

17.45 Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)

17.45.1 Purpose

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

17.45.2 Permitted Uses

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

17.45.3 Secondary Uses

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

17.45.4 Permitted Density

1. The maximum number of **dwelling units** is 62 units/ha.
2. The maximum **floor area ratio** (FAR) is 0.70 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional:
 - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and the **lot** in question contains four or more **dwelling units**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures** and **non-porous surfaces**. [Bylaw 8743, Jun. 20/11]
3. 25% of the **lot area** is restricted to **landscaping** with live plant material. [Bylaw 8743, Jun. 20/11]

17.45.6 Yards & Setbacks

1. The minimum **setback** from public **road** is 4.5 m.
2. **Bay windows** forming part of the **principal building** may project into the aforesaid 4.5 m **setback** for a distance of not more than 0.5 m, and **porches** and unenclosed stairs may project into this **setback** for a distance of not more than 1.5 m.
3. The minimum **setback** from Garden City Road and General Currie Road is 6.0 m.
4. **Porches, balconies** and **bay windows** forming part of the **principal building** may project into the aforesaid 6.0 m **setback** from Garden City Road and General Currie Road for a distance of not more than 1.0 m, and unenclosed stairs may project into this **setback** for a distance of not more than 2.0 m.
5. The minimum **interior side yard** and **rear yard** is 1.2 m.

6. The minimum **setback** from a **lane** is 1.2 m. For the purpose of this **zone** only, **lane** shall mean land in public ownership or secured for public **use** for **access** and transportation purposes and having a minimum width of 6.0 m but not being a **road**.
7. The minimum **building separation space** is 1.2 m.
8. **Cantilevered roofs, balconies** and chimneys may project into the minimum **building separation space** for a combined total distance of 1.0 m or one-half the width of the required separation space, whichever is the lesser.

17.45.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except along Acheson Road and Bennett Road west of No. 3 Road where the maximum **height** for **buildings** and **accessory structures** is 9.0 m, but containing no more than 2 ½ **storeys** and in no case above the **residential vertical lot width envelope** or the **residential vertical lot depth envelope**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.45.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 360.0 m².
3. The maximum **lot area** is 2,020.0 m².

17.45.9 Landscaping & Screening

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

17.45.10 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, except that on **lots** containing four or more **dwelling units**, visitor parking shall be provided at the rate of 0.2 spaces per **dwelling unit**.

17.45.11 Other Regulations

1. 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.