

17.12 Town Housing (ZT12) – Cambie Road (East Cambie)

17.12.1 Purpose

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

17.12.2 Permitted Uses

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

17.12.3 Secondary Uses

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

17.12.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.8, provided that:

- only 37.5 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**; and
- an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

17.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.12.6 Yards & Setbacks

1. The minimum **yards** for **buildings** are:

- 4.5 m from the north **lot line**, except within 19.0 m of the east and west **lot lines** the minimum **yard** is 2.4 m.;
- 4.5 m from the west **lot line**;
- 5.4 m from the east **lot line**; and,
- 3.95 m from the south **lot line**, except for portions of a **building** having a **height** of less than 7.0 m the minimum **yard** is 1.8 m.

2. Where a **lot line abuts** land zoned for residential **use**, the minimum **yard** for gateway, mailbox, garbage or recycling **structures** is 6.0 m.

17.12.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.2 m.

2. The maximum **height** for **accessory buildings** is 7.0 m.

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

17.12.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.

2. The minimum **lot area** is 14,000.0 m².

17.12.9 Landscaping & Screening

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

17.12.10 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.

17.12.11 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.