

## 17.48 Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)

### 17.48.1 Purpose

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

### 17.48.2 Permitted Uses

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

### 17.48.3 Secondary Uses

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

### 17.48.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.69, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 17.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 46% for **buildings**.

### 17.48.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m, except for Andrews Road where the minimum **road setback** is 4.5 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance of not more than 3.0 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.
4. **Bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 1.2 m.

### 17.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**, except in the South McLennan Sub-Area (Section 15-4-6) **buildings** may not contain more than 2 ½ **storeys** where the **lot coverage** exceeds 34%.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

### 17.48.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,050.0 m<sup>2</sup>.

#### 17.48.9 Landscaping & Screening

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

#### 17.48.10 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 the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 space per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

#### 17.48.11 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.