

PART 3.2 - R3-L ZONE, LOW DENSITY MULTIPLE DWELLING DISTRICT

Uses	1	The following uses are permitted: (a) <u>single family dwellings</u> ; (b) <u>two family dwellings</u> ; (c) <u>multiple dwellings</u> ; (d) <u>churches</u> ; (e) public schools; (f) <u>accessory buildings</u> ; (g) <u>home occupations</u> ; (h) Not more than 2 <u>garage sales</u> in any year.										
Height	2	No <u>building</u> shall have more than three <u>storeys</u> or have a <u>height</u> of more than 8.5m, measured from <u>grade</u> to the highest ceiling.										
Site Coverage	3	The total <u>site coverage</u> shall not exceed 40%.										
Floor Space Ratio	4	The <u>floor space ratio</u> of all <u>buildings</u> , including <u>accessory buildings</u> on a <u>lot</u> shall not exceed 0.8 to 1.										
Landscaping	5	Each <u>lot</u> shall contain as aggregate <u>open site space</u> not less than 40% of the surface area of the <u>lot</u> and no <u>building</u> shall be occupied, inhabited or used for any purpose before the <u>open site space</u> has been graded and landscaped. A certificate from the City Engineer that the grading and landscaping has been completed shall be conclusive evidence thereof.										
Floor Area	6	The minimum <u>residential floor area</u> for a <u>dwelling unit</u> shall be as follows: <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><u>Building Class</u></th> <th style="text-align: left;"><u>Minimum Floor Area</u></th> </tr> </thead> <tbody> <tr> <td><u>Single Family Dwelling</u></td> <td>69.5 m²</td> </tr> <tr> <td><u>Two Family Dwelling</u></td> <td>46 m²</td> </tr> <tr> <td><u>Multiple Dwelling</u> conversion (See Sec. 15)</td> <td>33 m²</td> </tr> <tr> <td><u>Multiple Dwellings</u></td> <td>33 m²</td> </tr> </tbody> </table>	<u>Building Class</u>	<u>Minimum Floor Area</u>	<u>Single Family Dwelling</u>	69.5 m ²	<u>Two Family Dwelling</u>	46 m ²	<u>Multiple Dwelling</u> conversion (See Sec. 15)	33 m ²	<u>Multiple Dwellings</u>	33 m ²
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- Single and Two Family Dwellings 7 Buildings for single family dwelling use and two family dwelling use shall be sited not less than:
- (i) an average of 7.5m and not less than 6m at any one point from the front lot line;
 - (ii) a distance equal to 10% of the lot width from interior side lot lines on internal boundaries provided that no interior side yard shall be less than 1.5m wide and provided further that the combined width of the two side yards shall be not less than 3m;
 - (iii) a distance equal to 10% of the average width of the lot from other side lot lines provided that no exterior side yard shall be less than 3m;
 - (iv) a distance equal to 25% of the lot depth from the rear lot line, provided that no rear yard shall be less than 7.5m wide.
- Multiple Dwellings, Churches and Public schools 8 Buildings for multiple dwelling use, church use and public use:
- (a) shall be sited not less than:
 - (i) an average of 7.5m and not less than 4.5m at any one point from a front lot line
 - (ii) 3m from interior side lot lines provided that in the case of a lot less than 30m wide an interior side yard need only be a distance equal to 10% of the average width of the lot;
 - (iii) a distance equal to 10% of the average width of the lot from each exterior side lot line, provided that no exterior side yard shall be less than 3m;
 - (iv) 4.5m from a rear lot line
 - (b) shall be sited on a lot having an area not less than 555m²;
 - (c) shall be sited on a lot having a width of not less than 18m;
 - (d) shall not contain a third storey having a floor area exceeding 60% of the floor area of any other storey;

- (e) shall not contain more than 10 dwelling units per building;
- (f) shall provide separate access to the outside at grade for each dwelling unit;
- (g) shall be sited on a lot containing not less than 150m² of land area for each dwelling unit constructed;
- (h) shall not have a street wall extending continuously on one plane for a horizontal distance of 46m or more, and where such street wall consists of two or more planes extending for an aggregate horizontal distance in excess of 46m, any one such plane shall be set back at least 1.5m from any adjacent plane.

Accessory buildings

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Accessory buildings:

- (a) shall be sited not less than:
 - (i) an average of 7.5m and not less than 4.5m at any one point from the front lot line;
 - (ii) 60 cm from an interior side lot line;
 - (iii) a distance equal to 10% of the lot width from an exterior side lot line, provided that no accessory building shall be closer than 3m to an exterior side lot line;
 - (iv) 60 cm from a rear lot line;
- (b) shall not exceed a height of 3.5 m;
- (c) shall not be nearer than 2.4m to a main building on the lot.

Accessory Parking

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A parking use accessory to single family dwelling use, two family dwelling use and multiple dwelling use shall be sited not less than 4.5 m from either a front lot line or exterior lot lines, and shall not extend beyond the line of the building adjoining the parking unit.

Fences etc.

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No fence shall be erected nor shall any hedge, tree or other plant be planted or permitted to grow, in either case, to a height of more than 1m within that area of the lot that lies in front of a straight line joining two points, each 6m distant along the street boundaries from the point of intersection.

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| Projecting Features | 12 | Where chimneys, cornices, eaves, leaders, gutters, pilasters, belt courses, sills, bay windows or ornamental features project beyond the face of a <u>building</u> the minimum distance to an abutting <u>lot line</u> as required elsewhere in this Part is reduced by 60 cm, provided such reduction applies only to the projecting feature. |
| | 13 | A <u>balcony</u> may protrude 1.5m into the minimum <u>setback</u> distance required by the provisions of this Part. |
| Entrance Porches | 14 | An entrance porch and <u>steps</u> having a maximum projection from the main wall of a <u>building</u> of 2.4m and whose <u>height</u> , including any vertical enclosure of the porch and <u>steps</u> , does not exceed 1.7m from ground level, shall be permitted to extend into a required <u>front yard</u> , provided that any roof of such porch or <u>steps</u> shall have a maximum projection from the front wall of 1.6m and shall have no vertical supports in front of a wall facing a <u>street boundary</u> . |
| External Walls | 15 | No point on any external wall of any <u>multiple dwelling</u> or <u>attached dwelling</u> shall be nearer to any point of any opposing external wall of the same <u>building</u> or of another <u>multiple dwelling</u> or <u>attached dwelling</u> than a horizontal distance equal to the number of <u>storeys</u> of the <u>building</u> multiplied by 3 m. For the purposes of this Section one external wall shall be deemed to oppose another if the plane of the exterior face thereof or the projection in any direction of the plane of the exterior face thereof (or of any of the exterior faces thereof, if there shall be more than one) is either parallel to or forms an angle of less than 90 degrees with the plane or projection in any direction of the plane of the exterior face or any of the exterior faces of the other exterior walls. |

Conversions	16	<p>Any <u>dwelling</u> may be converted into and thereafter used as a <u>two family dwelling</u>, a <u>multiple dwelling</u>, <u>boarding house</u>, <u>rooming house</u>, <u>housekeeping units</u> or <u>housekeeping apartment building</u>, provided that:</p> <p>(a) the <u>dwelling</u> was built before the year 1931, and</p> <p>(b) no external modification or alteration to such building is made at or after the time when it is converted.</p>
Underground structures	17	<p>An underground structure may be sited on any portion of a <u>lot</u> provided that the top surface of such structure shall at no point extend above the finished ground elevation adjoining the structure.</p>
Street width	18	<p>No <u>multiple dwelling</u> shall be erected, used or maintained on a <u>lot</u> of which any <u>boundary</u> is at any point thereon less than 7.5m horizontally distant from the <u>centre line</u> of any <u>street</u> having a <u>boundary</u> in common with the <u>lot</u>.</p>
	19	<p>Notwithstanding anything to the contrary contained in this part, where any lot to which the provisions of this Part apply, abuts on a <u>street</u> on the side or rear of a <u>building</u> no <u>balcony</u> on the side or rear, as the case may be, shall be taken into account in calculating any <u>setback</u> provisions, provided that no <u>balcony</u> shall project into space used or intended to be used for the movement of motor vehicles and that the lowest part of any <u>balcony</u> shall be not less than 2.5m above <u>grade level</u> when projecting into a designated parking stall area.</p>
Parking	20	<p>Parking shall be provided in accordance with Schedule "C".</p>