

PART 3.144 – R-109 ZONE, RUSSELL STREET SUPPORTIVE HOUSING DISTRICT

3.144.1 Definitions

In this part, Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and other assisted living services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises

3.144.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Assisted Living Facility
- c. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

3.144.3 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 1330m ² |
|------------------------------|--------------------|

3.144.4 Floor Area, Floor Space Ratio

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|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum) | 1330m ² |
| b. <u>Floor space ratio</u> (maximum) | 1:1 |

3.144.5 Height, Storeys

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|---|-------|
| a. Principal <u>building height</u> (maximum) | 10.7m |
| b. <u>Storeys</u> (maximum) | 3 |

3.144.6 Setbacks, Projections

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|--|------|
| a. <u>Front yard setback</u> (minimum) | 4.0m |
| b. <u>Rear yard setback</u> (minimum) | 3.0m |
| c. <u>Side yard setback</u> (minimum) | 3.0m |

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3.144.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

3.144.8 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

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