

17.84 Town Housing (ZT84) – Cooney Road (Brighthouse Village of City Centre)

[Bylaw 9806, Mar 19/18]

17.84.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 104 on Cooney Road in the Brighthouse Village of **City Centre**.

17.84.2 Permitted Uses

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

17.84.3 Secondary Uses

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

17.84.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 7.
2. The maximum **floor area ratio** is 0.60.

17.84.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 33%.

17.84.6 Yards & Setbacks

1. The minimum **front yard** is 7.5 m.
2. The minimum north **interior side yard** is 7.0 m.
3. The minimum south **interior side yard** is 6.5 m.
4. The minimum **rear yard** is 3.0 m.

17.84.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m, but containing no more than 3 **storeys**.

17.84.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 35.0 m.
2. The minimum **lot depth** is 35.0 m.
3. The minimum **lot area** is 1,300 m².

17.84.9 Landscaping & Screening

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

17.84.10 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 the basic on-site parking requirement shall be 1.5 **vehicle parking spaces** per **dwelling unit**.

17.84.11 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.