

17.98 Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston) [Bylaw 10317, Mar 21/22]

17.98.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 026 on Regent Street in the Steveston area.

17.98.2 Permitted Uses

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

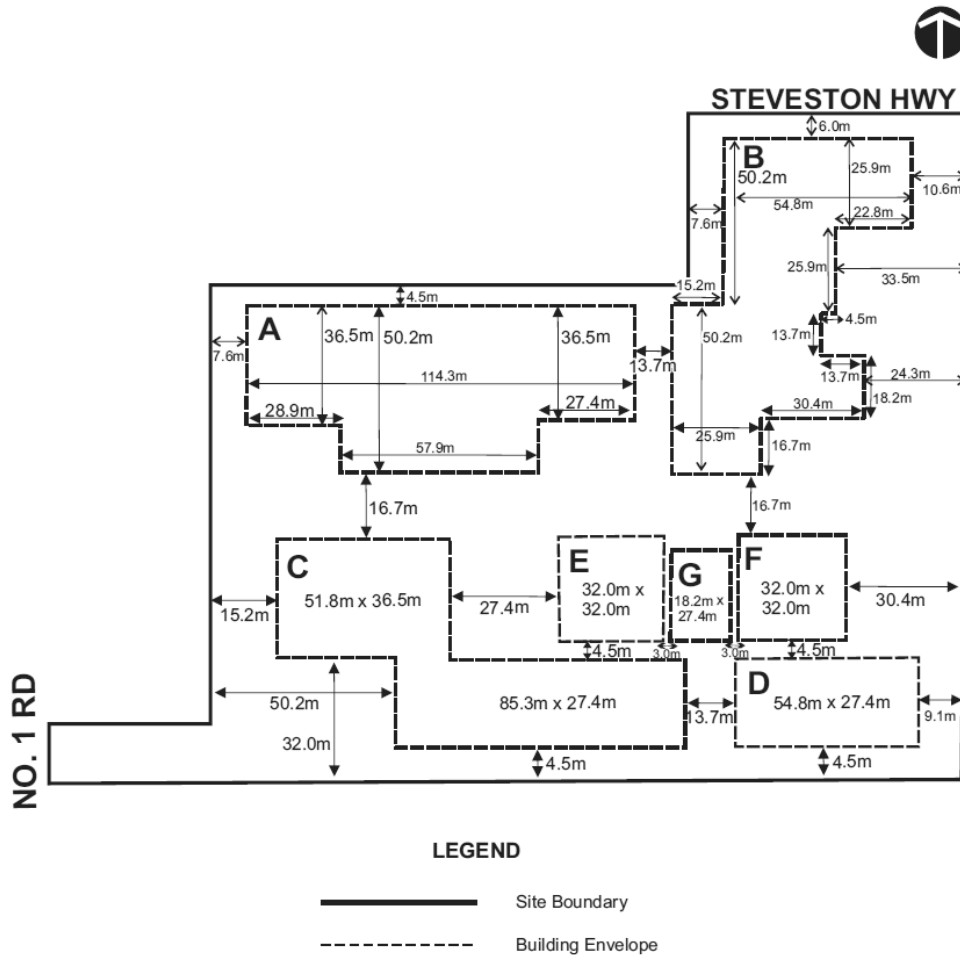
17.98.3 Secondary Uses

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

17.98.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 80, each of which shall contain either 2 or 3 **bedrooms**.
2. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 30.
3. The maximum number of **buildings** for **apartment housing** is 2.
4. In the area identified as “A” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 26 **dwelling units**.
5. In the area identified as “B” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 24 **dwelling units**.
6. In the area identified as “C” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 22 **dwelling units**.
7. In the area identified as “D” on Diagram 1 in Section 17.98.4.10, **buildings** for **town housing** shall contain a maximum total of 8 **dwelling units**.
8. A **building** having a minimum **floor area** of 185.8 m² shall be provided on the **site** in the area identified as “G” in Diagram 1 in Section 17.98.4.10, and shall be exclusively used to accommodate **amenity space**.
9. The maximum **floor area ratio** (FAR) is 1.11 (inclusive of all parts of **buildings** used for on-site parking purposes).

10. Diagram 1



17.98.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 53% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

17.98.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.98.4.10

17.98.7 Permitted Heights

1. The maximum **height** for **buildings** for **town housing** is 10.7 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **buildings** for **apartment housing** is 13.8 m, but containing no more than 3 **storeys**.

17.98.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 32,500.0 m².

17.98.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.98.9.1, a 3.0 m wide hardscaped public **walkway** shall be provided on the **site** along the east **property line**.

17.98.10 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:
 - a) the minimum basic on-site parking requirement shall be:
 - i) 1.5 **vehicle parking spaces** per **dwelling unit** for **town housing**; and
 - ii) 1.0 **vehicle parking space** per **dwelling unit** for **apartment housing**; and
 - b) the minimum visitor parking requirement shall be 17 **vehicle parking spaces**.

17.98.11 Other Regulations

1. **Town housing** shall be limited to the areas identified as “A”, “B”, “C”, and “D” on Diagram 1 in Section 17.98.4.10.
2. **Apartment housing** shall be limited to the areas identified as “E” and “F” on Diagram 1 in Section 17.98.4.10.
3. 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.

