

## R-57 ZONE, JOHNSON STREET RESIDENTIAL DISTRICT

### **Purpose**

- 1 The purpose of this Zone is to allow additional density for specified amenities and to the extent necessary where density is increased, to provide regulations for a building's height and setback.

### **Definitions**

- 2 In the R-57 Zone, Johnson Street Residential District,

“Amenities” means the following:

- (a) A Housing Agreement pursuant to Section 905 of the Local Government Act providing for a minimum of 50% of adaptable housing units in this Zone, and requiring that all housing units in this Zone must be capable of being rented to tenants.

### **Permitted Uses**

- 3 The following uses are the only uses permitted in this Zone:
  - (a) residential, including without limitation, multiple dwellings, rest homes, nursing homes, hospitals, and care facilities;
  - (b) institutions of a religious, educational, charitable, or philanthropic character;
  - (c) offices, banks, and financial institutions;
  - (d) retail;
  - (e) restaurants;
  - (f) personal services;
  - (g) theatres, auditoriums, and places of recreation;
  - (h) day care;
  - (i) laundrettes;
  - (j) home occupations;
  - (k) high tech;
  - (l) call centre.

### Location of Use Within a Building

- 4 A non-residential use, excluding home occupations, may be located only in a basement or on a first or second storey.

### Regulations Table

- 5 The regulations set out in the following Table apply if the Amenities are provided:

<i>Category of regulation</i>	<i>Requirements</i>	
<u>Height</u> (max.)	41 m	
<u>Storeys</u> (max.)	14	
Density	<p><u>Floor Space Ratio</u> (max.): 5.76:1</p> <p>The floor <u>area</u> of office use on a <u>lot</u>, excluding <u>home occupations</u>, must not exceed 60% of the <u>area</u> of the lot.</p> <p>The floor <u>area</u> of a non-residential use on a <u>lot</u>, excluding that used for <u>underground parking spaces</u> and <u>home occupations</u>, must not exceed 50% of the floor <u>area</u> on the <u>lot</u>.</p>	
<u>Site Coverage</u> (max.)	82%	
<u>Open Site Space</u> (min.)	15%	
<u>Setbacks</u>	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front	1.9
	Rear	0
	Side (east)	2.4
	Side (west)	0
<u>Parking</u> (min.)	<i>Type &amp; Size of Use</i>	<i># of Spaces</i>
	<u>Underground Parking Spaces</u>	0.65 spaces per <u>dwelling unit</u>
	No parking is required for commercial use	

### General regulations

- 6 Except as provided in this Part, the regulations applicable in the R-3-C Zone, Central Area Residential District apply in this Zone.