

PART 3.141 – R-106 ZONE, MULTIPLE DWELLING (KINGS ROAD) DISTRICT

3.141.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

3.141.2 Lot Area

- a. Lot area (minimum) 1200m²

3.141.3 Community Amenities

- a. As a condition of additional density pursuant to Part 3.141.4, the following amenity contribution must be provided:
 - i. prior to the issuance of an occupancy, construct park improvements valued at no less than \$100,000 in the Hillside-Quadra area with the location and design subject to the approval of the Director of Parks, Recreation and Facilities, with such design submitted prior to the issuance of a building permit; or
 - ii. prior to the issuance of a building permit, contribute \$100,000, as adjusted pursuant to subsection (b), towards the Local Amenity Reserve Fund for park improvements in the Hillside-Quadra area.
- b. Until the amenity contribution identified in Part 3.141.3 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #22-035 is adopted and each year thereafter, by adding to the base contribution amount in Part 3.141.3 a. an amount calculated by multiplying that 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 3.141.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.141.4 Floor Space Ratio

- a. Floor space ratio where the amenity has not been provided pursuant to Part 3.141.3 (maximum) 1.6:1
- b. Floor space ratio where the amenity has been provided pursuant to Part 3.141.3 (maximum) 2.93:1

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3.141.5 Height, Storeys

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| a. Principal <u>building height</u> (maximum) | 18.5m |
| b. <u>Storeys</u> (maximum) | 6 |

3.141.6 Setbacks

No building closer than 5.0m from any property line.

3.141.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% |

3.141.8 Vehicle and Bicycle Parking

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| 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 22-035 adopted April 28, 2022-