

PART 3.92 – R-70 ZONE, GORGE ROAD MOTEL CONVERSION DISTRICT

3.92.1 Permitted Uses in this Zone

The only uses permitted in this Zone are:

- a. Offices
- b. Retail
- c. In a Building constructed before 1970:
 - (1) Transient accommodation
 - (2) Multiple dwelling

3.92.2 Location of Permitted Uses

At least 25% of the building street frontage on Gorge Road East must be occupied by office uses and/or retail uses

3.92.3 Site Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot</u> area (minimum) | 1270m ² |
|------------------------------|--------------------|

3.92.4 Floor Area of the Principal Building

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|--|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum) | 935m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.75 |
| c. Floor <u>area</u> for either business offices or retail (minimum) | 154m ² |

3.92.5 Height, Storeys, Roof Decks

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|-------------------------------------|-----------|
| a. <u>Building height</u> (maximum) | 10.0m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Permitted |

3.92.6 Setbacks

- | | |
|---|-------|
| a. <u>Front yard setback</u> (minimum) | 4.94m |
| b. <u>Rear yard setback</u> (minimum) | Nil |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | Nil |

SCHEDULE 1

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3.92.7 Site Coverage, Parking

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|-----------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 48% |
| b. Parking (general) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| c. Vehicle Parking (minimum) | 0.35 spaces per <u>dwelling unit</u> or <u>transient accommodation</u> unit |
| d. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |