

## 17.73 Town Housing (ZT73) – Edgewater Park (Seafair) [Bylaw 9302, Nov 24/15]

### 17.73.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 003.

### 17.73.2 Permitted Uses

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

### 17.73.3 Secondary Uses

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

### 17.73.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** is 208.
2. The maximum **floor area ratio** (FAR) is 0.33, together with an additional 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 17.73.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 22% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

### 17.73.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 6.0 m.
2. The minimum **side yard** is 3.0 m, except that where a wall includes a balcony or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 5.3 m.
3. The minimum **exterior side yard** is 6.0 m
4. The minimum **rear yard** is 6.0 m. For **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 3.0 m provided that such **building** or that portion thereof located between 3.0 m and 6.0 m from the **rear lot line** is not more than 1 **storey** above **finished site grade**.
5. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

### 17.73.7 Permitted Heights

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

3. The maximum **height** for **accessory structures** is 9.0 m.
4. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

#### **17.73.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** for **town housing** is 2.21 hectares.

#### **17.73.9 Landscaping & Screening**

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

#### **17.73.10 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 spaces per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

#### **17.73.11 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.