

17.100 Town Housing (ZT100) – Ledway Road (Blundell) [Bylaw 10320, Mar 21/22]

17.100.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 045 on Ledway Road in the Blundell area.

17.100.2 Permitted Uses

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

17.100.3 Secondary Uses

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

17.100.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 33.
2. In each of the areas identified as “A”, “E”, and “F” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 6.
3. In the area identified as “B” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 7.
4. In each of the areas identified as “C” and “D” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 4.
5. The maximum **floor area ratio** (FAR) is 0.43.
6. Notwithstanding Section 4.4.1.b), the following is not included in the calculation of maximum **floor area ratio**:
 - a) on-site parking and accessory storage within a **carport**, subject to a maximum of 25 m² per **dwelling unit**.

17.100.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.100.9.1, an outdoor **amenity space** including children's play **structure(s)** shall be provided in the middle of the **site**.

17.100.10 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 33 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

17.100.11 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.

