

## **17.87 Town Housing (ZT87) – Steveston Highway (Steveston) [Bylaw 10152, Dec 14/20]**

### **17.87.1 Purpose**

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

### **17.87.2 Permitted Uses**

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

### **17.87.3 Secondary Uses**

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

### **17.87.4 Permitted Density**

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 17.87.4.1, the reference to “0.4” shall be increased to a higher **density** of “0.66” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT87 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

### **17.87.5 Permitted Lot Coverage**

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

### **17.87.6 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.

### **17.87.7 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.

### **17.87.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 35.0 m.

3. There is no minimum **lot area**.

#### **17.87.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

#### **17.87.10 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.

#### **17.87.11 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.