

PART 3.67 - R-48 ZONE, HARRIS GREEN DISTRICT

Uses	1	The following uses are the only uses permitted in this zone:
		<ul style="list-style-type: none"> <li data-bbox="570 464 1409 527">(a) residential, including without limitation, <u>multiple dwellings</u>, rest homes, nursing homes, <u>hospitals</u>, and care facilities; <li data-bbox="570 564 1333 627">(b) institutions of a religious, educational, charitable, or philanthropic character; <li data-bbox="570 665 1182 701">(c) offices, banks, and financial institutions; <li data-bbox="570 739 740 774">(d) retail; <li data-bbox="570 812 821 848">(e) <u>restaurants</u>; <li data-bbox="570 886 902 921">(f) personal services; <li data-bbox="570 959 1276 995">(g) theatres, auditoriums, and places of recreation; <li data-bbox="570 1033 789 1068">(h) day care; <li data-bbox="570 1106 911 1142">(i) <u>home occupations</u>; <li data-bbox="570 1180 797 1215">(j) <u>high tech</u>; <li data-bbox="570 1253 805 1289">(k) <u>call centre</u>.
Location of Use Within Building	3	A non-residential use, excluding <u>home occupations</u> , may be located only in a <u>basement</u> or on a first or second <u>storey</u> .
Density	4	<ul style="list-style-type: none"> <li data-bbox="570 1373 1425 1436">(1) The floor <u>area</u> of office use on a <u>lot</u>, excluding <u>home occupations</u>, must not exceed 60% of the <u>area</u> of the <u>lot</u>. <li data-bbox="570 1474 1425 1604">(2) The floor <u>area</u> of a non-residential use on a <u>lot</u>, excluding that used for <u>underground parking spaces</u> and <u>home occupations</u>, must not exceed 50% of the floor <u>area</u> on the <u>lot</u>.

3.67 Height	5	<p>(1) Where a <u>building's</u> first <u>storey</u> use along a <u>street</u> is not primarily retail or <u>restaurant</u>, the <u>height</u> of the <u>building</u> must not exceed 27m nor 9 <u>storeys</u>.</p> <p>(2) Where a <u>building's</u> first <u>storey</u> use along a <u>street</u> is primarily retail or <u>restaurant</u>, the height of the <u>building</u> must not exceed 30m nor 10 <u>storeys</u>.</p>
Setback	6	<p>The <u>setback</u> must be at least:</p> <p>(a) 0.5m from a <u>front lot line</u> for a <u>building</u> in which the first <u>storey</u> is not used for residential purposes;</p> <p>(b) 3.5 m from a <u>front lot line</u> for a <u>building</u> in which the first <u>storey</u> is used for residential purposes.</p>
Parking	7	<p>No parking is required on a <u>lot</u>.</p>