

## 17.102 Town Housing (ZT102) – Steveston Highway (Steveston) [Bylaw 10322, Mar 21/22]

### 17.102.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 056 on Steveston Highway in the Steveston area.

### 17.102.2 Permitted Uses

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

### 17.102.3 Secondary Uses

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

### 17.102.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 12, six of which shall contain three **bedrooms** and six of which shall contain four **bedrooms**.
2. The minimum **floor area** permitted per **dwelling unit** is 102.19 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.27.
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 21.4 m<sup>2</sup> per **dwelling unit**.

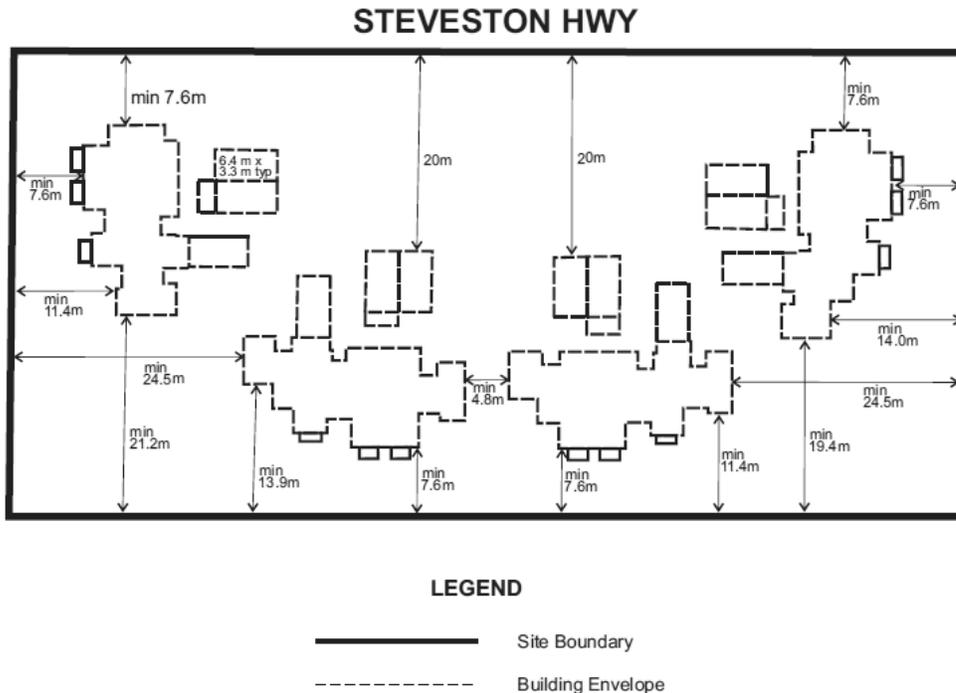
### 17.102.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 20% 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.

### 17.102.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.102.6.1.a).

a) Diagram 1



**17.102.7 Permitted Heights**

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

**17.102.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 100.0 m.
2. The minimum **lot depth** is 48.0 m.
3. The minimum **lot area** is 4900.0 m<sup>2</sup>.

**17.102.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.102.9.1, two outdoor **amenity spaces** including children's play **structures** shall be provided on the **site**.

**17.102.10 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 12 **vehicle parking spaces** within carports and 8 unenclosed surface **vehicle parking spaces**.

### **17.102.11 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.

