

PART 1.117 – R1-34 ZONE, BEVERLEY PLACE CONVERSION DISTRICT

1.117.1 Permitted Uses in this Zone

The only uses permitted in this zone are:

- a. Single Family Dwelling, subject to the regulations applicable in Part 1.2 and specifically prohibits house conversions as a permitted use
- b. Multiple dwelling, in a building constructed before 1941, subject to the regulations in this Part
- c. Accessory buildings subject to the regulations in Schedule “F”

1.117.2 Lot Area, Lot Width

- a. Lot area (minimum) 620m²
- b. Lot width (minimum) 15m

1.117.3 Floor Area, Floor Space Ratio, Number of Units

- a. Floor area, of all floor levels combined for lots less than 669m² in area (maximum) 560m²
- b. Number of dwelling units (maximum) 4

1.117.4 Height, Storeys, Roof Decks

- a. Residential building 10.52 m in height and 3.5 storeys (maximum)
- b. Roof deck Not Permitted

1.117.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 6.03m |
| except for the following maximum projections into the <u>setback</u> : | |
| • steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m |
| c. <u>Side yard setback</u> from interior <u>lot line</u> on northerly boundary (minimum) | 1.2m |
| d. <u>Side yard setback</u> from interior <u>lot line</u> on southerly boundary (minimum) | 0.6m |
| e. Combined <u>side yard setbacks</u> (minimum) | 1.8m |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |

1.117.6 Site Coverage, Open Site Space

<u>Site coverage</u> (maximum)	40%
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1.117.7 Vehicle and Bicycle Parking

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| a. Vehicle and Bicycle parking (minimum) | Subject to the regulations in Schedule "C", except as otherwise specified by the regulations in this Part |
| b. Number of vehicle parking stalls (minimum) | 1 |