

PART 3.110 – R3-AM-3 ZONE, MID-RISE MULTIPLE DWELLING HEYWOOD DISTRICT

3.110.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Single family dwelling subject to the regulations in the R1-B Zone
- b. Duplex subject to the regulations in the R-2 Zone
- c. Multiple dwelling
- d. Rest home – Class A and rest home – Class B
- e. Public Building subject to the regulations in the R-2 Zone
- f. Home occupation subject to the regulations in Schedule “D”
- g. Multiple Dwelling Accessory Use subject to the regulations in Schedule “F”

3.110.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.110.3 a monetary contribution of \$31,907.19 must be provided as a community amenity

3.110.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided, referred to in Part 3.110.2 1.2:1
- b. Floor space ratio (maximum) where the community amenity has been provided, referred to in Part 3.110.2 1.6:1

3.110.4 Lot Area

- a. Lot area (minimum) 1400m²

3.110.5 Height, Storeys

- a. Principal building height (maximum) 12m
- b. Storeys (maximum) 4

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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3.110.6 Setbacks, Projections

- a. For the purposes of this Part, “architectural screen” means an ornamental feature of the building intended to provide shade or privacy.
- b. Front yard setback (minimum) 10.5m
- c. Rear yard or side yard setback (minimum) one half the building height
- d. Any architectural screen that faces a front yard or rear yard may project into a setback (maximum) 0.3m

3.110.7 Site Coverage, Open Site Space

- a. Site coverage (maximum) 40%
- b. Open site space (minimum) 50%

3.110.8 Landscaping

- a. Any exposed roof deck located above an enclosed parking space shall be landscaped
- b. Except for driveways, all yards within 3m or one half of the building height, whichever is greater, of a street shall be open site space

3.110.9 Vehicle and Bicycle Parking

- a. Vehicle and bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 17-041 adopted June 22, 2017

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw