

PART 3.3 - R3-1 and R3-2 ZONE, MULTIPLE DWELLING DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) <u>single family dwellings</u> and customary <u>accessory uses</u> including <u>home occupations</u> and <u>accessory buildings</u> as permitted in the case of such dwellings by the provisions of the R1-B Zone, Single Family Dwelling District (Part 1.2) subject to the regulations applicable to that Zone; but excluding conversions. (b) <u>two family dwellings</u> and <u>accessory buildings</u> and <u>home occupations</u> as permitted in the case of such dwellings by the provisions of the R-2 Zone, Two Family Dwelling District (Part 2.1), ~ subject to the regulations applicable to that Zone; but excluding conversions. (c) college fraternity buildings; (d) subject to the regulations contained in the R-2 Zone, Two Family Dwelling District (Part 2.1), <u>churches</u>, <u>public buildings</u>, public schools, private schools, <u>hospitals</u>; (e) <u>rest homes - Class A</u> and <u>rest homes - Class B</u>, which rest homes shall for the purposes of this Part be deemed to be <u>multiple dwellings</u> to the intent that the regulations contained in this Part and expressed to apply only to <u>buildings</u>, and land used or intended to be used as and for <u>multiple dwellings</u> or as and for <u>multiple dwelling accessory uses</u> shall apply to rest homes as aforesaid as if the same were, in fact, and by definition <u>multiple dwellings</u>; provided however that off-street parking shall be provided therefor as required by the provisions of Schedule "C" in the case of community care facilities generally. (f) <u>Multiple dwellings</u> and <u>multiple dwelling accessory uses</u>. (g) Not more than 2 <u>garage sales</u> in any year.
Size and Height Restrictions	2	<p>No <u>dwelling unit</u> in a <u>multiple dwelling</u> shall have a floor <u>area</u> of less than 33m² reckoned exclusively of the width or thickness of the exterior walls of the <u>dwelling unit</u> and of the floor <u>area</u> or <u>areas</u> of any and all <u>balconies</u>.</p>

3 No building shall exceed 18.5 m in height, provided that where in a multiple dwelling the area of the lowest floor thereof does not have a site coverage in excess of 40% of the site coverage of the multiple dwelling, the multiple dwelling may have a maximum height of 22 m, and provided further that where the highest storey thereof is

- (a) neither used nor intended to be used except in common by all of the occupiers of the multiple dwelling as and for an observation lounge, general recreational or entertainment area or other similar purpose or for the housing of machinery or equipment having to do with the elevator, ventilation, plumbing or heating systems of the multiple dwelling or for all or any such purposes or otherwise with the common use and enjoyment of the multiple dwelling by all occupiers thereof, and
- (b) would not, but for this proviso, increase the height of the multiple dwelling by more than 6.1 m, and
- (c) has not a floor area in excess of 40% of the site coverage of the multiple dwelling, then such highest storey shall not be taken into account in calculating the height of the multiple dwelling.

Site Coverage

4 (1) Subject to the provisions of this section, the site coverage of a multiple dwelling shall not exceed the percentage determined by reference to the number of storeys comprised in such multiple dwellings as follows:

Storeys	Maximum Site Coverage
1	30%
2	30%
3	30%
4	30%
5	24%
6 or more	20%

- (2) Where all parking is contained in enclosed parking space, the maximum site coverage of a multiple dwelling shall be determined as follows:

Storeys	Maximum Site Coverage
1	40%
2	40%
3	40%
4	40%
5	32%
6 or more	30%

Density

- 5 (1) Subject to the provisions of this section, the floor space ratio of any multiple dwelling shall not exceed the ratio to be determined by reference to the number of storeys comprised in such multiple dwelling as follows:

Storeys	Floor Space Ratio
1	0.3 to 1
2	0.6 to 1
3	0.9 to 1
4	1.2 to 1
5	1.2 to 1
6 or more	1.2 to 1

- (2) Where all parking is contained in enclosed parking space, the maximum floor space ratio of a multiple dwelling shall be determined as follows:

Storeys	Floor Space Ratio
1	0.4 to 1
2	0.8 to 1
3	1.2 to 1
4	1.6 to 1
5	1.6 to 1
6 or more	1.6 to 1

Balcony Enclosures

Repealed.

- 11 No entrance canopy or steps forming part of a multiple dwelling and no part of such canopy or steps or of both shall be nearer ~ to any street than a horizontal distance of 4.5m.
- 12 No multiple dwelling or part thereof that is not wholly below finished ground level except roof projections, entrance canopies or steps shall be nearer to any internal boundary of the lot upon which the multiple dwelling stands than a horizontal distance equal to one-half the height of the multiple dwelling or a horizontal distance of 3 m, whichever shall be the greater.
- 13 No entrance canopy or steps forming part of the multiple dwelling and no part of them or of either of them shall be nearer to any internal boundary than a horizontal distance of 3 m.

Surface Parking

- 14 No part of the surface parking space or spaces on a lot upon which a multiple dwelling stands except that portion or those portions thereof used or intended to be used exclusively for the movement of motor vehicles shall be nearer to the street boundary of the lot than the horizontal distance determined \ pursuant to Section 10 as the least distance from the street boundary at which multiple dwellings may be erected, maintained or used.
- 15 No part of any surface parking space that is not used exclusively for the movement of motor vehicles shall be nearer to any part of any dwelling unit within a multiple dwelling on the same lot than a horizontal distance of 6 m, provided that where a parking screen wall is erected and maintained between the multiple dwelling and the surface parking space the aforementioned horizontal distance may be 2.4 m.
- 16 No building not being a multiple dwelling or integral part thereof and used or intended to be used for the provision of surface parking space shall exceed 3.5m in height.
- 17 No car shelter shall be nearer to any street or part of any street than a horizontal distance of 7.5 m.

Apartments Between Parallel Streets	18	Notwithstanding anything to the contrary contained in any other section of this schedule, no <u>building</u> containing a <u>multiple dwelling</u> and situate on a site between two more or less parallel <u>streets</u> , whether or not either or both of the <u>streets</u> are commonly known as a lane, shall be nearer than 7.5 m from either <u>street</u> , and no such <u>multiple dwelling</u> shall be used unless both sides, facing a <u>street</u> are, along their entire length, except to the extent reasonably necessary for vehicular ingress and egress, and for a width of not less than 7.5 m, provided with landscaping, including evergreen hedges, having a <u>height</u> or not less than 1 m, which shall be maintained in a healthy condition, as screens from the <u>street</u> .
Setback of Site From Street Centreline	19	No <u>multiple dwelling</u> shall be erected used or maintained on a <u>lot</u> of which any <u>boundary</u> is at any point thereon less than 7.5 m horizontally distant from the <u>centreline</u> of any <u>street</u> having a <u>boundary</u> in common with the <u>lot</u> .
Horizontal Distance of Street Wall On One Plane	20	No <u>multiple dwelling</u> or part thereof shall be erected, used or maintained if it has a <u>street wall</u> extending continuously on one plane for a horizontal distance in excess of 61m. Where such <u>street wall</u> consists of two or more planes extending for an aggregate horizontal distance in excess of 61m, any one such plane shall be set back at least 1.5m from any adjacent plane.
Balcony Projections Into Rear and Side Yard Spaces	21(1)	Any <u>balcony</u> facing a <u>street</u> , dedicated park or established cemetery and any <u>balcony</u> constructed prior to April 30, 1986 are exempt from <u>setback</u> requirements.
	(2)	A <u>balcony</u> shall not project into a driveway or parking space unless at least 2.5m of clearance is provided between the pavement surface and the <u>balcony</u> .
Balcony Enclosures	22	Any <u>balcony</u> may be partially or totally enclosed where the appearance and design of the enclosure is similar in colour, glazing and material for each elevation of a <u>building</u> .
	23	The provisions of Section 4, 5, 6, 10, 12 and 18 do not apply to the enclosure of any <u>balcony</u> constructed prior to April 30, 1986.

Note: For parking requirements, see Schedule "C".