

PART 3.7 – R3-C ZONE, CENTRAL AREA RESIDENTIAL DISTRICT

Definitions

1. In this Part:

“site coverage” means that percentage of the area of the whole of the lot upon which a building is situated at grade level, provided that where there is an unobstructed air space having a minimum height of 3.5m between grade and any part of any structure above the unobstructed air space surrounding then only that portion of the structure which is at grade shall constitute the extent of the site coverage;

“open site space” means that portion or those portions of the area of a lot not occupied or obstructed by a building or any part or parts thereof and which are not in use or intended to be used for the purpose of the parking or movement of motor vehicles, provided that roof projections, balconies, entrance porches, canopies, steps, and garden structures shall not be deemed to occupy or obstruct any space;

“landscaping” means planting with grass, trees, flowers and shrubs and any and all textured surfaces, ornamental or swimming pools, walls, fences, terraces, patios, playgrounds and surface improvements for decoration, recreation and enjoyment.

Uses

2. The following uses are permitted:

- (a) multiple dwellings;
- (b) churches;
- (c) business or professional offices, including chartered banks and other financial lending institutions;
- (d) retail stores;
- (e) restaurants;
- (f) rest homes, nursing homes and hospitals;
- (g) laundrettes;
- (h) theatres, auditoriums and places of recreation;
- (i) private hospitals, intermediate care facilities and commercial care facilities.

Minimum residential use

3. Any use other than residential shall occupy not more than 20% of the allowable floor space ratio and shall be restricted to the floor or floors below grade and to the first and second storeys.

- Height 4. No building shall exceed 37m in height.
- Site coverage 5. No building shall exceed a site coverage of 50%.
- Floor space ratio 6. The floor space ratio of any building shall not exceed 2.5 to 1 provided that:
 - (a) where the site coverage of the building is less than 50% then the floor space ratio may be increased in accordance with the following table:

<u>Floor Space Ratio</u>	<u>Maximum Site Coverage</u>
2.5	50%
2.6	46%
2.7	42%
2.8	38%
2.9	34%
3.0	30%

The amount by which the site coverage is reduced to increase the floor space ratio shall be used solely for open site space.

(b) in no case shall the said floor space ratio exceed 3 to 1.

- Open site space 7. There shall be provided within the lot upon which any building stands open site space not less than 40% of the area of such lot, which shall be landscaped.
- Minimum site area 8. No building shall be erected, used, or maintained on a lot having a site area of less than 920m².
- Setbacks 9. The minimum setback of a building from a street boundary shall be 4.5m.
- 10. The minimum setback of a building from any lot line, which is not a street boundary, shall be 6m.
- Horizontal distance of structure on one plane 11. No building shall have a street wall extending continuously along one plane for a horizontal distance of more than 30m, and where such street wall consists of two or more planes extending for an aggregate in excess of 30m, any one such plane shall be set back at least 1.5m from any adjacent plane.
- Separation between buildings 12. Where there is more than one structure rising out of a common platform, the distance between each two structures shall be not less than 6m or 20% of the average height of the two structures, whichever is the greater.

- Loading and parking 13. Where a loading space is provided, it shall possess dimensions of not less than 3m in width, 7.5m in length, and 4 m in height located either at the side or rear of the building.
- Off-street surface parking 14. Off-street surface parking space shall:
(a) not be sited in the required setback from a street boundary;
(b) be sited so that no surface parking space that is not used exclusively for the movement of motor vehicles shall be sited nearer any window to a habitable room than 3m.
- Parking requirements 15. Parking shall be provided as follows:
(a) for multiple dwellings:
0.55 space per dwelling unit (10% of the parking spaces provided shall be reserved for guest parking and shall be so marked); both for rental and strata.
(b) for commercial floor space and other permitted uses:
50% of the minimum requirements for uses prescribed in Schedule "C".