

17.80 Town Housing (ZT80) – Railway Avenue [Bylaw 9563, Jul 27/20]

17.80.1 Purpose

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

17.80.2 Permitted Uses

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

17.80.3 Secondary Uses

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

17.80.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.80.4.1, the reference to “0.4” is increased to a higher **density** of “0.60” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT80 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
3. Notwithstanding Section 17.80.4.1, the reference to “0.4” is increased to a higher **density** of “0.60”, together with an additional 0.12 **floor area ratio**, provided that prior to the first occupancy of the **building** the **owner**:
 - a) provides in the **building** not less than 3 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises approximately 15% of the total **building area**; and
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

17.80.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 47% 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.

17.80.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m.

17.80.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).

2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.80.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on local **arterial roads** is 40.0 m.
2. The minimum **lot width** on major **arterial roads** is 50.0 m.
3. The minimum **lot depth** is 35.0 m.
4. There is no minimum **lot area**.

17.80.9 Landscaping & Screening

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

17.80.10 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.

17.80.11 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.