

17.79 Town Housing (ZT79) – Alexandra Neighbourhood (West Cambie) [Bylaw 9597, Jan 15/18]

17.79.1 Purpose

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

17.79.2 Permitted Uses

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

17.79.3 Secondary Uses

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

17.79.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, 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 17.79.4.1.b)i).
2. Notwithstanding Section 17.79.4.1, the reference to “0.60” in relation to the maximum **floor area ratio** is increased to a higher density of “0.82” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$5.10 per square foot of net buildable area to the **City's** capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812*.

17.79.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.
2. No more than 70% of the **lot** may be occupied by **buildings, structures and non-porous surfaces**.

17.79.6 Yards & Setbacks

1. The minimum **setback** from public **roads** is 4.0 m.
2. The minimum **side yard** south of McKim Way is 3.0 m.
3. The minimum **rear yard** north of McKim Way is 4.5 m.
4. The minimum **rear yard** south of McKim Way is 4.2 m.

5. **Bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **front yard** for a distance of not more than 1.0 m and into the **side** and **rear yards** for a distance of not more than 0.6 m.
6. **Balconies** may not project into the **front yards**.
7. Electrical or DEU/mechanical rooms may project into the **side** and **rear yards** for a distance of not more than 0.6 m.

17.79.7 Permitted Heights

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

17.79.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,500 m².

17.79.9 Landscaping & Screening

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

17.79.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

17.79.11 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.