

PART 3.115 – R-85 ZONE, DOUGLAS STREET MOTEL CONVERSION DISTRICT

3.115.1 Permitted Uses in this Zone

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

- a. Offices
- b. In a Building constructed before 1959:
 - (1) Multiple dwelling
 - (2) Commercial storage of vehicles in the basement level

3.115.2 Lot Area

- a. Lot area (minimum) 1710m²

3.115.3 Floor Space Ratio

- Floor space ratio (maximum) 0.8:1

3.115.4 Height, Storeys

- a. Principal building height (maximum) 8.2m
- b. Storeys (maximum) 2

3.115.5 Setbacks

- a. Front yard setback (minimum) 7.50m
- b. Rear yard setback (minimum) 4m
- c. Side yard setback from interior lot lines (minimum) 4m
- d. Side yard setback on a flanking street for a corner lot (minimum) 4m

3.116.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 30%
- b. Open site space (minimum) 30%

3.116.7 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule "C"
- b. Bicycle parking (minimum) Subject to the regulations in Schedule "C"

Bylaw 18-004 adopted May July 12, 2018