

## PART 1.114 - R1-CA ZONE, CAMOSUN STREET CONVERSION DISTRICT

### 1.114.1 Permitted Uses in this Zone

The only uses permitted in this Zone are:

- a. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone.
- b. Multiple dwelling
- c. Accessory buildings subject to the regulations in Schedule “F”

### 1.114.2 Lot Area, Lot Width

- |                               |                   |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum)  | 338m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 12.5m             |

### 1.114.3 Floor Area, Floor Space Ratio, Number of Units

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> of all floor levels combined (maximum) | 306m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum)                       | 0.9:1             |
| c. Number of <u>dwelling units</u> (maximum)                | 4                 |

### 1.114.4 Height, Storeys, Roof Decks

- |                                     |                           |
|-------------------------------------|---------------------------|
| a. <u>Building height</u> (maximum) | 8m and 2.5 <u>storeys</u> |
| b. <u>Roof deck</u>                 | Not permitted             |

### 1.114.5 Setbacks, Projections

- |   |       |
|---|-------|
| a. <u>Front yard setback</u> (minimum)  | 4.9m  |
| b. <u>Rear yard setback</u> (minimum)   | 6.9m  |
| c. <u>Side yard setback</u> from interior <u>lot line</u> (minimum)                       | 1.4m  |
| d. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 1.3m  |
| e. Eave projections into <u>setback</u> (maximum)   | 0.75m |

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### 1.114.6 Site Coverage, Open Site Space, Minimum Landscaped Area

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|---|-----|
| a. <u>Site coverage</u> (maximum)             | 42% |
| b. <u>Open site space</u> (minimum)           | 35% |
| c. <u>Rear yard open site space</u> (minimum) | 29% |

### 1.114.7 Off-Street Vehicle and Bicycle Parking

- |   |     |
|---|-----|
| a. Vehicle parking spaces (minimum)   | 3   |
| b. Bicycle parking – Class 1 (minimum)  | 4   |
| c. Bicycle parking – Class 2 (minimum)  | 0   |
| d. Rear yard landscape area screen width (minimum)  | nil |
| e. Parking is otherwise subject to the regulations of Schedule “C”,<br>except as specified by the regulations in this Part. |     |