

PART 3.5

R3-H ZONE, HIGH-DENSITY DWELLING DISTRICT

Permitted Uses

- 1 The following uses are permitted:
- (a) single family dwellings and customary accessory uses including home occupations and accessory buildings and buildings as permitted in the case of such dwellings by the provisions of the R1-B Zone, Single Family Dwelling District (Part 1.2), subject to the regulations applicable to that Zone;
 - (b) two family dwelling and accessory buildings and home occupations as permitted in the case of such dwellings by the provisions of the R-2 Zone, Two Family Dwelling District (Part 2.1), subject to the regulations applicable to that Zone;
 - (c) high density multiple dwellings and the accessory buildings mentioned in Sections 7 and 16.
 - (d) Not more than 2 garage sales in any year.

- 2 No dwelling unit in a building shall have a floor area of less than 33 m² reckoned exclusively of the width or thickness of the exterior walls of the dwelling unit and of the floor area or areas of any and all balconies.

Height

- 3 No building shall exceed 34 m in height, provided that where in any building there is on an individual floor thereof neither more nor less than one dwelling unit, then such building may be 37 m in height, and provided further that where the highest storey thereof is

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(a) neither used nor intended to be used except in common by all of the occupiers of the building as and for an observation lounge, general recreation or entertainment area or other similar purpose or for the housing of machinery or equipment having to do with the elevator, ventilation, plumbing or heating system of the building by all the occupiers thereof, or for all or any such purposes, and

(b) would not, but for this proviso, increase the height of the building by more than 6 m, and

(c) has not a floor area in excess of 40% of the maximum permitted site coverage of the building

then such highest storey shall not be taken into account in calculating the height of the building.

Site coverage 4

The site coverage of a building shall not exceed that certain percentage to be determined by reference to the number of storeys comprised in such building as follows, that is to say:

<u>Storeys</u>	<u>Maximum Site Coverage</u>
7 or less	19%
8	18%
9	17%
10	16%
11	15%
12 or more	14%

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The total floor space ratio of any building shall not exceed that certain ratio to be determined by reference to the number of storeys comprised in such building as follows, that is to say:

<u>Storeys</u>	<u>Floor Space Ratio</u>
7 or less	1.33 to 1
8	1.44 to 1
9	1.53 to 1
10	1.60 to 1
11	1.65 to 1
12 or more	1.68 to 1

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- Open Site Space 6 Not less than 40% of the area of a lot upon which a building stands shall be open site space.
- 7 Open site space shall, to the extent that the area thereof does not exceed 40% of the area of the lot upon which the building stands, be graded and landscaped, provided that nothing in this section contained shall be deemed to prohibit within any part of such open space the erection or use of any pedestrian walk or walks or any patio or patios or similar surface improvement or improvements or the erection, maintenance and use of any cupola, summerhouse, bath-house, greenhouse, or other single storey structure ordinarily erected, maintained or used for pleasure, recreation or ornament and as and for an accessory building or part thereof.
- Minimum Site 8 No building shall be erected, used or maintained on a lot having an area of less than 2,787 m².
- Setbacks 9 No building or part thereof that is not wholly below grade except roof projections, entrance canopies, steps and balconies shall be nearer to any street or part of any street than a horizontal distance of 15. m or a horizontal distance of as many linear metres as shall be equal in number to a one-thousandth part of the number of square metres comprising the area of the lot on which the building stands, whichever distance shall be greater.
- 10 No entrance canopy or steps and no part of them or of either of them shall be nearer to any street than a horizontal distance of 12 m.
- 11 No building and no part of any building, including as well roof projections, entrance canopies, steps and balconies, shall be nearer to any foreshore than a horizontal distance of 1.5 m.
- 12 No building or part thereof that is not wholly below grade except roof projections, entrance canopies or steps shall be nearer to any boundary of the lot upon which the building stands, other than a boundary forming a common boundary between the lot and any street or foreshore, than a horizontal distance equal to one half the height of the building.

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- 13 No entrance canopy or steps and no part of them or either of them shall be nearer to any boundary as aforesaid than a horizontal distance of 6 m.
- Parking Space 14 No part of the surface parking space or spaces on a lot upon which a building stands except that portion or those portions thereof used or intended to be used exclusively for the movement of motor vehicles shall be nearer to the street boundary of the lot than the greater of the distances mentioned in Section 9, nor except as aforesaid, shall any surface parking space occupy more than three-quarters of that portion or those portions of the lot upon which the building stands which are nearer to any boundary of such lot other than the street boundary thereof than the distance mentioned in Section 12.
- 15 No part of any surface parking space that is not used exclusively for the movement of motor vehicles shall be nearer to any part of any dwelling unit within a building or to any boundary of the lot upon which the building stands than a horizontal distance of 6 m.
- Height 16 No accessory building used or intended to be used for the provision of surface parking space shall exceed 3 m in height.
- Setback 17 No multiple dwelling shall be erected, used or maintained on a lot of which any boundary is at any point thereon less than 7.5 m horizontally distant from the centre line of any street having a boundary in common with the lot.
- Definitions 18 In this Part unless the context otherwise requires "building" means a high density multiple dwelling as hereinafter defined except in Section 1 where it shall bear the meaning assigned to it in Schedule "A"; and "High Density Multiple Dwelling" means a multiple dwelling that is not less than 21 m in height.

Note: Parking - for requirements see Schedule "C".