

## 17.71 Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)

[Bylaw 9159, Dec 8/14]

### 17.71.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for a monetary contribution to the City's capital **Affordable Housing Reserve Fund**.

### 17.71.2 Permitted Uses

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

### 17.71.3 Secondary Uses

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

### 17.71.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
  - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
  - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
    - i) covered areas of the **principal building** which are open on one or more sides; or
    - ii) enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.71.4.1.b) i).
2. Notwithstanding Section 17.71.4.1, the reference to "0.65" in relation to the maximum **floor area ratio** is increased to a higher **density** of "0.72" if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$678,107.00 to the **City's capital Affordable Housing Reserve Fund** established pursuant to *Reserve Fund Establishment Bylaw No. 7812*.

### 17.71.5 Permitted Lot Coverage

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

### 17.71.6 Yards & Setbacks

1. The minimum **front yard** is 3.0 m for the **accessory amenity building** and 4.0 m for all other **buildings**.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** for a distance of not more than 1.5 m.
3. **Bay windows** may project into the **front yard** for a distance of not more than 0.6 m.
4. The minimum **side yard** is 3.0 m.
5. The minimum **rear yard** is 4.0 m.

6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** and the **rear yard** for a distance of not more than 0.6 m.

#### 17.71.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.2 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.71.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 10,000 m<sup>2</sup>.

#### 17.71.9 Landscaping & Screening

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

#### 17.71.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading 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 spaces per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

#### 17.71.11 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.