

# PART 3.100 – R-77 ZONE, BLANSHARD AND DISCOVERY MULTIPLE DWELLING DISTRICT

## 3.100.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- c. Office
- d. Financial service
- e. Retail
- f. Restaurant
- g. Personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewelry repair and small animal services
- h. Cultural facility
- i. Gymnasia
- j. Launderettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- k. Studios
- l. High tech
- m. Public Building
- n. Home occupation subject to the regulations in Schedule “D”
- o. Accessory Buildings subject to the regulations in Schedule “F”

## 3.100.2 Location of Permitted Uses

- a. All of the uses described in Part 3.100.1 b - m must be located on the ground or second floor of any building.
- b. A dwelling unit must be located on the third and higher storey of a building.

## 3.100.3 Lot Area

- a. Lot area (minimum) 670m<sup>2</sup>
- b. Lot width (minimum) 18m
- c. A multiple dwelling may not be erected, used or maintained on a lot having an area less than 1343 m<sup>2</sup>

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## 3.100.4 Floor Area, Floor Space Ratio

- |                                       |                    |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum)  | 5413m <sup>2</sup> |
| b. <u>Office floor area</u> (maximum) | 1030m <sup>2</sup> |
| c. <u>Floor space ratio</u> (maximum) | 4.03:1             |

## 3.100.5 Height, Storeys

- |   |     |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 26m |
| b. <u>Storeys</u> (maximum)                   | 7   |

## 3.100.6 Setbacks

- |  |     |
|--|-----|
| a. <u>Front yard setback</u> – Blanshard Street (minimum)                          | Nil |
| b. <u>Rear yard setback</u> (minimum)  | Nil |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)               | Nil |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | Nil |

## 3.100.7 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 88% |
| b. <u>Open site space</u> (minimum) | 8%  |

## 3.100.8 Vehicle and Bicycle Parking

- |   |  |
|---|--|
| a. <u>Vehicle parking</u> (minimum)                   | 27   |
| b. <u>Multiple dwelling</u> (minimum)                 | 0.3 space per dwelling unit                |
| c. Uses other than <u>multiple dwelling</u> (minimum) | 7 spaces                                   |
| d. Bicycle parking (minimum)                          | Subject to the regulations in Schedule “C” |