

# PART 3.145 – R-110 ZONE, MULTIPLE DWELLING (450 DALLAS ROAD) DISTRICT

## 3.145.1 General Regulations

Notwithstanding section 19 of the General Regulations, up to two buildings other than an accessory building are permitted on one lot in this zone.

## 3.145.2 Permitted Uses in this Zone

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

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

## 3.145.3 Lot Area

- a. Lot area (minimum) 2935m<sup>2</sup>

## 3.145.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 7077m<sup>2</sup>
- b. Floor space ratio (maximum) 2.41:1

## 3.145.5 Height, Storeys

- a. Building height (maximum) 34m for a building constructed prior to January 1, 2023 and 24m for a building constructed after January 1, 2023
- b. Storeys (maximum) 12 storeys for a building constructed prior to January 1, 2023 and 6 storeys for a building constructed after January 1, 2023

## 3.145.6 Setbacks

- a. Street boundary setback (minimum) 5.0m
- b. Side yard setback from interior lot lines (minimum) 4.0m

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### 3.145.7 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 67% |
| b. <u>Open site space</u> (minimum) | 40% |

### 3.145.8 Vehicle and Bicycle Parking

- |                                     |   |
|-------------------------------------|---|
| 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 No. 23-030 adopted June 8, 2023