

PART 3.121 – R-89 ZONE, GORGE ROAD MULTIPLE DWELLING DISTRICT

3.121.1 Permitted Uses in this Zone

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

- a. Multiple Dwelling
- b. Restaurant
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.121.2 Lot Area

Lot area (minimum) 1980m²

3.121.3 Floor Space Ratio

Floor space ratio (maximum) 1.71:1

3.121.4 Height, Storeys

Principal building height (maximum) 14.75m

3.121.5 Setbacks, Projections

- a. Gorge Road setback to building (minimum) 5.80m
- b. Gorge Road setback to roof projection (minimum) 5m
- c. North side yard setback (minimum) 2.90m
- d. Carroll Street setback (minimum) 4.30m
- e. A portion of the principal building within 19.50m from Gorge Road can have a side yard setback of 1.5m from the easterly property line. All other portions of the principal building must have a minimum side yard setback of 6.0m from the easterly property line.

3.121.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 53.5%
- b. Open site space (minimum) 35%

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

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3.121.7 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 18-095 adopted June 27, 2019

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