

PART 3.90 – R-69 ZONE, MULTIPLE DWELLING GORGE AND IRMA DISTRICT

3.90.1 Permitted Uses in this Zone

The following are the only uses permitted in Development Area 1 of this zone:

- a. Multiple Dwelling;

The following are the only uses permitted in Development Area 2 of this zone:

- b. Attached Dwelling.

3.90.2 Exemptions

For the purposes of this R-69 Zone the following regulations and definitions of the Zoning Regulation Bylaw do not apply:

- a. General Regulations – section 18 [*split zones*]
- b. General Regulations – section 19 [*buildings on a lot*]
- c. Schedule “A” Floor Space Ratio
- d. Schedule “A” Setback and Line of Setback

3.90.3 Definitions

- Air Space Parcel** means a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space plan
- Development Area** means each part of the Lands in this Zone divided into areas DA-1 and DA-2, as shown as such on the Map in Appendix A
- Floor Space Ratio** means the ratio of the total floor area of all buildings bear to the area of the area of the development area on which the buildings stand
- Lands** means all lands shown on the map attached as Appendix A
- Setback and Line of Setback** means the shortest horizontal distance from a boundary of a development area of a lot to the face of the building, excluding a cornice or retaining wall or fence.

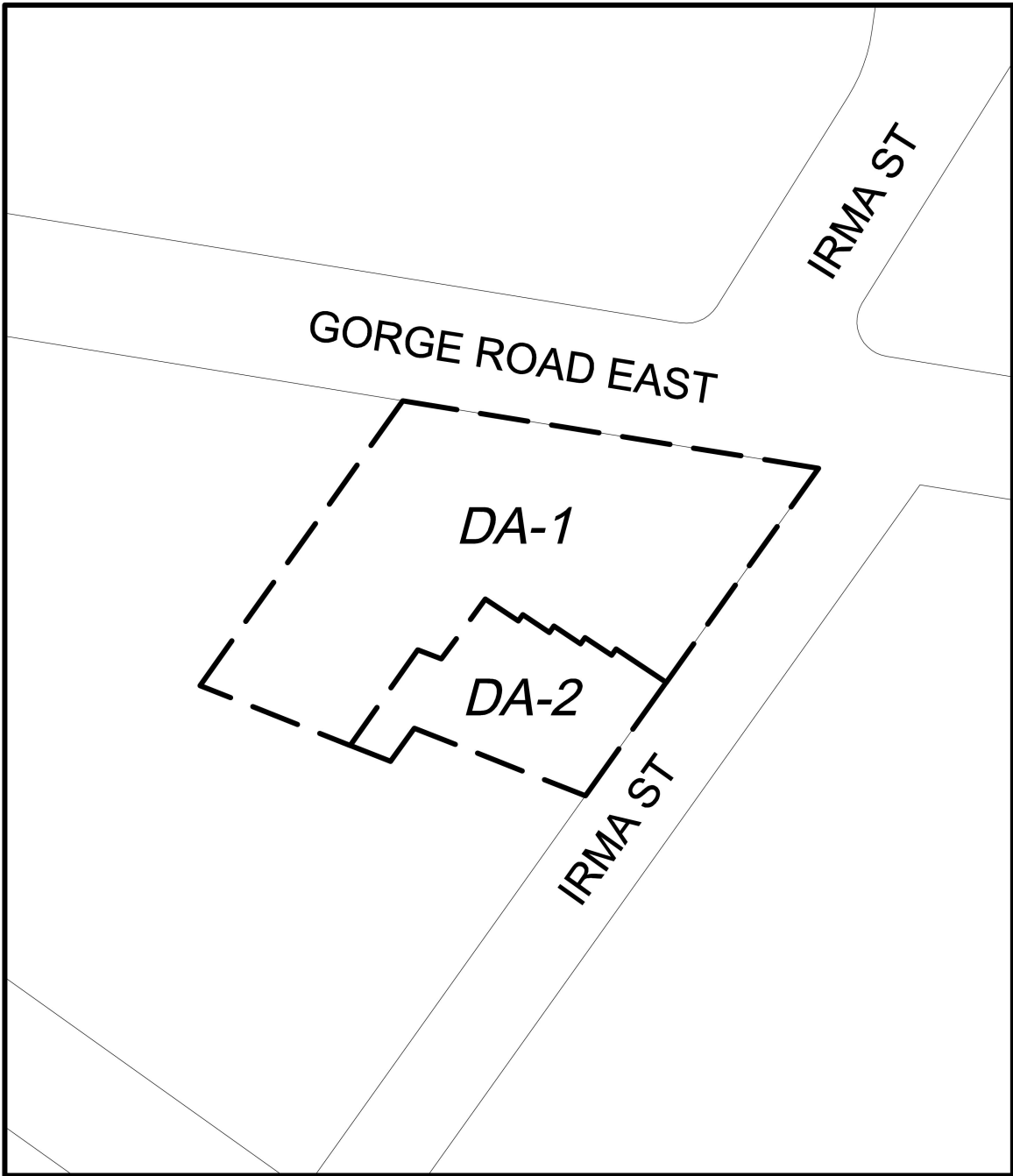
3.90.4 Development Area 1

- a. Area of development area (minimum) 3000m²
- b. Floor space ratio (maximum) 1.63
- c. Height of building (maximum) 13.8m

d. <u>Site Coverage</u> (maximum)	44%
e. <u>Open Site Space</u> (minimum)	51%
f. <u>Setbacks</u> (minimum)	
Front - Gorge Road East	8.2m
South – from Development Area 2	2.6m
South – from the southernmost lot boundary	6m
East – Irma Street	4.4m
West	6m
Horizontal Planes	n/a
g. Parking (minimum)	
Vehicles	1.07 space per <u>dwelling unit</u> (Including 8 visitor spaces)
Bicycle Storage	86
Bicycle rack	6

3.90.5 Development Area 2

a. <u>Area of development area</u> (minimum)	890m ²
b. <u>Floor space ratio</u> (maximum)	0.98
c. <u>Height of building</u> (maximum)	11m
d. <u>Site Coverage</u> (maximum)	41%
e. <u>Open Site Space</u> (minimum)	27%
f. <u>Setbacks</u> (minimum)	
North	2.6m (for building) and nil (for deck and stairs)
South	4.5m
East – Irma Street	4.4m
West	1.3m
Horizontal Planes	Nil
g. Parking (minimum)	
Vehicles	1.5 space per <u>dwelling unit</u> (Including 1 visitor space)
Bicycle Storage	n/a



Appendix 1
Development Areas
Multiple Dwelling Gorge and Irma District

