

SCHEDULE  
PART 3.55

R-36 ZONE, WILLIS MULTIPLE DWELLING DISTRICT

|                    |   |  |
|--------------------|---|--|
| Permitted Uses     | 1 | The following uses are permitted:<br>(a) <u>multiple dwellings</u> ;<br>(b) <u>multiple dwelling accessory use</u> ;<br>(c) <u>attached dwellings</u> ;<br>(d) <u>home occupations</u> in accordance with Schedule D.  |
| Lot Area           | 2 | The minimum area of a <u>lot</u> shall be 7,000 m <sup>2</sup> .   |
| Buildings on a Lot | 3 | More than one <u>building</u> may be sited on a <u>lot</u> .   |
| Height             | 4 | (1) A <u>multiple dwelling</u> shall not exceed 12 m nor 4 <u>storeys</u> in height.<br>(2) An <u>attached dwelling</u> shall not exceed 8.5 m nor 3 <u>storeys</u> in height.<br>(3) A <u>building</u> for a <u>multiple dwelling accessory use</u> shall not exceed 6.2 m nor 1 <u>storey</u> in height. |
| Floor Space Ratio  | 5 | The <u>floor space ratio</u> shall not exceed 1.2 to 1.0.  |
| Lot Coverage       | 6 | The <u>site coverage</u> shall not exceed 45%.   |
| Open Space         | 7 | <u>Open site space</u> shall be at least 45%.  |
| Setbacks           | 8 | (1) The minimum <u>setback</u> from<br>(a) Quadra Street shall be 10.5 m;<br>(b) Topaz Street shall be 9 m;  |

- (c) a western lot line shall be 7.5 m;
- (d) subject to paragraph (e), a southern lot line shall be 6.5 m; and
- (e) an internal boundary between two lots in this Zone shall be 1.5 m.

(2) Despite subsection (1), the minimum setback for a balcony shall be

- (a) 8.5 m from Quadra Street; and
- (b) 7 m from Topaz Street.

(3) The minimum setback for entrance canopies shall be 7 m from Quadra Street.

(4) A parking or turnaround area shall not be located closer than 6 m to Quadra Street.

Parking

9 (1) Subject to subsection (2), a lot shall contain at least

- (a) 1.2 parking spaces any dwelling unit in an attached dwelling or any form of building that is subject to strata title ownership; and
- (b) 1.1 parking spaces for any other type of dwelling unit.

(2) A lot shall contain at least .35 parking spaces for each senior citizen's dwelling unit.