

## 17.78 Town Housing (ZT78) – Thompson and Steveston [Bylaw 9444, Nov 24/15]

### 17.78.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 134 and Land Use Contract 148.

### 17.78.2 Permitted Uses

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

### 17.78.3 Secondary Uses

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

### 17.78.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.44.

### 17.78.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

### 17.78.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 7.5 m.
2. The minimum **setback** from a railway line is 11.0 m.
3. The minimum **side yard** and **rear yard** is 6.0 m.
4. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is 11.0 m.

### 17.78.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 11.0 m provided that no **structure** exceeding 4.6 m in **height** shall be permitted within 3.0 m of any **lot line**.

### 17.78.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 1.44 hectares.

### 17.78.9 Landscaping & Screening

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

### 17.78.10 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.

### 17.78.11 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 17.78.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
  - a) 4160 Bonavista Drive *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-862-216 *[Bylaw 10014, Feb 22/22]*  
Lot 887 Section 35 Block 4 North Range 7 West New Westminster District Plan 57562 *[Bylaw 10014, Feb 22/22]*

### 17.78.12 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.
2. The following site-specific restrictions apply to:  
6100 Tiffany Boulevard  
Section 12 Block 4 North Range 7 West New Westminster District Plan NWS1494  
  
6111 Tiffany Boulevard  
Section 12 Block 4 North Range 7 West New Westminster District Plan NWS1446
  - a) The maximum number of **dwelling units** for town housing is 48.
  - b) The maximum **floor area** permitted is 6,300 m<sup>2</sup>.
3. The number of **dwelling units** for **town housing** is limited to 44 units on the following **lot**:  
4160 Bonavista Drive  
P.I.D. 004-108-094  
Lot 887 Section 35 Block 4 North Range 7 West New Westminster District Plan 46799