

## 17.96 Town Housing (ZT96) – Garry Street (Steveston) [Bylaw 10315, Mar 21/22]

### 17.96.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 005 on Garry Street in the Steveston area.

### 17.96.2 Permitted Uses

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

### 17.96.3 Secondary Uses

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

### 17.96.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in the **zone** is 28, each of which shall contain three **bedrooms**.
2. The maximum **floor area** permitted is 3,364 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.34.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum **floor area ratio**:
  - a) on-site parking within a **carport**, subject to a maximum of 18.5 m<sup>2</sup> per **dwelling unit**; and
  - b) three **accessory buildings**, subject to a maximum total of 12.0 m<sup>2</sup>.

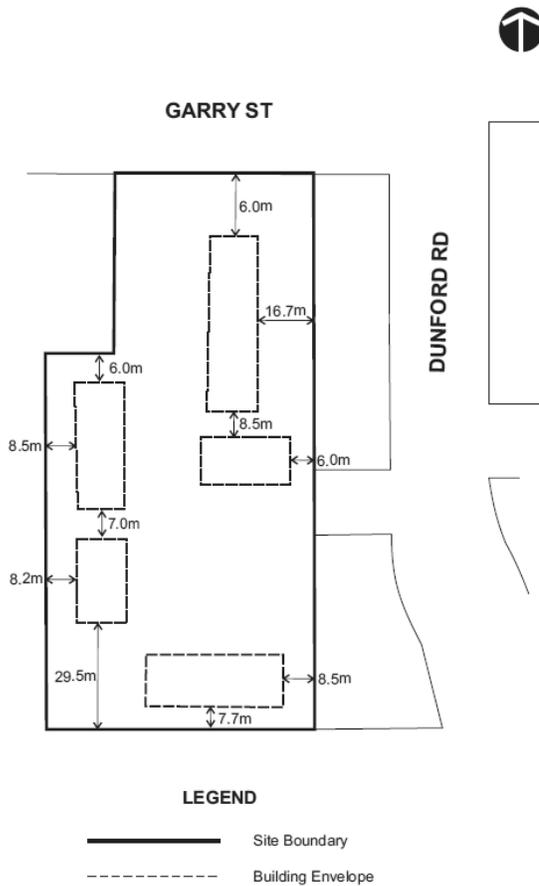
### 17.96.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 21% for **buildings**.
2. The maximum **lot coverage** is 43% for **buildings, structures** and **non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

### 17.96.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.96.6.1.a).

a) Diagram 1



**17.96.7 Permitted Heights**

1. The maximum **height** for **buildings** is 8.4 m, but containing no more than 2 **storeys**.

**17.96.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 9,894.0 m<sup>2</sup>.

**17.96.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.96.9.1:
  - a) a 3.3 m wide hardscaped public **walkway** shall be provided along the east **property line** from the Dunfell Road extension to Steveston Community Park; and
  - b) an outdoor **amenity space** including children’s play structures shall be provided in the southwest corner of the **site**.

#### 17.96.10 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 **vehicle parking space** per **principal dwelling unit** within a **carport**, and 28 unenclosed surface **vehicle parking spaces**.

#### 17.96.11 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.

