

## 17.90 Town Housing (ZT90) – Saunders Road (Broadmoor) [Bylaw 10150, Dec 14/20]

### 17.90.1 Purpose

The **zone** provides for **town housing** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 068 on Saunders Road in the Broadmoor area.

### 17.90.2 Permitted Uses

- child care
- housing, town

### 17.90.3 Secondary Uses

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

### 17.90.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 18, each of which shall contain three **bedrooms**.
2. The maximum **floor area ratio** (FAR) is 0.45.

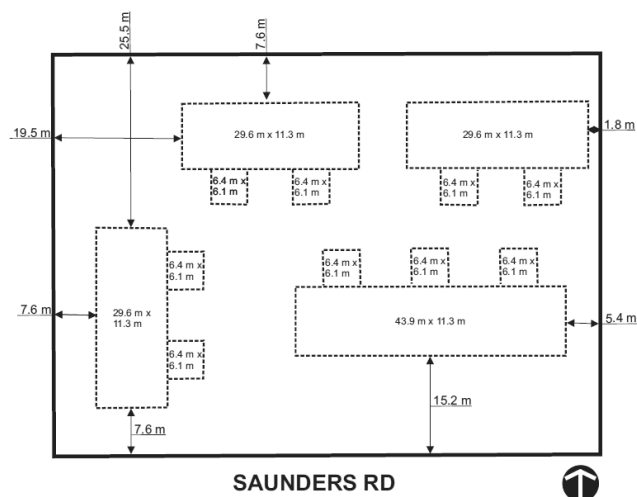
### 17.90.5 Permitted Lot Coverage

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

### 17.90.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.90.6.1.a).

a) Diagram 1



#### LEGEND

- Site Boundary
- - - - - Building Envelope

### 17.90.7 Permitted Heights

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

### 17.90.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 5,710 m<sup>2</sup>.

### 17.90.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 17.90.9.1, a privacy **fence** of not more than 1.5 m in **height** shall be constructed along all property lines.
3. In addition to Section 17.90.9.1, an outdoor **amenity space** of no less than 390 m<sup>2</sup> including children's play structures shall be provided in the northwest corner of the **site**.

### 17.90.10 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 the basic on-site parking requirement shall be 35 **vehicle parking spaces**, of which a minimum of 5 **vehicle parking spaces** shall be designated for visitors.

### 17.90.11 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.