

17.91 Town Housing (ZT91) – No. 3 Road (Broadmoor) [Bylaw 10152, Dec 14/20]

17.91.1 Purpose

The **zone** provides for **town housing** and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 153 on No. 3 Road in the Broadmoor area.

17.91.2 Permitted Uses

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

17.91.3 Secondary Uses

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

17.91.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** is 66.
2. The maximum **floor area ratio** (FAR) is 0.35.

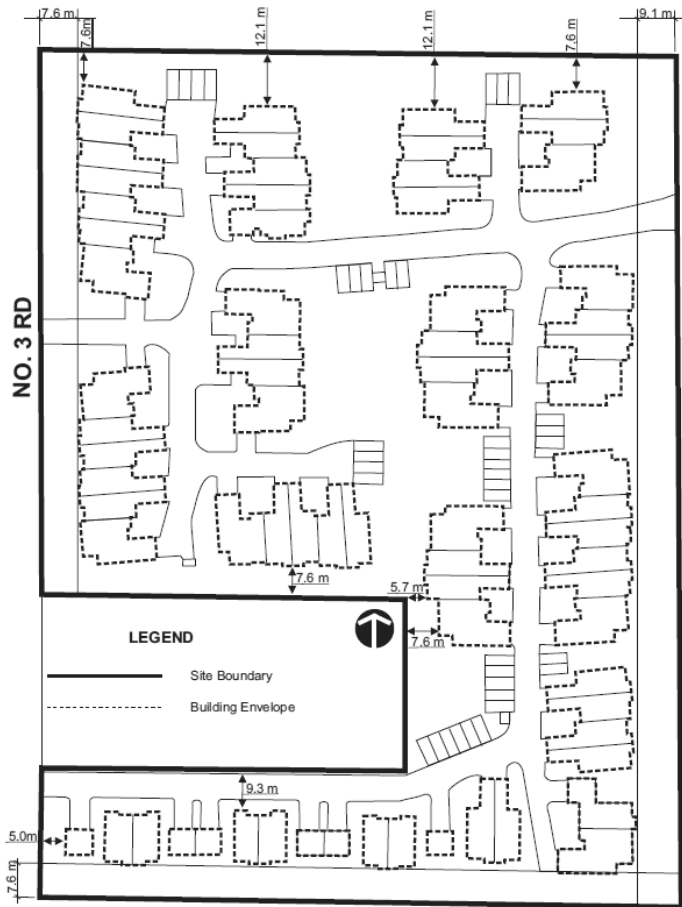
17.91.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 22% 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.

17.91.6 Yards & Setbacks

1. The minimum **yard, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.91.6.1.a).

a) Diagram 1



17.91.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.0 m, but containing no more than 2 **storeys**.

17.91.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 25,570.0 m².

17.91.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that the maximum **fence height** on any **lot line** shall be 1.67 m.

17.91.10 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 a minimum of 132 **vehicle parking spaces**.

17.91.11 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.