

PART 3.118 – R3-G-QV ZONE, GARDEN APARTMENT (QUADRA VILLA) DISTRICT

3.118.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Multiple dwelling accessory use
- c. Accessory building, subject to the regulations in Schedule “F”, except as otherwise specified by the regulations in this Part

3.118.2 Lot Area

- a. Lot area (minimum) 7700m²

3.118.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 5700m²
- b. Floor area for a self-contained dwelling unit within a multiple dwelling (minimum) 75m²
- c. Total floor area of all accessory buildings combined (maximum) 40m²
- d. Floor space ratio (maximum) 0.75 to 1

3.118.4 Number of Buildings, Dwelling Units

- a. Number of self-contained dwelling units on a lot (maximum) 64
- b. Number of multiple dwellings on a lot (maximum) 2
- c. Number of accessory buildings (maximum) 4

3.118.5 Height, Storeys

- a. Principal building height (maximum) 8.5m
- b. Storeys (maximum) 2
- c. Roof deck Not permitted

PART 3.118 – R3-G-QV ZONE, GARDEN APARTMENT (QUADRA VILLA) DISTRICT

3.118.6 Setbacks

- | | |
|--|-------|
| a. <u>Front yard setback</u> Quadra Street (minimum) | 3.02m |
| b. <u>Rear yard setback</u> Fifth Street (minimum) | 3.02m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.25m |
| d. Flanking street <u>setback</u> Topaz Avenue (minimum) | 4.28m |

3.118.7 Site Coverage, Open Site Space

- | | |
|---|-----|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 40% |
| c. <u>Accessory buildings</u> shall not be located in a <u>front yard</u> (Quadra Street) or in a <u>rear yard</u> (Fifth Street) | |

3.118.8 Vehicle and Bicycle Parking

- | | |
|--------------------|--|
| a. Vehicle parking | Subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Section |
| b. Bicycle parking | Subject to the regulations in Schedule “C” |

The following regulations apply only to buildings constructed prior to 2017:

- | | |
|--|--------------|
| c. Vehicle parking spaces on a <u>lot</u> (minimum) | 37 |
| d. Notwithstanding subsection (c), a maximum of 21 parking spaces may be provided on an adjacent <u>lot</u> from the <u>lot</u> to which <u>buildings</u> the parking spaces appertain to, provided that: | |
| i. the adjacent <u>lot</u> on which the 21 parking spaces are located is in the R-87 Zone, Fifth Street Multiple Dwelling District; | |
| ii. an easement is registered against title to the <u>lot</u> on which the 21 parking spaces are located and title to the appurtenant <u>lot</u> , providing for such parking requirements and access; and | |
| iii. a covenant is registered on title in favour of the City restricting the use of the easement area on the servient tenement to parking purposes for as long as the provisions of this subsection have application to the dominant tenement. | |
| e. Visitor parking stalls | Not required |

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

PART 3.118 – R3-G-QV ZONE, GARDEN APARTMENT (QUADRA VILLA) DISTRICT

- | | | |
|----|--|--------------|
| f. | Parking stall distance from Topaz Avenue (minimum) | 0.6m |
| g. | Bicycle parking, Class 1 | Not required |
| h. | Bicycle parking, Class 2 (minimum) | 16 spaces |

Bylaw 18-028 adopted July 26, 2018