

## 17.85 Town Housing (ZT85) – Kingsgrove Avenue (Shellmont) [Bylaw 9987, May 21/19]

### 17.85.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the multiple family residential property developed under Land Use Contract 016 on Kingsgrove Avenue.

### 17.85.2 Permitted Uses

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

### 17.85.3 Secondary Uses

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

### 17.85.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 52.
2. The maximum **floor area** permitted for a **dwelling unit** is 83.6 m<sup>2</sup>, exclusive of storage space up to a maximum of 1.8 m<sup>2</sup>. A **dwelling unit** shall contain no more than two **bedrooms**.
3. The maximum **floor area ratio** (FAR) is 0.29.

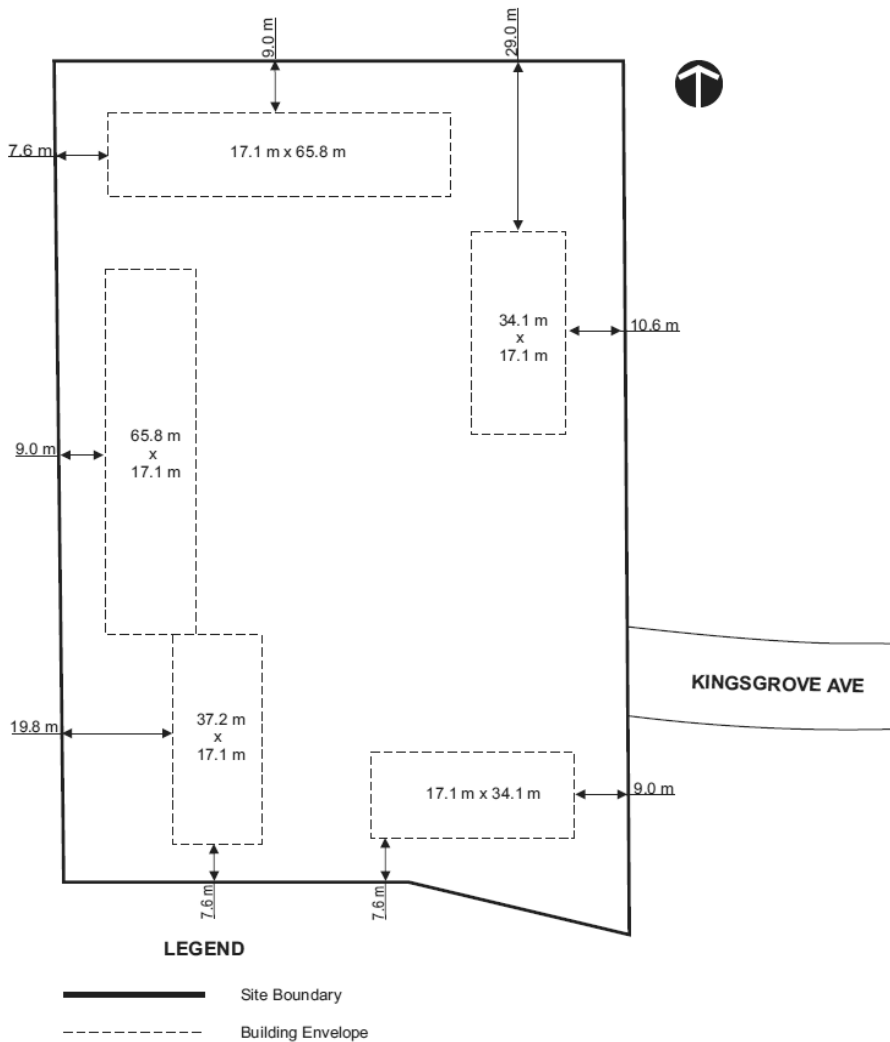
### 17.85.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 15.25% for **buildings**.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 17.85.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.85.6.1.a).

a) Diagram 1



### 17.85.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**.

### 17.85.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 150.0 m.
2. The minimum **lot depth** is 102.0 m.
3. The minimum **lot area** is 14,830 m<sup>2</sup>.

### 17.85.9 Landscaping & Screening

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

2. In addition to Section 17.85.9.1, an outdoor **amenity space** including children's play structures shall be provided on the **site** within 27.7 m of the east **lot line**.
3. Notwithstanding Section 17.85.9.1, a privacy **fence** of not more than 1.8 m in **height** shall be constructed along the north, west and south **property lines**.

#### **17.85.10 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 a minimum of 1.5 **vehicle parking spaces** per **dwelling unit**.

#### **17.85.11 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.

