

17.53 Town Housing (ZT53) – Cooney Road (Brighthouse Village of City Centre)

17.53.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.53.2 Permitted Uses

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

17.53.3 Secondary Uses

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

17.53.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.11 (exclusive of those parts of the **building** used for on-site parking purposes as required by Section 17.53.10 with no limitations), together with an additional:
 - a) 0.05 **floor area ratio** provided that it entirely used to accommodate **amenity space**; and
 - b) 0.03 **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.

17.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 47% for **buildings**.

17.53.6 Yards & Setbacks

1. The minimum **road setback** is 3.65 m.
2. The minimum north and south **side yard** is 3.05 m.
3. The minimum **rear yard** is 6.55 m.
4. Enclosed entry vestibules may project into the **road setbacks** for a distance of not more than 0.9 m.
5. Unenclosed **porches**, unenclosed **balconies** and unenclosed stairs may project into the **road setbacks** and **rear yard** for a distance of not more than 2.0 m.

17.53.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.

2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.53.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. The maximum **fence height** is 1.2 m when located within 6.0 m of a **road**. The **fence height** shall be calculated from the higher of:
 - a) the point at which the **fence** intersects the ground; or
 - b) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **fence height** is 2.0 m when located elsewhere within a required **yard**.
4. The roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants, or lawn with paving as required.
5. The north and south side **yards** shall be planted and maintained with a combination of trees, shrubs, ornamental plants, or lawn with paving as required.

17.53.10 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 minimum manoeuvring aisle width is 6.7 m.

17.53.11 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.