

PART 3.4 -R3-B ZONE, BONUS MULTIPLE DWELLING DISTRICT

- Permitted Uses 1. The following uses are permitted:
- (a) single family dwellings and customary accessory uses (including home occupations and accessory buildings as permitted in respect of such dwellings by the provisions of the R1-B Zone, Single Family Dwelling District (Part 1.2) and subject to the regulations applicable to that Zone;
 - (b) multiple dwellings and multiple dwelling accessory uses subject to and in accordance with the regulations contained hereafter in this Part.
 - (c) Not more than 2 garage sales in any year.

Floor Area 2. No dwelling unit in a multiple dwelling shall have a floor area of less than 33 m² reckoned exclusively of the width or thickness of the exterior walls of the dwelling unit or of the floor areas of any and all balconies.

Length 3. The length in metres or aggregate length in metres of that portion or those portions of a multiple dwelling that are more than 11 m in height shall not exceed a number equal to 60% of the square root of the area in square metres of the lot upon which the multiple dwelling is situated.

Site Coverage 4. The site coverage of a multiple dwelling shall not exceed a percentage to be determined by reference to the number of storeys comprised in such multiple dwelling as follows, that is to say:

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

Floor Space Ratio 5. The floor space ratio of a multiple dwelling shall not exceed a ratio of 1.2 : 1 provided that:

- (a) where the site coverage of the multiple dwelling is less than 30%, the said floor space ratio of 1.2 : 1 may be increased by an amount equal to 0.021 for each percentage point by which such site coverage is reduced below 30%, provided that in no case shall the floor space ratio of 1.2 : 1 be so increased by more than 0.325; and

- (b) where the area of the lot upon which the multiple dwelling is situate exceeds 2,780 m² and has a street boundary of not less than 22.5 m in length, then the said floor space ratio of 1.2 : 1 may be increased or further increased by an amount equal to 0.002 for each 9 m² by which the area of the lot exceeds 2,780 m², provided that in no case shall the said floor space ratio of 1.2 : 1 be so increased or further increased by more than 0.575, and
- (c) where there is integrated parking space or underground parking space within the lot upon which the multiple dwelling is situate then the said floor space ratio of 1.2 : 1 may be increased or further increased by an amount equal to 40% of the ratio of the aggregate number of integrated parking units and underground parking units to the number of required parking units, provided that in no case shall the said floor space ratio of 1.2 : 1 be so increased or further increased by more than 0.4.

Density

- 6. At least 30% of the area of each lot upon which a multiple dwelling stands shall be open site space.
- 7. Not more than one building of any kind used or intended to be used for the purpose of providing one or more dwelling units shall be erected, used or maintained on one lot.
- 8. No multiple dwelling shall be erected, used or maintained on a lot having an area of less than 920 m² nor shall any multiple dwelling or other building be erected, used or maintained on more than one lot.

Setbacks

- 9. No multiple dwelling shall be erected, used or maintained on a lot of which any boundary is at any point thereon less than 7.5 m horizontally distant from the centre line of any street having a boundary in common with the lot.
- 10. Subject to the provisions of the next Section no multiple dwelling or part thereof shall be nearer to the street boundary of the lot upon which the multiple dwelling is situate than a horizontal distance determined as follows by reference to the number of storeys comprised in the multiple dwelling, that is to say,

<u>Storeys</u>	<u>Distance</u>
1	7.5 m
2	7.5 m
3	9 m
4 or more	10.5 m

11. The provisions of the preceding section do not apply
- (a) to any portion of a multiple dwelling that is wholly below grade; or
 - (b) to any balcony, roof projection, steps or canopy forming part of a multiple dwelling; provided that no entrance canopy or steps forming part of a multiple dwelling and no part of them or of either of them shall be nearer to the street boundary of the lot upon which the multiple dwelling is situate than a horizontal distance of 4.5 m.
12. Subject to the provisions of the next Section, no multiple dwelling or part thereof shall be nearer to any internal boundary of the lot upon which it is situate than
- (a) a horizontal distance equal to one-half the height of the multiple dwelling, or
 - (b) a horizontal distance of 18 m which-ever shall be the lesser distance; provided than in no case shall the distance be less than 3 m.
13. The provisions of the preceding section do not apply
- (a) to any portion of a multiple dwelling that is wholly below grade, nor
 - (b) to any balcony, roof projection, steps or canopy forming part of a multiple dwelling, provided
 - (i) that in the case of a balcony, neither the balcony nor any part thereof shall project a horizontal distance of more than 1.5 m from the adjacent face of the multiple dwelling, and
 - (ii) that in the case of an entrance canopy or steps neither the entrance canopy nor steps nor any part of them or of either of them shall be nearer to any street than a horizontal distance of 4.5 m or to any internal boundary of the lot upon which the multiple dwelling is situate (other than a boundary which the lot has in common with a street) than a horizontal distance of 3m.
- Parking
14. No part of the surface parking space or spaces on a lot upon which a multiple dwelling is situate 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 a horizontal distance equal to the sum of the horizontal distance determined pursuant to the provisions of Section 10 and the least distance from the street boundary at which the multiple dwelling 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 shall be not less than 2.4 m.
16. No part of any building that is not wholly underground shall be nearer to the street boundary or any other boundary of the lot upon which a multiple dwelling is situated than 3 m.
17. In this Part "Integrated Parking Space" means any enclosed space that is
 - (a) an integral part of and contained entirely within the principal building on the site, and
 - (b) used or intended to be used only for the parking or movement of motor vehicles.
18. In this Part "Integrated Parking Unit" means a parking unit in integrated parking space.

Definitions

19. In this Part unless the context otherwise determines:

"Length" when used to describe a dimension of a multiple dwelling or portion thereof shall be determined by reference to the dimensions of the least rectangle within which the perimeter in plan of the multiple dwelling or portion thereof can be inscribed and where such rectangle is not a square shall be the longer of its external dimensions and where it is a square shall be either of its external dimensions.

"Multiple Dwelling Accessory Use" includes any or all of the following uses and the structures used or intended to be used therefore when such uses are undertaken or carried on entirely upon the same lot upon which any building is or is intended to be used as and for a multiple dwelling:

 - (a) Integrated parking space;
 - (b) Surface parking space;
 - (c) Underground parking space;
 - (d) Recreational and pleasure uses ancillary to a multiple dwelling on the same lot and undertaken or carried on exclusively by or for the benefit of the persons or the guests of persons residing in such multiple dwelling where no fee or special charge or consideration over and above the ordinary rental for accommodation in such multiple dwelling is paid or demanded for the use or enjoyment thereof;
 - (e) Accessory garden structures;

- (f) Lawful signs;
- (g) Home occupations;
- (h) Uses essential to the proper lawful and efficient use, management and maintenance of multiple dwellings.

Note: Parking - for requirements see Schedule "C".