

PART 3.102 – R-79 ZONE, LOW RISE MULTIPLE DWELLING DISTRICT

3.102.1 Permitted Uses in this Zone

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

- a. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- c. Multiple dwelling;
- d. Rest home – Class A and Rest home – Class B.

3.102.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.102.4 b., a monetary contribution to the Parks and Greenways Acquisition Reserve Fund in the amount of \$33,076, as adjusted pursuant to Part 3.102.b must be provided as a community amenity;
- b. The amenity contribution in the amount of \$33,076 (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 15-003 is adopted and each year thereafter, by adding to the Base Contribution an amount calculated by multiplying the Base Contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.

For the purposes of this Part 3.102.2, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

3.102.3 Lot Area, Lot Width

- a. Lot width (minimum) 15m
- b. Lot area (minimum) 460m²
- c. A multiple dwelling may not be erected used or maintained on a lot having an area less than 920m²
- d. A building may not be used for the purposes of a rest home – Class A or rest home – Class B on a lot having an area less than 920m²

3.102.4 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided pursuant to Part 3.102.2 1.2:1
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 3.102.2 1.45:1

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| a. Principal <u>building height</u> (maximum) | 15.50m |
| b. <u>Storeys</u> (maximum) | 4 |

3.102.6 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 5.40m |
| b. <u>Rear yard setback</u> (minimum) | 5.00m |
| c. A <u>building wall</u> for a parkade structure up to 37.00m Geodetic that faces an internal <u>lot line</u> may project into a <u>rear yard setback</u> | |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.00m |
| e. A <u>building wall</u> for a parkade structure up to 37.00m Geodetic that faces an internal <u>lot line</u> may project into a <u>side yard setback</u> | |
| f. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 4.20m |
| g. A <u>building wall</u> for a parkade structure up to 39.00m Geodetic that faces a <u>street boundary</u> may project into a <u>side yard setback</u> on a flanking street for a <u>corner lot</u> | |
| h. Any <u>balcony</u> or deck that faces a <u>street boundary</u> or internal <u>lot line</u> may project into a <u>setback</u> (maximum) | 1.60m |
| i. An entrance canopy that faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 1.50m |

3.102.7 Site Coverage, Open Site Space

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| a. <u>Site coverage</u> (maximum) | 51% |
| b. <u>Open site space</u> (minimum) | 47% |

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3.102.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (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) | 38 stalls |
| c. Visitor parking (minimum) | 3 stalls |
| d. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |