

17.95 Town Housing (ZT95) – Springfield Drive (Steveston) [Bylaw 10314, Mar 21/22]

17.95.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 004 on Springfield Drive in the Steveston area.

17.95.2 Permitted Uses

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

17.95.3 Secondary Uses

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

17.95.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 62, each of which shall contain three **bedrooms**.
2. The **floor area** for each **dwelling unit** for **town housing** shall be 125.6 m².
3. The maximum **floor area ratio** (FAR) is 0.47, together with an additional 0.03 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, which may include a sauna and changing rooms to accommodate an outdoor swimming pool on the **lot**.

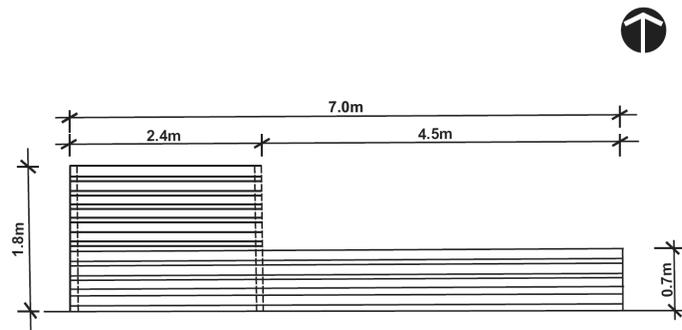
17.95.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 22.6% for **buildings**.
2. The maximum lot coverage is 50% for **buildings, structures** and **non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.95.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 17.95.6.1.a).

a) Diagram 2



17.95.10 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 2 unenclosed surface **vehicle parking spaces** per **dwelling unit** for a total of 124 unenclosed surface **vehicle parking spaces**.

17.95.11 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.

