

SCHEDULE
PART 3.45

R-27 ZONE, DOUGLAS STREET APARTMENT DISTRICT

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| Permitted Uses | 1 | The following uses are permitted:

(a) <u>single family dwellings and two family dwellings with customary accessory buildings</u> ;

(b) <u>home occupations</u> ; and

(c) <u>multiple dwellings and multiple dwelling accessory uses</u> , within a building constructed prior to 1991. |
| Site Area | 2 | For any <u>multiple dwelling</u> , the minimum <u>area</u> of any <u>lot</u> shall be 800 m ² . |
| Site Coverage | 3 | The <u>site coverage</u> may not exceed 35%. |
| Density | 4 | The <u>floor space ratio</u> may not exceed 0.8 to 1. |
| Number of Buildings | 5 | (1) Not more than two <u>buildings</u> may be sited on any <u>lot</u> .

(2) One of the <u>buildings</u> shall be an <u>accessory building</u> and may not contain more than one <u>dwelling unit</u> . |
| Height of Buildings | 6 | (1) No <u>building</u> may exceed three <u>storeys</u> , nor 10 m in <u>height</u> .

(2) No <u>accessory building</u> may exceed two <u>storeys</u> nor 7 m in <u>height</u> . |
| Setbacks | 7 | For any <u>accessory building</u> , the minimum <u>setback</u>

(a) from any <u>street</u> shall be 20 m;

(b) from the <u>rear lot line</u> , shall be 8 m;

(c) from the south <u>lot line</u> , shall be 0.6 m. |

- 8 Except as provided in Section 8, for any other building the minimum setback
- (a) from any street, shall be 10 m;
 - (b) from the rear lot line, shall be 6 m;
 - (c) from the north lot line, shall be half the height of the building; and
 - (d) from the south lot line, shall be half the height of the building.
- 9 For any building built before 1991, the setback
- (a) from the rear lot line, shall be 1.9 m;
 - (b) from the north lot line, shall be 1.5 m; and
 - (c) from the south lot line, shall be 1.5 m.
- Distance Between Buildings 10 An accessory building shall be separated from any other building by a horizontal distance of at least 1.9 m.
- Siting of Parking 11 Any required parking may be within the front yard but shall be sited at least 7 m from any street.
- 12 .5 of a parking space shall be provided for each dwelling unit.
- Open Site Space 13 At least 30% of the area of any lot shall be open site space.