

## 17.66 Town Housing (ZT66) – Cooney Road (Brighthouse Village of City Centre)

### 17.66.1 Purpose

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

### 17.66.2 Permitted Uses

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

### 17.66.3 Secondary Uses

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

### 17.66.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90 (exclusive of those 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**;
  - b) 0.20 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** with an individual **gross floor area** less than 60.0 m<sup>2</sup>; and
  - c) 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.
2. The calculation of **floor area ratio** shall not include:
  - a) elevator shafts and common stairwells; and
  - b) common mechanical, electrical and storage rooms provided that the total **floor area** of these facilities does not exceed 120.0 m<sup>2</sup>.

### 17.66.5 Permitted Lot Coverage

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

### 17.66.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 4.5 m.
2. The minimum **side yard** is 2.0 m.
3. The minimum **rear yard** is 4.0 m.
4. **Bay windows** may project into the **road setback** or **rear yard** for a distance of not more than 0.5 m.
5. Unenclosed **porches** and unenclosed stairs may project into the **road setback** for a distance of not more than 2.0 m.

### 17.66.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.

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

#### 17.66.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 18.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

#### 17.66.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. The maximum **fence height** is 1.2 m when located within 6.0 m of a **road**.
3. The maximum **fence height** is 2.0 m when located elsewhere within a required **yard**.
4. The **fence height** shall be calculated from the higher of:
  - a) the point at which the **fence** intersects the ground; or
  - b) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
5. Roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving.
6. **Side yard** shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.

#### 17.66.10 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:
  - a) residential on-site parking requirement shall be 1.0 space for each **dwelling unit** having a **gross floor area** up to and including 60.0 m<sup>2</sup> and 1.2 spaces for each **dwelling unit** having a **gross floor area** exceeding 60.0 m<sup>2</sup>;
  - b) visitor on-site parking requirement shall be 0.2 space per **dwelling unit**; and
  - c) the minimum manoeuvring aisle width shall be 6.7 m.

#### 17.66.11 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.