

## 17.38 Town Housing (ZT38) – Williams Road (Shellmont)

### 17.38.1 Purpose

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

### 17.38.2 Permitted Uses

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

### 17.38.3 Secondary Uses

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

### 17.38.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.63, provided that:

- a) 60.0 m<sup>2</sup> 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**.

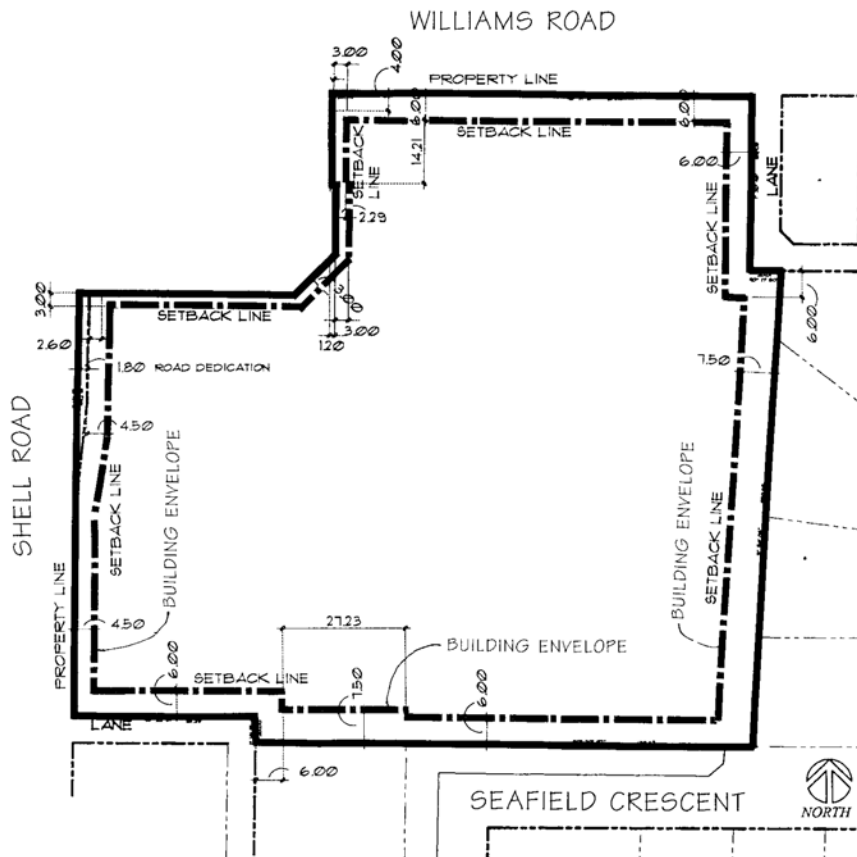
### 17.38.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

### 17.38.6 Yards & Setbacks

1. The minimum **yards** and **setbacks** shall be as shown in Diagram 1, Section 17.38.6.2

2. Diagram 1

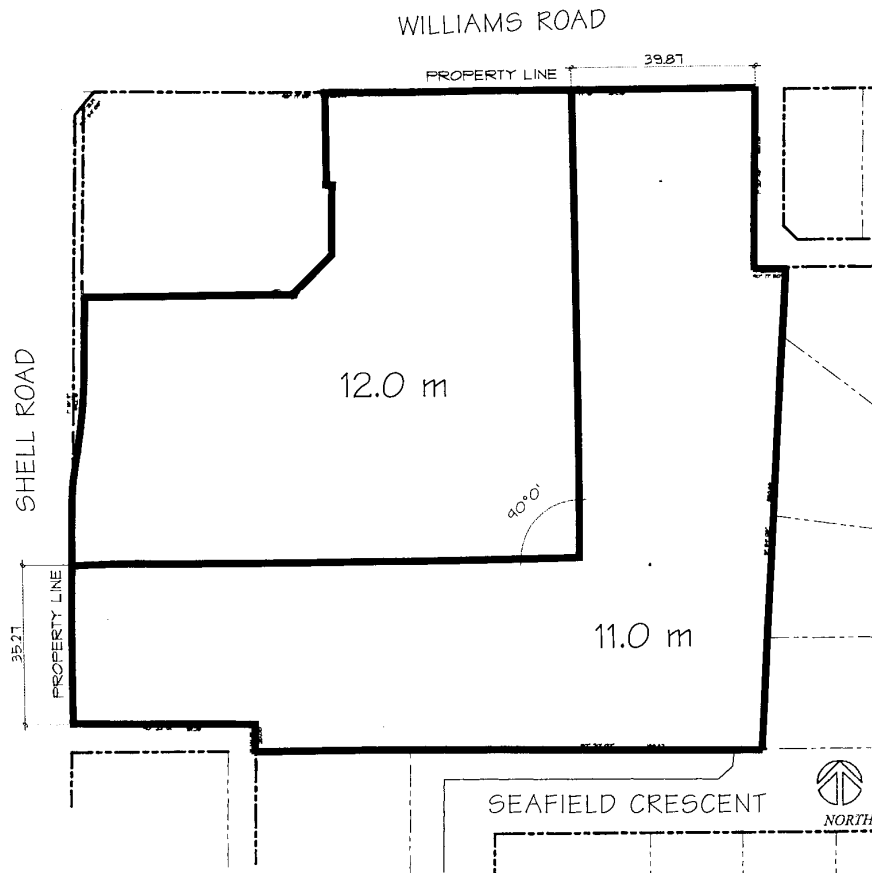


3. **Balconies** or decks may project into the **yards** and **setbacks** for a maximum distance of 1.06 m.
4. Exterior stairs may project into the **yards** and **setbacks** for a maximum distance of 1.52 m.

17.38.7 Permitted Heights

1. The maximum **height** for **buildings** or portion thereof shall be as shown in Diagram 1, Section 17.38.7.2.

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.

**17.38.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

**17.38.9 Landscaping & Screening**

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

**17.38.10 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.

**17.38.11 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 17.38.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*

- a) 11020 and 11000 Williams Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 024-691-372 *[Bylaw 10014, Feb 22/22]*  
Lot A Section 36 Block 4 North Range 6 West New Westminster District Plan  
LMP44354 *[Bylaw 10014, Feb 22/22]*

### **17.38.12 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.