

PART 3.1.2 - R3-G-K ZONE, GARDEN APARTMENT (KIWANIS) DISTRICT

Definitions

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In this Part,

“car port”

means a structure that

- (a) is designed for the storage of motor vehicles,
- (b) does not have enclosed sides, and
- (c) has a roof supported entirely by posts or by posts and part of an enclosed building;

“habitable room”

means a room in a dwelling unit that is not a non-habitable room;

“living room”

means a habitable room that is not used for sleeping or dining;

“main window”

means an area of window that is located on one face of a wall and that satisfies the *British Columbia Building Code’s* minimum size requirements for the unobstructed glass area of windows;

“non-habitable room”

means a room in a dwelling unit that is a kitchen, storage room, toilet, bathroom, or sauna room;

“separation space”

is the distance measured

- (a) between the exterior surfaces of walls that face each other, and
- (b) at right angles from the grades of the exterior surfaces referred to in paragraph (a);

“side lot line”

means a lot line that

- (a) is not a front lot line or a rear lot line,
- (b) does not abut a street, and
- (c) is the point of intersection of front and rear lot lines if they intersect to form the boundary of the side portion of a lot;

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“window”

includes a door’s unobstructed transparent area that is made of glass or other transparent material.

Uses	2	The following uses are the only uses permitted in this zone: (a) all of the uses permitted in the R3-G Zone, Garden Apartment District; (b) retail stores as an <u>accessory use</u> .
Lot Area	3	The <u>area</u> of a <u>lot</u> must be at least 30,000 m ² .
Height	4	The <u>height</u> of a <u>building</u> must not exceed 11m.
Floor Area	5	The <u>total floor area</u> of retail stores as an <u>accessory use</u> must not exceed 465m ² .
Floor Space Ratio	6	The <u>floor space ratio</u> must not exceed 0.65 to 1.
Lot Coverage	7	<u>Site coverage</u> must not exceed 33%.
Siting	8	(1) The separation space between 2 walls described in section 9(a) must be at least equal to the sum of the <u>setback</u> distances set out in section 9(a) for each of those walls. (2) A carport that is located between 2 walls does not affect the distance required for a separation space under subsection (1).
Setbacks	9	The setback (a) from a <u>side lot line</u> and a <u>rear lot line</u> must be at least i. 2.5m to a wall that does not contain a window, ii. 2.5m to a wall that contains a window of a non-habitable room, iii. 4m to a wall that contains a main window of a habitable room that is not a living room, iv. 7.5m to a wall that contains a main window of a living room, (b) must be at least 6m from Cook Street and Cedar Hill Road to the first <u>storey</u> portion of a <u>building</u> ; (c) must be at least 7.5m from Cook Street and Cedar Hill Road to a portion of a <u>building</u> that is higher than its first <u>storey</u> ; (d) must be at least 7.5m from Lang Street; (e) must be at least 4.5m from Mallek Crescent.

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| Parking | 10 | There must be at least 0.35 parking spaces for every <u>dwelling unit</u> . |
| General | 11 | Except as provided in this Part, the regulations applicable in the R3-G Zone, Garden Apartment District, apply in this zone. |