

## 15.21 Single Detached (ZS21) – Lancelot Gate (Seafair) [Bylaw 8965, Sep 23/13]

### 15.21.1 Purpose

The **zone** provides for **single detached housing** fronting Francis Road between Lancelot Gate and Railway Avenue in Section 23-4-7.

### 15.21.2 Permitted Uses

- **housing, single detached**

### 15.21.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

### 15.21.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The maximum **floor area ratio (FAR)** is 0.40. [Bylaw 9077, Dec 16/13]
3. Notwithstanding Section 15.21.4.2, the reference to “0.4” is increased to a higher **density** of “0.55” if:
  - a) the building contains a secondary suite; or
  - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.21.4.3, the reference to “0.4” in Section 15.21.4.2 is increased to a higher **density** of “0.55” if:
  - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
  - b)
    - i) 100% of the **lots** contain **secondary suites**; or [Bylaw 9641, Jan 16/17]
    - ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or [Bylaw 9641, Jan 16/17]
    - iii) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZS21 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw. [Bylaw 9641, Jan 16/17]

### 15.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**, but no greater than 278.7 m<sup>2</sup>.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

### 15.21.6 Yards & Setbacks

1. The minimum **front yard** is 9.0 m except that a single **storey garage** attached to the **principal building** may be located in the **front yard** but no closer than 6.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 10.0 m.

### 15.21.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. [Bylaw 9488, Mar 21/16]

[Bylaw 9488, Mar 21/16]

2. The maximum **height** for **accessory structures** is 9.0 m.

### 15.21.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **frontage** and **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
13.5 m	13.5 m	24.0 m	550.0 m <sup>2</sup>

### 15.21.9 Landscaping & Screening

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

### 15.21.10 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.

### 15.21.11 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.