

## 21. Site Specific Residential (Other) Zones

### 21.1 Mid Rise Congregate Housing (ZR1) – Lansdowne Village (City Centre)

#### 21.1.1 Purpose

The **zone** provides for **congregate housing**.

#### 21.1.2 Permitted Uses

- **congregate housing**

#### 21.1.3 Secondary Uses

- **community care facility, minor**

#### 21.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.5, together with an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

#### 21.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 53% for **buildings**.

#### 21.1.6 Yards & Setbacks

1. The minimum **setback** from the north **lot line** is 7.5 m.
2. The minimum **setback** from the east **lot line** is 1.8 m.
3. The minimum **setback** from the south **lot line** is 3.0 m.
4. The minimum **setback** from the west **lot line** is 4.2 m.

#### 21.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 14.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

#### 21.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

#### 21.1.9 Landscaping & Screening

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

#### 21.1.10 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 minimum number of **parking spaces** is 12, four of which shall be designed as spaces for the disabled.

#### 21.1.11 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.