

## **PART 1.92 R1-26 ZONE, CRIDGE CENTRE DISTRICT**

Definitions	1	In this Part, “ <u>total floor area of offices</u> ” means the <u>total floor area</u> , including <u>basements</u> and <u>cellars</u> , of all <u>buildings</u> or parts of <u>buildings</u> in the R1-26 Zone that are used for offices permitted under section 2(g).
Uses	2	<p>The following uses are the only uses permitted in this Zone:</p> <p>(a) all of the uses permitted in the R1-B Zone, Single Family Dwelling District;</p> <p>(b) day care centres;</p> <p>(c) <u>nursing homes</u>;</p> <p>(d) <u>Rest homes – Class A</u> and <u>Rest homes – Class B</u>;</p> <p>(e) <u>attached dwellings</u>;</p> <p>(f) <u>multiple dwellings</u>;</p> <p>(g) offices used in carrying out work related to a use referred to in paragraphs (b), (c) and (d);</p> <p>(h) the following <u>accessory uses</u>:</p> <p>(i) <u>surface parking spaces</u>,</p> <p>(ii) <u>underground parking spaces</u>,</p> <p>(iii) recreational, pleasure, and food services,</p> <p>(iv) garden structures.</p>
Lot area	3	The <u>area</u> of a <u>lot</u> must be at least 8,325 m <sup>2</sup> .
Number of buildings	4	A <u>lot</u> may contain more than one <u>building</u> .
Height	5	The height of a <u>building</u> must not exceed 3 <u>storeys</u> nor 10 m.

Floor Space Ratio	6	The <u>floor space ratio</u> (a) the <u>floor space ratio</u> must not exceed 0.45 to 1; (b) office uses are limited to .05:1 of the total <u>floor space ratio</u> on any <u>lot</u> .
Lot coverage	7	<u>Site coverage</u> must not exceed 25%.
Setbacks	8	The <u>setback</u> must be at least 7.6 m from Kings Road, Hillside Avenue, and Cook Street.
Parking	9	The following regulations apply to parking in addition to the regulations under Schedule C: (a) a <u>lot</u> must contain at least 0.35 parking spaces for each of that <u>lot's dwelling units</u> of a <u>Rest home – Class A</u> , a <u>Rest Home – Class B</u> , or a <u>nursing home</u> ; (b) a <u>lot</u> must contain at least one parking space for each of that <u>lot's dwelling units</u> of an <u>attached dwelling</u> or a <u>multiple dwelling</u> .
General	10	Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District apply in this Zone.