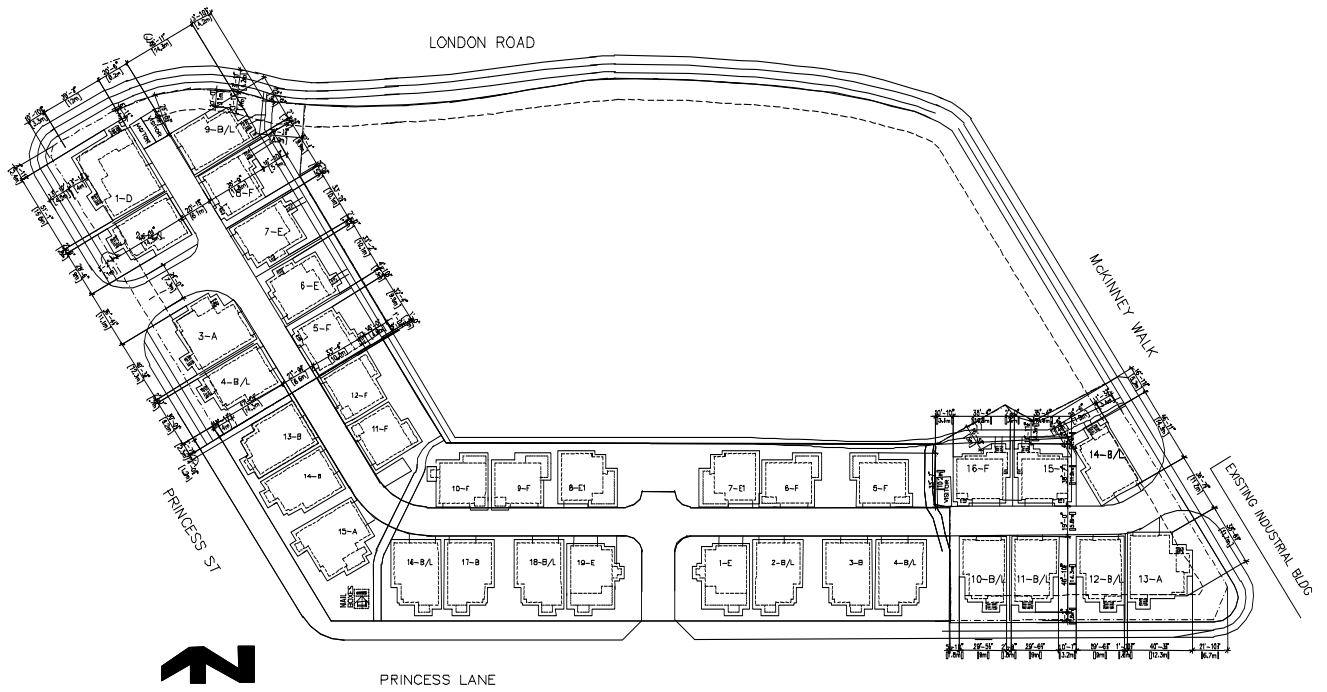
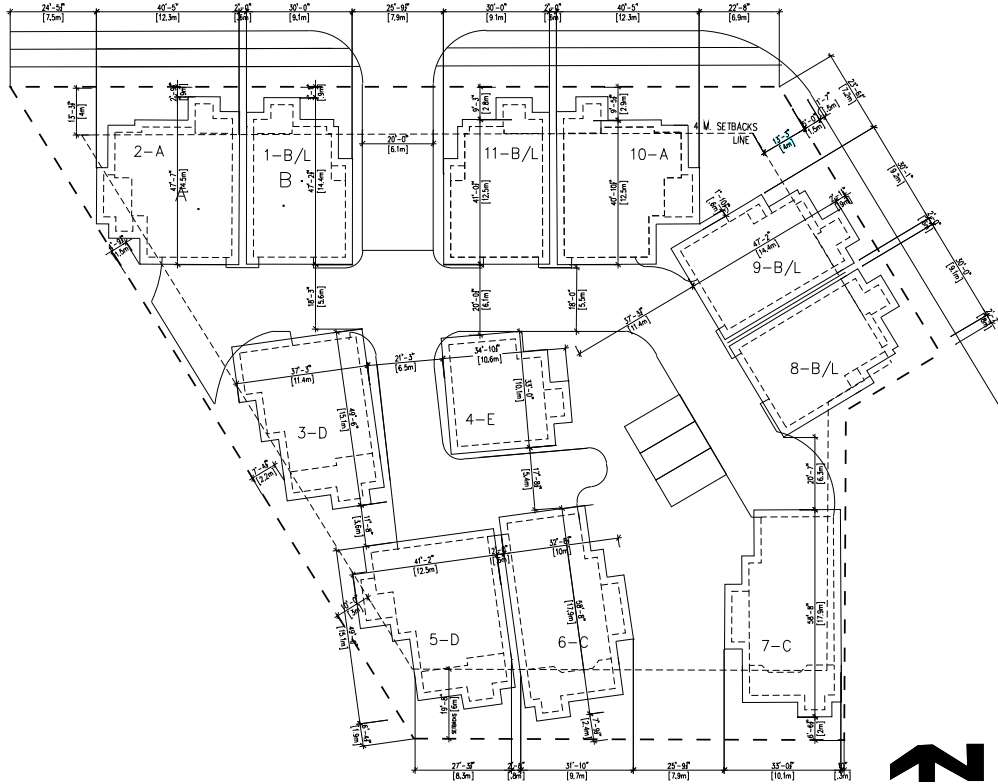


Diagram 3



4. For **town housing** over a common underground parking **structure**, the minimum **yards and setbacks** for **buildings** shall be as shown in Diagram 1, Section 17.43.6.5. and the minimum **yards and setbacks** for the underground parking **structure** shall be as shown in Diagram 2, Section 17.43.6.5.

5. Diagram 1

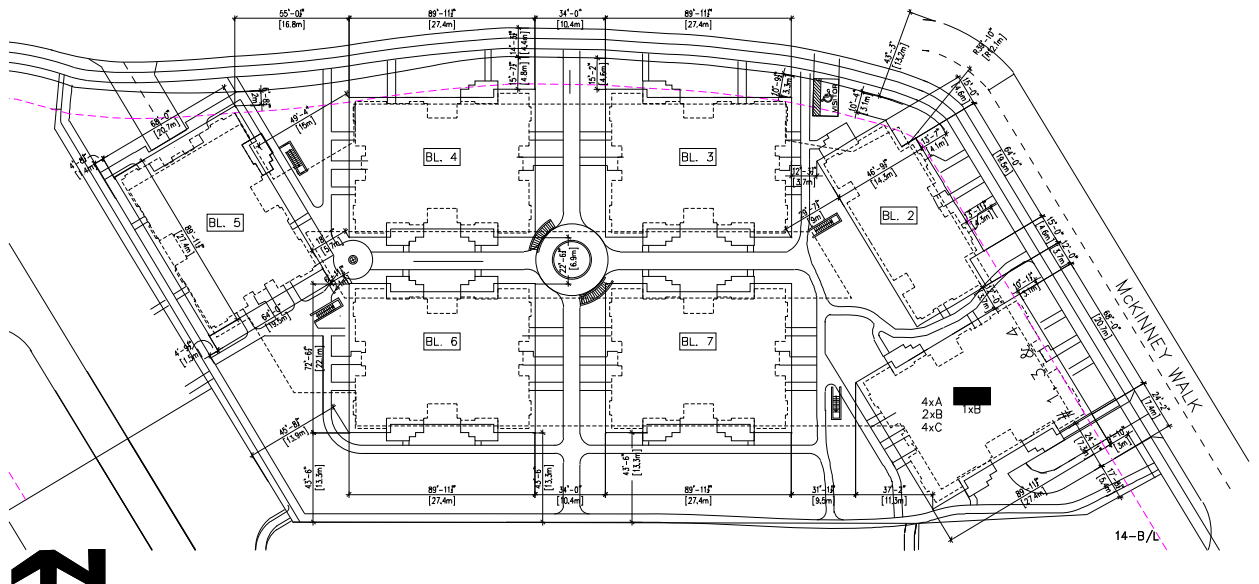
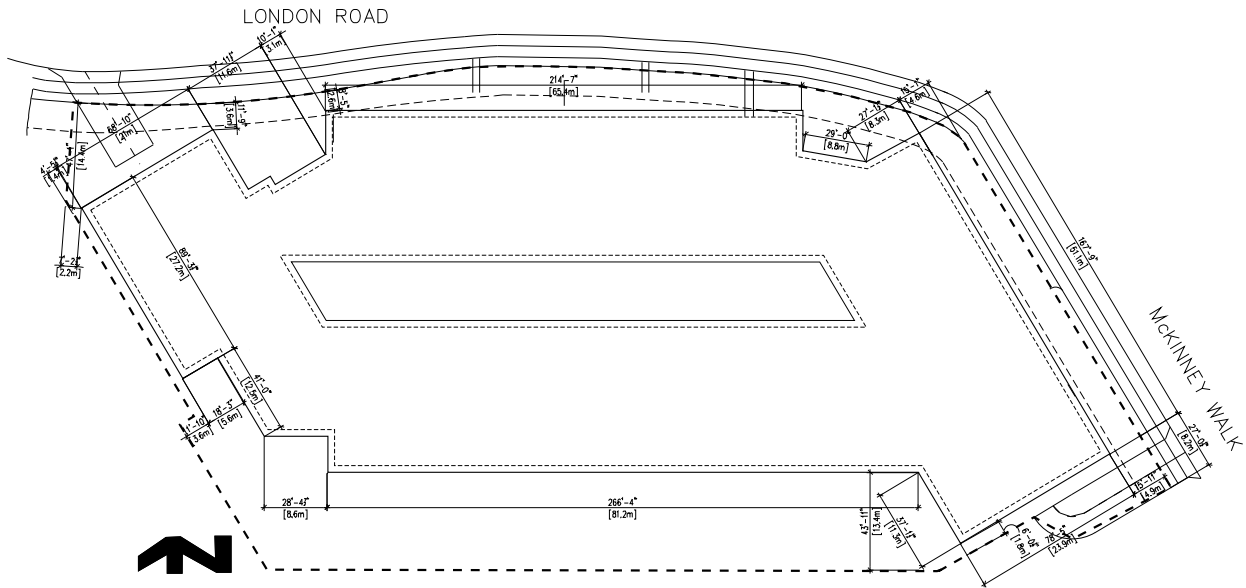


Diagram 2



6. For **apartment housing**: *[Bylaw 8545, Mar 8/10]*
 - a) the minimum public **road** and lane **setback** is 4 m except balconies and porches forming part of the **principal building** may project into the public **road** and lane **setback** for a maximum distance of not more than 1.5 m; *[Bylaw 8545, Mar 8/10]*
 - b) the minimum **side yard** and **rear yard setback** is 3 m except: *[Bylaw 8545, Mar 8/10]*
 - i) bay windows, hutches, unenclosed fireplaces and chimneys forming part of the principal building may project into the **side yard** for a maximum distance of not more than 0.6 m; and *[Bylaw 8545, Mar 8/10]*
 - ii) a parking **structure** may project into the **side yard setback**. Such encroachments must be landscaped or screened by a combination of tree, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City. *[Bylaw 8545, Mar 8/10]*

17.43.7 Permitted Heights

1. For **single detached housing** and **town housing**:
 - a) The maximum **height** for **dwellings** fronting Dyke Road is 11.22 m, but containing not more than 2 habitable **storeys**.
 - b) The maximum **height** for **dwellings** fronting Princess Lane, Princess Street, other public **roads** and internal driveways is 11.72 m, but containing not more than 2 ½ habitable **storeys**.
2. For **town housing** and **apartment housing** over a common underground parking **structure**, the maximum **height** for **buildings** is 15.0 m. *[Bylaw 8545, Mar 8/10]*
3. The maximum **height** for **accessory structures** is 9.0 m.

17.43.8 Subdivision Provisions/Minimum Lot Size

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

17.43.9 Landscaping & Screening

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

17.43.10 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.

17.43.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations and the Specific Use Regulations in Section 5.0 apply.

