

**PART 3.68 - R-49 ZONE, PRINCESS APARTMENT DISTRICT**

- Definitions 1 In this Part,
- "affordable housing"
- means housing for which the cost of rent, or a mortgage plus taxes and a 10% down payment, is 30% or less of the total gross annual income of the people occupying the housing;
- "community amenity"
- means any of the following objects or facilities that are not those required elsewhere under this Bylaw:
- (a) off-street pedestrian and bicycle paths;
  - (b) parking facilities other than those required under another provision of this Bylaw;
  - (c) development of active and passive recreational land;
  - (d) publicly accessible racquetball or tennis courts;
  - (e) streetscape improvements;
  - (f) landscaped and usable open space;
  - (g) playground equipment;
  - (h) observation decks strategic locations;
  - (i) art in public places;
  - (j) child care facilities;
  - (k) youth or senior centre;
  - (l) multipurpose community building or space;
  - (m) cultural and entertainment facilities;
  - (n) land for public facilities;
  - (o) public plaza at street level;
  - (p) rooftop landscaped public open space;
- "special needs housing"
- means affordable housing that is accessible to people with mental or physical challenges, and that offers support services, if required, for independent living.
- Uses 2 The following uses are the only uses permitted in this zone:
- (a) multiple dwellings;
  - (b) accessory uses.

- Lot Area 3 (1) The area of a lot must be at least 920 m<sup>2</sup>.
- (2) The area of that part of a lot on which dwelling units are located must have a size of at least
- (a) 185 m<sup>2</sup> for each dwelling unit; or
- (b) 130 m<sup>2</sup> for each dwelling unit if the lot contains
- (i) community amenities of at least \$28,000.00 in value, or
- (ii) special needs housing.
- Height 4 (1) The height of a building that is not an accessory building must not exceed the lesser of the following amounts:
- (a) 3 storeys;
- (b) 10.7 m.
- (2) The height of an accessory building, including an accessory car shelter, must not exceed 3.5 m.
- Floor Space Ratio 5 The floor space ratio must not exceed
- (a) 0.6 to 1; or
- (b) 0.95 to 1 if the lot to which the floor space ratio applies contains community amenities of at least \$28,000.00 in value or special needs housing.
- Lot Coverage 6 Site coverage must not exceed 40%.
- Open Space 7 Open site space must be at least 40%.
- Siting 8 An accessory car shelter must
- (a) be located in a side yard or rear yard,
- (b) be located in compliance with the setback requirements of section 9, and
- (c) not be located closer than 2.4 m to the main building to which it is accessory.

- Setbacks      9      (1)      For the purposes of subsection (2), the average setback must be calculated by using the average distance of only those walls that are located within 1.5 m of the specified minimum setback distance.
- (2)      The average setback of the walls facing a street or lot line must be at least
- (a)      7.6 m from Quadra Street;
  - (b)      4.8 m from Princess Avenue;
  - (c)      6 m from a western lot line;
  - (d)      5 m from a northern lot line.
- (3)      Despite subsections (1) and (2), entrance canopies or steps may be located not more than 3 m closer to a street or lot line than the minimum setback distances specified under subsection (2).
- Parking      10      A lot must contain at least 1.1 parking spaces for each dwelling unit.