

## PART 3.124 – R3-P ZONE, MULTIPLE DWELLING PARRY STREET DISTRICT

### 3.124.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling

### 3.124.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.124.4 the following monetary contributions, as adjusted pursuant to Part 3.124.2 b., must be provided as a community amenity:
  - \$18,563.45 to the Local Amenities Reserve Fund, reserved for amenities in James Bay.
- b. The amenity contributions identified in Part 3.124.2 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 19-006 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 3.124.2 b. “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

### 3.124.3 Lot Area

- |                               |                                 |
|-------------------------------|---------------------------------|
| a. <u>Lot area</u> (minimum)  | 650.00m <sup>2</sup>            |
| b. <u>Lot width</u> (minimum) | 15.00m average <u>lot width</u> |

### 3.124.4 Floor Space Ratio

- |  |        |
|--|--------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided pursuant to Part 3.124.2 | 1.5:1  |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to Part 3.124.2     | 1.75:1 |

### 3.124.5 Height

- |   |       |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 15.5m |
|---|-------|

## PART 3.124 – R3-P ZONE, MULTIPLE DWELLING PARRY STREET DISTRICT

### 3.124.6 Setbacks, Projections

- |  |       |
|--|-------|
| a. <u>Front yard setback</u> (minimum)   | 5.0m  |
| Except for the following maximum projections into the setback:   |       |
| • steps less than 1.7m in <u>height</u>  | 1.6m  |
| • <u>porch</u>   | 1.6m  |
| b. <u>Rear yard setback</u> (minimum)  | 4.0m  |
| c. <u>Side yard setback</u> (north) (minimum)  | 2.0m  |
| d. <u>Side yard setback</u> (south) (minimum)  | 2.25m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum) | 1.5m  |

### 3.124.7 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 60% |
| b. <u>Open site space</u> (minimum) | 20% |

### 3.124.8 Vehicle and Bicycle Parking

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum)        | Subject to the regulations in Schedule “C” |

Bylaw 19-006 adopted April 11, 2019