

PART 3.51 - R-31 ZONE, BEGBIE-FERN MULTIPLE DWELLING DISTRICT

Permitted Uses	1	All of the uses permitted in the R3-A2 Zone, Low Profile Multiple Dwelling District are permitted in this Zone.
Lot Area	2	The <u>area</u> of a <u>lot</u> shall be at least 2000 m ² .
Number of Dwellings	3	(1) A <u>lot</u> shall not contain more than two <u>buildings</u> . (2) A <u>lot</u> shall contain at least one <u>attached dwelling</u> for every 420 m ² of <u>area</u> of the <u>lot</u> .
Height	4	(1) An <u>attached dwelling</u> shall not exceed 8.0 m nor two <u>storeys</u> in <u>height</u> . (2) A <u>multiple dwelling</u> shall not exceed 8.5 m nor three <u>storeys</u> in <u>height</u> .
Floor Space Ratio	5	The <u>floor space ratio</u> shall not exceed 1.0 to 1.
Number of Dwelling Units	6	A <u>lot</u> shall not contain more than one <u>dwelling unit</u> for every 104 m ² of <u>area</u> of the <u>lot</u> .
Open Space	7	At least 40% of the <u>area</u> of a <u>lot</u> shall be <u>open site space</u> .
Lot Coverage	8	The <u>site coverage</u> shall not exceed 35%.
Siting	9	The distance between two <u>buildings</u> on a <u>lot</u> shall be at least 15 m.
Setbacks	10	(1) Subject to subsection (2), the minimum average <u>setback</u> of a <u>building</u> from Begbie Street shall be 9.3 m. (2) A wall of a building (a) shall not be <u>setback</u> less than 6.8 m from Begbie Street; and (b) that is setback further than 10.8 m from Begbie Street shall not be included in the calculation of average <u>setback</u> for the purposes of subsection (1). (3) The minimum <u>setback</u> of a <u>building</u> from Fern Street shall be 6.0 m.

- (4) The minimum setback from a lot line that is not adjacent to a street shall be the greater of:
 - (a) one-half of the height of the building;
 - (b) 3 m.
- (5) A parking or turn around area shall not be located closer than 2.8 m to Begbie Street.

Parking

11 A lot shall contain at least 1.4 parking spaces for each dwelling unit.

General Regulations

12 Except as provided in this Part, the regulations applicable in the R3-A2 Zone, Low Profile Multiple Dwelling District apply in this zone.