

## 17.46 Town Housing (ZT46) – South McLennan and Brighthouse Village (City Centre)

### 17.46.1 Purpose

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

### 17.46.2 Permitted Uses

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

### 17.46.3 Secondary Uses

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

### 17.46.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90 (exclusive of all parts of the **building** used for on-site parking purposes with no limitations), together with an additional:
  - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
  - b) 0.03 **floor area ratio** provided that it used exclusively for covered areas of the **principal building** which are open on one or more sides.

### 17.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 40%.

### 17.46.6 Yards & Setbacks

1. The minimum **setback** from public **roads** is 4.5 m.
2. The minimum **side yard** is 1.9 m.
3. The minimum **rear yard** is 3.7 m.
4. **Bay windows** may project into the **road setbacks** and **rear yard** for a distance of not more than 0.5 m.
5. Enclosed entry vestibules may project into the **road setback** for a distance of not more than 0.9 m.
6. Unenclosed **porches** and unenclosed stairs may project into the **road setback** for a distance of not more than 2.0 m.

### 17.46.7 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.

#### 17.46.8 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**.

#### 17.46.9 Landscaping & Screening

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

#### 17.46.10 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 at 8388 Park Road the minimum manoeuvring aisle width shall be 6.7 m.

#### 17.46.11 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.