

## 17.101 Town Housing (ZT101) – Francis Road & Lucas Road (Blundell) [Bylaw 10321, Mar 21/22]

### 17.101.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contracts 047 and 075 on Francis Road and Lucas Road in the Blundell area.

### 17.101.2 Permitted Uses

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

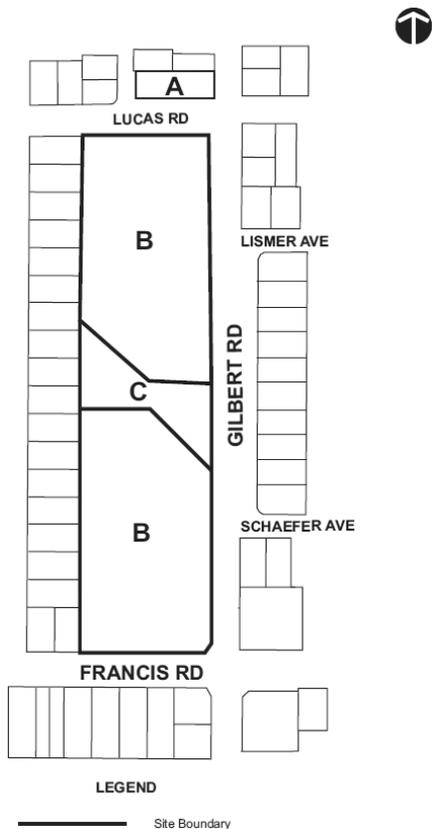
### 17.101.3 Secondary Uses

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

### 17.101.4 Permitted Density

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5:
  - a) the maximum number of **dwelling units** for **town housing** is 5; and
  - b) the maximum number of **buildings** for **town housing** is 3.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5:
  - a) the maximum number of **dwelling units** for **town housing** is 96; and
  - b) the maximum number of **buildings** for **town housing** is 50.
3. A **building** having a minimum **floor area** of 185.8 m<sup>2</sup> shall be provided on the **site** in the area identified as “C” on Diagram 1 in Section 17.101.4.5, and shall be used exclusively to accommodate **amenity space**.
4. The maximum **floor area ratio** (FAR) in this **zone** is 0.45 (inclusive of all parts of **buildings** used for on-site parking purposes).

5. Diagram 1



**17.101.5 Permitted Lot Coverage**

1. The maximum **lot coverage** for **buildings** is:
  - a) 29% in the area identified as “A” on Diagram 1 in Section 17.101.4.5;
  - b) a total of 26% for the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.101.6 Yards & Setbacks**

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5:
  - a) the minimum **setback** to Lucas Road is 4.0 m;
  - b) the minimum **setback** to the west **lot line** is 4.3 m; and
  - c) the minimum **setback** to the north **lot line** and to Gilbert Road is 4.6 m.
2. In the areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5:
  - a) the minimum **setback** to the west **lot line**, to Francis Road and to Lucas Road is 4.0 m; and

- b) the minimum **setback** to Gilbert Road is 4.6 m.

#### 17.101.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

#### 17.101.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for the area identified as “A” on Diagram 1 in Section 17.101.4.5 is 1,300.0 m<sup>2</sup>.
2. The minimum **lot area** for the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5 is 36,170.0 m<sup>2</sup>.

#### 17.101.9 Landscaping & Screening

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

#### 17.101.10 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:
  - a) In the area identified as “A” on Diagram 1 in Section 17.101.4.5, a total of 4 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**; and
  - b) In the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5, a total of 48 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

#### 17.101.11 Other Regulations

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5, 1 **dwelling unit** for **town housing** must be detached.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5, a minimum of 30 **dwelling units** for **town housing** must be detached.
3. 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.

