

17.7 Town Housing (ZT7) – Fisher Drive (West Cambie)

17.7.1 Purpose

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

17.7.2 Permitted Uses

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

17.7.3 Secondary Uses

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

17.7.4 Permitted Density

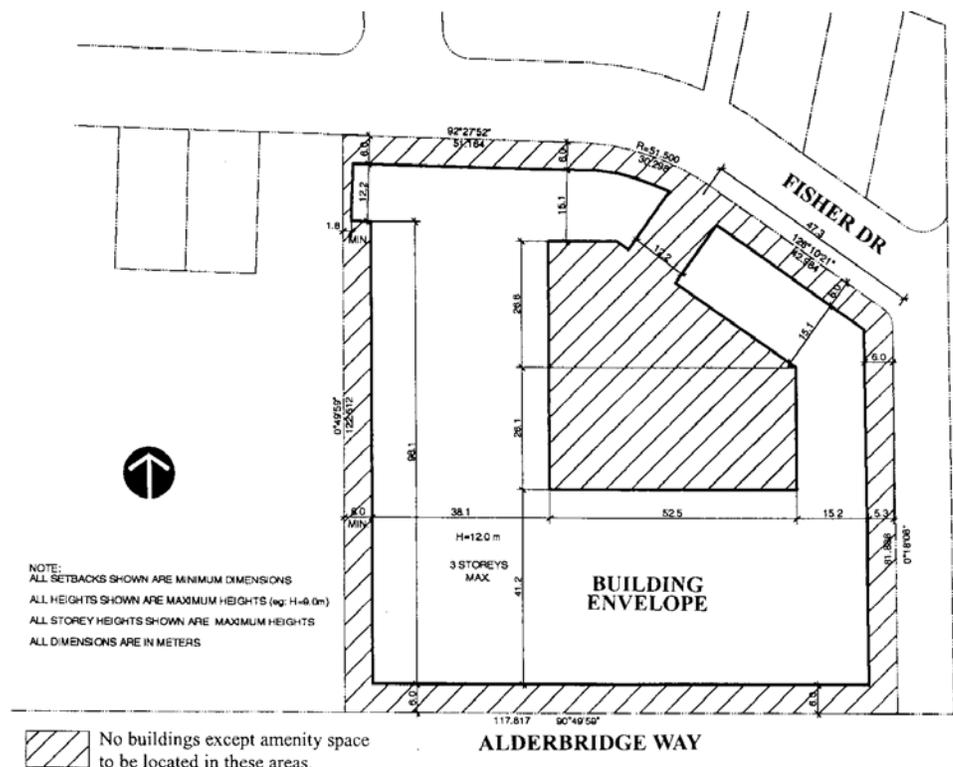
1. The maximum **floor area ratio (FAR)** is 0.78 (exclusive of all parts of the **building** used for on-site parking and **amenity space** with no limitations), together with an additional 0.025 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

17.7.6 Yards & Setbacks

1. **Buildings** may not be sited outside of the **building envelope** identified in Diagram 1 in Section 17.7.6.2.
2. Diagram 1



17.7.7 Permitted Heights

1. The maximum **height** for **buildings** or portions thereof shall not exceed the figure identified in Diagram 1 in Section 17.7.6.2.
2. The maximum **height** for **accessory structures** is 9.0 m.

17.7.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

17.7.9 Landscaping & Screening

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

17.7.10 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.

17.7.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.