

17.51 Town Housing (ZT51) – South McLennan Sub-Area (City Centre)

17.51.1 Purpose

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

17.51.2 Permitted Uses

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

17.51.3 Secondary Uses

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

17.51.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.78, together with an additional:
 - a) 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; and
 - b) 0.03 **floor area ratio** provided that it used exclusively for the conversion of indoor **building** area from on-site parking (excess to that required under Section 17.51.10) to **habitable space** where the **lot abuts a right-of-way** secured for **use for vehicle access** and related transportation purposes.

17.51.5 Permitted Lot Coverage

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

17.51.6 Yards & Setbacks

1. The minimum **yard** is 6.0 m, except along Blundell Road and Keefer Avenue where the minimum **yard** is 4.5 m.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the **yards**, but no closer to a **lot line** than 4.0 m.

17.51.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.51.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

17.51.9 Landscaping & Screening

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

17.51.10 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.

17.51.11 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.