

SCHEDULE
PART 3.61

R-42 ZONE, QUADRA APARTMENT DISTRICT

- Uses
- 1 The uses permitted in this Zone are
 - (a) home occupations; and
 - (b) the uses permitted in the R3-C Zone, Central Area Residential District.
 - 2 For the purposes of this Part, home occupations include retail use and the provisions of sections 4, 6(2), 7, 8, 9 and 10 of Schedule D do not apply.
- Floor Space Ratio
- 3 If the owner of a lot enters into a housing agreement to secure 33 dwelling units to be erected on the lot as rental dwellings, as authorized by Bylaw 95-88, before a building permit is issued for the lot, the floor space ratio may be increased to 4 to 1.
 - 4 If the floor space ratio exceeds 3 to 1 as permitted by the preceding section:
 - (a) the site coverage may not exceed 60%;
 - (b) at least 35% of the area of a lot must be open site space;
 - (c) parking must be enclosed parking space and below the level of the adjacent streets; and
 - (d) one parking space must be provided for every dwelling unit.
- Setbacks
- 5 If the floor space ratio exceeds 3 to 1 as permitted by section 3:
 - (a) subject to paragraph (b) and section 6, the setback from a street may be nil for any part

of a building containing nonresidential uses; and

(b) subject to section 6, the setback of any building must be 3 m from the intersection of any streets.

6 The setback from Quadra Street must be at least 1.8 m.

7 A parking or turnaround area must not be located closer than 2.8 m to Quadra Street.

General Regulations

8 Except as provided in this Part, the regulations applicable in the R3-C Zone, Central Area Residential District apply in this Zone.