

17.78 Town Housing (ZT78) – Thompson and Steveston [Bylaw 9444, Nov 24/15]

17.78.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 134 and Land Use Contract 148.

17.78.2 Permitted Uses

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

17.78.3 Secondary Uses

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

17.78.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.44.

17.78.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% 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.

17.78.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 7.5 m.
2. The minimum **setback** from a railway line is 11.0 m.
3. The minimum **side yard** and **rear yard** is 6.0 m.
4. 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 11.0 m.

17.78.7 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 11.0 m provided that no **structure** exceeding 4.6 m in **height** shall be permitted within 3.0 m of any **lot line**.

17.78.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 1.44 hectares.

17.78.9 Landscaping & Screening

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

17.78.10 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.

17.78.11 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.
2. The following site-specific restrictions apply to:
6100 Tiffany Boulevard
Section 12 Block 4 North Range 7 West New Westminster District Plan NWS1494

6111 Tiffany Boulevard
Section 12 Block 4 North Range 7 West New Westminster District Plan NWS1446
 - a) The maximum number of **dwelling units** for town housing is 48.
 - b) The maximum **floor area** permitted is 6,300 m².
3. The number of **dwelling units** for **town housing** is limited to 44 units on the following **lot**:
4160 Bonavista Drive
P.I.D. 004-108-094
Lot 887 Section 35 Block 4 North Range 7 West New Westminster District Plan 46799