

**PART 3.8 – R3-M ZONE, MEDIUM DENSITY MULTIPLE DWELLING DISTRICT**

Permitted Uses	1	The following uses are permitted: (a) <u>multiple dwellings</u> ; (b) <u>multiple dwelling accessory uses</u> .
Floor Space Ratio	2	The maximum <u>floor space ratio</u> shall be 2.0 to 1.
Site Coverage	3	The <u>buildings</u> on a <u>lot</u> , including <u>accessory buildings</u> shall not occupy more than: (a) 25% of the surface <u>area</u> of a <u>lot</u> ; or (b) 40% of the surface <u>area</u> of a <u>lot</u> if all resident parking is enclosed.
Open Site Space	4	A minimum of 30% of the surface <u>area</u> of a <u>lot</u> is to be landscaped.
Height	5	No <u>building</u> may have a <u>height</u> in excess of 35m.
Setbacks	6	The minimum <u>setback</u> of any <u>building</u> from a <u>street boundary</u> or any <u>lot line</u> shall be 4.5m.
Parking	7	Parking shall be provided as follows: (a) for senior citizen apartments: 0.4 space per <u>dwelling unit</u> ; (b) for any other rental <u>multiple dwelling</u> : 1.1 spaces per <u>dwelling unit</u> ; (c) for any other strata <u>multiple dwelling</u> : 1.3 spaces per <u>dwelling unit</u> .