

## 17.97 Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair) [Bylaw 10316, Mar 21/22]

### 17.97.1 Purpose

The **zone** provides for low rise **apartment housing** and **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 024 on No. 1 Road and Blundell Road in the Seafair area.

### 17.97.2 Permitted Uses

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

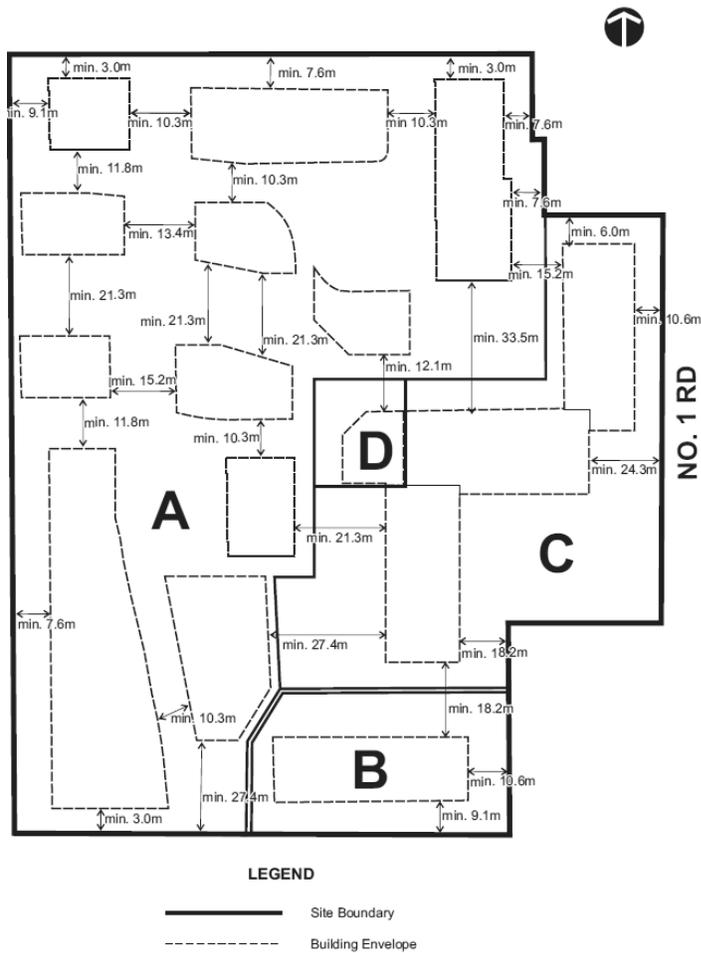
### 17.97.3 Secondary Uses

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

### 17.97.4 Permitted Density

1. In the area identified as “A” on Diagram 1, Section 17.97.4.7:
  - a) the maximum number of **dwelling units** for **town housing** is 63, each of which shall contain 3 **bedrooms**; and
  - b) the maximum number of **buildings** for **town housing** is 12.
2. In the areas identified as “B” and “C” on Diagram 1, Section 17.97.4.7, the maximum total number of **dwelling units** for **town housing** and **apartment housing** is 75, of which 53 shall contain 2 **bedrooms** and 22 shall contain 1 **bedroom**.
3. In the area identified as “B” on Diagram 1, Section 17.97.4.7, the maximum number of **buildings** for **town housing** and **apartment housing** combined is 1.
4. In the area identified as “C” on Diagram 1, Section 17.97.4.7, the maximum number of **buildings** for **apartment housing** is 3.
5. In the area identified as “D” on Diagram 1, Section 17.97.4.7, a minimum **floor area** of 223 m<sup>2</sup> must be provided and used exclusively to accommodate **amenity space**.
6. The maximum **floor area ratio** (FAR) is 0.54 (inclusive of **amenity space** and all parts of **buildings** used for on-site parking purposes).

7. Diagram 1



**17.97.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 28% 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 materials.

**17.97.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1, Section 17.97.4.7.

**17.97.7 Permitted Heights**

1. The maximum **building height** for **town housing** in the area identified as “A” in Diagram 1, Section 17.97.4.7 is 9.0 m, but containing no more than 2 **storeys**.

2. The maximum **building height** for **town housing** and **apartment housing** in the areas identified as “B” and “C” in Diagram 1, Section 17.97.4.7 is 15.0 m, but containing no more than 4 **storeys** including ground level covered parking.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **building height** in the area identified as “D” on Diagram 1, Section 17.97.4.7 is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.

#### 17.97.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 36,140.0 m<sup>2</sup>.

#### 17.97.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.97.9.1, an outdoor **amenity space** including children’s play **structure** shall be provided on the **site** within the immediate vicinity of the **building** containing **amenity space** located in the area identified as “D” on Diagram 1, Section 17.97.4.7.
3. In addition to Section 17.97.9.1, a privacy **screen** up to a maximum of 1.8 m in height may only be constructed along **lot lines** not **abutting** a road.

#### 17.97.10 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 2 **vehicle parking spaces** per **dwelling unit**, of which there shall be 104 unenclosed surface **vehicle parking spaces**.

#### 17.97.11 Other Regulations

1. **Buildings** containing only **town housing** shall be limited to the area identified as “A” on Diagram 1, Section 17.97.4.7.
2. A **building** in the area identified as “B” on Diagram 1, Section 17.97.4.7, shall consist of 14 **dwelling units** for **town housing** on lower floor levels , and shall consist of 7 **dwelling units** for **apartment housing** on the uppermost floor level.
3. **Buildings** containing only **apartment housing** shall be limited to the area identified as “C” on Diagram 1, Section 17.97.4.7.
4. 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.

