

17.99 Town Housing (ZT99) – Lucas Road (Blundell) [Bylaw 10319, Mar 21/22]

17.99.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 029 on Lucas Road in the Blundell area.

17.99.2 Permitted Uses

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

17.99.3 Secondary Uses

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

17.99.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 98, each of which shall contain 2 or more **bedrooms**.
2. In the area identified as “A” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 16.
3. In each of the areas identified as “B”, “I”, “J”, “N”, and “O” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 4.
4. In each of the areas identified as “C”, “E”, “F”, and “H” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 6.
5. In each of the areas identified as “D”, “K”, and “M” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 12.
6. In each of the areas identified as “G” and “L” on Diagram 1 in Section 17.99.4.9, the maximum number of **dwelling units** is 2.
7. A **building** having a minimum **floor area** of 464.5 m² shall be provided on the **site** in the area identified as “P” on Diagram 1 in Section 17.99.4.9, and shall be used entirely to accommodate **amenity space**.
8. The maximum **floor area ratio** (FAR) is 0.47, together with an additional 0.02 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.99.9 Landscaping & Screening

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

17.99.10 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 basic on-site parking requirement shall be 98 enclosed **vehicle parking spaces** and 98 unenclosed surface **vehicle parking spaces**.

17.99.11 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.

