

17.67 Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)

17.67.1 Purpose

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

17.67.2 Permitted Uses

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

17.67.3 Secondary Uses

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

17.67.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
 - i) covered areas of the **principal building** which are open on one or more sides; or
 - ii) enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.67.4.1.b)i).
2. Notwithstanding Section 17.67.4.1, the reference to “0.65” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.75” if prior to first occupancy of the **building(s)**, the owner: [Bylaw 8450, Jan 25/10]
 - a) provides not less than four **affordable housing units** having the combined **habitable space** of at least 0.033 of the total maximum **floor area ratio**; and [Bylaw 8450, Jan 25/10]
 - b) has entered into a **housing agreement** for the **affordable housing units** with the **City** and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice, in the **Land Title Office**. [Bylaw 8450, Jan 25/10]
3. Notwithstanding Section 17.67.4.1 and Section 17.67.4.2, the maximum **floor area ratio** shall be “0.75” for the following **site**: [Bylaw 8913, Nov 13/12]

9566 Tomicki Avenue
Strata Plan BCS3965

17.67.5 Permitted Lot Coverage

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

17.67.6 Yards & Setbacks

1. The minimum **front yard** is 5.0 m.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** for a distance of not more than 1.5 m.

3. **Bay windows** may project into the **front yard** for a distance of not more than 0.6 m.
4. The minimum **interior side yard** and **rear yard** is 3.0 m.
5. The minimum **exterior side yard** is 5.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m and the **rear yard** for a distance of not more than 1.8 m.

17.67.7 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.

17.67.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is:
 - a) 5,000.0 m² for **lots** located north of Odlin Road; and
 - b) 10,000.0 m² for **lots** located south of Odlin Road.

17.67.9 Landscaping & Screening

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

17.67.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 space per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

17.67.11 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.