

## 17.89 Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)

[Bylaw 10149, Dec 14/20]

### 17.89.1 Purpose

The **zone** provides for **town housing** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road and Dunoon Drive in the Broadmoor area.

### 17.89.2 Permitted Uses

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

### 17.89.3 Secondary Uses

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

### 17.89.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 87.
2. The minimum **floor area** permitted for a **dwelling unit** is 136.3 m<sup>2</sup>, inclusive of a **carport**.
3. The maximum **floor area ratio** (FAR) is 0.53 (inclusive of all parts of the **building** used for on-site parking purposes).

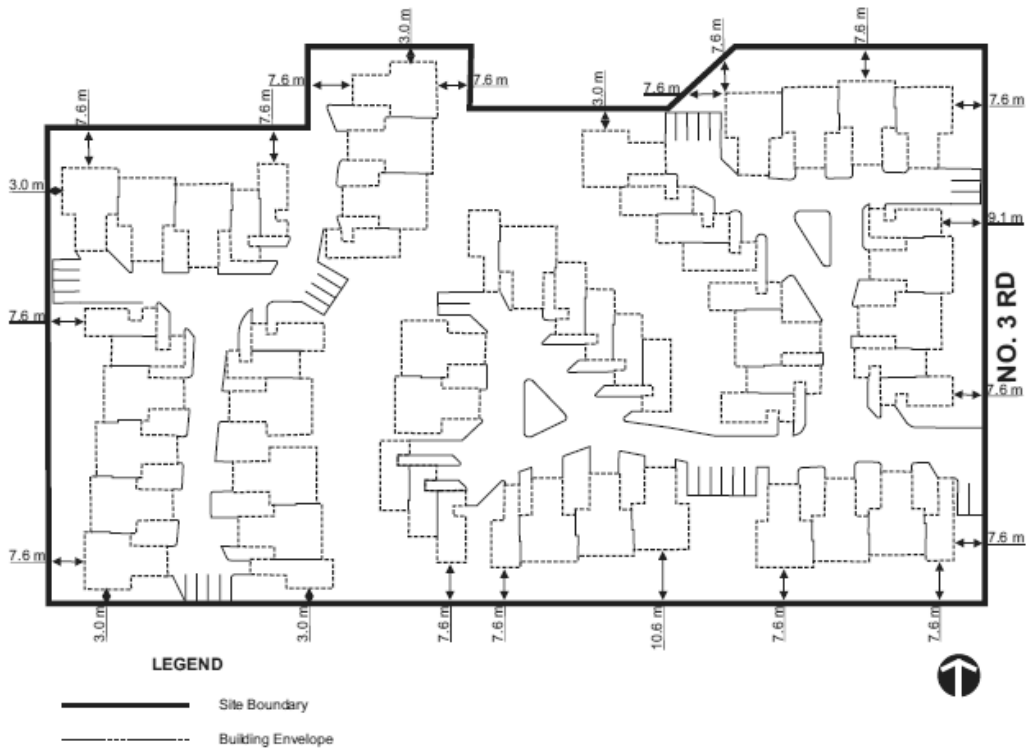
### 17.89.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 26% 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.

### 17.89.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.89.6.1.a).

a) Diagram 1



### 17.89.7 Permitted Heights

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

### 17.89.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 22,940 m<sup>2</sup>.

### 17.89.9 Landscaping & Screening

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

### 17.89.10 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 174 **parking spaces**.

### 17.89.11 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.