

17.28 Town Housing (ZT28) – Odlinwood (West Cambie)

17.28.1 Purpose

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

17.28.2 Permitted Uses

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

17.28.3 Secondary Uses

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

17.28.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, provided that:
 - a) 45.0 m² per **dwelling unit** may be used for **accessory buildings** and on-site parking (either for the exclusive **use** of individual units or for the total **development**) and is not included in the calculation of **floor area ratio**; and,
 - b) an additional 0.10 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

17.28.5 Permitted Lot Coverage

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

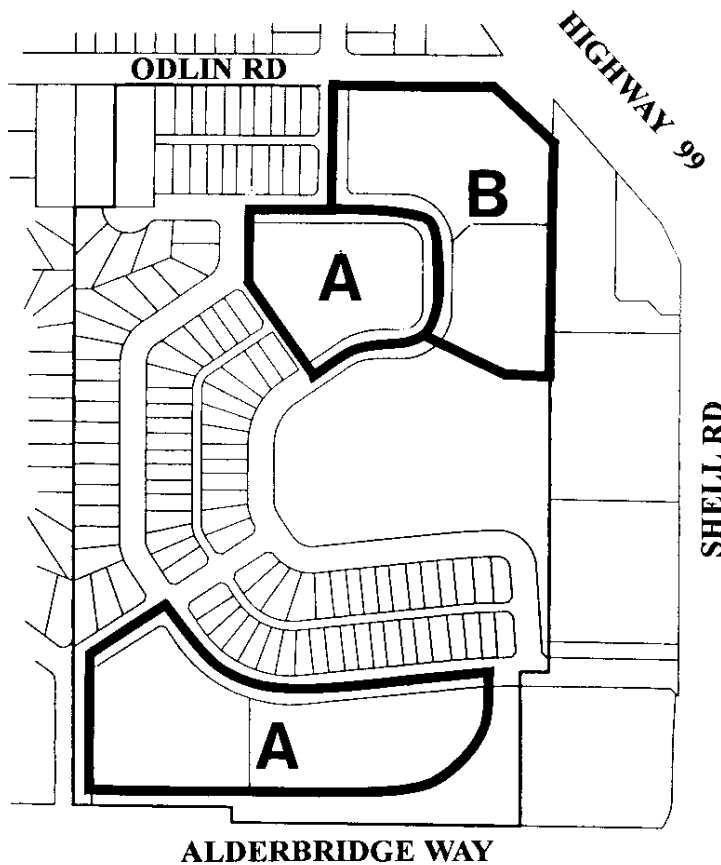
17.28.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.
2. Where a public **walkway** is provided along a **lot line** between two **adjacent town housing lots**, the **setback** is 9.0 m.
3. Portions of the **principal building** which are less than 5.0 m in **height** and are open on one or more sides may project into the required **yards** for a distance of not more than 2.0 m.

17.28.7 Permitted Heights

1. The maximum **height** of **buildings** or portions thereof shall not exceed:
 - a) 9.0 m, but not more than 2 ½ **storeys** within the area identified as “A” in Diagram 1, in Section 17.28.7.2;
 - b) 12.0 m, but not more than three **storeys** within the area identified as “B” in Diagram 1, in Section 17.28.7.2.

2. Diagram 1.



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

17.28.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 46.0 m.
2. The minimum **lot depth** is 55.0 m.
3. There is no minimum **lot area**.

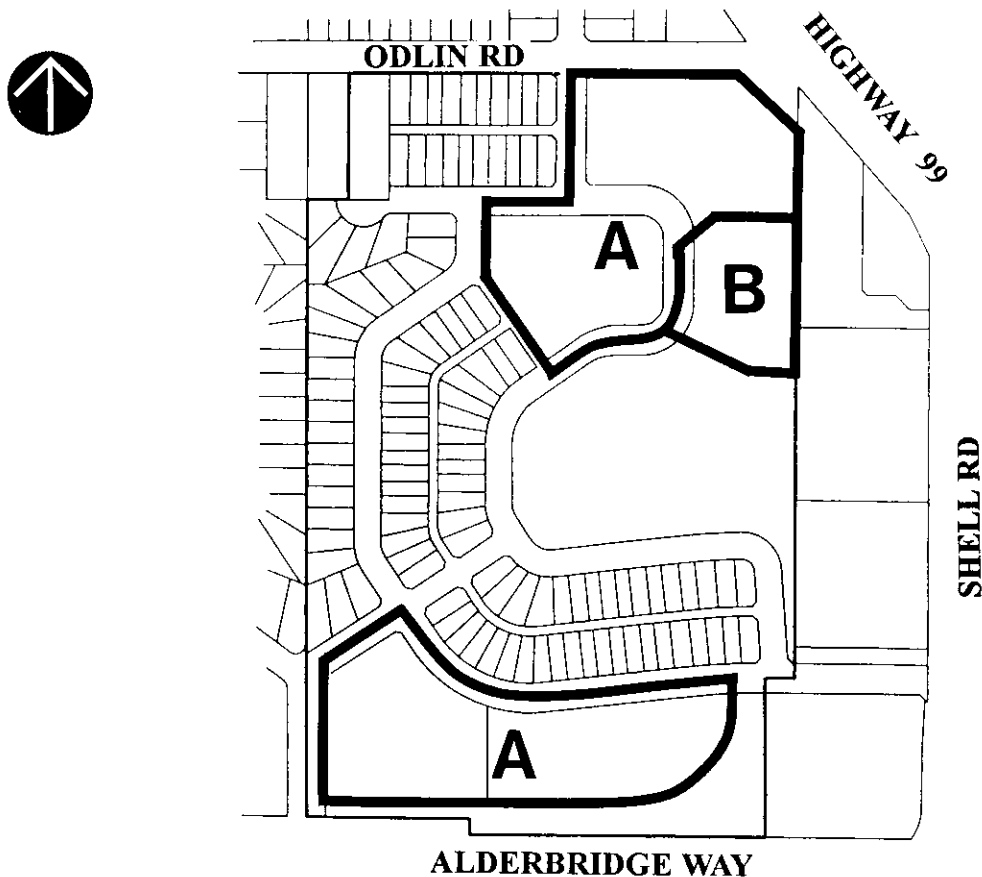
17.28.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. A **fence** shall be set back a minimum of 1.0 m from a **lot line abutting** a public **road** or public **walkway**, except where a public **walkway** is provided along a **lot line** between two **adjacent town housing lots**, the **fence** shall be set back a minimum of 3.0 m.
3. A **fence**, when located within 4.3 m of a **lot line abutting** a public **road** or public **walkway**, shall not exceed 1.2 m in **height**.

4. A **fence**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

17.28.10 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.
2. The minimum number of **parking spaces** provided per **dwelling unit** shall be 2.0 resident spaces and 0.2 visitor spaces in the area identified as “A” in Diagram 1 in Section 17.28.10.4.
3. The minimum number of **parking spaces** provided per **dwelling unit** shall be 1.0 resident spaces and 0.2 visitor spaces in the area identified as “B” in Diagram 1 in Section 17.28.10.4.
4. Diagram 1.



17.28.11 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 17.28.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
 - a) 10711 Shepherd Drive *[Bylaw 10014, Feb 22/22]*
P.I.D. 024-726-168 *[Bylaw 10014, Feb 22/22]*
Lot B Section 35 Block 5 North Range 6 West New Westminster District Plan
LMP45255 *[Bylaw 10014, Feb 22/22]*

17.28.12 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.