

17.75 Town Housing (ZT75) – Rosewood (Blundell) [Bylaw 9310, Nov 24/15]

17.75.1 Purpose

The **zone** provides for **town housing** and **apartment housing**, and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 010.

17.75.2 Permitted Uses

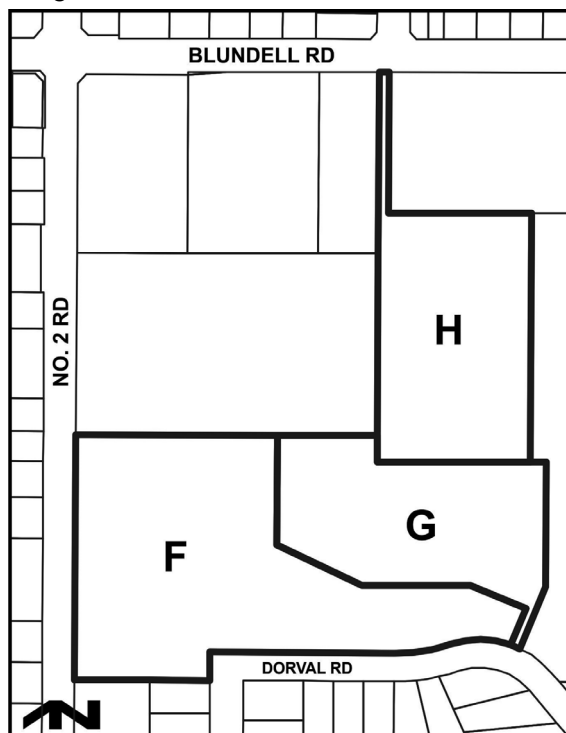
- child care
- housing, town
- housing, apartment

17.75.3 Secondary Uses

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

17.75.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in the area identified as “F” on Diagram 1, Section 17.75.4.4 is 66. The maximum **floor area** permitted is 10,600 m². The maximum **floor area ratio** (FAR) is 0.45, together with an additional 0.004 **floor area ratio** provided that it is entirely used to accommodate **amenity space** for a day care/multi-purpose centre.
2. The maximum number of **dwelling units** for **town housing** in the area identified as “G” on Diagram 1, Section 17.75.4.4 is 80. The maximum number of **buildings** is 2. The maximum **floor area** permitted is 6,689 m². The maximum **floor area ratio** (FAR) is 0.51.
3. The maximum number of **dwelling units** for **apartment housing** in the area identified as “H” on Diagram 1, Section 17.75.4.4 is 182. The maximum number of **buildings** for **apartment housing** is 2. The maximum **floor area** permitted is 15,283 m². The maximum **floor area ratio** (FAR) is 1.05.
4. Diagram 1.



17.75.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.75.6 Yards & Setbacks

1. For **town housing**:
 - a) the minimum **setback** from a public road is 7.6 m;
 - b) the minimum **front yard, side yard** and **rear yard** is 6.0 m, except that where a wall includes a balcony or a window to a **habitable space**, the **side yard adjacent** to such wall shall be a minimum of 7.6 m; and
 - c) the minimum **building separation space** is 1.8 m, except that where a wall includes a window to a **habitable space**, the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.
2. For **apartment housing**:
 - a) the minimum **front yard, side yard** and **rear yard** is 12.0 m; and
 - b) the minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

17.75.7 Permitted Heights

1. The maximum **height** for **buildings** in the areas identified as “F” and “G” on Diagram 1, Section 17.75.4.4 is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **buildings** in the area identified as “H” on Diagram 1, Section 17.75.4.4 is 25.0 m, but containing no more than 7 **storeys**.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.
5. No **structure** exceeding 4.5 m in **height** shall be permitted within 3.0 m of any **lot line**.

17.75.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 3.61 hectares.

17.75.9 Landscaping & Screening

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

17.75.10 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
 - a) the basic on-site parking requirement in the area identified as “G” on Diagram 1, Section 17.75.4.4 shall be 1.5 spaces per **dwelling unit**; and
 - b) the basic on-site parking requirement in the area identified as “H” on Diagram 1, Section 17.75.4.4 shall be 1.25 spaces per **dwelling unit**.

17.75.11 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.
2. **Town housing** shall be limited to the areas identified as “F” and “G” on Diagram 1, Section 17.75.4.4.
3. **Apartment housing** shall be limited to areas identified as “G” and “H” on Diagram 1, Section 17.75.4.4.
4. **Accessory buildings** shall satisfy all the following provisions:
 - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
 - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
 - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
 - d) Shall not exceed 4.5 m in **height**; and
 - e) Shall not be greater in **floor area** than 23.23 m² for each **dwelling unit** in the **principal building** served by such **accessory building**.

