

PART 5.7**T-7 ZONE, BESSBOROUGH TRANSIENT ACCOMMODATION DISTRICT**

Permitted Uses	1	The uses permitted in the T-1 Zone, Limited Transient Accommodation District, are permitted in this Zone.
Density	2	The <u>floor space ratio</u> shall not exceed 0.75 to 1.
Height	3	No <u>building</u> shall exceed 11 m in <u>height</u> .
Minimum Site Area	4	No building shall be erected, used or maintained on a lot having an area of less than 920 m ² .
Minimum Open Site Space	5	A minimum of 20% of every <u>site</u> shall be maintained as <u>open site space</u> .
Setbacks	6	The minimum <u>setbacks</u> shall be: <ul style="list-style-type: none"> (a) 6 m from any <u>front lot line</u>; (b) 15 m from any <u>rear lot line</u>; (c) 2 m from any interior side <u>lot line</u>; (d) for any interior <u>lot</u>, 3.5 m from one interior side <u>lot line</u>; (e) 3.5 m from any side <u>street</u>.
Special Parking Requirements	7	0.7 of a parking space shall be provided for each <u>transient accommodation</u> unit.
	8	Parking shall be sited in the <u>rear yard</u> .
	9	Notwithstanding the provisions of Schedule "C", any <u>surface parking</u> space provided shall be: <ul style="list-style-type: none"> (a) separated from a <u>lot boundary</u> by a landscaped area of not less than 1 m in width and a <u>landscape screen</u> of not less than 1.5 m in height; or (b) separated from a <u>lot boundary</u> by a retaining wall of not less than 30 cm in height from the surface of the parking spaces.

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Accessory Building

- 10 (1) Only one accessory building is permitted on a lot.
- (2) An accessory building
- (a) must be located at least 4m west of the main building on a lot.
 - (b) must not contain more than 6 transient accommodation units;
 - (c) must not be more than 2 storeys nor 10m in height;
 - (d) is not subject to a floor space ratio limitation if the combined total floor area of the first and second storeys of the accessory building does not exceed 290m²; and
 - (e) must be setback at least
 - (i) 1.9m from Quadra Street,
 - (ii) 3m from a north lot line, and
 - (iii) 5m from a south lot line.
- (3) There must be at least 0.5 off-street parking spaces for each transient accommodation unit located in an accessory building.
- (4) The parking spaces required under subsection (3) must be located in the basement of the accessory building.

11 Except as provided in this Part, the provisions of Schedule "C" apply in this Zone.

General Regulations

12 Except as provided in this Part, the regulations applicable in the T-1 Zone, Limited Transient Accommodation District, apply in this zone.