

17.74 Town Housing (ZT74) – Parksville (Seafair) [Bylaw 9308, Nov 24/15]

17.74.1 Purpose

The **zone** provides for **town housing** and **apartment housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 009.

17.74.2 Permitted Uses

- child care
- housing, town
- housing, apartment

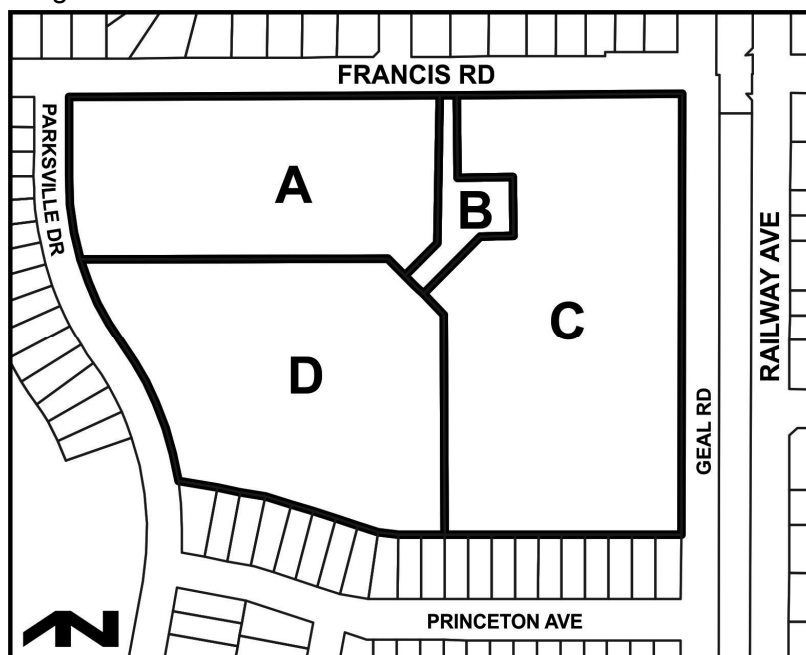
17.74.3 Secondary Uses

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

17.74.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in the area identified as “A” on Diagram 1, Section 17.74.4.5 is 65. The maximum **floor area** per **dwelling unit** is 157.93 m². The maximum **floor area ratio** (FAR) is 0.64.
2. The maximum **floor area** permitted in the area identified as “B” on Diagram 1, Section 17.74.4.5 is 232.25 m² provided that it is entirely used to accommodate **amenity space**.
3. The maximum number of **dwelling units** for **town housing** in the area identified as “C” on Diagram 1, Section 17.74.4.5 is 100. The maximum **floor area** per **dwelling unit** is 157.93 m². The maximum **floor area ratio** (FAR) is 0.59.
4. The maximum number of **dwelling units** for **apartment housing** in the area identified as “D” on Diagram 1, Section 17.74.4.5 is 145. The maximum number of **buildings** for **apartment housing** is 2. The maximum **floor area** permitted is 20,438 m². The maximum **floor area ratio** (FAR) is 1.0.

5. Diagram 1



17.74.5 Permitted Lot Coverage

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

17.74.6 Yards & Setbacks

1. For **town housing**, the minimum **front yard, side yard** and **rear yard** is 7.6 m. The minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.
2. For **apartment housing**, the minimum **front yard, side yard** and **rear yard** is 18.3 m. The minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

17.74.7 Permitted Heights

1. For **town housing**, the maximum **height** for **buildings** for **town housing** is 8.3 m, but containing no more than 2 **storeys**.
2. For **apartment housing**, the maximum **height** for **buildings** for **apartment housing** is 25.0 m, but containing no more than 7 **storeys**.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **height** for a recreation and multi-purpose centre in the area identified as "B" on Diagram 1, Section 17.74.4.5 is 8.3 m, but containing no more than 2 **storeys**.
4. The maximum **height** for **accessory structures** is 9.0 m.
5. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

17.74.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 1.62 hectares.
2. The minimum **lot area** for **apartment housing** is 2.04 hectares.

17.74.9 Landscaping & Screening

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

17.74.10 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 spaces per **dwelling unit** for **apartment housing**.

17.74.11 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.
2. **Town housing** shall be limited to the areas identified as “A” and “C” on Diagram 1, Section 17.74.4.5.
3. **Apartment housing** shall be limited to the area identified as “D” on Diagram 1, Section 17.74.4.5.
4. The maximum pool size in the area identified as “B” on Diagram 1, Section 17.74.4.5 shall be limited to 7.7 m x 15.3 m.
5. **Accessory buildings** shall satisfy all the following provisions:
 - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
 - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
 - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
 - d) Shall not exceed 4.5 m in **height**; and
 - e) Shall not be greater in **floor area** than 23.23 m² for each **dwelling unit** in the **principal building** served by such **accessory building**.

