

PART 3.96 – R-73, ROCKLAND AVENUE MULTIPLE DWELLING DISTRICT

3.96.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this zone:

- a. Multiple dwelling
- b. Public building
- c. Rest home – Class A
- d. Rest home – Class B
- e. Home occupation subject to the regulations in Schedule “D”
- f. Accessory buildings subject to the regulations in Schedule “F”

3.96.2 Lot Area

- a. Lot area (minimum) 675m²

3.96.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1215m²
- b. Floor space ratio (maximum) 1.79:1

3.96.3 Height and Storeys

- a. Principal building height (maximum) 13.2m
- b. Storeys (maximum) 4

3.96.5 Setbacks and Projections

- a. Front yard setback (minimum) 4.88m
- b. Rear yard setback (minimum) 4.87m
- c. Side yard setback from west interior lot line (minimum) 3.35m
- d. Side yard setback from east interior lot line (minimum) 1.2m
- e. Any balcony or deck that faces a street boundary may project into a setback (maximum) 3.6m
- f. Entrance canopy that faces a street boundary may project into a setback (maximum) 4.88m

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3.96.6 Site Coverage and Open Site Space

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| a. <u>Site coverage</u> (maximum) | 58% |
| b. <u>Open site space</u> (maximum) | 14.7% |

3.96.7 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. <u>Multiple dwelling</u> subject to strata title ownership (minimum) | 0.87 spaces per <u>self-contained dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |